

OFFERING MEMORANDUM

Burger King

Crystal Lake, IL 60014



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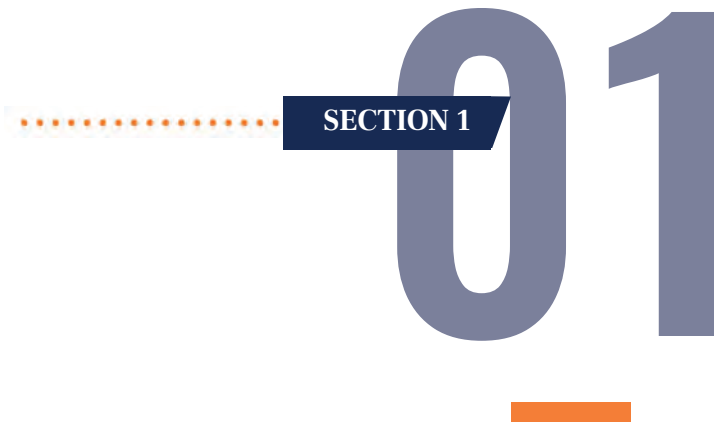
TABLE OF CONTENTS

7 EXECUTIVE SUMMARY

10 PROPERTY INFORMATION

15 FINANCIAL ANALYSIS

20 MARKET OVERVIEW



SECTION 1

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

Marcus & Millichap



OFFERING SUMMARY

250 W VIRGINIA ST



Listing Price
\$1,910,000



Cap Rate
5.90%



Price/SF
\$485.88

FINANCIAL

Listing Price	\$1,910,000
Down Payment	100% / \$1,910,000
NOI	\$112,673
Cap Rate	5.90%
Price/SF	\$485.88
Rent/SF (Monthly)	\$2.38
Rent/SF (Annually)	\$28.66

OPERATIONAL

Lease Type	Absolute Net
Guarantor	Corporate Guarantee
Lease Expiration	01/31/2036
Gross SF	3,931 SF
Rentable SF	3,931 SF
Lot Size	0.95 Acres (41,382 SF)
Occupancy	100%
Year Built/ Renovated	1978/2018
APN	#19-05-334-033



BURGER KING

250 W Virginia St, Crystal Lake, IL 60014

INVESTMENT OVERVIEW

The subject property is a freestanding Burger King restaurant situated on West Virginia Street, a major thoroughfare that runs through the city of Crystal Lake, Illinois and surrounding communities. The property benefits from excellent visibility with reported daily traffic count of 29,900 cars.

The subject property has been a Burger King restaurant since 1978 and in 2018 it was remodeled to reflect Burger King's 2020 design demonstrating their commitment to this location. There are over 9 years remaining on the absolute NNN lease with Burger King Company, LLC that calls for 7.5% fixed rent increases every 5 years.

Consisting of +/-3,931 sq. ft. of improvements, this Burger King is situated on +/- .95 acres of land which provides ample on-site parking. This property is adjacent to Crystal Lake Plaza which is a Petco/Savers anchored shopping center consisting of 125,000 sq. ft. of retail space. Crystal Lake Central High School (reported 1,498 student enrollment) is located just 1.1 miles away. Many national retailers have a presence on West Virginia Street with Taco Bell, Popeye's situated approximately 400 yards to the west and IHOP, Pizza Hut, KFC, Arby's are located within 500 yards to the east.

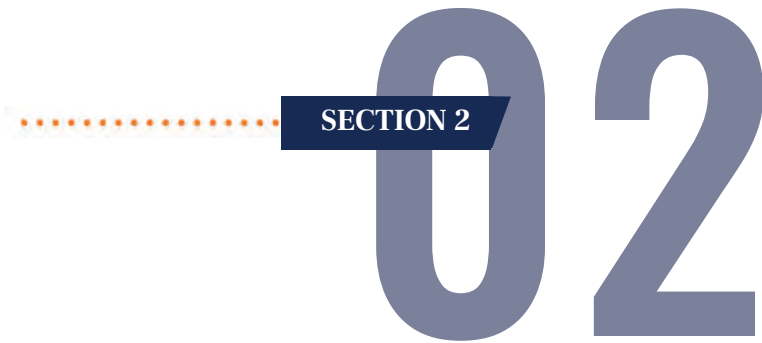
Crystal Lake is located approximately 45 miles northwest of Chicago and has a reported city population of around 40,000 situated in McHenry County. Crystal Lake combines small-town charm with modern amenities and excellent connectivity via two Metro rail stations on the Union Pacific Northwest line, as well as access to Route 31 and Route 176. One of Crystal Lake's greatest attractions is its parks systems. There are over 1,600 acres of parks and open space, as well as 239-acre Crystal Lake for fishing, boating, swimming and skating in the winter.

The city's economy is robust and diversified. Nearly 22,000 area residents are employed across key industries such as manufacturing, retail trade, and healthcare and social assistance. Their downtown district is filled with local shops, restaurants, Depot Park and the Raue Center for the Arts, a 700 seat theater presenting live performances, concerts and community events.

Population within a 3-mile radius to the subject property is reported at 53,105, with an Average Household Income of \$132,359 within this same radius.

INVESTMENT HIGHLIGHTS

- Over 9 years remaining on corporate backed lease Absolute
- NNN lease with 7.5% fixed rent increases every 5 years
- Established location for Burger King since 1978
- High traffic location with a reported 29,900 vehicles per day



SECTION 2



PROPERTY INFORMATION

Tenant Profile
Retail Map
Aerial Map
Regional Map

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BURGER KING // TENANT PROFILE



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.

It is the second-largest fast-food hamburger restaurant franchise in the world, achieving this status by serving high-quality, great-tasting, and affordable food in a family-friendly atmosphere.

Burger King Corporation is a subsidiary of Restaurant Brands International that controls the Burger King, Tim Hortons, Popeye's and Firehouse Subs brands.

TYPE
(NYSE:QSR)

PARENT
Restaurant Brands International (RBI)

INDUSTRY
Restaurant

HEADQUARTERS
*5707 Blue Lagoon Drive,
Miami, Florida*

WEBSITE
bk.com

YEAR FOUNDED
1954

LOCATIONS
19,000+

SALES REVENUE
\$1.67 Billion (YTD Q3 2025)



**SUBJECT
PROPERTY**



CRYSTAL LAKE
CENTRAL HIGH SCHOOL



IMANUEL LUTHERN
SCHOOL



savers



petco



DOLLAR TREE

citibank

IHOP

SUBWAY

KD
FRESH MARKET

HARBOR FREIGHT



HOBBY
LOBBY

Jewel
Osco

Bath
& Body
Works

BEST
BUY

WORLD MARKET

ROSS
DRESS FOR LESS

ULTA

Arbys

Panera
BREAD

Domino's

NORTHWEST HIGHWAY

CVS
pharmacy

WALGREENS



Firestone

BANK OF AMERICA

GMC

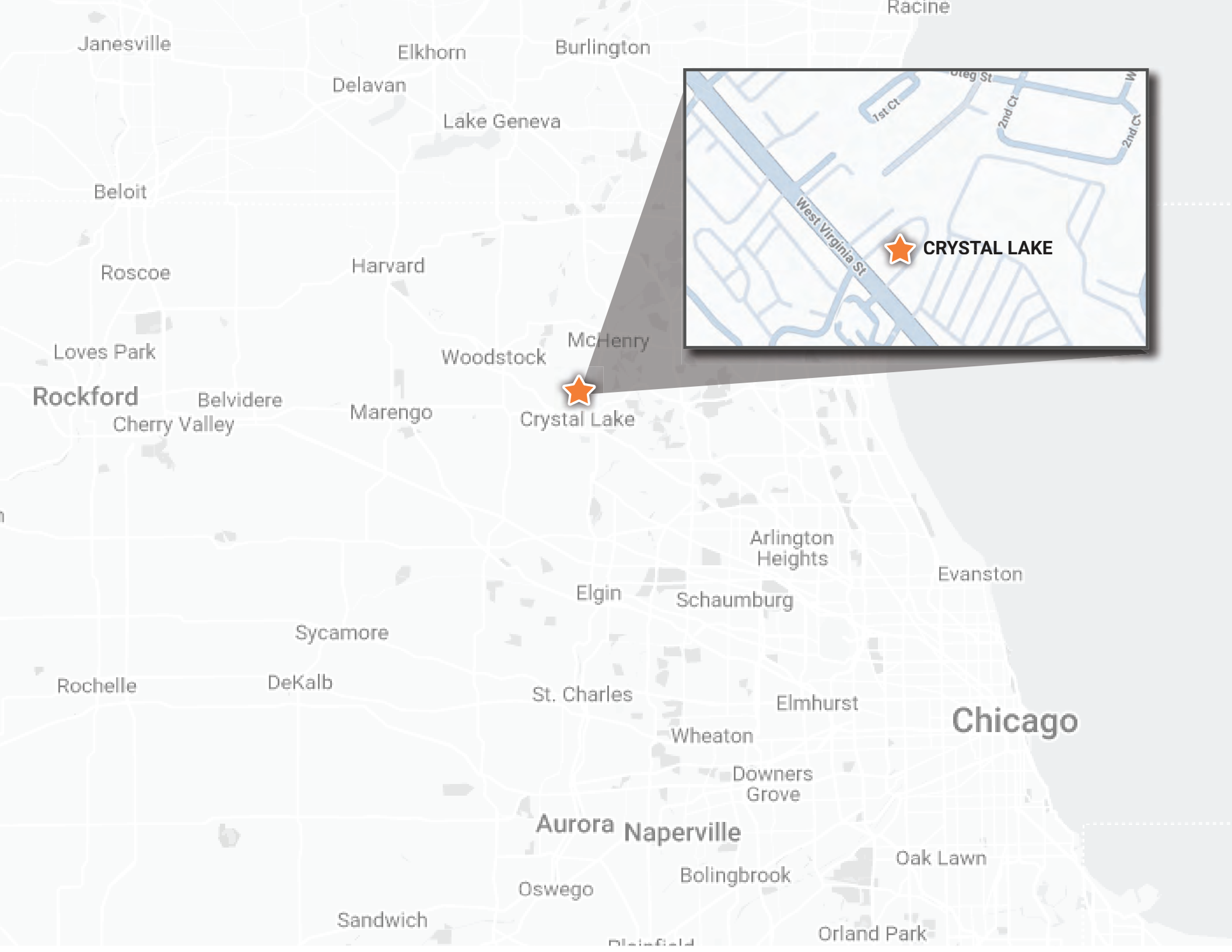
PET
SUPPLIES
PLUS

Little Caesars Pizza

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Source: Google Maps, Near Maps 2026



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Rockford

Cherry Valley

Belvidere

Marengo

Woodstock

McHenry

Crystal Lake

Elgin

Schaumburg

Arlington Heights

Elmhurst

Wheaton

Downers Grove

Oak Lawn

Orland Park

Bolingbrook

Oswego

Sandwich

Aurora

Naperville

Janesville

Beloit

Roscoe

Loves Park

Belvidere

Cherry Valley

Marengo

Woodstock

McHenry

Crystal Lake

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Arlington Heights

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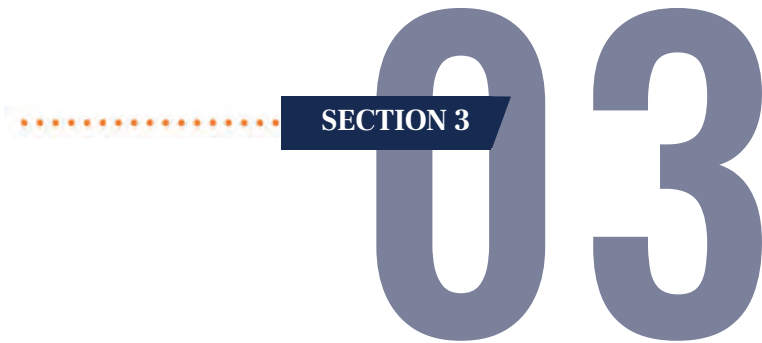
Cherry Valley

Marengo

Woodstock

McHenry

Crystal Lake



SECTION 3

03



FINANCIAL ANALYSIS

Property Summary
Interior Photos

Marcus & Millichap



Property Summary

Burger King | 250 West Virginia Street, Crystal Lake, IL 60014

The Offering

Price	\$1,910,000
Capitalization Rate	5.90%
Price/SF	\$485.88
Land Price/SF	\$46.15

Property Description

Year Built/Remodel	1978/2018
Gross Leasable Area	3,931
Type of Ownership	Fee Simple
Lot Size	.95 acres

Lease Summary

Tenant	Burger King Company LLC
Rent Increases	7.5% every 5 years
Guarantor	Corporate
Lease Type	Absolute NNN
Lease Commencement	February 1, 2016
Lease Expiration	January 31, 2036
Renewal Options	4 - five year
Lease Terms	20 years
Term Remaining on Lease (Yrs)	9.4 years
Landlord Responsibility	None
Tenant Responsibility	Roof & Structure

Rent Schedule

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
Current	\$112,673	\$9,389.42	\$28.66
2/1/2031 to 1/31/2036	\$121,124	\$10,093.67	\$30.81



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BURGER KING

INTERIOR PHOTOS



BURGER KING

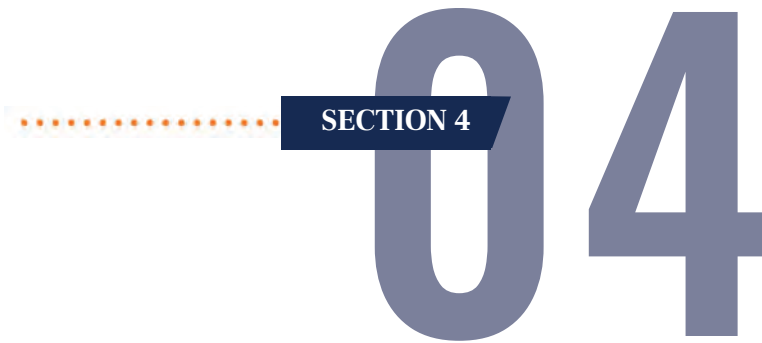
INTERIOR PHOTOS



BURGER KING

INTERIOR PHOTOS





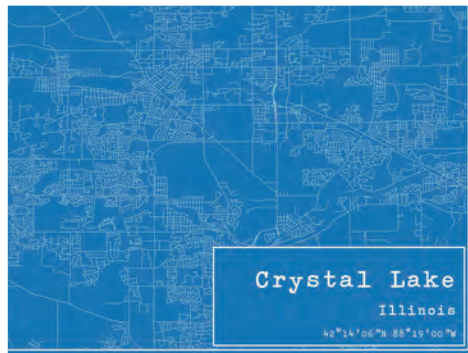
SECTION 4

MARKET OVERVIEW

Market Overview
Demographics

Marcus & Millichap





CRYSTAL LAKE, ILLINOIS // MARKET OVERVIEW

Crystal Lake is a community of 40,000 people located 50 miles northwest of Chicago. The city has easy access to several major highways/interstates, the Union Pacific rail line, and O'Hare International Airport.

Crystal Lake is a regional leader in the areas of planning, growth management and municipal services. Crystal Lake offers residents a variety of excellent, high-quality programs and services at one of the lowest municipal tax rates in the area. Crystal Lake is a growing hub for healthcare and medical services, including representation from all major medical groups such as Advocate Northwestern and now home to the Mercy health hospital and multi-specialty medical campus.

The city has a variety of housing options, including apartments, condos, single-family homes and active adult (55+) communities. Housing continues to grow with The Springs (a luxury apartment complex), Church Street Apartments, Woodlore Estates (a new Lennar subdivision), The Enclave (99-unit rental apartments and townhomes in Downtown Crystal Lake), and Redwood (304 ranch-style rental townhomes).

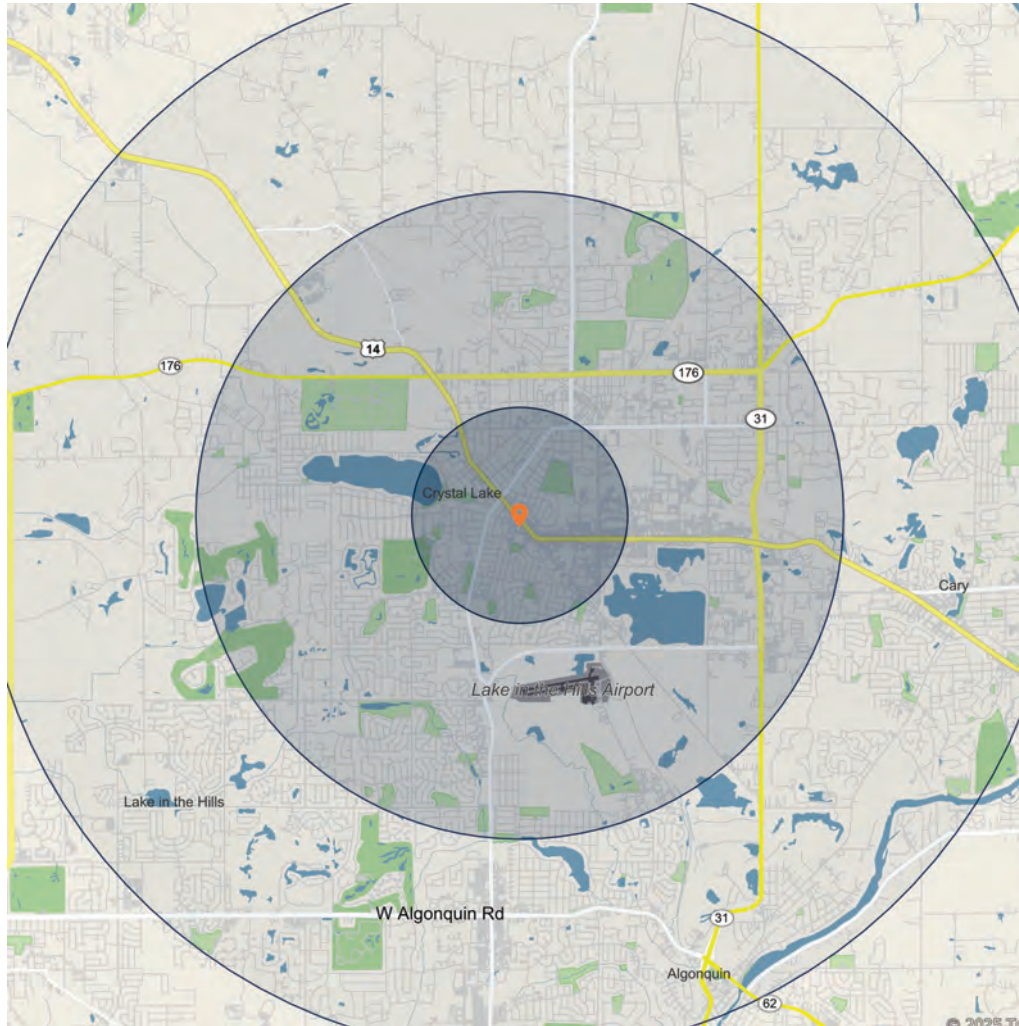
Those looking for an active lifestyle are attracted to Crystal Lake due to its access to nature and excellent quality of life. There are over 1,600 acres of parks and open space, including the Three Oaks Recreation Area and the 230-acre Crystal Lake which is popular for fishing, boating, swimming and skating in the winter.

Crystal Lake has two of the best public school systems in the region; Elementary School District 47 and Community High School District 155. Citizens are also served by the parochial grade schools of Saint Thomas and Immanuel Lutheran, and Faith Lutheran High School of McHenry County. McHenry County College is on Crystal Lake's northern border.

Crystal Lake's vibrant, historic downtown is home to over 170 businesses that include restaurants, specialty stores, and services which are within easy walking distance of each other. Readers of the Northwest Herald have voted Crystal Lake as the "Best Downtown Shopping District in McHenry County" and is host to many popular family-oriented events.

BURGER KING

DEMOGRAPHICS



POPULATION

	1 Mile	3 Miles	5 Miles
2030 Projection	10,543	53,772	124,345
2025 Estimate	10,386	53,105	122,497
2020 Census	10,506	53,158	121,148
2010 Census	10,581	53,567	121,532

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
Average	\$105,107	\$132,359	\$142,662
Median	\$85,373	\$111,880	\$121,299
Per Capita	\$43,420	\$49,385	\$51,421

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2030 Projection	4,398	20,576	45,834
2025 Estimate	4,307	20,215	44,900
2020 Census	4,132	19,524	43,114
2010 Census	4,057	18,970	41,620

HOUSING

	1 Mile	3 Miles	5 Miles
Median Home Value	\$263,286	\$321,839	\$334,231

EMPLOYMENT

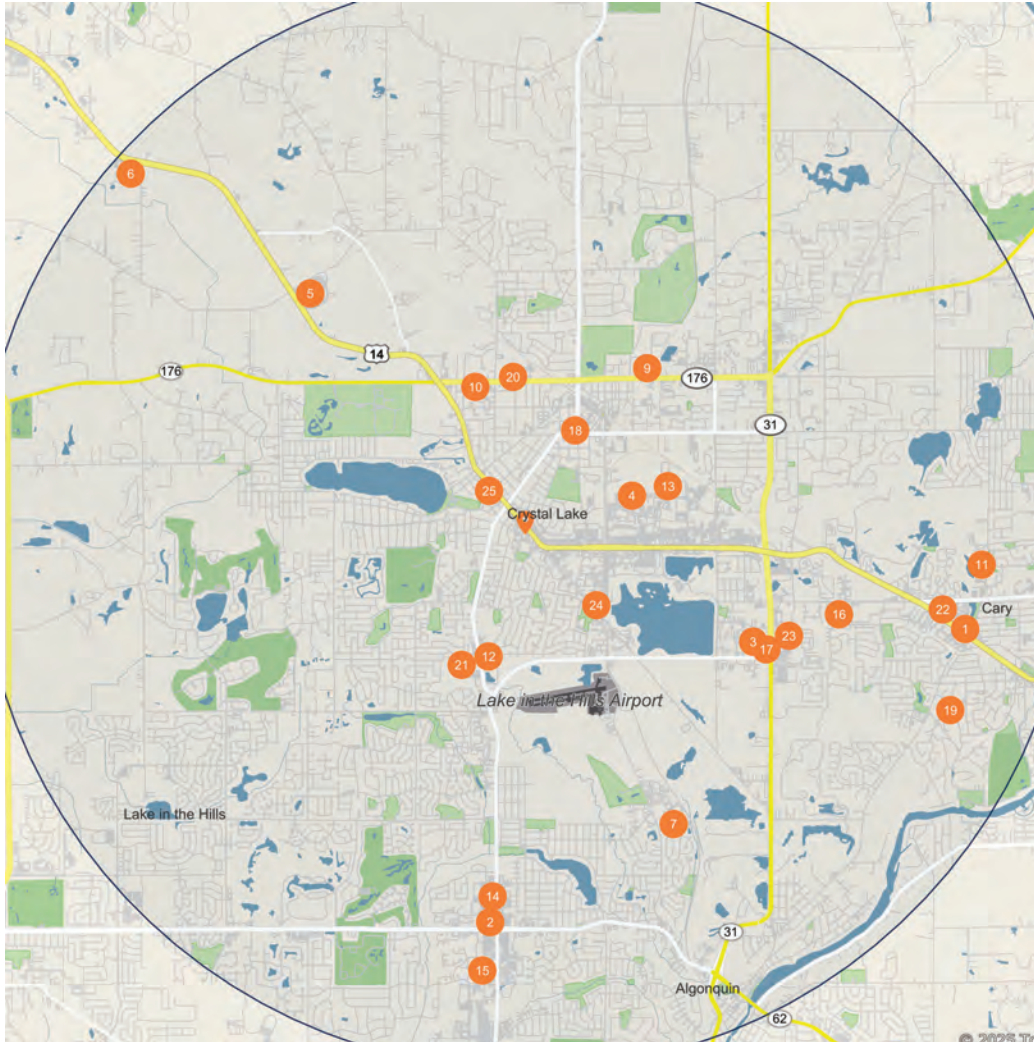
	1 Mile	3 Miles	5 Miles
2025 Daytime Population	12,416	51,846	101,743
2025 Unemployment	3.36%	2.96%	3.28%
Average Time Traveled (Minutes)	32	33	34

EDUCATIONAL ATTAINMENT

	1 Mile	3 Miles	5 Miles
High School Graduate (12)	0.81%	1.26%	1.07%
Some College (13-15)	33.23%	29.16%	28.47%
Associate Degree Only	17.74%	15.14%	14.93%
Bachelor's Degree Only	9.12%	9.44%	9.55%
Graduate Degree	31.73%	39.27%	40.93%

BURGER KING

DEMOGRAPHICS



Major Employers

Employees

1	Bond Drug Company Illinois LLC-Walgreens	1,184
2	Bond Drug Company Illinois LLC-Walgreens	1,053
3	Cardinal Health Inc-	574
4	Xvl Inc-Cvl Logistics	530
5	McHenry County College-Community College District 528	500
6	Memorial Med Center-Woodstock-	500
7	Vs Carriers Inc-	500
8	Sage Products LLC-	478
9	Triumph Twist Drill Co Inc-Northern Division	446
10	Wisconsin III Senior Hsing Inc-FAIR OAKS HEALTH CARE CENTER	419
11	Aptargroup Inc-Aptar Cary	400
12	Portrait Masters Inc-PMI	400
13	Thyssenkrupp Sup Chain Svcs NA-	323
14	Green Thumb Industries Inc-	295
15	Meijer Inc-	257
16	Sage Products LLC-Sage	222
17	Althoff Industries Inc-Mid-States Contracting Company	210
18	Working World Inc-Working World Staffing Service	200
19	Cary Park District-	196
20	Northern Illinois Gas Company-Nicor Gas	190
21	Community High School Dst 155-Crystal Lake South High School	178
22	Jewel Osco Inc-Jewel-Osco 3496	165
23	Technipaq Inc-	160
24	20/20 Imaging LLC-	158
25	Catholic Diocese of Rockford-St Thomas Apostle School	152

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