

# KFC

1009 BEARDS HILL ROAD | ABERDEEN, MARYLAND 21001



ACTUAL SITE

Represented by:  
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# INVESTMENT OVERVIEW

KFC  
ABERDEEN, MARYLAND

NAME	KFC
LOCATION	1009 Beards Hill Road Aberdeen, Maryland 21001
MAJOR CROSS STREETS	On Beards Hill Rd, South of MD 22
TENANT	FQSR, LLC dba. KBP FOODS
PURCHASE PRICE	\$1,564,000
CAP RATE	5.50%
ANNUAL RENT	\$86,000
GROSS LEASEABLE AREA	2,627 SF
RENTAL ESCALATIONS	7% every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT   REMODELED	1985*   2001
LOT SIZE	±0.60 Acre
LEASE EXPIRATION	July 31, 2039
OPTIONS	Two 5-Year Renewal Options

\* According to Harford County

## POINTS OF INTEREST

**RETAIL | SHOPPING | ENTERTAINMENT:** Nearby retailers include Target, The Home Depot, ShopRite, The Tractor Supply Co., Goodwill, Dollar Tree, Habitat for Humanity ReStore, Ollie's Bargain Outlet, Pet Valu, TCC, Walgreens, Rite Aid, Planet Fitness; The City of Aberdeen has major retailers such as Walmart Supercenter, ALDI, Dollar General, AutoZone, NAPA Auto Parts

**HIGHER EDUCATION:** 7 miles from Harford Community College Bel Air (a community college offering more than 80 unique programs of study that lead to one of four different associate degrees or certificates with total enrollment of 6,714)

## ABERDEEN PROVING GROUND

12 miles from the Subject Property – the Army's oldest active proving ground, is one of the world's foremost research, development, testing, and training facilities for military weapons & equipment. It occupies more than 72,500 acres in Harford County – has more than 2,200 buildings with more than 15 million SF of building space. Their workforce has more than 21,000 military, civilian & contractor employees.

## INVESTMENT HIGHLIGHTS

**LEASE:** Brand New 20-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** (17% 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)

**SEASONED LOCATION/PENDING REMODEL:** Successfully Open & Operating for Decades with an Attractive 8.53% Rent to Sales Ratio! Slated for Remodel in 2020 – Showing Tenant's Commitment to the Location!

**TRAFFIC COUNTS:** Great Drive-by Visibility on Beards Hill Rd, Just South of Aberdeen Thoroughway/MD 22 (24,865 CPD) where Traffic Counts Exceed 12,500 CPD!

**AFFLUENT DEMOGRAPHICS (5-MI):** Total Population: 48,596 | **Avg HH Income: \$92,632!**



# FINANCIAL ANALYSIS

KFC  
ABERDEEN, MARYLAND

## SUMMARY

TENANT	FQSR, LLC dba. KBP Foods	LOT SIZE	±0.60 Acre
PURCHASE PRICE	\$1,564,000	EXPENSE REIMBURSEMENT	This is an <b>Absolute NNN lease</b> . Tenant is responsible for all expenses.
CAP RATE	5.50%	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
GROSS LEASABLE AREA	2,627 SF		
YEAR BUILT   REMODELED	1985   2001		

## RENT ROLL

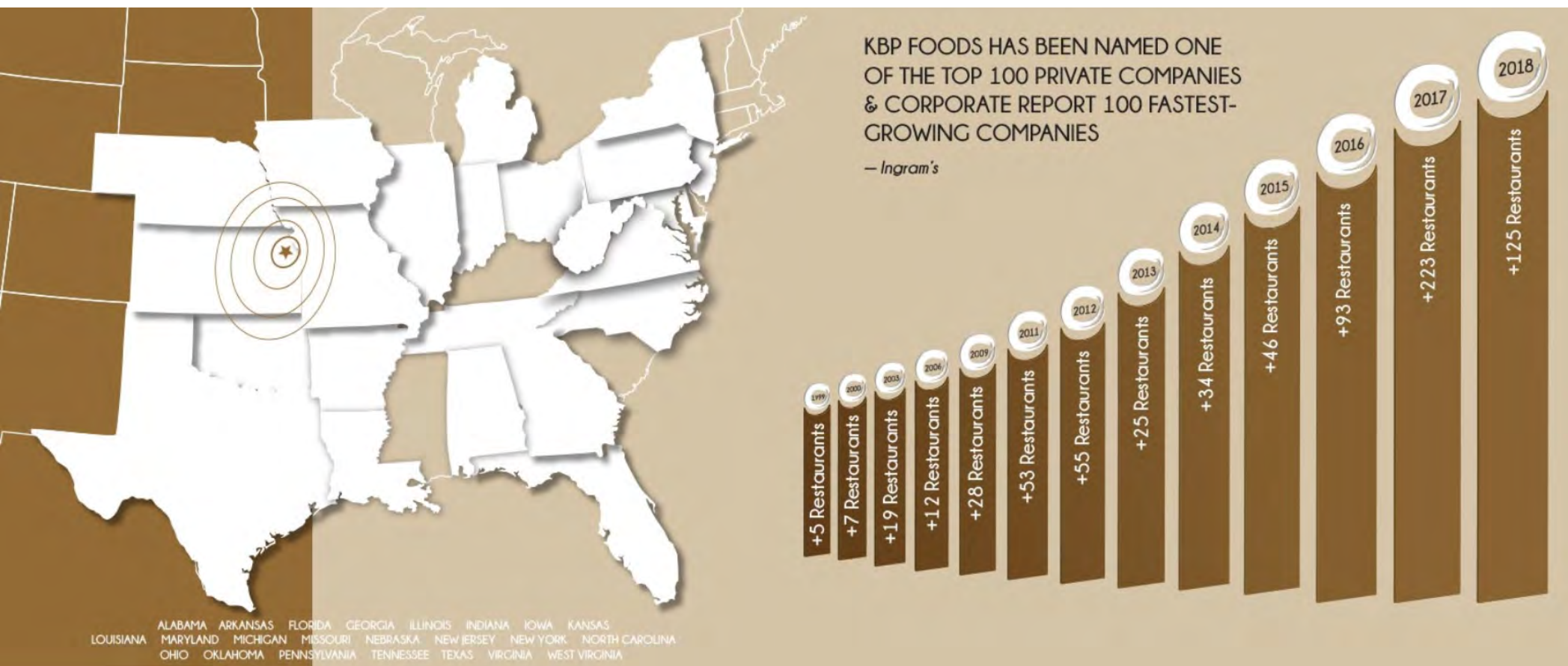
TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
FQSR, LLC dba. KBP Foods	2,627	Years 1-5: <b>07/08/19</b> to 07/31/24	Current	\$86,000	5.50%
		Years 6-10: 08/01/24 to 07/31/29	7%	\$92,020	5.88%
		Years 11-15: 08/01/29 to 07/31/34	7%	\$98,461	6.30%
		Years 16-20: 08/01/34 to <b>07/31/39</b>	7%	\$105,354	6.74%
RENEWAL OPTIONS		1 <sup>st</sup> Option: 08/01/39 to 07/31/44	7%	\$112,728	
		2 <sup>nd</sup> Option: 08/01/44 to 07/31/49	7%	\$120,619	



# 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.



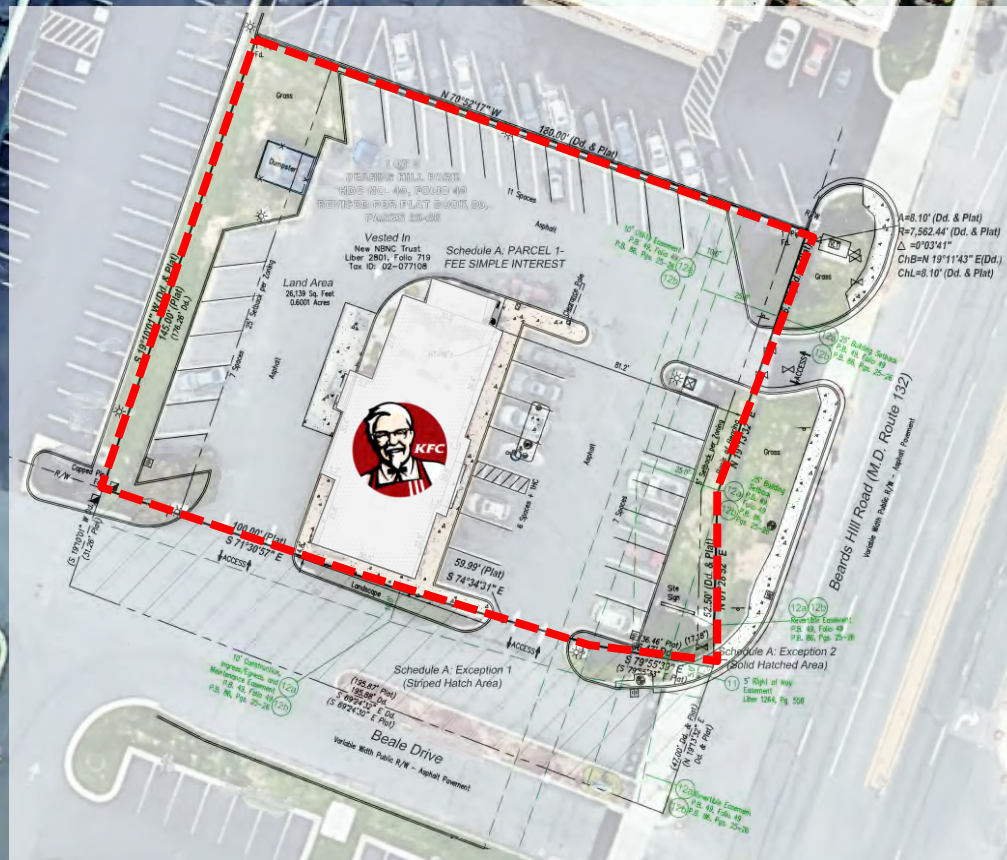
The success KBP Foods has had with growth through acquisition is directly correlated to diligent selection criteria, prudent and responsible capital structure and industry leading operational talent. Ultimately giving their people significant opportunity to grow themselves personally, professionally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

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





# SURVEY



LOT SIZE

±0.60 Acre

GLA

2,627 SF

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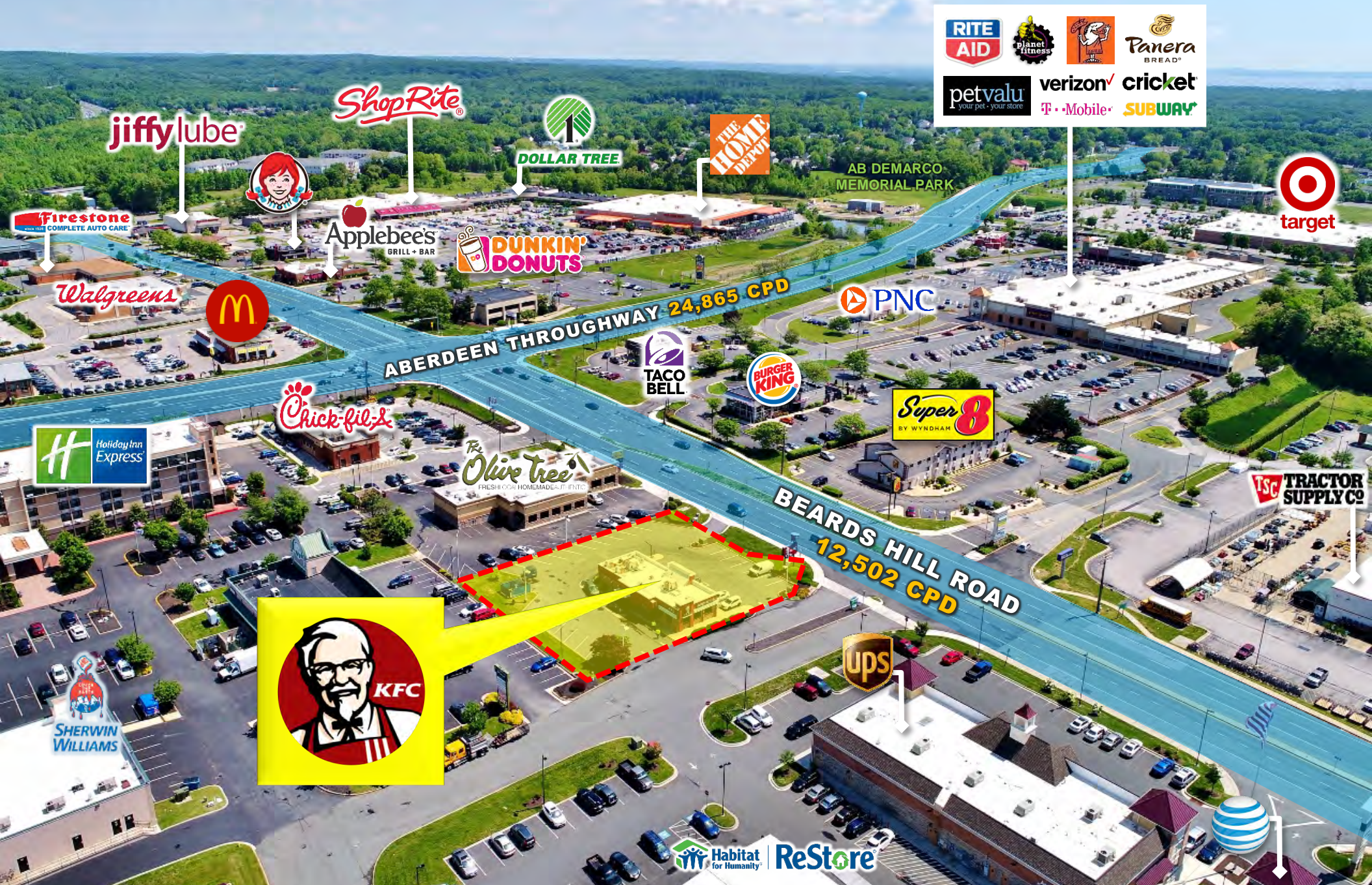
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# FACING EAST



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# FACING SOUTH



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# FACING WEST



LEIDOS FIELD AT RIPKEN STADIUM IS A 6,300 SEAT BASEBALL STADIUM - HOME OF THE ABERDEEN IRONBIRDS



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# AERIAL



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ABERDEEN  
MIDDLE SCHOOL  
1,184 STUDENTS

ABERDEEN  
HIGH SCHOOL  
1,453 STUDENTS

ROYCE WILLIAMS  
ELEMENTARY  
549 STUDENTS

Pler1 DISTRIBUTION  
CENTER

MCCORMICK SPICES  
WAREHOUSE



Walmart

Frito Lay DISTRIBUTION  
CENTER

Saks Fifth Avenue  
DISTRIBUTION CENTER

Pler1 DISTRIBUTION  
CENTER



THE CLOROX COMPANY

Gordon FOOD SERVICE STORE  
DISTRIBUTION  
CENTER

SEPHORA  
DISTRIBUTION CENTER

BOB'S DISCOUNT FURNITURE  
DISTRIBUTION CENTER

Adecco



CHURCH CREEK  
ELEMENTARY  
798 STUDENTS

STONEY  
DEMONSTRATION  
STATE FOREST

ABERDEEN

RUGGLES  
GOLF COURSE

PHILLIPS AAF  
(APG)



SWAN  
CREEK

THE ARMY'S OLDEST ACTIVE PROVING GROUND, IS ONE OF THE WORLD'S FOREMOST RESEARCH, DEVELOPMENT, TESTING, AND TRAINING FACILITIES FOR MILITARY WEAPONS & EQUIPMENT. IT OCCUPIES MORE THAN 72,500 ACRES IN HARFORD COUNTY - HAS MORE THAN 2,200 BUILDINGS WITH MORE THAN 15 MILLION SF OF BUILDING SPACE. THEIR WORKFORCE HAS MORE THAN 21,000 MILITARY, CIVILIAN & CONTRACTOR EMPLOYEES.

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# LOCATION OVERVIEW



**Aberdeen** is a city located in Harford County, Maryland, 26 miles northeast of Baltimore. Aberdeen is the largest municipality in Harford County and is part of the Baltimore-Towson Metropolitan Statistical Area.

Aberdeen Proving Ground is a United States Army facility located adjacent to Aberdeen. The facility provides expert knowledge and technical services including instrumentation application, facility operations, manufacturing and fabrication; exploit emerging technologies; and develop leading edge instrumentation and test methodologies. APG is headquarters of the United States Army Test and Evaluation Command. The proving ground occupies more than 72,500 acres in Harford County. More than 7,500 civilians and 5,000 military personnel work at APG.

University of Maryland Upper Chesapeake Health offers the residents of northeastern Maryland a combination of clinical expertise, leading-edge technology and an exceptional patient experience. UM UCH is the leading health care system and second largest private employer in Harford County. They have 3,500 team members and over 650 medical staff serving the residents of Harford County, eastern Baltimore County and western Cecil County.

Leidos Field at Ripken Stadium is the home of the Aberdeen IronBirds, Class A Affiliate of the Baltimore Orioles in the New York–Penn League. The stadium is located in Aberdeen, Maryland. The 6,300-seat Ripken Stadium held its first game on June 18, 2002. The team has sold out every home game at Ripken Stadium since it began playing there in 2002.



## 2019 DEMOGRAPHICS

	1-MI	3-MI	5-MI
<b>TOTAL POPULATION</b>	-3.18%	<b>12.16%</b>	9.75%
POPULATION GROWTH 2010-2019	5,570	23,392	48,596
DAYTIME POPULATION	5,416	21,314	44,876
HOUSEHOLD GROWTH 2010-2019	-3.99%	11.72%	8.27%
<b>AVERAGE HOUSEHOLD INCOME</b>	\$71,230	\$83,062	<b>\$92,632</b>



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