



ACTUAL SITE

KFC

**1400 NORTH MARTIN LUTHER KING HIGHWAY
LAKE CHARLES, LOUISIANA 70601**

**OFFERING
MEMORANDUM**

Represented by:
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**COMMERCIAL INVESTMENT ADVISORS, INC.
CIA BROKERAGE COMPANY**

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Represented by:
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CIA
commercial
investment
advisors

INVESTMENT OVERVIEW

KFC
LAKE CHARLES, LOUISIANA

NAME	KFC
LOCATION	1400 North Martin Luther King Highway Lake Charles, Louisiana 70601
MAJOR CROSS STREETS	On N MLK Hwy, South of Medora St
TENANT	FQSR, LLC dba. KBP FOODS
PURCHASE PRICE	\$1,292,000
CAP RATE	5.65%
ANNUAL RENT	\$73,000
GROSS LEASEABLE AREA	2,150 SF
RENTAL ESCALATIONS	7% every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	2019
LOT SIZE	±0.972 Acre
LEASE EXPIRATION	May 31, 2034
OPTIONS	Three 5-Year Renewal Options

POINTS OF INTEREST

RETAIL | SHOPPING: Nearby retailers include Walmart Supercenter, Dollar General, Family Dollar, Cato, AutoZone, O'Reilly Auto Parts; The City of Lake Charles has major retailers such as Lowe's Home Improvement, The Home Depot, Hobby Lobby, Ashley HomeStore, Academy Sports + Outdoors, Michaels, Old Navy, Conn's HomePlus, PetSmart, Big Lots, Dollar Tree, Goodwill, Party City, Harbor Freight Tools

HIGHER EDUCATION: 4 miles from SOWELA Technical Community College (offering associate degree, diploma programs, certified awards & workforce programs with total enrollment of 3,411); 7 miles from McNeese State University (a public university offering more than 80 degree programs in 8 colleges & divisions with total enrollment of 7,649)

HEALTH CARE: Less than 5 miles from Lake Charles Memorial Hospital (the region's largest family-centered medical complex, serving the healthcare needs of Southwest Louisiana with 314 licensed acute cared beds)

INVESTMENT HIGHLIGHTS

LEASE: Brand New 15-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 2019

STRONG SALES PERFORMANCE: Sales are Currently Tracking to Hit an Attractive 5.08% Rent to Sales Ratio!

TRAFFIC COUNTS: Large ±0.972-Acre Lot with Great Visibility on Main North/South Thoroughfare, where Traffic Counts Exceed 19,900 CPD!

2019 DEMOGRAPHICS: Total Population: 67,001 | Avg HH Income: \$49,560 | Population Growth 2010-2019 (3-MI): 11.87%



FINANCIAL ANALYSIS

SUMMARY

TENANT	FQSR, LLC dba. KBP Foods	LOT SIZE	±0.972 Acre
PURCHASE PRICE	\$1,292,000	EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
CAP RATE	5.65%	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
GROSS LEASABLE AREA	2,150 SF		
YEAR BUILT	2019		

RENT ROLL

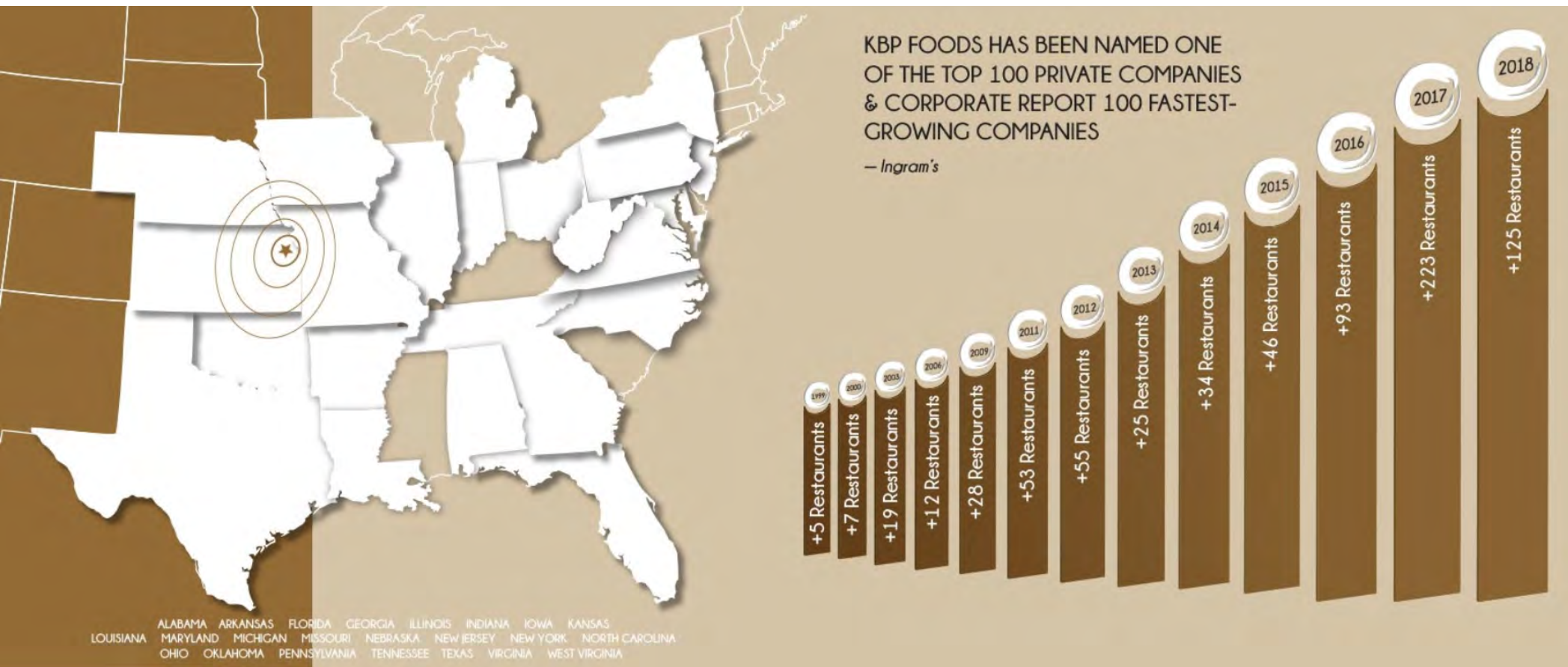
TENANT INFO		LEASE TERMS		RENT SUMMARY	
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
FQSR, LLC dba. KBP Foods	2,150	Years 1-5: 06/01/19 to 05/31/24	Current	\$73,000	5.65%
		Years 6-10: 06/01/24 to 05/31/29	7%	\$78,110	6.05%
		Years 11-15: 06/01/29 to 05/31/34	7%	\$83,578	6.47%
		6.05% AVG ANNUAL RETURN			
RENEWAL OPTIONS		1 st Option: 06/01/34 to 05/31/39	7%	\$89,428	
		2 nd Option: 06/01/39 to 05/31/44	7%	\$95,688	
		3 rd Option: 06/01/44 to 05/31/49	7%	\$102,386	

TENANT OVERVIEW

KFC
LAKE CHARLES, LOUISIANA



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.

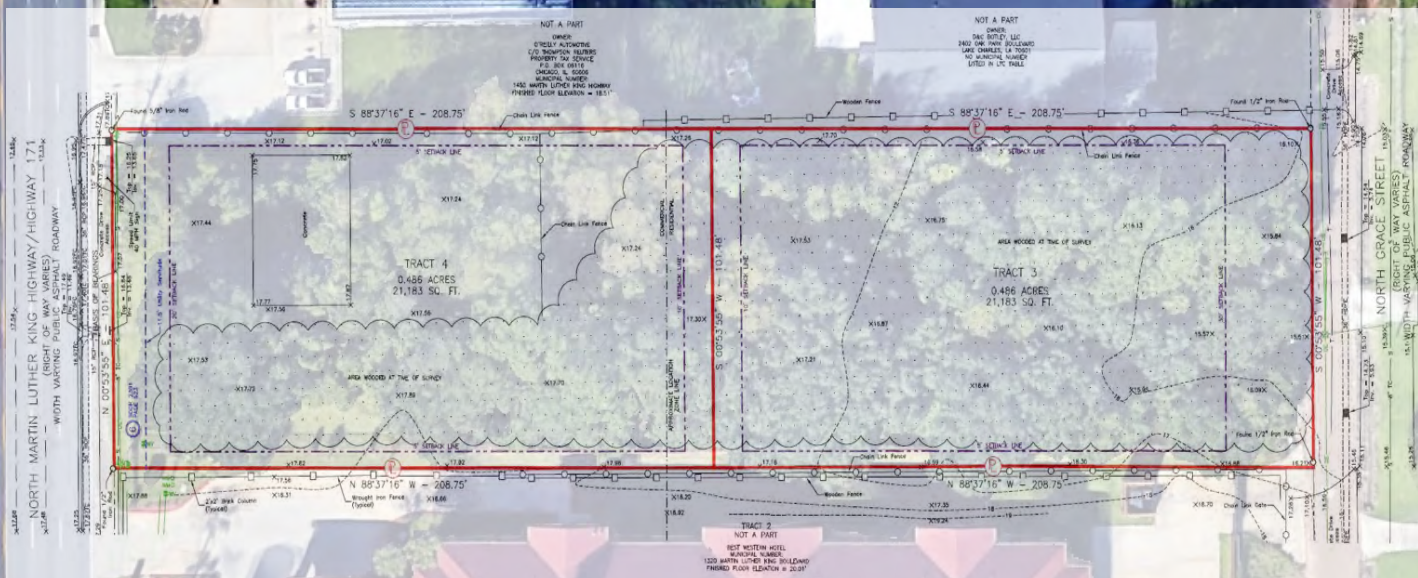


The success KBP Foods has had with growth through acquisition is directly correlated to diligent selection criteria, prudent and responsible capital structure and industry leading operational talent. Ultimately giving their people significant opportunity to grow themselves personally, professionally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

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



SURVEY



LOT SIZE
±0.972 Acre

GLA
2,150 SF

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The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

AERIAL



KFC | LAKE CHARLES, LOUISIANA



AERIAL ZOOMED OUT



U-HAUL

CHENNAULT
INTERNATIONAL
AIRPORT

KENWORTH

PURPLE HEART
MEMORIAL REC
CENTER

SOWELA
TECHNICAL COMMUNITY COLLEGE
3,411 STUDENTS

Walmart **Conn's**
Academy
CINEMARK
Office DEPOT
SHOE CARNIVAL
PETSMART **OLD NAVY**
Party City **Michaels**

**J.F. KENNEDY
ELEMENTARY**
191 STUDENTS

HOBBY LOBBY **BIG LOTS!**
cricket **sears outlet**
HARBOR FREIGHT **Goodwill**

Ashley
HOMESTORE

**OAK PARK
MIDDLE SCHOOL**
476 STUDENTS

**T.H. WATKINS
ELEMENTARY**
261 STUDENTS

**JOHNSON
ELEMENTARY**
295 STUDENTS

**Holiday Inn
Express**

DOLLAR GENERAL



**Advance
Auto Parts**

EconoLodge

**WASHINGTON-
MARION MAGNET
HIGH SCHOOL**
628 STUDENTS

**FAMILY
DOLLAR**

N MARTIN LUTHER KING HWY-19,906 CPD

DOLLAR GENERAL

**RAY D MOLO
MIDDLE SCHOOL**
377 STUDENTS

**CLIFTON
ELEMENTARY**
440 STUDENTS

**RALPH R. WILSON
ELEMENTARY**
192 STUDENTS

**Lake Charles
Memorial Health System**
314 BEDS

**ABC
Supply Co. Inc.**

**O'Reilly
AUTO PARTS**

POPEYES

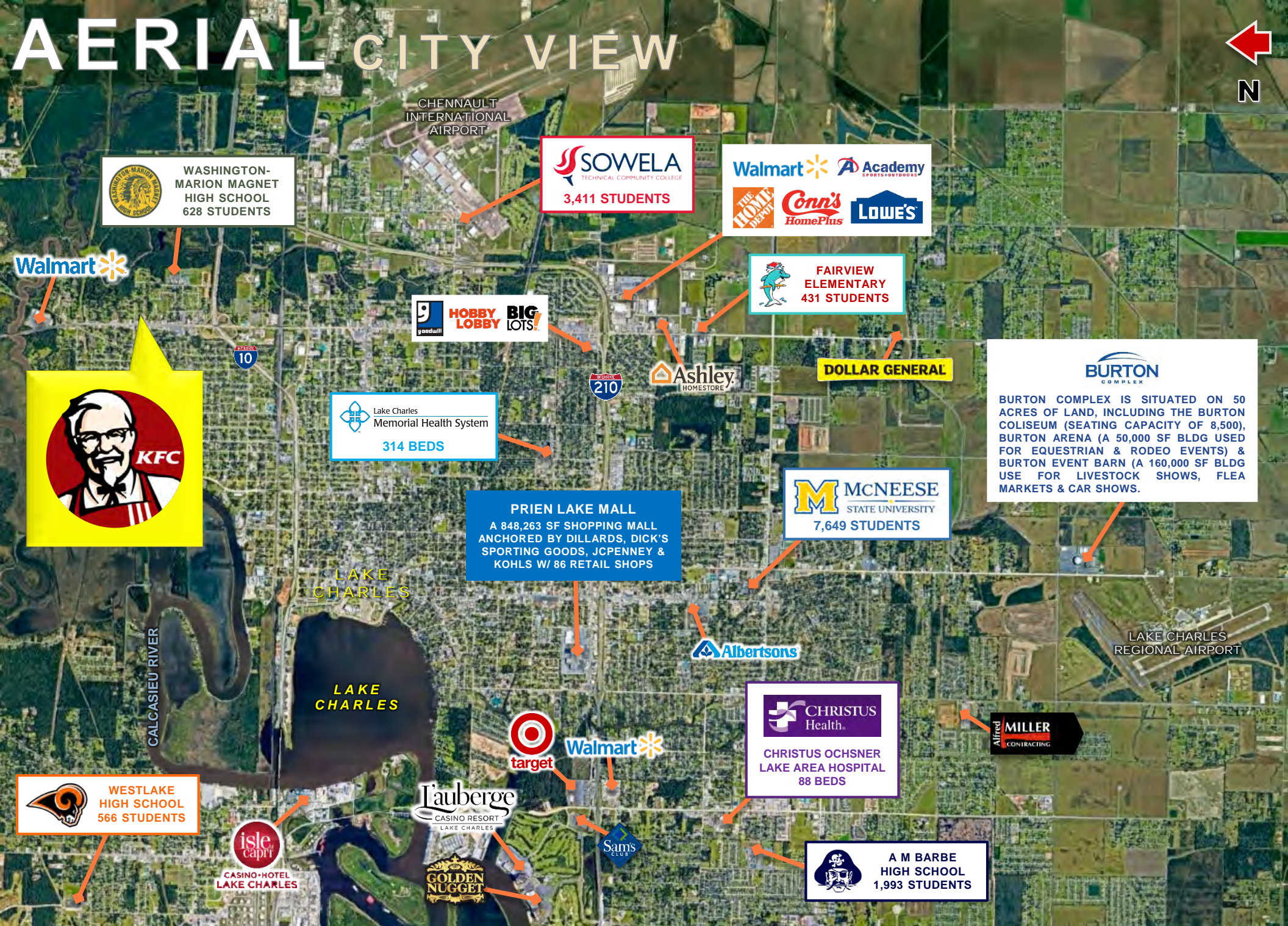
Walgreens



Walmart

ENGLISH
BAYOU

KFC | LAKE CHARLES, LOUISIANA



AERIAL CITY VIEW

CHENNAULT
INTERNATIONAL
AIRPORT

 **WASHINGTON-MARION MAGNET HIGH SCHOOL**
628 STUDENTS

 **SOWELA**
TECHNICAL COMMUNITY COLLEGE
3,411 STUDENTS

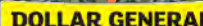
 
  


 **FAIRVIEW ELEMENTARY**
431 STUDENTS

 **HOBBY LOBBY**  **BIG LOTS**

 **Lake Charles Memorial Health System**
314 BEDS

 **Ashley**
HOMESTORE

 **DOLLAR GENERAL**

 **BURTON COMPLEX**
BURTON COMPLEX IS SITUATED ON 50 ACRES OF LAND, INCLUDING THE BURTON COLISEUM (SEATING CAPACITY OF 8,500), BURTON ARENA (A 50,000 SF BLDG USED FOR EQUESTRIAN & RODEO EVENTS) & BURTON EVENT BARN (A 160,000 SF BLDG USE FOR LIVESTOCK SHOWS, FLEA MARKETS & CAR SHOWS).

 **MCNEESE**
STATE UNIVERSITY
7,649 STUDENTS

PRIEN LAKE MALL
A 848,263 SF SHOPPING MALL ANCHORED BY DILLARDS, DICK'S SPORTING GOODS, JCPENNEY & KOHLS W/ 86 RETAIL SHOPS

 **Albertsons**

LAKE CHARLES
REGIONAL AIRPORT

 **WESTLAKE HIGH SCHOOL**
566 STUDENTS

 **isle capri**
CASINO • HOTEL
LAKE CHARLES

 **L'auberge**
CASINO RESORT
LAKE CHARLES


 **GOLDEN NUGGET**

 **target**

 **Walmart**

 **CHRISTUS Health**
CHRISTUS OCHSNER LAKE AREA HOSPITAL
88 BEDS

 **MILLER**
CONTRACTING

 **A M BARBE HIGH SCHOOL**
1,993 STUDENTS

KFC | LAKE CHARLES, LOUISIANA

LOCATION OVERVIEW




Lake Charles is the fifth-largest incorporated city in the state of Louisiana, located on Lake Charles, Prien Lake and the Calcasieu River. Founded in 1861 in Calcasieu Parish, it is a major industrial, cultural and educational center in the southwest region of the state. Lake Charles is the principal city of the Lake Charles Metropolitan Statistical Area, having a population of 202,040. Several petrochemical plants and an oil refinery are located nearby along the Calcasieu Ship Channel. Turner Industries, Westlake Chemical Corporation, and Citgo each employ over 1,000 engineers. Other industrial companies include PPG Industries, Phillips 66, Sasol and W. R. Grace.

McNeese State University, located on a 121-acre campus lined with oak trees in the heart of Lake Charles, is a four-year public university in the University of Louisiana System. McNeese was founded in 1939 and named after educator John McNeese. It offers over 80 majors, and includes the colleges of Business, Education, Engineering and Engineering Technology, Liberal Arts, Nursing, Science, Honors College and the Doré School of Graduate Studies. University of Louisiana System is one of the largest employers in the area, providing over 4,500 jobs.

Calcasieu Parish School Board (CPSB) is a school district based in Lake Charles, Louisiana. It is the 5th largest district in Louisiana. They serve over 32,271 students in all of their schools, and employ over 4,885 academic staff.

Lake Charles has the biggest casino market in the state of Louisiana. The L'Auberge du Lac Casino Resort is a 242 acres, 26-story hotel in Lake Charles. It has nearly 1000 guest rooms, as well as a casino, golf course, spa and meeting center. A second casino, the Golden Nugget Lake Charles, opened in late 2014, next to L'Auberge du Lac. The casino resort has more than 740 guest rooms, casino, golf course, meeting space, retail corridor and a private beach and marina.

	2019 DEMOGRAPHICS		
	1-MI	3-MI	5-MI
TOTAL POPULATION	4,759	24,482	67,001
POPULATION GROWTH 2010-2019	4.89%	11.87%	8.97%
DAYTIME POPULATION	3,301	16,662	51,408
HOUSEHOLD GROWTH 2010-2019	3.48%	10.69%	8.81%
AVERAGE HOUSEHOLD INCOME	\$39,021	\$36,270	\$49,560

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