

KFC2203 NORTH PARKERSON AVENUE CROWLEY, LOUISIANA 70526

OFFERING MEMORANDUM

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COMMERCIAL INVESTMENT ADVISORS, INC. CIA BROKERAGE COMPANY

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In Association with Louisiana Licensed Broker: Brian Brockman | Bang Realty, Inc. | LA License # BROK.0995684990-ASA CIA commercial investment a d v i s o r s

INVESTMENT OVERVIEW

NAME

2203 North Parkerson Avenue Crowley, Louisiana 70526

KFC

On N Parkerson Ave, South of I-10

FQSR, LLC dba. KBP FOODS

PURCHASE PRICE \$714,000

CAP RATE 5.25%

ANNUAL RENT \$37,500

GROSS LEASEABLE AREA 2.150 SF

RENTAL ESCALATIONS 7% every 5 Years

LEASE TYPE Absolute NNN

OWNERSHIP (Building & Land) Fee Simple

YEAR BUILT 2018

LOT SIZE ±0.674 Acre

LEASE EXPIRATION May 31, 2029

OPTIONS Four 5-Year Renewal Options

POINTS OF INTEREST

RETAIL | SHOPPING | ENTERTAINMENT

Nearby retailers include Walmart Supercenter, Lowe's Home Improvement, Tractor Supply Co., Dollar Tree, Super 1 Foods, Dollar General, Family Dollar, Goodwill, Hibbett Sports, Citi Trends, Aaron's, Verizon, Cricket Wireless, Walgreens

EDUCATION

LOCATION

TENANT

MAJOR CROSS STREETS

Crowley has 6 public schools and 3 private schools (combined total enrollment of 3,623) within the 2.5 mile vicinity

HEALTH CARE

1.25 miles from Acadia General Hospital (a 179-bed acute tertiary care hospital providing specialty, primary & preventative services)

INVESTMENT HIGHLIGHTS

LEASE: Brand New 10-Year Absolute NNN Lease with Attractive 7% Rental Escalations every 5 Years

TENANT: KBP Foods (the largest KFC franchisee in the U.S.) Operates **700+Locations in 23 States** (16% of Locations in U.S. System) and will Generate Sales in Excess of \$800 Million in 2019 (FQSR, LLC is the Tenant on the Lease, Encompasses All Restaurant Locations)

BRAND NEW CONSTRUCTION: New, High-Quality Build-to-Suit Construction of KFC's Newest "American Showman" Prototype in 2018 STRONG INTRINSIC VALUE: Priced Just Over Land Value (Land Est. ±400.000)!

SALES PERFORMANCE: Sales are Currently Tracking to Hit an Attractive 3.87% Rent to Sales Ratio (When Annualized)

TRAFFIC COUNTS: Great Visibility on Main North/South Thoroughfare, Just South of I-10 (36,371 CPD) where Traffic Counts Exceed 19,170 CPD!

2018 DEMOGRAPHICS: Total Population (5-MI): 18,688 | Avg HH Income (1-MI): \$53,685



FINANCIAL ANALYSIS

SUMMARY

TENANT

PURCHASE PRICE

CAP RATE

GROSS LEASABLE AREA

YEAR BUILT

FQSR, LLC dba. KBP Foods

\$714,000

5.25%

2,150 SF

2018

LOT SIZE

±0.674 Acre

EXPENSE

REIMBURSEMENT

FINANCING

This is an **Absolute NNN lease**. Tenant is responsible for all expenses.

responsible for all expenses.

All Cash or Buyer to obtain new financing at

Close of Escrow.

RENT ROLL

TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
FQSR, LLC dba. KBP Foods	2,150	Years 1-5: 06/01/19 to 05/31/24	Current	\$37,500	5.25%
		Years 16-20: 06/01/24 to 05/31/29	7%	\$40,125	5.62%
					5.44% AVG ANNUAL RETURN
RENEWAL OPTIONS		1st Option: 06/01/29 to 05/31/34	7%	\$42,934	
		2 nd Option: 06/01/34 to 05/31/39	7%	\$45,939	
		3 rd Option: 06/01/39 to 05/31/44	7%	\$49,155	
		4 th Option: 06/01/44 to 05/31/49	7%	\$52,596	

KFC | CROWLEY, LOUISIANA

TENANT OVERVIEW



KBP Foods operates 700+ restaurants in 23 states and has Regional Vice Presidents in every major geographical region. The Corporate Office and Restaurant Support Center are located in Overland Park, Kansas.



The success KBP Foods has had with growth through acquisition is directly correlated to diligent selection criteria, prudent and responsible capital structure and industry leading operational talent. Ultimately giving their people significant opportunity to growth themselves personally, professionally and financially.

You can find out more about the Tenant by visiting their website: http://www.kbp-foods.com/







LOCATION OVERVIEW



Crowley is a city and the parish seat of Acadia Parish, Louisiana. The city has a total area of 4.9 square miles. Crowley is the "Rice Capital of America" and is known for its International Rice Festival. Mostly rural in nature, the parish economy is largely comprised of agricultural based industry producing rice, soybeans and crawfish. While farming is a way of life for many, the parish has approached the growth of new industry with open arms. The communities of Acadia continue to prosper with many new businesses, along with those that have been around for decades.

Acadia General Hospital serves a growing Acadia Parish population of approximately 62,000. Acadia General Hospital provides acute medical and surgical care, gynecology, pediatric, orthopedic, otolaryngology, cardiac, nephrology, ophthalmology, oncology, emergency services, vein therapy, wound care and hyperbaric medicine. Lafayette General Health is Acadiana's largest non-profit, community-owned regional health system committed to always delivering excellence. The system has over 4,000 employees, serving the south-central region of Louisiana by aligning with facilities across Acadiana. LGH is a founding member of the Ochsner Health Network.

For more than 75 years, Capitol Manufacturing Company has been a leading supplier of top quality, high pressure, pipe fittings to the refinery, petrochemical, plumbing, pharmaceutical, pulp and paper, and construction industries. Headquartered in Crowley, Louisiana, Capitol markets its products under three separate names, Capitol Manufacturing, CAMCO® Fittings, and CapProducts, Ltd. They are a top employer for the city of Crowley.

The Acadia Parish School district serves all of the Acadia Parish with 13 elementary, 9 middle, and 5 high schools. The district has nearly 10,000 students in its 27 facilities.

2018 DEMOGRAPHICS							
ALIMIT.	1-MI	3-MI	5-MI				
TOTAL POPULATION	4,185	15,899	18,688				
DAYTIME POPULATION	2,747	10,329	12,507				
AVERAGE HOUSEHOLD INCOME	\$53,685	\$44,871	\$48,708				

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