

Net Lease Investment Team

The Restaurant Experts

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Information is pulled directly from the April 27, 2018 Burger King FDD

Estimated Initial Investment

	Full Size Co-Branded (72-80 seats)	ROC60/ROC SQ (40- 64 seats)	ROC80 (76- 82 seats)	Pavilion (60 seats)	Co-Branded Facility (15-70 seats)
Franchise Fee	\$50,000	\$50,000	\$50,000	\$50,000	\$25,000 - \$50,000
Travel and Living Expenses While Training	\$0 - \$25,000	\$0 - \$25,000	\$0 - \$25,000	\$0 - \$25,000	\$0 - \$25,000
Real Property / Occupancy Charge	\$40,000 - \$85,000	\$300,000 - \$750,000	\$300,000 - \$800,000	\$300,000 - \$750,000	\$50,000 - \$125,000
Civil and Architectural Drawings / Professional Fees	\$20,000 - \$45,000	\$20,000 - \$40,000	\$20,000 - \$45,000	\$20,000 - \$40,000	\$10,000 - \$30,000
Zoning Expenses	\$5,000 - \$25,000	\$5,000 - \$25,000	\$5,000 - \$25,000	\$5,000 - \$25,000	\$2,000 - \$15,000
Improvements / Construction	\$600,000 - \$950,000	\$700,000 - \$900,000	\$700,000 - \$995,000	\$900,000 - \$1,100,000	\$200,000 - \$500,000
Landscaping	\$25,000 - \$60,000	\$25,000 - \$60,000	\$20,000 - \$60,000	\$25,000 - \$60,000	\$5,000 - \$10,000
Equipment	\$199,600 - \$294,600	\$199,600 - \$294,600	\$199,600 - \$294,600	\$199,600 - \$294,600	\$199,600 - \$294,600
Décor Package	\$35,000 - \$88,000	\$35,000 - \$88,000	\$45,000 - \$95,000	\$35,000 - \$88,000	\$15,000 - \$50,000
Signage & Drive-Thru	\$66,000 - \$166,000	\$66,000 - \$166,000	\$66,000 - \$166,000	\$66,000 - \$166,000	\$26,000 - \$95,000
Pre-Opening Wages	\$57,000 - \$61,000	\$52,000 - \$56,000	\$52,000 - \$56,000	\$52,000 - \$56,000	\$38,000 - \$42,000
Opening Inventory	\$5,000 - \$12,000	\$6,000 - \$8,000	\$6,000 - \$8,000	\$6,000 - \$8,000	\$6,000 - \$8,000
Cash and Inventory Control System	\$35,000 - \$60,000	\$35,000 - \$60,000	\$35,000 - \$60,000	\$35,000 - \$60,000	\$35,000 - \$60,000
Insurance	14000 - 25000	\$14,000 - \$25,000	\$14,000 - \$25,000	\$14,000 - \$25,000	\$10,000 - \$14,000
Working Capital / Additional Funds	\$45,000 - \$90,000	\$45,000 - \$90,000	\$45,000 - \$90,000	\$45,000 - \$90,000	\$45,000 - \$90,000
Business Licenses, Utility Deposits, Lease Deposits and Payments	\$10,000 - \$30,000	\$10,000 - \$20,000	\$10,000 - \$20,000	\$10,000 - \$20,000	\$15,000 - \$30,000
2-Story Interior Playground	\$0 - \$245,000	\$0 - \$245,000	\$0 - \$245,000	\$0 - \$245,000	-
Total Investment	\$1,566,600 - \$3,076,000	\$1,562,600 - \$2,902,600	\$1,567,600 - \$2,059,600	\$1,762,000 - \$3,102,600	\$681,600 - \$1,438,600

Contact Our Team:

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	In-Line or End cap (20-40 seats)	Indoor MRS (0-20 seats)	Big-Box Retail (20-60 seats)	Drive-Thru Only
Franchise Fee	\$25,000	\$15,000 - \$25,000	\$25,000	\$20,000 - \$50,000
Travel and Living Expenses While Training	\$0 - \$25,000	\$0 - \$25,000	\$0 - \$25,000	\$0 - \$25,000
Real Property / Occupancy Charge	\$90,000 - \$150,000	\$90,000 - \$150,000	\$3,500 - \$30,000	\$200,000 - \$550,000
Civil and Architectural Drawings / Professional Fees	\$10,000 - \$30,000	\$10,000 - \$30,000	\$10,000 - \$20,000	\$15,000 - \$30,000
Zoning Expenses	\$2,000 - \$15,000	\$1,000 - \$3,000	-	\$5,000 - \$20,000
Improvements / Construction	\$200,000 - \$500,000	\$25,000 - \$100,000	-	\$300,000 - \$375,000
Landscaping	\$0 - \$2,000	-	-	\$10,000 - \$25,000
Equipment	\$199,000 - \$294,600	\$84,600 - \$194,600	\$150,000 - \$200,000	\$225,000 - \$275,000
Décor Package	\$5,000 - \$55,000	\$0 - \$15,000	\$10,000 - \$30,000	\$4,000 - \$25,500
Signage & Drive-Thru	\$26,000 - \$95,000	\$3,000 - \$5,000	\$200,000 - \$305,000	\$66,000 - \$80,000
Pre-Opening Wages	\$38,000 - \$42,000	\$28,000 - \$30,000	\$37,000 - \$41,000	\$47,000 - \$56,000
Opening Inventory	\$6,000 - \$8,000	\$2,500 - \$3,000	\$6,000 - \$10,000	\$6,000 - \$8,000
Cash and Inventory Control System	\$35,000 - \$60,000	\$35,000 - \$60,000	\$35,000 - \$60,000	\$35,000 - \$60,000
Insurance	\$10,000 - \$14,000	\$8,000 - \$14,000	\$8,000 - \$14,000	\$14,000 - \$22,000
Working Capital / Additional Funds	\$45,000 - \$65,000	\$15,000 - \$35,000	\$45,000 - \$65,000	\$45,000 - \$90,000
Business Licenses, Utility Deposits, Lease Deposits and Payments	\$4,000 - \$10,000	\$6,000 - \$15,000	\$8,000 - \$25,000	\$10,000 - \$20,000
Total Investment	\$695,000 - \$1,390,600	\$323,100 - \$704,600	\$537,500 - \$850,000	\$1,002,000 - \$1,711,500

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