

BURGER KING

2650 S 9th St. Salina, KS 67401

6.50% Cap Rate | High Traffic Area



LISTING IN CONJUNCTION WITH
Bang Realty-Kansas:

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PROPERTY & LEASE DETAILS

THE OFFERING

Address	2650 S 9th St. Salina KS 67401
Tenant	Kansas King Inc.
Guarantor	Kansas King Inc.

INVESTMENT SUMMARY

Asset Class	Single-Tenant, Net-Lease QSR
Ownership Interest	Fee Simple
Monthly Rent	\$10,853
Rent Commencement	08.17.2016
Lease Expiration	06.30.2036
Lease Term	20 Years (12-Years Remaining)
Renewal Options	Four, 5-Year
Lease Escalations	7.5% Every 5-Years

SITE DESCRIPTION

Year Built	Approx. 1997 Remodel 2017
Building SF	Approx. 4,212 Sq. Ft.
Lot Size	Approx. 0.68 Acres

RENT ROLL

Years 1-5	\$ 121,152	
Years 6-10	\$ 130,236	6.50% Cap Rate
Years 11-15	\$ 140,004	6.98% Cap Rate
Years 16-20	\$ 150,504	7.51% Cap Rate
Option 1	\$ 161,796	8.07% Cap Rate
Option 2	\$ 173,928	8.67% Cap Rate
Option 3	\$ 186,972	9.33% Cap Rate
Option 4	\$ 201,000	10.02% Cap Rate



PURCHASE PRICE

\$2,005,000



ANNUAL RENT

\$130,236



CAP RATE

6.50%



LEASE TYPE

ABSOLUTE NNN

AREA OVERVIEW

SALINA, KS

Salina, Kansas is located in north central Kansas near the geographic center of the contiguous United States and is the county seat of Saline County. It is now a micropolis and regional trade center for North Central Kansas. It is the seventh-largest city in Kansas with a 2000 U.S. Census Bureau estimated population of over 45,679. Continued growth has brought the population to well over 51,000. The city is located at the intersection of Interstate 70 and Interstate 135, it is 81 miles north of Wichita, Kansas, and 164 miles west of Kansas City, Missouri. Salina lies in the Smoky Hills region of the Great Plains approximately 6 miles west-southwest of the confluence of the Saline and Smoky Hill Rivers. The Smoky Hill River runs north then northeast through the eastern part of the city; the Saline River flows southeast immediately north of the city. In 2022, Salina, KS had a population of 59.9k people with a median age of 40.2 and a median household income of \$60,896. In 2022, the median property value in Salina, KS was \$161,600, and the homeownership rate was 68.3%.

The economy of Salina, KS employs 30.6k people. Salina's economy remains strong because of our diverse economic base. In addition to their rich agricultural history, Salina is home to significant manufacturing plants, including: Philips Lighting, the largest manufacturer of fluorescent light bulbs in the world; Schwan's Global Supply, the city's largest employer and the world's largest manufacturer of frozen pizza; Exide Technology, Great Plains Manufacturing, Raytheon Aircraft and numerous cabinet-making businesses. The largest industries in Salina, KS are Health Care & Social Assistance (5,169 people), Manufacturing (4,619 people), and Retail Trade (3,511 people), and the highest paying industries are Utilities (\$77,273), Mining, Quarrying, & Oil & Gas Extraction (\$60,893), and Professional, Scientific, & Technical Services (\$55,515).

The city is a trading center for a large wheat-growing area, and grain milling is the chief industry. The largest universities in Salina, KS are Salina Area Technical College (432 degrees), Kansas Wesleyan University (216 degrees), and Hays Academy of Hair Design (37 degrees) are located in the city. Rolling Hills Zoo is about 6 miles (10 km) west of the city. Recently, Salina was ranked 27th out of 219 cities in the United States to live in by the Rating Guide to Life in America's Small Cities. Included among many other attributes were low violent crime, availability of medical care and high per capita income.

COMPANY OVERVIEW



Burger King® has been serving up mouthwatering burgers since 1954. Each day, over 11 million guests visit a Burger King® restaurant somewhere in the world. With locations in more than 100 countries and US territories, the original Home of the Whopper® has a global reach that other QSR burger franchise opportunities can't match.

Burger King is the **second largest fast food hamburger restaurant franchise in the world**, and they've done it by serving high-quality, great-tasting, and affordable food in a family-friendly atmosphere.

For more than 50 successful years, Burger King has grown their brand through a commitment to premium ingredients, signature recipes, and a cherished guest experience. Burger King® is one of the world's most recognizable and best loved burger franchise brands, with approximately 19,000 restaurants around the world—and still growing.

The operations were recently taken over by Kansas King Inc, who acquired 16 Burger King locations in Kansas (11) and Nebraska (5). Kansas King is made up of seasoned professionals with over 40 years of combined QSR experience. The Director of Operations has over 27 years of experience with Burger King and currently oversees 20 restaurant locations, 3 district managers, and approximately 350 team members.



Company Summary

Headquarters: **Miami, FL**

NYSE: **QSR**

Fiscal 2023 Net Sales: **\$1.9 Billion**

Daily Visits: **11M**

#1 Seller: **The Whopper**

Stores: **19,000**

Countries: **100**



SURROUNDING AERIAL



LOCATION



LOCATION AERIAL

KANSAS STATE UNIVERSITY AEROSPACE AND TECHNOLOGY CAMPUS (UAS)

1,000 students are enrolled at UAS, offering 14 different aviation programs.

85% of the student body comes from Kansas and 80% attends on a full-time basis. UAS was named the number 2 unmanned aerial systems college in the United States.

CENTRAL MALL

Central Mall is located in Salina, Kansas within Saline County, a designated regional trade center as it has the third highest retail trade pull factor for all Kansas counties

2,000,000 Annual Visitors

43 Tenants

SALINA REGIONAL AIRPORT

Public airport with 81,719 Air Traffic in 2024, up from 68,262 in 2023. There was a total of 20,252 enplanements in 2023 with an average of 18,341 each year over the past 5 years.

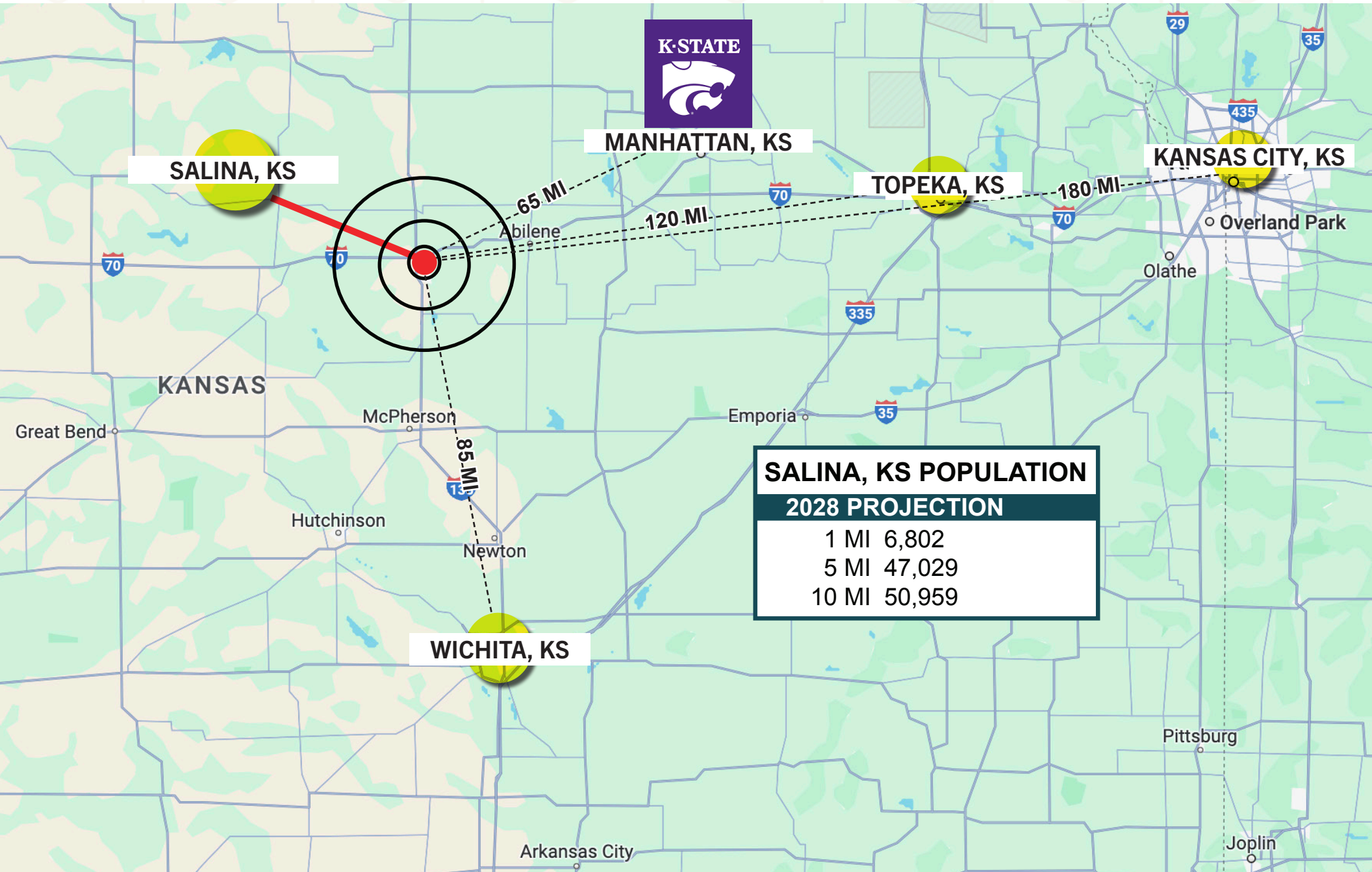


AVD 12,811



Schilling Road

S Old Hwy 81
AVD 11,453
Magnolia Rd
AVD 23,776
HWY 135
S 9th Street
AVD 15,181



DEMOGRAPHIC ANALYSIS



POPULATION

	1 MILE	5 MILES	10 MILES
2028 Projection	6,802	47,029	50,959
2023 Estimate	6,870	47,284	51,267



HOUSEHOLDS

	1 MILE	5 MILES	10 MILES
2028 Projection	2,594	19,104	20,586
2023 Estimate	2,622	19,212	20,716



AVG. HOUSEHOLD INCOME

Average Household Income	1 MILE	5 MILES	10 MILES
Average Household Income	\$79,547	\$68,888	\$70,358
Less than \$25,000	320	3,970	4,102
\$25,000 - \$50,000	511	4,973	5,332
\$50,000 - \$75,000	581	4,038	4,319
\$75,000 - \$100,000	353	1,959	2,206
\$100,000 - \$125,000	522	2,086	2,234
\$125,000 - \$150,000	156	908	1,029
\$150,000 - \$200,000	135	680	832
More than \$200,000	45	599	663



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