



KFC

1718 N GREEN AVE | PURCELL, OK

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INVESTMENT HIGHLIGHTS

- Long-term 15-year lease commencing at COE
- Personal guarantee from operator – shows commitment to site
- Fixed 7.50% rental increases every 5 years
- Zero landlord responsibilities – tenant pays all expenses directly
- Strategically outparceled to Tractor Supply & Cash Saver
- No other fried chicken competition in the Purcell market





FINANCIAL OVERVIEW

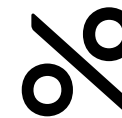


1718 N Green Ave
Purcell, OK 73080



List Price

\$775,000



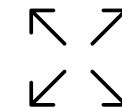
Cap Rate

6.50%



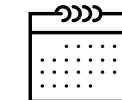
Gross Leasable Area

± 2,232 SF



Lot Size

± .88 Acres



Year Built/Renovated

1997/2007



Number of Stories

One

KFC

1718 N Green Ave
Purcell, OK 73080

List Price\$775,000
CAP Rate - Current..... 6.50%
Gross Leasable Area± 2,232 SF
Lot Size ± 0.88 Acres
Year Built/Renovated.....1997/2007



Annualized Operating Data

	Monthly Rent	Annual Rent	Rent/SF	Cap Rate
Years 1 - 5	\$4,197.92	\$50,375.00	\$22.57	6.50%
Years 6 - 10	\$4,512.76	\$54,153.13	\$24.26	6.99%
Years 11 - 15	\$4,851.22	\$58,214.61	\$26.08	7.51%
Option 1	\$5,215.06	\$62,580.71	\$28.04	8.07%
Option 2	\$5,606.19	\$67,274.26	\$30.14	8.68%
Option 3	\$6,026.65	\$72,319.83	\$32.40	9.33%

Tenant Summary

Tenant Trade Name	KFC
Type of Ownership	NNN
Lease Guarantor	Franchisee
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Rent Commencement Date	Close of Escrow
Lease Expiration Date	15 Years from COE
Term Remaining on Lease	15 Years
Increases	7.50% Every 5 Years
Options	Three, 5-Year



TENANT
OVERVIEW



Company Name	KFC Corporation
Parent Company Trade Name	Yum Brands, Inc. (NYSE: YUM)
Ownership	Public
Credit Rating (S&P)	BB
No. of Locations	± 19,500
No. of Employees	± 25,436
Headquartered	Louisville, Kentucky
Website	www.kfc.com
Year Founded	1984

KFC

KFC is a quick service restaurant that specializes in chicken. According to company figures, the KFC system serves more than 12 million customers daily. Most purchases are takeout or to-go, although the stores also offer in-store dining. YUM! Brands is the largest fast-food operator in the world in terms of number of locations, with more than 42,000 outlets in some 130 countries. The company's flagship chains include #1 chicken fryer KFC, top pizza joint Pizza Hut and quick-service Mexican leader Taco Bell.

STRATEGY

Franchising has allowed YUM! Brands to expand its worldwide presence through a far-reaching network of local operators, eliminating much of expense involved in building such a large restaurant chain. In exchange for royalties and franchise fees, each franchisee is allowed to use the company's branding and other intellectual property. YUM! Brands maintain food quality consistency throughout its chain by centralizing where the restaurants buy food items.

OPERATIONS

Franchisees, affiliates, and licensed operators run about 95% of the company's restaurants.

GEOGRAPHIC REACH

With more than 19,500 units in more than 115 countries and territories, KFC is the world's second-largest restaurant chain.

THE OFFERING

Property Name	KFC
Property Address	1718 N Green Ave Purcell, OK 73080
Assessor's Parcel Number	0000-36-07N-02W-0-020-00
Site Description	
Number of Stories	One
Year Built/Renovated	1997/2007
Gross Leasable Area (GLA)	± 2,232 SF
Lot Size	± .88 Acres (38,333 SF)
Landscaping	Professional
Topography	Generally Level

PARCEL MAP



SURROUNDING TENANTS



PURCELL, OK

The “Heart of Oklahoma,” can be found in McClain County. Purcell Oklahoma is a city in central Oklahoma, just 34 miles from Oklahoma City and situated along Interstate 35. The historic community is abundant in old-country charm and dates back to its railroad roots. Purcell is a quaint town with easy access to major metro areas making it a great place for both living and doing business. Purcell is the county seat of McClain County and is the center of a micropolitan trade area.

Purcell’s historic main street is lined with restaurants, shops bed and breakfasts for both residents and guests to enjoy. Purcell has various recreational activities to offer as well. From championship golf to horse ranch tours, fishing, and boating on Purcell Lake, nearby winery tours and an NHRA track, and both NCAA and professional sports in short driving distance, Purcell has options for a variety of people and interests.

DEMOGRAPHICS

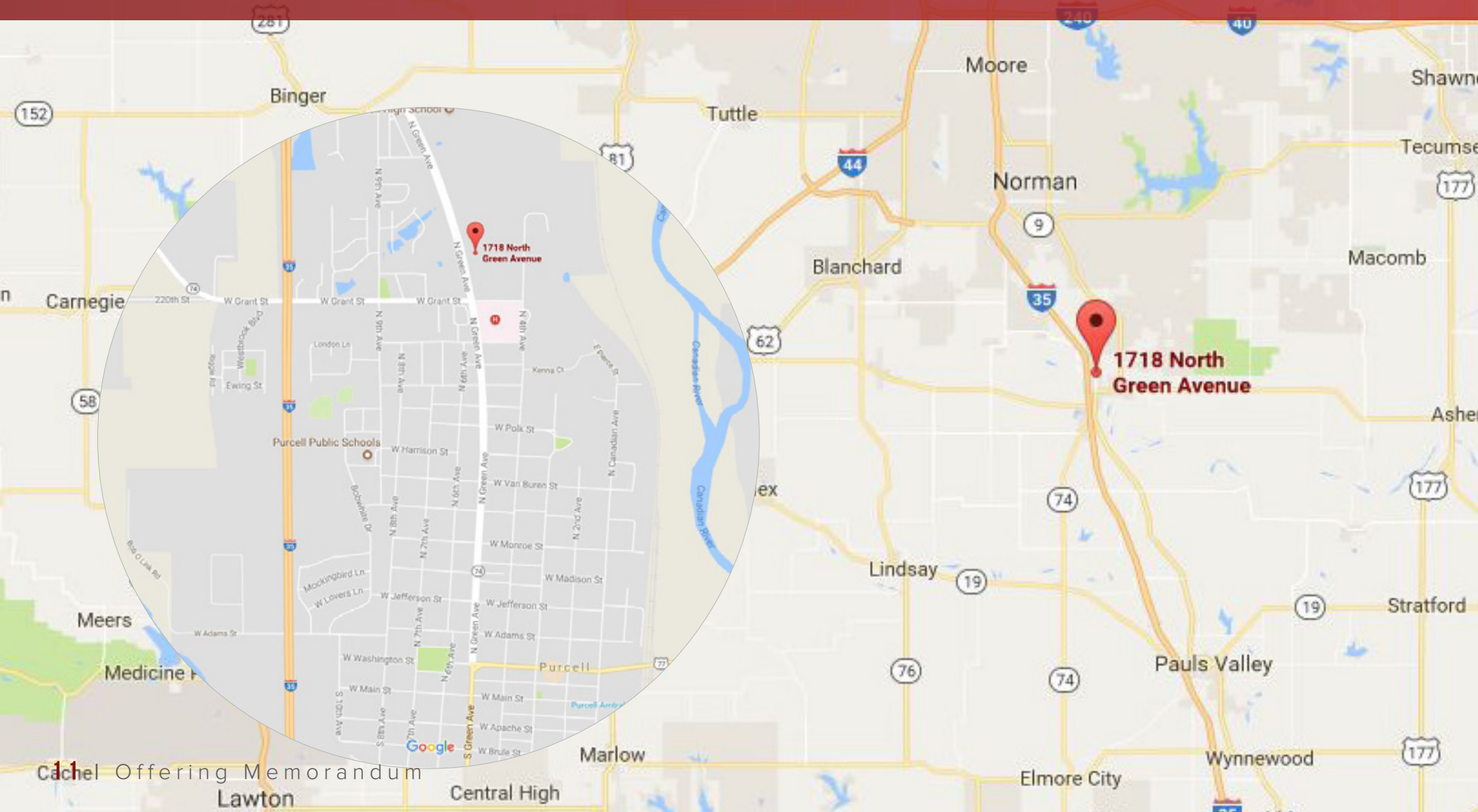
POPULATION	1 Mile	3 Mile	5 Mile
2022 Projection	2,865	8,983	13,193
2017 Estimate	2,724	8,663	12,667
Growth 2017 - 2022	5.18%	3.69%	4.15%
Growth 2010 - 2017	8.05%	4.98%	5.79%
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2022 Projection	1,097	3,433	5,022
2017 Estimate	1,037	3,290	4,795
Growth 2017 - 2022	5.79%	4.35%	4.73%
Growth 2010 - 2017	9.39%	6.37%	7.03%
INCOME	1 Mile	3 Mile	5 Mile
2017 Est. Average Household Income	\$65,539	\$62,549	\$65,445

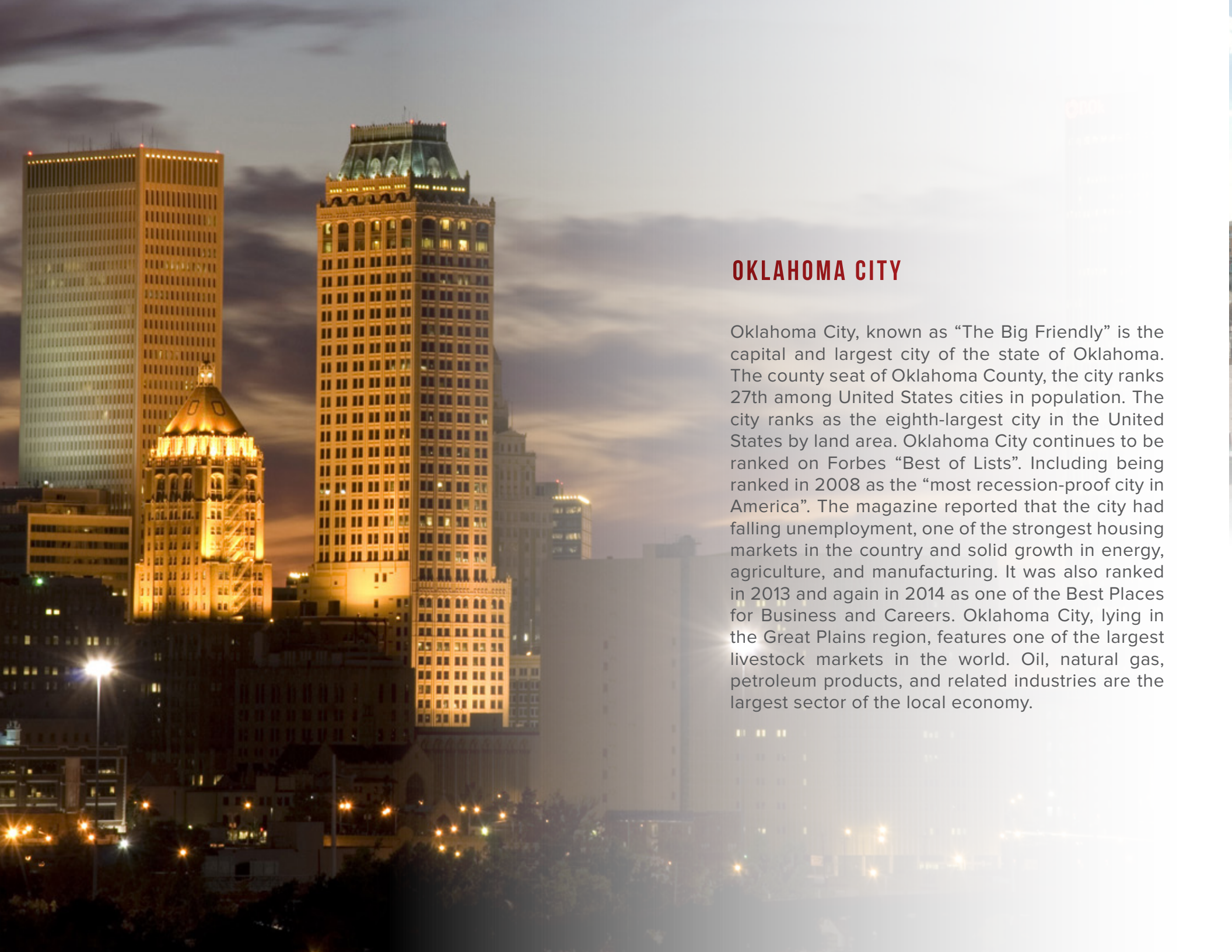


PURCELL ECONOMY

Purcell's key industries include light manufacturing, distribution, and commercial/retail development. Surrounding communities include both agricultural and suburban lifestyles. Major employers in Purcell include agriculture, Tinker Air Force Base, and nearby Universities: Norman and The University of Oklahoma.

Purcell's Quality of life allows for a great place for both living and doing business. With access to a productive labor force, AMTRAK service to Fort Worth, TX and Oklahoma City, low cost of living, and a premier industrial and technology training program at nearby Lexington and Mid-America Career Techs. The cost of living in Purcell is 19% below the US average; adding to the attractiveness of doing business in this city.





OKLAHOMA CITY

Oklahoma City, known as “The Big Friendly” is the capital and largest city of the state of Oklahoma. The county seat of Oklahoma County, the city ranks 27th among United States cities in population. The city ranks as the eighth-largest city in the United States by land area. Oklahoma City continues to be ranked on Forbes “Best of Lists”. Including being ranked in 2008 as the “most recession-proof city in America”. The magazine reported that the city had falling unemployment, one of the strongest housing markets in the country and solid growth in energy, agriculture, and manufacturing. It was also ranked in 2013 and again in 2014 as one of the Best Places for Business and Careers. Oklahoma City, lying in the Great Plains region, features one of the largest livestock markets in the world. Oil, natural gas, petroleum products, and related industries are the largest sector of the local economy.



ECONOMY

The economy of Oklahoma City, once just a regional power center of government and energy exploration, has since diversified to include the sectors of information technology, services, health services and administration. The city is headquarters to two Fortune 500 companies, Chesapeake Energy Corporation and Devon Energy Corporation, as well as being home to Love's Travel Stops & Country Stores, which is ranked thirteenth on Forbes' list of private companies. The city is situated in the middle of an active oil field and oil derricks dot the capitol grounds. The federal government employs large numbers of workers at Tinker Air Force

Base and the United States Department of Transportation's Mike Monroney Aeronautical Center. There are also plenty of attractions in Oklahoma City. The city is home to over 50 legendary attractions including the National Cowboy and Western Museum and the Myriad Botanical Gardens, plus world-class shopping, restaurants, and hotels. Tourists come to Oklahoma City from all over to discover the sights and sounds of the Old West in Stockyards City, watch horse races at Remington Park, then have dinner and see a show in historic Bricktown. Visitors can also enjoy the Frontier City Theme Park, designed to duplicate an 1800s frontier town.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **KFC** located at **1718 N Green Ave, Purcell OK 73080** (**"Property"**). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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