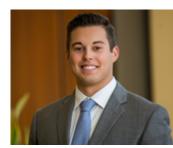




LEAL ESTATE INVESTMENT SERVICES

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## Executive Overview



## INVESTMENT HIGHLIGHTS

- » Fully Remodeled Interior and Exterior Finished May 2019
- \* +11 Years Remaining on Absolute NNN Lease Zero Landlord Responsibilities
- » Recently Extended Lease and Franchisee Agreement
- » Strong Hedge Against Inflation 8% Rental Increases every 5 years
- » Seasoned Franchisee with +20 years of Industry Experience
- » High Performing Location Above Average Store Sales
- » Dense Population 184,000 Residents within 5 miles
- » Adjacent to McConnell AFB Local economic impact of more than \$617M in 2018.





# Financial Overview





## Investment Summary

»	OFFERING PRICE	\$1,889,000
»	NOI (YEAR 1)	\$118,098
»	CAP RATE (YEAR 1)	6.25%
»	TOTAL BUILDING AREA	± 2,721 SF
»	TOTAL LAND AREA	± 0.54 Acres

## Annualized Operating Data

	Monthly Rent	Annual Rent	Increase	Cap Rate
Current - 9/15/2022	\$9,842	\$118,098		6.25%
9/16/202 - 9/15/2027	\$10,629	\$127,546	8.00%	6.75%
9/16/2027 - 4/30/2030	\$11,479	\$137,749	8.00%	7.29%
5/1/2030 - 4/30/2035*	\$12,397	\$148,769	8.00%	7.88%
5/1/2035 - 4/30/2040*	\$13,389	\$160,671	8.00%	8.51%
5/1/2040 - 4/30/2045*	\$14,460	\$173,525	8.00%	9.19%
5/1/2045 - 4/30/2050*	\$15,617	\$187,407	8.00%	9.92%
*Indicates an option period				

## Tenant Summary

Tenant Trade Name	KFC
Type of Ownership	Fee Simple
Lease Guarantor	Franchisee
Lease Type	NNN
Roof and Structure	Tenant Responsibility
Years Remaining	10.87 YRS
Options	Four, 5-Year Options

## Property Overview





## The Offering

PROPERTY NAME	KFC
Property Address	1251 S Woodlawn Blvd Wichita, KS 67218
SITE DESCRIPTION	
Number of Stories	One
Year Built	2019
GLA	± 2,721 SF
Lot Size	± 0.54AC (± 23,522 SF)
Type of Ownership	Fee Simple
Landscaping	Professional

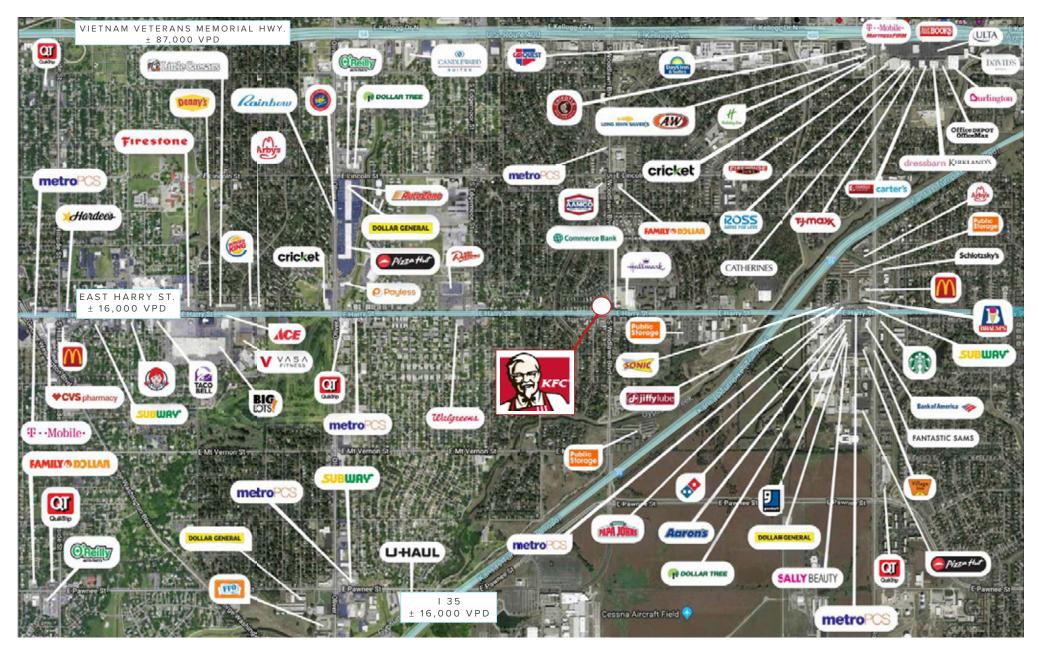
### Tenant Overview

Founded more than 65 years ago and based in Louisville, Kentucky, KFC Corporation is the franchisor of the world's most popular chicken restaurant chain, KFC. There are over 20,500 KFC outlets in more than 125 countries and territories worldwide, serving in excess of 12 million customers per day. KFC is a part of Yum! Brands, Inc. ("Yum!"), the parent company for iconic restaurant brands - KFC, Taco Bell and Pizza Hut – with nearly 44,000 restaurants in more than 135 countries and territories worldwide. Yum! is publicly traded on the New York Stock Exchange (Ticker: YUM) with a market capitalization in excess of \$26 billion as of September 1, 2017.

#### STRATEGY

Franchising has allowed YUM! Brands to expand its worldwide presence through a far-reaching network of local operators, eliminating much of the 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.







# Area Overview









## WITCHITA, KA

Wichita is the largest city in the state of Kansas and the county seat of Sedgwick County. It is located in south-central Kansas on the Arkansas River and is the principal city of the Wichita Metropolitan Area. As of 2016, the Wichita MSA was home to approximately 644,672 people.

Home to many exciting attractions, Wichita has the seventh-largest Zoo in the United States. The Sedgwick County Zoo is also the state's most-visited outdoor attraction. Other cultural attractions include the monthly Friday Night Art Crawl, the Wichita Grand Opera, and Music Theatre Wichita. A great deal of live entertainment is offered throughout the year at INTRUST Bank Arena, Hartman Arena, Orpheum Theatre, Crown Uptown Theatre, and many other locations.

The Keeper of the Plains is a 44-foot tall steel sculpture standing at the confluence of the Little and Arkansas Rivers in downtown Wichita. As sacred land for the Native American People, the All-American Indian Center is located in the land between the rivers, and each night at 9pm the "Ring of Fire" lights up the Keeper of the Plains statue.





### WICHITA ECONOMY

In the 1920s and '30s, businessmen and aeronautical engineers established aircraft manufacturing companies in Wichita, including Beechcraft, Cessna, and Stearman Aircraft. The city became a U.S. aircraft production hub and became known as "The Air Capital of the World." Textron Aviation, Learjet, Airbus, and Spirit AeroSystems continue to operate design and manufacturing facilities in Wichita, and the city remains as a major center of the American aircraft industry. Wichita is also home to McConnell Air Force Base.

The Greater Wichita Partnership is dedicated to fostering current industries while encouraging business development in the area. The city offers incentive programs to encourage investment in the revitalization of older commercial areas. There are currently multiple Community Improvement District Projects in progress, as well as Project Downtown- a master plan for the Wichita downtown area over the next 20 years. The goal of this project is to make the corea area a nationally recognized destination.

A plurality of Wichita residents are employed in production, manufacturing, or management occupations. Future job growth in the area is projected to be 36.67% over the next 10 years.

### TOP EMPLOYERS





#### Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of **KFC** located at **1251 S Woodlawn Blvd, Wichita, KS 67218** ("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.

# 1251 S Woodlawn Blvd WICHITA/KS

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