

KFC & TACO BELL

260 BELLE HILL ROAD | ELKTON, MARYLAND 21921



ACTUAL SITE



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INVESTMENT OVERVIEW

KFC & TACO BELL
ELKTON, MARYLAND

NAME	KFC & TACO BELL
LOCATION	260 Belle Hill Road Elkton, Maryland 21921
MAJOR CROSS STREETS	Belle Hill Rd & Elkton Rd
TENANT	FQSR, LLC dba. KBP FOODS
PURCHASE PRICE	\$2,124,000
CAP RATE	5.65%
ANNUAL RENT	\$120,000
GROSS LEASEABLE AREA	2,555 SF
RENTAL ESCALATIONS	7% every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT REMODELED	1997* 2019
LOT SIZE	±0.92 Acre
LEASE EXPIRATION	July 31, 2039
OPTIONS	Two 5-Year Renewal Options

* According to Cecil County

POINTS OF INTEREST

RETAIL | SHOPPING | ENTERTAINMENT: The Town of Elkton has major retailers such as Walmart Supercenter, Ashley HomeStore, Big Lots, Staples, ALDI, Food Lion, ACME Markets, Tractor Supply Co., Rent-A-Center, Peebles, Advance Auto Parts, AutoZone, NAPA Auto Parts, Walgreens, Rite Aid, Verizon, T-Mobile, AT&T Store, Planet Fitness

HIGHER EDUCATION: 4 miles from University of Delaware Newark (a public research university offering more than 135 undergraduate degrees, 67 doctoral, 142 master's degree programs, various dual degrees & certificate programs with total enrollment of 18,221)

HEALTH CARE: 3 miles from Union Hospital of Cecil County (an award-winning, full-service community hospital offering outpatient, surgical, and emergency services, as well as comprehensive health education programs with 72 licensed beds in 6 operating rooms)

INVESTMENT HIGHLIGHTS

LEASE: Brand New 20-Year Absolute NNN Lease with Attractive 7% Rental Escalations every 5 Years – RARE Dual Branded Concept!

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/RECENT REMODEL: High Volume Store - Successfully Open & Operating for Decades with an Attractive 7.74% Rent to Sales Ratio! Recently Remodeled in 2019 – Showing Tenant's Commitment to the Location!

TRAFFIC COUNTS: Positioned on Hard Corner/Signalized Intersection with Great Drive-By Visibility on Elkton Rd/Maryland Route 279 (Half Mile South of I-95 with 85,193 CPD) where Traffic Counts Exceed 14,550 CPD!

DEMOGRAPHICS: Total Population (5-MI): 91,168 | Avg HH Income (3-MI): \$83,428



FINANCIAL ANALYSIS

KFC & TACO BELL
ELKTON, MARYLAND

SUMMARY

TENANT	FQSR, LLC dba. KBP Foods	LOT SIZE	±0.92 Acre
PURCHASE PRICE	\$2,124,000	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	2,555 SF		
YEAR BUILT REMODELED	1997 2019		

RENT ROLL

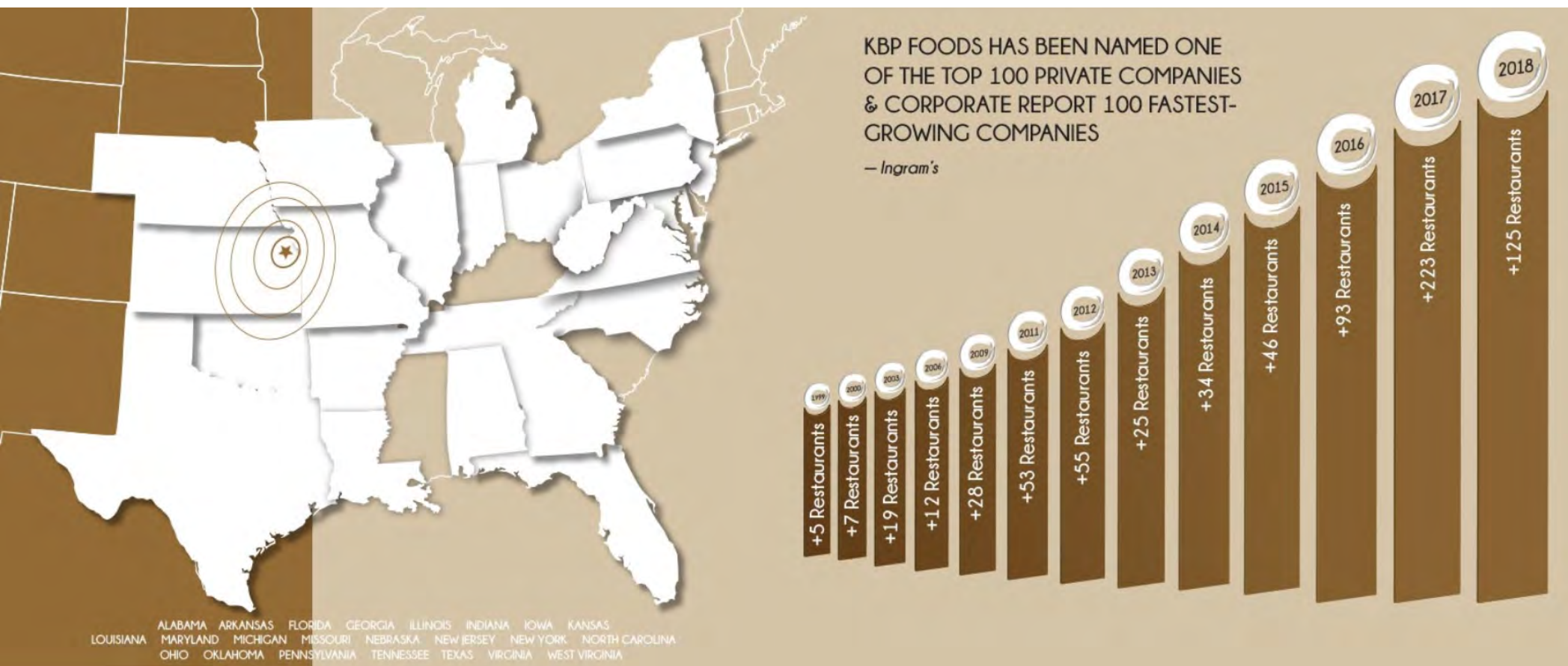
TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
FQSR, LLC dba. KBP Foods	2,555	Years 1-5: 07/08/19 to 07/31/24	Current	\$120,000	5.65%
		Years 6-10: 08/01/24 to 07/31/29	7%	\$128,400	6.05%
		Years 11-15: 08/01/29 to 07/31/34	7%	\$137,388	6.47%
		Years 16-20: 08/01/34 to 07/31/39	7%	\$147,005	6.92%
RENEWAL OPTIONS		1 st Option: 08/01/39 to 07/31/44	7%	\$157,296	
		2 nd Option: 08/01/44 to 07/31/49	7%	\$168,306	

TENANT OVERVIEW

KFC & TACO BELL
ELKTON, MARYLAND



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

BELLE HILL RD 1,310 CPD



ELKTON RD 13,242 CPD



LOT SIZE
±0.92 Acre

GLA
2,555 SF

KFC & TACO BELL | ELKTON, MARYLAND

AERIAL



KFC & TACO BELL | ELKTON, MARYLAND

AERIAL CITY VIEW



KFC & TACO BELL | ELKTON, MARYLAND

AERIAL METRO VIEW



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LOCATION OVERVIEW

KFC & TACO BELL
ELKTON, MARYLAND




Elkton is a town in Cecil County, Maryland. Today, many of the town's beautiful colonial structures remain, yet they're surrounded by buildings that reflect an active business community. Office buildings, courthouses, a hospital and retail establishments share space with history in Elkton, which has been the County Seat since 1787.

Cecil County Public Schools is a public school system serving the residents of Cecil County. The district includes 17 elementary schools, 6 middle schools, and 5 high schools. There are a total of 15,633 students in the district and a student-teacher ratio of 13 to 1.

The University of Delaware is the largest university in Delaware. UD currently offers more than 135 undergraduate degrees. The main campus is in Newark, with satellite campuses in Dover, Wilmington, Lewes and Georgetown. It is considered a large institution with over 18,220 students.

Union Hospital is a full-service community hospital located in Elkton with 72 licensed beds. The hospitals 1,300 staff members and 375 physicians offer outpatient, surgical and emergency services, as well as comprehensive health education programs. Six operating rooms host an average of 20 procedures a day.

W. L. Gore & Associates, Inc. is an American multinational manufacturing company specializing in products derived from fluoropolymers. It is a privately held corporation headquartered in Newark, Delaware and has many plants throughout Elkton. It is best known as the developer of waterproof, breathable Gore-Tex fabrics. They are one of the largest employers in Cecil County, with over 2,405 employees.

	2019 DEMOGRAPHICS		
	1-MI	3-MI	5-MI
TOTAL POPULATION	3,565	29,572	91,168
DAYTIME POPULATION	3,376	27,196	77,422
AVERAGE HOUSEHOLD INCOME	\$80,657	\$83,428	\$81,517

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