



# Haltom City, TX

(Dallas/Fort Worth MSA)

20 Year Sale-Leaseback



# OFFERING MEMORANDUM

4540 Western Center Boulevard  
Haltom City, Texas 76137

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some

properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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# Investment Highlights

PRICE: \$818,182 | CAP: 5.50% | RENT: \$45,000



## About the Investment

- ✓ Brand New 20-Year Triple-Net (NNN) Sale-Leaseback
- ✓ 1.25% Annual Rental Increases Starting in Year 6
- ✓ Four (4), Five (5)-Year Tenant Renewal Options
- ✓ 45-Unit Franchisee Guarantee from Ampex Brands LLC.

## About the Location

- ✓ Average Household Income Exceeds \$85,000 in a Five-Mile Radius
- ✓ Strong Traffic Counts – Western Center Boulevard and North Beach Street – ADTC of 26,600 and 35,000 Per Day, Respectively
- ✓ Major National Tenants in the Surrounding Area Include: Albertsons, Kroger, CVS Pharmacy, Walgreens, McDonald's, Starbucks, Chase Bank, BurgerFi, Taco Bell
- ✓ Haltom City – Suburb of Fort Worth – Located Six Miles from Downtown Fort Worth

## About the Tenant/Brand

- ✓ Ampex Brands owns and operates around 500 units of KFC, Taco Bell, Tim Hortons, Long John Silver's and A&W in Arkansas, Louisiana, Texas, Oklahoma, Ohio, Pennsylvania, West Virginia, Illinois, New York and Missouri, and employs over 6,000 team members.
- ✓ KFC operates more than 17,000 restaurants in the United States and internationally. KFC's parent company is Yum! Brands, Inc., the world's largest restaurant company in terms of system restaurants, with more than 40,000 locations in more than 130 countries and territories and employing more than one million associates





# INVESTMENT SUMMARY



Marcus & Millichap is pleased to exclusively market for sale the subject single-tenant net-leased KFC Sale-Leaseback located at 4540 Western Center Boulevard in Haltom City, Texas. The property made up of a 3,514 square feet building and is situated on approximately 0.73 acres of land. This investment opportunity is subject to an absolute triple-net (NNN) lease which will commence upon the close of escrow. Ampex Brands operates this KFC location, as well as over 500 other restaurant units. The lease is guaranteed by Ampex Brands LLC, which is comprised of 45 units. The current rent is \$45,000 and is subject to 1.25% annual rental increases starting in year six. Additionally, there are four, five-year tenant renewal options.

KFC operates more than 17,000 restaurants in the United States and internationally. KFC's parent company is Yum! Brands, Inc., the world's largest restaurant company in terms of system restaurants, with more than 40,000 locations in more than 130 countries and territories and employing more than one million associates





# Financial Analysis

PRICE: \$818,182 | CAP: 5.50% | RENT: \$45,000



## Property Description

Property	KFC
Property Address	4540 Western Center Boulevard
City, State, ZIP	Haltom City, Texas 76137
Year Built / Renovated	1998
Building Size	3,514
Lot Size	+/- 0.73 Acres
Type of Ownership	Fee Simple

## The Offering

Annual Rent	\$45,000
CAP Rate	5.50%
Purchase Price	\$818,182
Price / SF	\$233
Rent / SF	\$12.81

## Lease Summary

Property Type	Net Leased Quick Service Restaurant
Tenant / Guarantor	Franchisee (45 Units)
Ownership Type	Private
Original Lease Term	20.0 Years
Lease Commencement	Upon Close of Escrow
Lease Expiration	20 Years from Close of Escrow
Lease Term Remaining	20.0
Lease Type	Triple-Net (NNN)
Roof & Structure	Tenant Responsible
Rental Increases	1.25% Starting in Year 6
Next Rent Increase	2024
Options to Renew	Four (4), Five (5)-Year Options

## Rent Schedule

Lease Year(s)	Annual Rent	Monthly Rent	Rent Escalation (%)
Years 1 – 5	\$45,000	\$3,750	-
Year 6	\$45,563	\$3,797	1.25%
Year 7	\$46,132	\$3,844	1.25%
Year 8	\$46,709	\$3,892	1.25%
Year 9	\$47,293	\$3,941	1.25%
Year 10	\$47,884	\$3,990	1.25%
Year 11	\$48,482	\$4,040	1.25%
Year 12	\$49,088	\$4,091	1.25%
Year 13	\$49,702	\$4,142	1.25%
Year 14	\$50,323	\$4,194	1.25%
Year 15	\$50,952	\$4,246	1.25%
Year 16	\$51,589	\$4,299	1.25%
Year 17	\$52,234	\$4,353	1.25%
Year 18	\$52,887	\$4,407	1.25%
Year 19	\$53,548	\$4,462	1.25%
Year 20	\$54,217	\$4,518	1.25%





# Tenant Overview



## About KFC

KFC Corporation, based in Louisville, Kentucky, is one of the few brands in America that can boast a rich, decades-long history of success and innovation. It all started with one cook who created a soon-to-be world-famous recipe more than 70 years ago, a list of secret herbs and spices scratched out on the back of the door to his kitchen. That cook was Colonel Harland Sanders, of course, and now KFC is the world's most popular chicken restaurant chain, specializing in that same Original Recipe® along with Extra Crispy™ chicken, home-style sides and buttermilk biscuits. There are over 20,500 KFC outlets in more than 125 countries and territories around the world. There's still a cook in a kitchen in every last one of them, freshly preparing delicious, complete family meals at affordable prices.

It is estimated that, on average, more than 185 million people see a KFC commercial at least once a week—that's more than half the U.S. population. The KFC system serves more than 12 million customers each day in more than 115 countries and territories around the world. KFC operates more than 17,000 restaurants in the United States and internationally. KFC's parent company is Yum! Brands, Inc., the world's largest restaurant company in terms of system restaurants, with more than 40,000 locations in more than 130 countries and territories and employing more than one million associates. Yum! is ranked number 201 on the Fortune 500 list, with revenues exceeding \$13 billion in 2012.

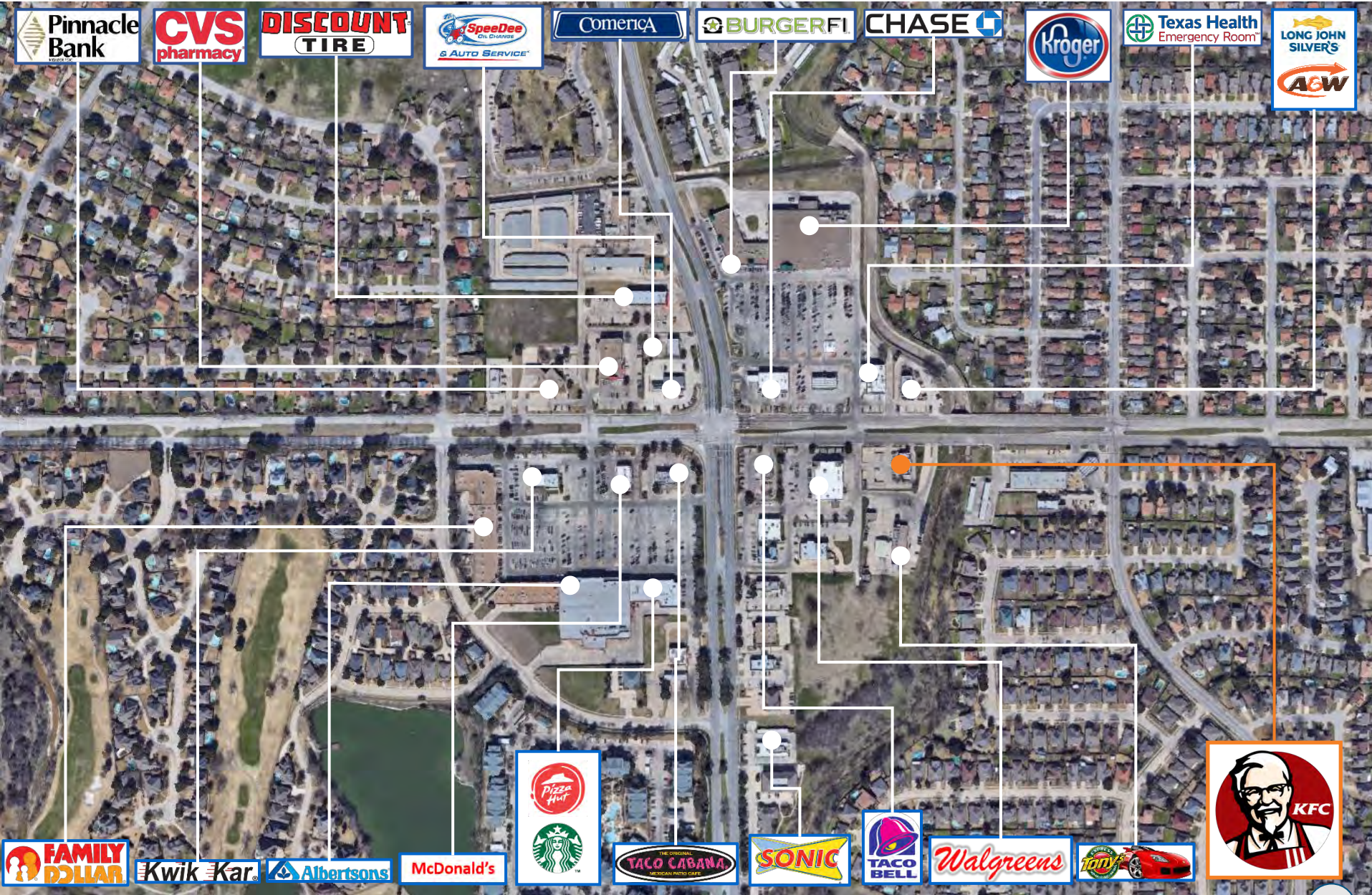
## About Ampex Brands

Ampex Brands was formed in 2005 to acquire 18 Long John Silver's restaurants, and has since grown tremendously, landing as the 21st largest franchisee in the US according to The 2015 Mega 99 Rankings. Currently, Ampex owns and operates around 500 units of KFC, Taco Bell, Tim Hortons, Long John Silver's and A&W in Arkansas, Louisiana, Texas, Oklahoma, Ohio, Pennsylvania, West Virginia, Illinois, New York and Missouri, and employs over 6,000 team members.





# Surrounding Area







# Location Overview

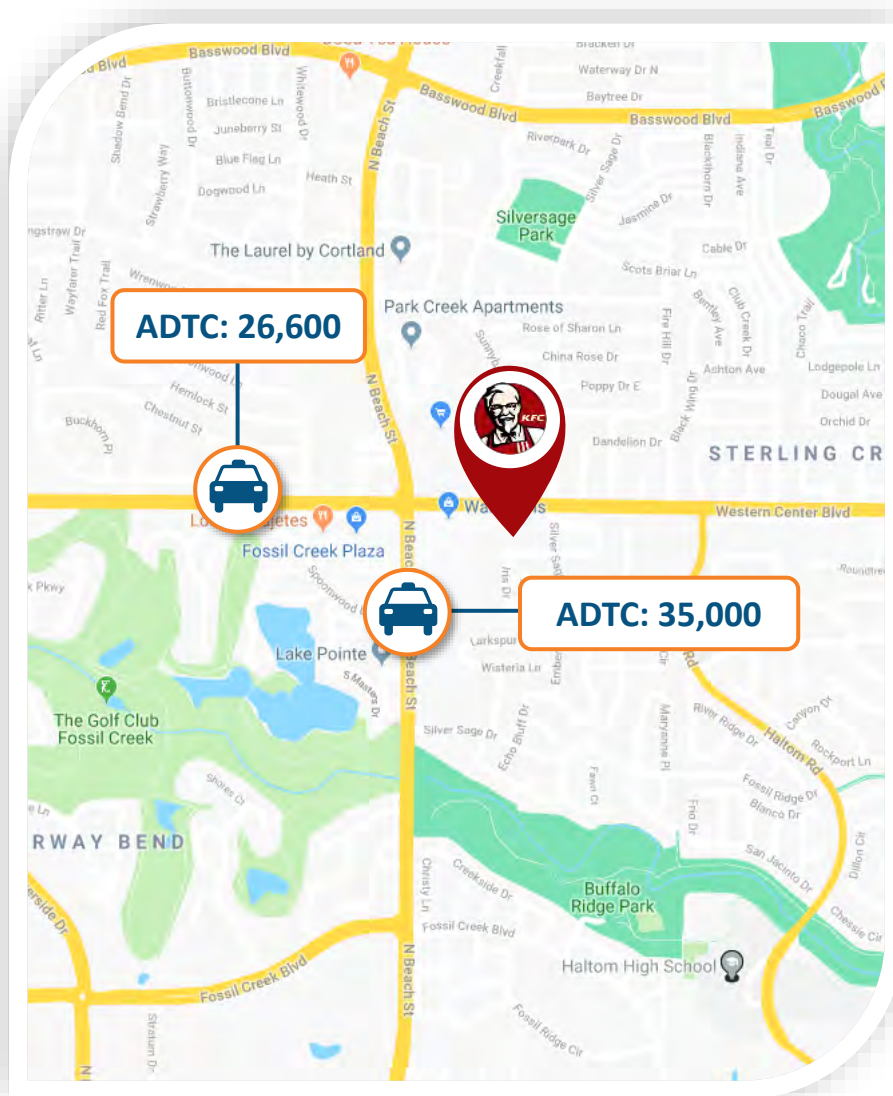


This KFC property is located at 4540 Western Center Boulevard in Haltom City, Texas. Haltom City is a city that is part of the Dallas-Fort Worth region inside Tarrant County, Texas. It is an inner suburb of Fort Worth, located six miles from downtown. Haltom City is surrounded almost entirely by Fort Worth, North Richland Hills, Watauga, and Richland Hills.

The subject property is well-positioned in an active retail corridor, surrounded by multiple national tenants and numerous housing communities. Major national retailers in the immediate area include: Albertsons, Kroger, CVS Pharmacy, Family Dollar, Discount Tire, Pinnacle Bank, Kwik Kar, McDonald's, Pizza Hut, Starbucks, Taco Cabana, Sonic, Taco Bell, Walgreens, Long John Silver's, A&W, Chase Bank, BurgerFi, Comerica Bank, Speedee Oil Change, Texas Health Emergency Room, as well as various others. Various apartment communities in the surrounding area include: The Laurel, Park Creek Apartments, Garden Gate Apartments, Retreat at Fossil Creek Apartments, Lake Pointe, The Village at Silver Sage, as well as many others. Parkview Elementary School, a K-4 public school, is located in the immediate area and has over 630 students.

There are approximately 119,970 people within a three-mile radius of this property and 285,550 within a five-mile radius. The property is situated on Western Center Boulevard, which has an average daily traffic count of 26,600 vehicles. The subject property also benefits from its close proximity to North Beach Street, which has an average daily traffic count of 35,000 vehicles. The average household income exceeds \$86,385 within a five-mile radius.

Dallas is the ninth largest city in the US and the third largest in Texas. Dallas and nearby Fort Worth were developed due to the construction of major railroad lines through the area allowing access to cotton, cattle, and later oil in North and East Texas. The construction of the Interstate Highway System reinforced Dallas's prominence as a transportation hub, with four major interstate highways converging in the city and a fifth interstate loop around it. Dallas developed as a strong industrial and financial center, and a major inland port, due to the convergence of major railroad lines, interstate highways, and the construction of Dallas/Fort Worth International Airport, one of the largest and busiest airports in the world. The economy of Dallas is considered diverse, with dominant sectors including defense, financial services, information technology, telecommunications, and transportation. It serves as the headquarters for nine Fortune 500 companies within the city limits. The Dallas-Fort Worth metroplex hosts additional Fortune 500 companies, including American Airlines, ExxonMobil, and AT&T.





# Property Photo







# Property Photo







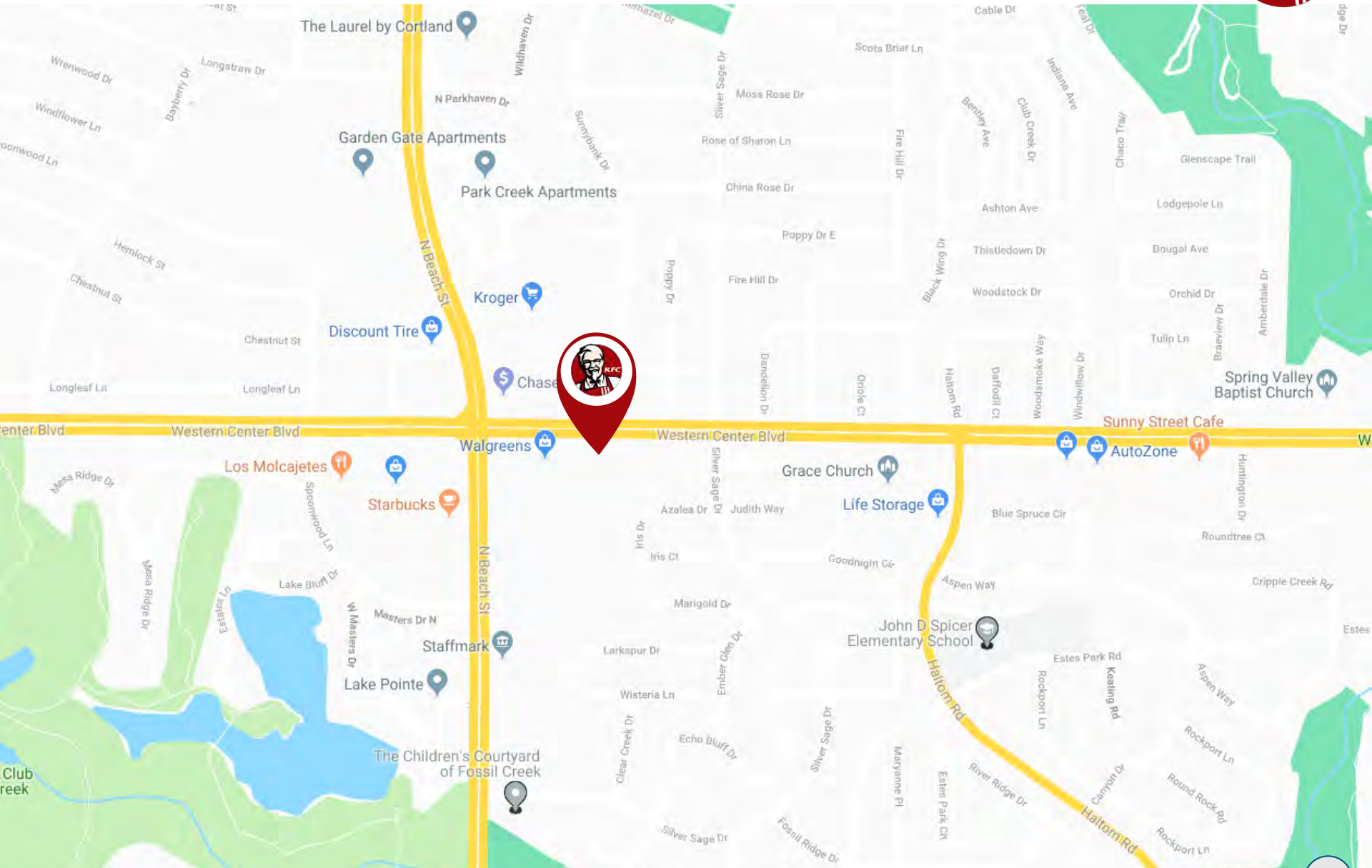
# Surrounding Area Photos







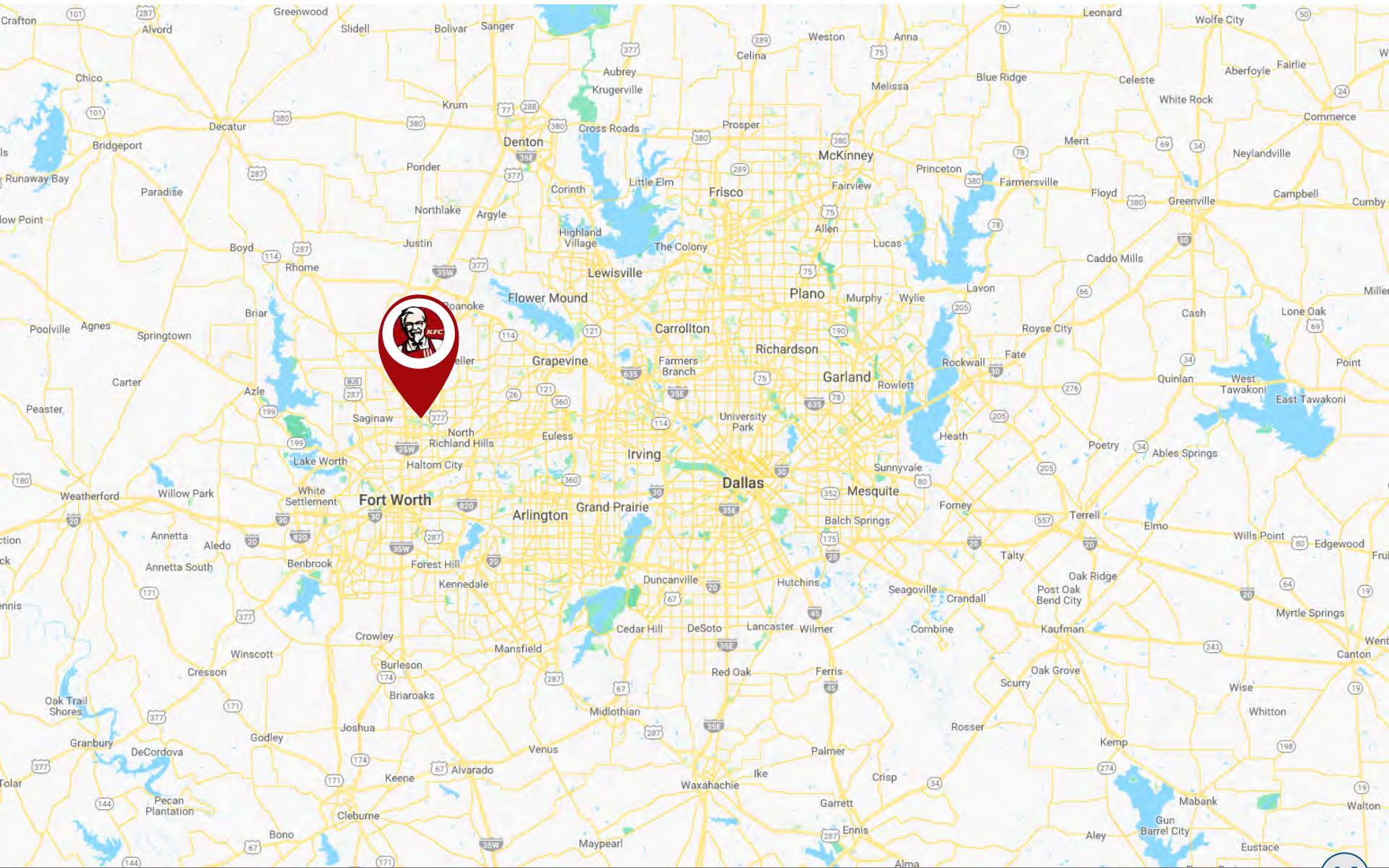
# Local Map







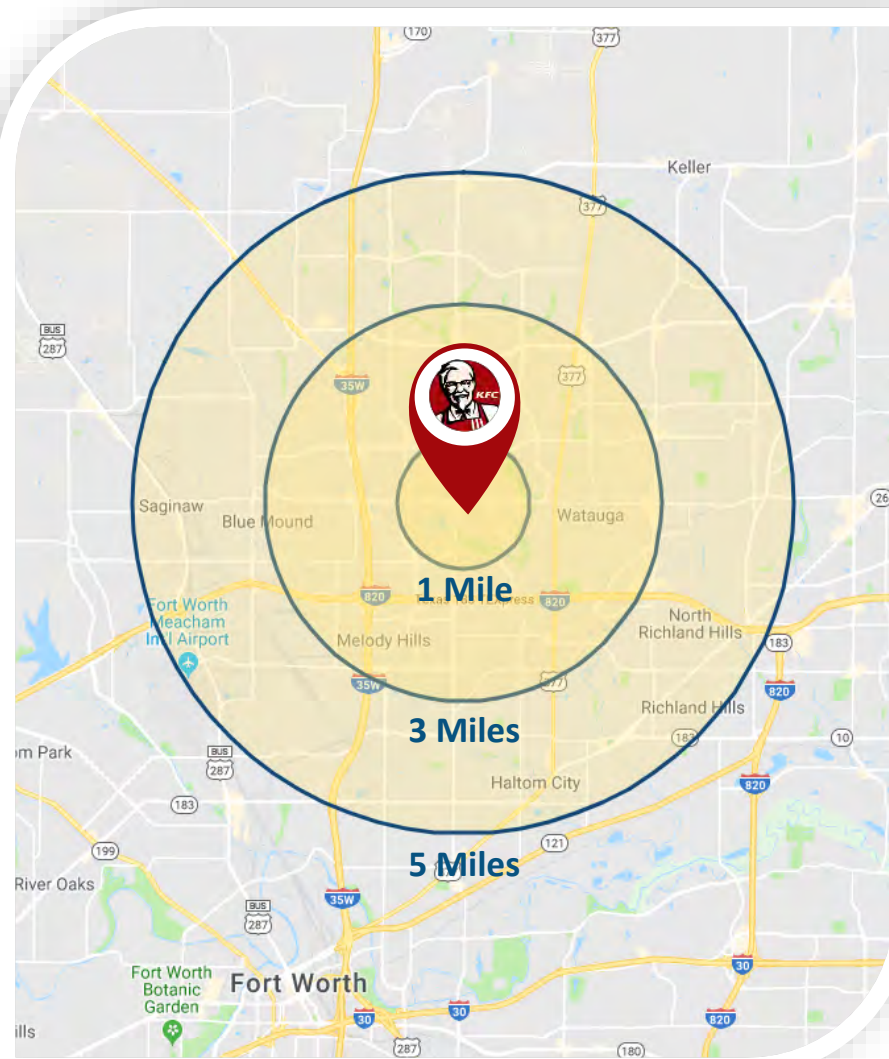
# Regional Map







# Demographics



## Population:

	1 Mile	3 Miles	5 Miles
2023 Projection	19,411	129,109	308,280
2018 Estimate	18,205	119,970	285,550
2010 Census	17,388	107,706	250,706
Growth 2018-2023	6.62%	7.62%	7.96%
Growth 2010-2018	4.70%	11.39%	13.90%
2018 Population Hispanic Origin	4,374	29,971	78,460

## 2018 Population by Race:

	1 Mile	3 Miles	5 Miles
White	13,436	93,124	232,104
Black	1,882	11,060	22,191
Am. Indian & Alaskan	148	1,048	2,665
Asian	2,191	11,052	20,143
Hawaiian & Pacific Island	19	290	681
Other	528	3,396	7,767

## U.S. Armed Forces:

	1 Mile	3 Miles	5 Miles
U.S. Armed Forces:	0	135	330

## Households:

	1 Mile	3 Miles	5 Miles
2023 Projection	7,252	46,149	106,420
2018 Estimate	6,812	42,933	98,720
2010 Census	6,536	38,635	87,102
Growth 2018 - 2023	6.46%	7.49%	7.80%
Growth 2010 - 2018	4.22%	11.12%	13.34%
Owner Occupied	4,200	27,548	68,347
Renter Occupied	2,612	15,385	30,373

## 2018 Avg Household Income

	1 Mile	3 Miles	5 Miles
2018 Avg Household Income	\$85,846	\$84,087	\$86,385

## 2018 Med Household Income

	1 Mile	3 Miles	5 Miles
2018 Med Household Income	\$72,050	\$69,719	\$71,032

## 2018 Households by Household Inc:

	1 Mile	3 Miles	5 Miles
< \$25,000	522	4,460	11,011
\$25,000 - \$50,000	1,413	8,628	20,039
\$50,000 - \$75,000	1,640	10,401	21,473
\$75,000 - \$100,000	1,194	7,302	16,168
\$100,000 - \$125,000	885	4,860	12,148
\$125,000 - \$150,000	416	2,913	6,661
\$150,000 - \$200,000	501	2,746	6,638
\$200,000+	242	1,623	4,581



# Market Overview

## DALLAS-FORT WORTH OVERVIEW

The Dallas/Fort Worth Metroplex is the fourth-most populous metro in the nation with an aggregate of more than 7.1 million residents. It is composed of 13 counties stretching nearly 10,000 square miles. The city of Dallas houses 1.3 million people, followed by Fort Worth with 800,000 residents. Strong job growth continually draws new residents to the region. To accommodate the additional traffic, the region's transportation network is evolving. Traffic flow is improved as freeways are expanded and miles are being added to tollways and turnpikes. The growth of the transportation network is vital to supporting commuters to the metro's numerous corporations and growing industries.

### METRO HIGHLIGHTS



#### SUBSTANTIAL POPULATION GAINS

Dallas/Fort Worth's population growth in recent years ranks among the highest in the U.S. for a major metro.



#### LARGE CORPORATE BASE

The Metroplex is home to 21 Fortune 500 companies and many regional headquarters, drawing workers and residents.



#### MAJOR DISTRIBUTION CENTER

The area's extensive network of rail and highways along with the International Inland Port of Dallas ensure its status as a distribution hub.







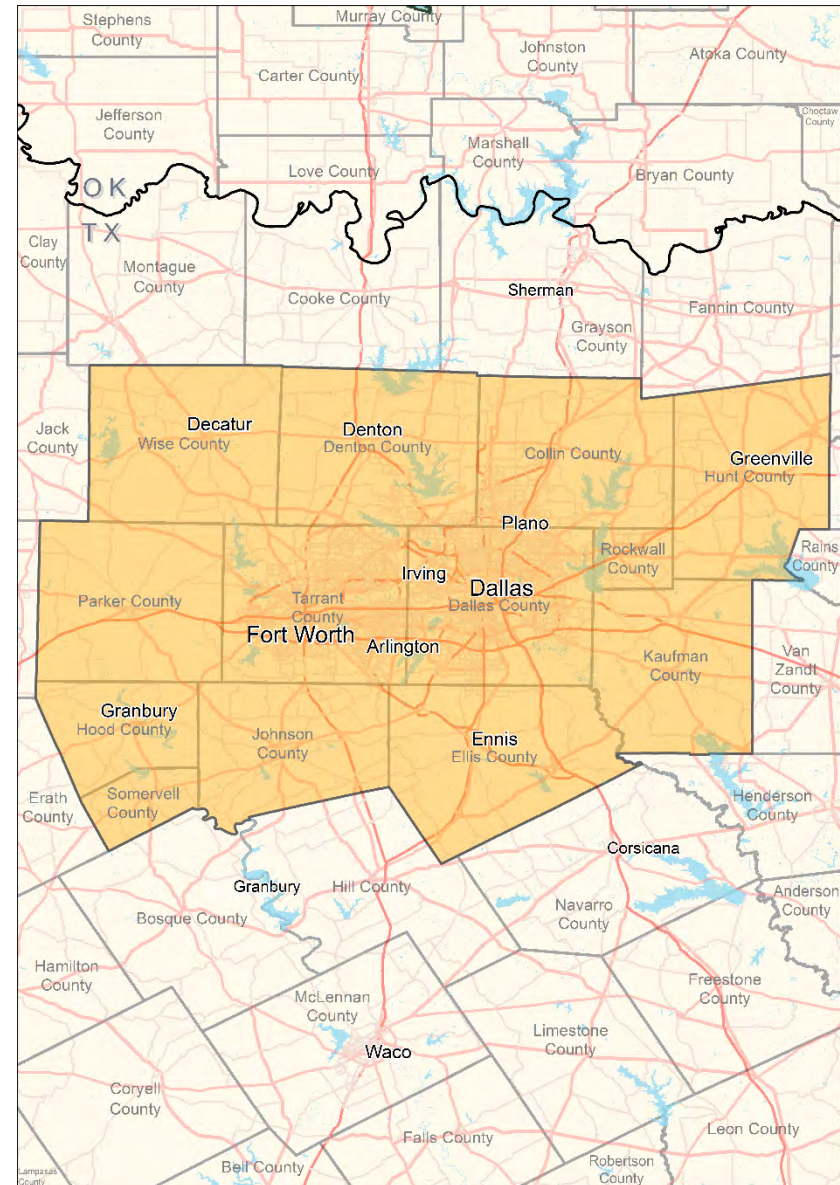
## TRANSPORTATION

- The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 635 and 820.
- Freight serving lines in the region include Union Pacific, BNSF and Kansas City Southern. BNSF is headquartered in Fort Worth.
- Trinity Railway Express and Amtrak provide passenger rail service.
- Via rail to Houston Port, and Highways 20 and 45, the International Inland Port of Dallas (IIPOD) connects the region to global markets and trade.
- Airports include Dallas/Fort Worth International, Dallas Love Field, Fort Worth Alliance and 13 smaller airports.



MORE THAN  
**80**

MILES OF A LIGHT-RAIL SYSTEM  
SERVING DALLAS AND  
SURROUNDING CITIES



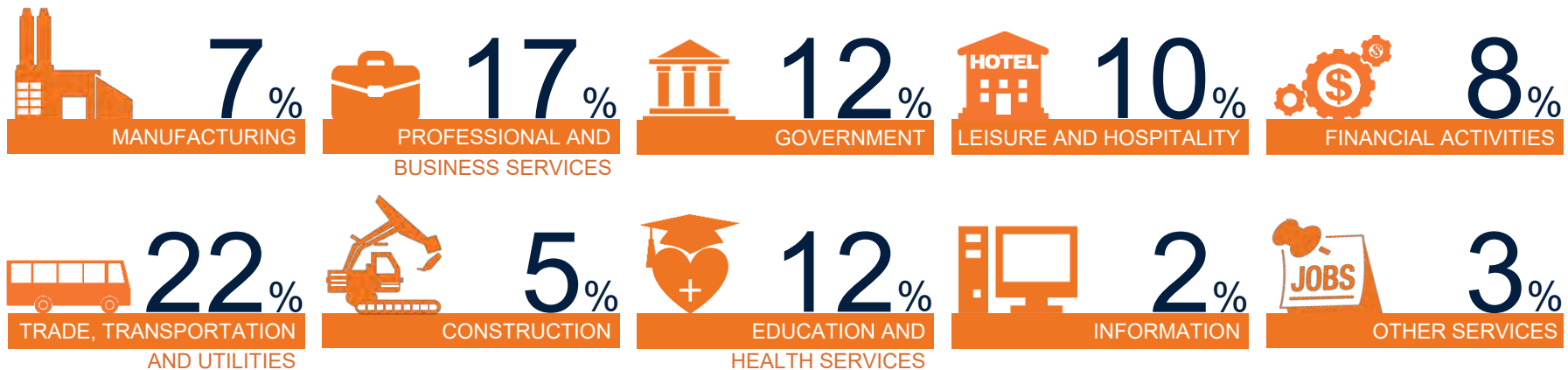
# ECONOMY

- The Metroplex's temperate climate, no state income tax and a right-to-work labor policy attract employers.
- Dallas/Fort Worth is one of the nation's largest employment markets, with nearly 3.6 million jobs.
- The region is home to 21 Fortune 500 companies in a variety of sectors, including ExxonMobil, American Airlines Group, Southwest Airlines, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark and J.C. Penney.
- The area is forecast to add jobs at an annual rate of 1.5 percent through 2021, well above the U.S. level.
- Economic expansion will be further fueled by a rise in financial services and high-tech companies.

MAJOR AREA EMPLOYERS
Wal-Mart
American Airlines
Texas Health Resources
Baylor Health Care System
Bank of America
Lockheed Martin
Texas Instruments
JPMorgan Chase
HCA North Texas Division
Southwest Airlines



## SHARE OF 2016 TOTAL EMPLOYMENT



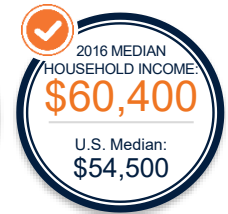
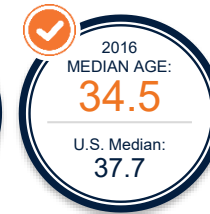




## DEMOGRAPHICS

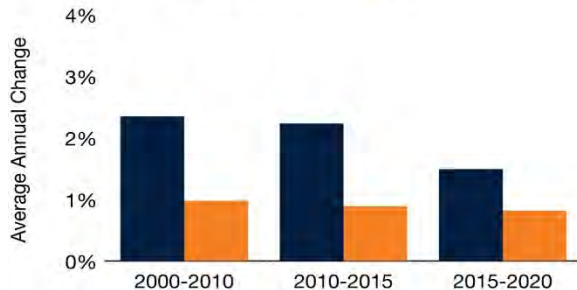
- Roughly 530,700 new people are expected through 2021, fueled by natural increases and north-to-south migration.
- The Metroplex is projected to add 200,000 households during the same period, generating the need for additional housing options.
- An educated population provides a skilled labor pool. Nearly 32 percent of residents age 25 and older have at least a bachelor's degree, compared with 29 percent for the nation.
- The 2016 metro homeownership rate is approximately 61 percent; this compares with 64 percent for the U.S.

## QUICK FACTS



### Population Growth

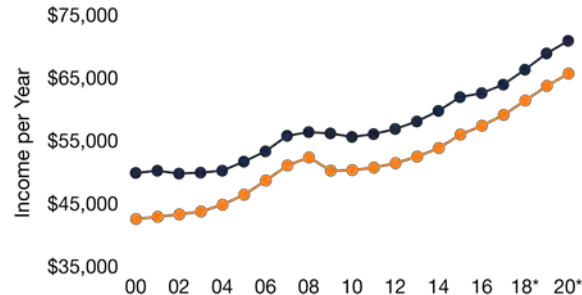
■ Dallas/Fort Worth ■ U.S.



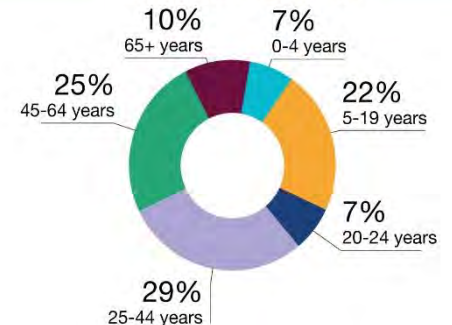
\* Forecast

### Median Household Income

— Dallas/Fort Worth — U.S.



### 2016 Population by Age





## QUALITY OF LIFE

The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and activities at the metro's several reservoirs. Dallas/Fort Worth hosts professional teams in baseball, football, hockey and basketball.

Numerous educational institutions contribute to an educated workforce. The University of Texas at Dallas, University of North Texas, Texas Woman's University-Denton, Southern Methodist University, Texas Christian University and the University of Texas at Arlington are among the 19 higher-education institutions in the region. Metroplex residents are proximate to nationally recognized health centers: Parkland Memorial Hospital, Baylor University Medical Center and Texas Health Harris Methodist Hospital Fort Worth. Four medical schools also contribute to Dallas/Fort Worth's excellent healthcare providers.

**\$235,200**

MEDIAN HOME PRICE



**150+**

MUSEUMS AND  
ART GALLERIES



**150**

PUBLIC & PRIVATE  
GOLF COURSES



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



## SPORTS



## EDUCATION



## ARTS & ENTERTAINMENT





# exclusive net lease offering

