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CROWNPOINT
PARTNERS

BURGER KING · PHILADELPHIA, PA



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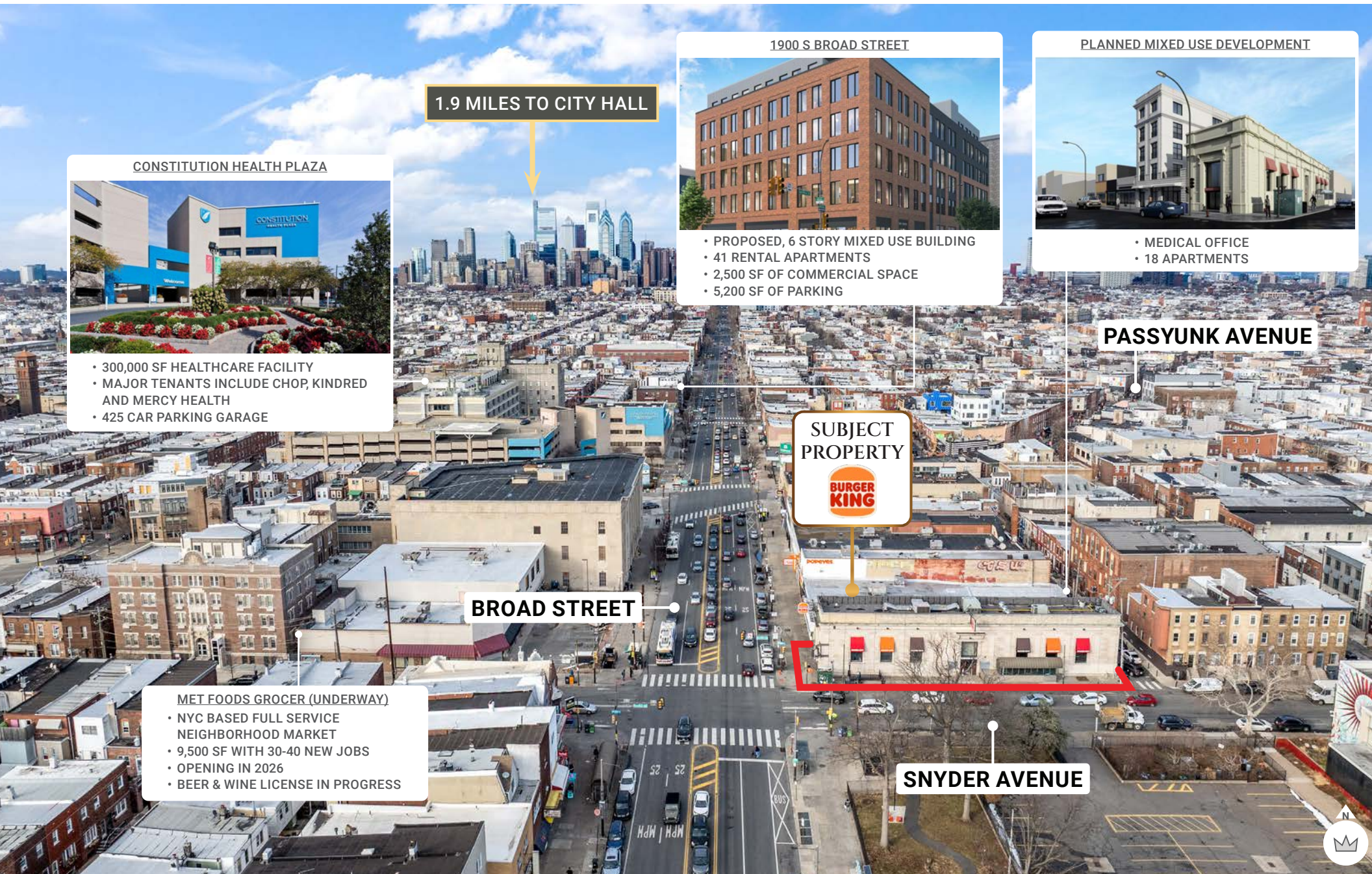
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IN ASSOCIATION WITH TROPHY COMMERCIAL REAL ESTATE LLC

Craig Thom & Saam Tashayod | RM425803

SUBJECT PROPERTY



1.9 MILES TO CITY HALL

1900 S BROAD STREET



- PROPOSED, 6 STORY MIXED USE BUILDING
- 41 RENTAL APARTMENTS
- 2,500 SF OF COMMERCIAL SPACE
- 5,200 SF OF PARKING

PLANNED MIXED USE DEVELOPMENT



- MEDICAL OFFICE
- 18 APARTMENTS

CONSTITUTION HEALTH PLAZA



- 300,000 SF HEALTHCARE FACILITY
- MAJOR TENANTS INCLUDE CHOP, KINDRED AND MERCY HEALTH
- 425 CAR PARKING GARAGE

PASSYUNK AVENUE

SUBJECT PROPERTY



BROAD STREET

MET FOODS GROCER (UNDERWAY)

- NYC BASED FULL SERVICE NEIGHBORHOOD MARKET
- 9,500 SF WITH 30-40 NEW JOBS
- OPENING IN 2026
- BEER & WINE LICENSE IN PROGRESS

SNYDER AVENUE

INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

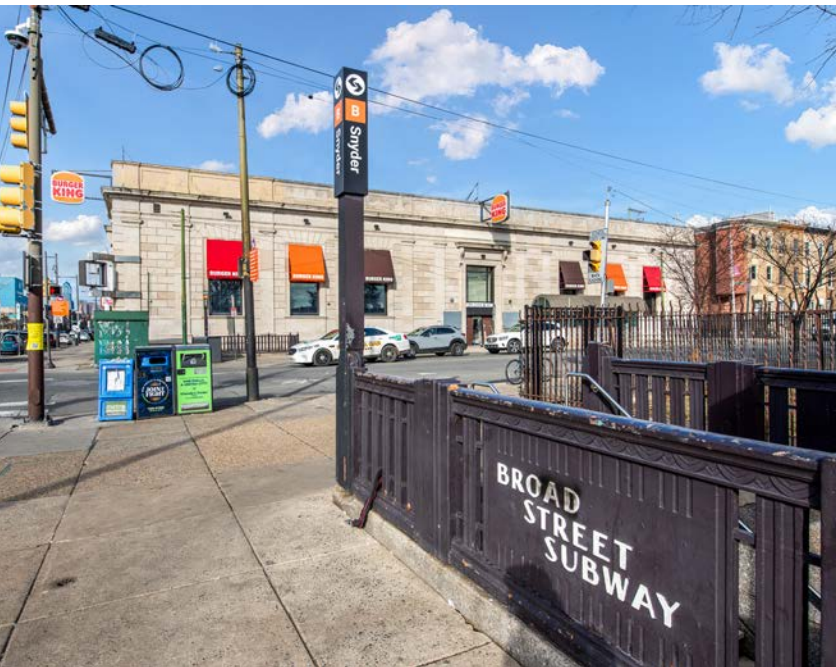
- 15 Year Absolute Net Lease with Zero Landlord Responsibilities
- Corporate Guarantee from Burger King Company, LLC
- Rare Walk Up Location in the Heart of South Philadelphia
- Attractive 10% Rent Increases Every 5 Years, Including Options
- Tenant is Completing a Full Renovation of Irreplaceable, Historic Bank Building with Strong Residual Value
- Brand New Roof as of August 2025
- Adjacent to SEPTA's Snyder Station with the Broad St Line Connecting Service with over 120,000 Riders Per Day
- Snyder Station will be Renovated in 2026 with New Elevators, Updated Audio-Visuals and Improved Signage, Optimized Layout and New Street Level Structures to Cover Stairways
- Excellent Visibility on Broad Street, Philadelphia's "Avenue of the Arts" and Historic Corridor Connecting Travelers to All Parts of the City
- Burger King is the Second Largest Fast Food Hamburger Chain in the World with over 19,000 Restaurants Internationally

INVESTMENT OFFERING

| | |
|-----------------------|---|
| ADDRESS | 2037 SOUTH BROAD STREET PHILADELPHIA, PA |
| PRICE | \$2,900,000 |
| CAP RATE | 5.04% |
| LEASE TYPE | ABSOLUT NET |
| TERM REMAINING | 15 YEARS |



PROPERTY PHOTOS



INVESTMENT HIGHLIGHTS



| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|-----------------------------|----------|-----------|----------|
| 2024 POPULATION | 97,619 | 336,122 | 807,195 |
| HOUSEHOLDS | | | |
| 2024 HOUSEHOLDS | 40,434 | 154,919 | 341,117 |
| INCOME | | | |
| AVG HOUSEHOLD INCOME | \$88,280 | \$103,324 | \$82,907 |
| CONSUMER SPENDING | \$1.11B | \$4.43B | \$8.68B |

LOCATION HIGHLIGHTS

- Located at the Signalized Intersection of Snyder & Broad Street, Less than a Block South of Passyunk
- Adjacent to South Philadelphia High School With Over 1,000 Student and Faculty Members
- The Former McDonalds Adjacent to Subject will be Transformed into a Contemporary, Mixed Use Structure with Medical Office and 18 Apartment Units
- Directly Across Street, the Former Walgreens is being Developed into a Met Foods Neighborhood Market Adding Approximately 40 New Jobs to the Area in 2026
- In addition to over 26,000 Vehicles Passing the Site Per Day, the Subject Benefits through an Abundance of Foot Traffic
- Broad Street, Also Known as the Avenue of the Arts is Heart of Philadelphia Commerce, Government Affairs, Education and Fine Arts
- Main Thoroughfare Connecting South and North Philadelphia with all other Major Roadways (such as I-76, Market, Oregon, Girard, etc) Intersecting Perpendicular with City Hall Positioned in the Middle
- Less than 1.6 Miles from the Philadelphia Sports Complexes, Xfinity Live and Live! Casino which Features 208 Deluxe Room Hotels
- Nearby Economic Drivers to South Philadelphia Include City Hall, Center City's Financial District and Market East Fashion District



PROPERTY PHOTOS



TENANT SUMMARY



| BURGER KING | |
|----------------|--|
| PARENT COMPANY | RESTAURANT BRANDS INTERNATIONAL |
| COMPANY TYPE | PUBLIC (NYSE: QSR) |
| CREDIT RATING | S&P: BB |
| REVENUE | 11.5 BILLION (2024) |
| LOCATIONS | 19,000 (BURGER KING) 30,000 (SYSTEM WIDE) |
| EMPLOYEES | 115,000 |
| MARKET | INTERNATIONAL |
| WEBSITE | BK.COM RBI.COM |



Founded in 1954, the **Burger King®** brand is the second largest fast food hamburger chain in the world. The original Home of the Whopper®, the Burger King® system operates more than 19,000 restaurants in more than 120 countries and territories. Nearly all Burger King® restaurants are owned and operated by independent franchisees, many of them family-owned operations that have been in business for decades.

Restaurant Brands International Inc. is one of the world's largest quick service restaurant companies with over \$40 billion in annual system-wide sales and over 30,000 restaurants in more than 120 countries and territories. RBI owns four of the world's most prominent and iconic quick service restaurant brands – TIM HORTONS®, BURGER KING®, POPEYES®, and FIREHOUSE SUBS®. These independently operated brands have been serving their respective guests, franchisees and communities for decades. Through its Restaurant Brands for Good framework, RBI is improving sustainable outcomes related to its food, the planet, and people and communities.

Global System-Wide Sales Grew by 5.6% for the fourth quarter and overall by 5.4% in 2024. 2024 Income from Operations grew at 17.9% year-over-year and Organic Adjusted Operating Income Grew by 9%.

TENANT SUMMARY



The Burger King Brand has **recently undergone significant rebranding**, including a new bold logo. During the First Quarter Earnings Call of 2025, RBI's CEO Joshua Kobza stated "Burger King U.S. continued to outperform the broader burger QSR category, reflecting the ongoing progress of our "Reclaim the Flame" plan in capturing share." Launched in late 2022, the "Reclaim the Flame" initiative included Burger King investing \$400 Million over the next two years in advertising, digital investments and restaurant technology. In 2024 an additional \$300 Million investment was announced to accelerate the modernization of Burger King restaurants across the US along with a further \$500 Million to accelerate the newly acquired 600 locations. Overall, between fourth Quarter 2022 and 2028, RBI has announced over \$2.2 Billion in investment into Burger King's U.S. System.



AERIAL OVERVIEW



BROAD STREET: 26,000 VEHICLES PER DAY
BROAD STREET LINE: 120,000+ RIDERS PER DAY
BROAD & SNYDER WALK SCORE OF 95 "WALKER'S PARADISE"

PLANNED MIXED USE DEVELOPMENT



- MEDICAL OFFICE
- 18 APARTMENTS

PASSYUNK AVENUE

SUBJECT PROPERTY



SOUTH PHILADELPHIA HIGH SCHOOL
1,000+ STUDENTS

SNYDER AVENUE

BROAD STREET

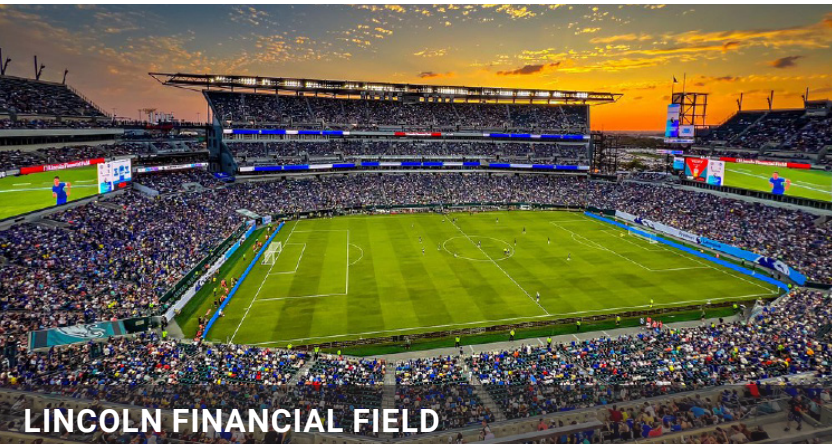
SNYDER STATION
ENTRANCE / EXIT

SNYDER STATION
ENTRANCE / EXIT





THE NAVY YARD



LINCOLN FINANCIAL FIELD



URBAN OUTFITTERS HEADQUARTERS

SOUTH PHILADELPHIA

- South Philadelphia is Home to Three Major Sports Complexes, the Wells Fargo Center, Citizens Bank Park and Lincoln Financial Field
- The Philadelphia Sports Complexes Host Approximately 380 Events with Over 7 Million Visitors Annually
- Combined Capacity for All Three Stadiums is 132,827
- Major Economic Drivers in South Philadelphia include the Navy Yard and Rail Yard, Both Less than 2.5 Miles from the Subject
- The Navy Yard in Philadelphia is Home to 150 Diverse Companies such as Urban Outfitters Headquarters, Jefferson Health, and Critical U.S. Navy Engineering Centers and Manufacturing Operations
- Approximately 15,000 People are Employed by Companies within The Navy Yard, Providing the South Philadelphia with an Abundance of Jobs and Vitality
- CSX Operates Over 2,000 Miles of Track and 2.1 Million Carloads, with its Major Yard in South Philadelphia on S Christopher Columbus Avenue
- In 2015, CSX Invested more than \$102 Million in its Pennsylvania Network and More than \$1 Billion in Freight Cars to Better Serve Customers
- CSV Carries a Variety of Commodities Important to the U.S. Economy such as Consumer Products, Automobiles, Food, Agriculture, and Coal

AERIAL OVERVIEW



PLANNED MIXED USE DEVELOPMENT



- MEDICAL OFFICE
- 18 APARTMENTS

1.8 MILES TO STADIUMS, XFINITY LIVE & LIVE CASINO

2.3 MILES TO PHILADELPHIA NAVY YARD

SOUTH PHILADELPHIA HIGH SCHOOL
1,000+ STUDENTS

SUBJECT PROPERTY


BROAD STREET

SNYDER AVENUE





CITY OF PHILADELPHIA



PHILADELPHIA CITY HALL

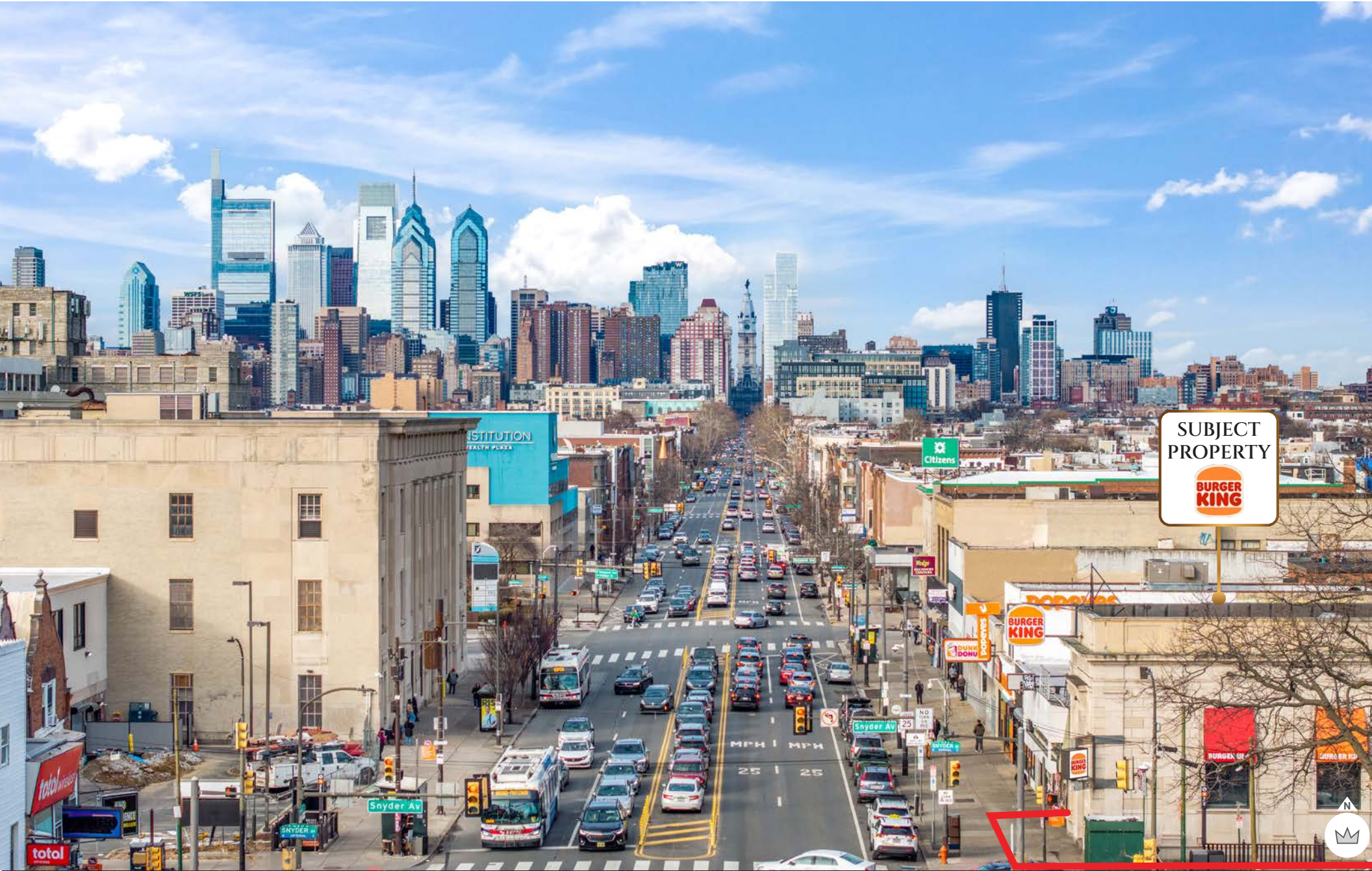


XFINITY LIVE

PHILADELPHIA, PA

- Philadelphia is the 6th Largest City by Population with 1.6 Million Residents
- Population Expands to 6.3 Million Residents for the Philadelphia MSA which Includes Parts of Pennsylvania, New Jersey, Delaware and Maryland
- Philadelphia's Economy is a Diverse Mix of Industries such as Education, Healthcare and Professional Services, Boasting a Large and Skilled Workforce
- The City and Neighboring Communities are Home to The Nation's Finest Higher Educational Facilities such as the University of Pennsylvania, Villanova, Temple, Drexel and St. Joseph's
- The MSA's GDP was \$557.6 Billion in 2023, Making it the 11th Largest Metropolitan Economy in the United States
- Philadelphia's GDP of \$388 Billion, Ranks it 9th Among World Cities and Fourth in the United States
- Major Interstates Include I-76, I-95 and 295 with the Ben Franklin and Walt Whitman Bridges Connecting South Philadelphia to South New Jersey
- Primary Healthcare Systems in South Philadelphia include CHOP Primary Care: South Philadelphia, Jefferson Methodist Hospital, Penn Urgent Care and Mercy Health System

AERIAL OVERVIEW



SUBJECT
PROPERTY



SOUTH PHILADELPHIA



PHILADELPHIA



PROPERTY PRICING



PROPERTY SUMMARY

| | |
|---------------|---|
| ADDRESS | 2037 SOUTH BROAD STREET PHILADELPHIA, PA 19148 |
| RENOVATED | 2025 |
| GLA | 4,201 SF |
| PARCEL SIZE | 0.09 ACRES |
| TRAFFIC COUNT | 26,000 VPD |

LEASE OVERVIEW

| | |
|-------------------------|---|
| TENANT | BURGER KING COMPANY LLC |
| GUARANTOR | CORPORATE |
| LEASE TYPE | ABSOLUTE NET |
| TERM REMAINING | 15 YEARS |
| LEASE COMMENCEMENT | FERUARY 12, 2025 |
| RENT COMMENCEMENT (RCD) | AUGUST 13, 2025 |
| LEASE EXPIRATION | AUGUST 12, 2040 |
| RENTAL INCREASES | 10% EVERY 5 YEARS |
| OPTIONS | 2X 5 YEAR 1X 4.5 YEARS 1X 5.5 YEARS |
| RIGHT OF FIRST REFUSAL | YES |

PRICING

| | |
|----------|-------------|
| PRICE | \$2,900,000 |
| NOI | \$146,018 |
| CAP RATE | 5.04% |

RENT SCHEDULE

| YEAR | ANNUAL RENT |
|--------------|--------------|
| YEAR 1-5 | \$146,018.00 |
| YEAR 6-10 | \$160,619.80 |
| YEAR 11 - 15 | \$176,681.78 |
| OPTION 1 | \$194,349.96 |
| OPTION 2 | \$213,784.96 |
| OPTION 3 | \$235,163.46 |
| OPTION 4 | FMRR |



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