

KFC

11137 BUCHANAN TRAIL EAST | WAYNESBORO, PENNSYLVANIA 17268



ACTUAL SITE

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INVESTMENT OVERVIEW

KFC
WAYNESBORO, PENNSYLVANIA

NAME	KFC
LOCATION	11137 Buchanan Trail East Waynesboro, Pennsylvania 17268
MAJOR CROSS STREETS	Buchanan Trail East & Old Forge Rd
TENANT	FQSR, LLC dba. KBP FOODS
PURCHASE PRICE	\$1,487,000
CAP RATE	5.65%
ANNUAL RENT	\$84,000
GROSS LEASEABLE AREA	2,822 SF
RENTAL ESCALATIONS	7% every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	2005
LOT SIZE	±1.34 Acres
LEASE EXPIRATION	July 31, 2039
OPTIONS	Two 4-Year & 11-Month Renewal Options

* According to Franklin County

POINTS OF INTEREST

RETAIL | SHOPPING | ENTERTAINMENT: Nearby retailers include Walmart Supercenter, Lowe's Home Improvement, Dollar General, Goodwill, Verizon, AT&T Store, Cricket Wireless; The Borough of Waynesboro has major retailers such as Martin's Food, Dollar Tree, Tractor Supply Co., True Value, Pet Valu, Rite Aid, CVS Pharmacy, AutoZone, Advance Auto Parts, Sprint Store

EDUCATION: There are 6 public schools in The Borough of Waynesboro with total enrollment of 4,192)

HEALTH CARE: 2 miles from Waynesboro Hospital (a full-service community hospital offering outpatient, surgical, and emergency services, as well as comprehensive health education programs with 56 licensed beds)

INVESTMENT HIGHLIGHTS

LEASE: Brand New 20-Year Absolute NNN Lease with Attractive 7% Rental Escalations every 5 Years

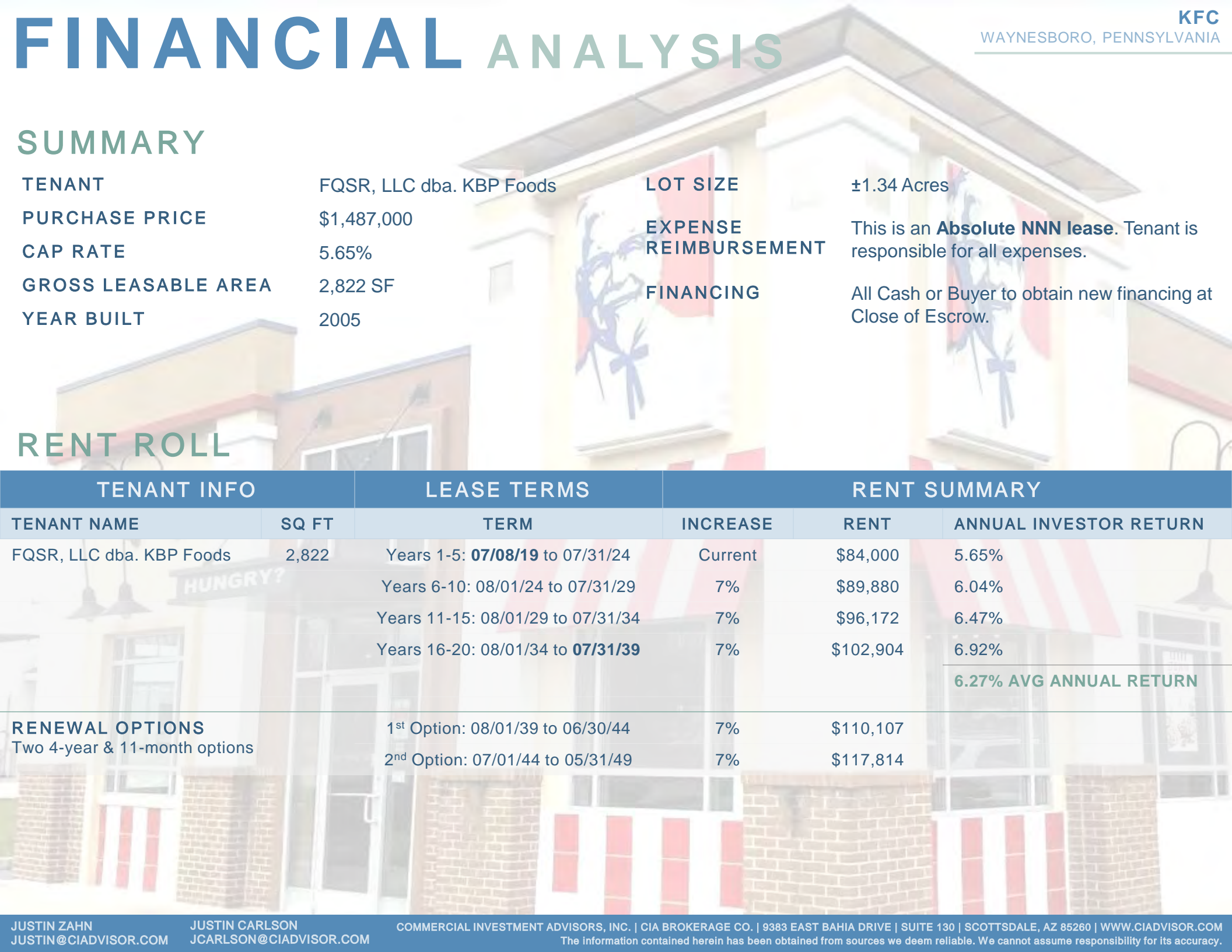
TENANT: KBP Foods (the largest KFC franchisee in the U.S.) Operates **700+ Locations in 23 States** (17% of Locations in U.S. System) and **will Generate Sales in Excess of \$800 Million in 2019** (FQSR, LLC is the Tenant on the Lease, Encompasses All Restaurant Locations)

SEASONED LOCATION: Successfully Open & Operating since 2005 with an **Attractive 7.51% Rent to Sales Ratio!**

TRAFFIC COUNTS: Sitting on a Large ±1.34-Acre Lot (Pad Site to Lowe's Home Improvement & Walmart Supercenter) with Great Drive-By Visibility where Traffic Counts Exceed 15,900 CPD!

2019 DEMOGRAPHICS: Total Population (5-MI): 32,015 | Avg HH Income (1-MI): \$81,656 | **Population Growth 2010-2019 (3-MI): 11.21%**





FINANCIAL ANALYSIS

SUMMARY

TENANT	FQSR, LLC dba. KBP Foods	LOT SIZE	±1.34 Acres
PURCHASE PRICE	\$1,487,000	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	2,822 SF		
YEAR BUILT	2005		

RENT ROLL

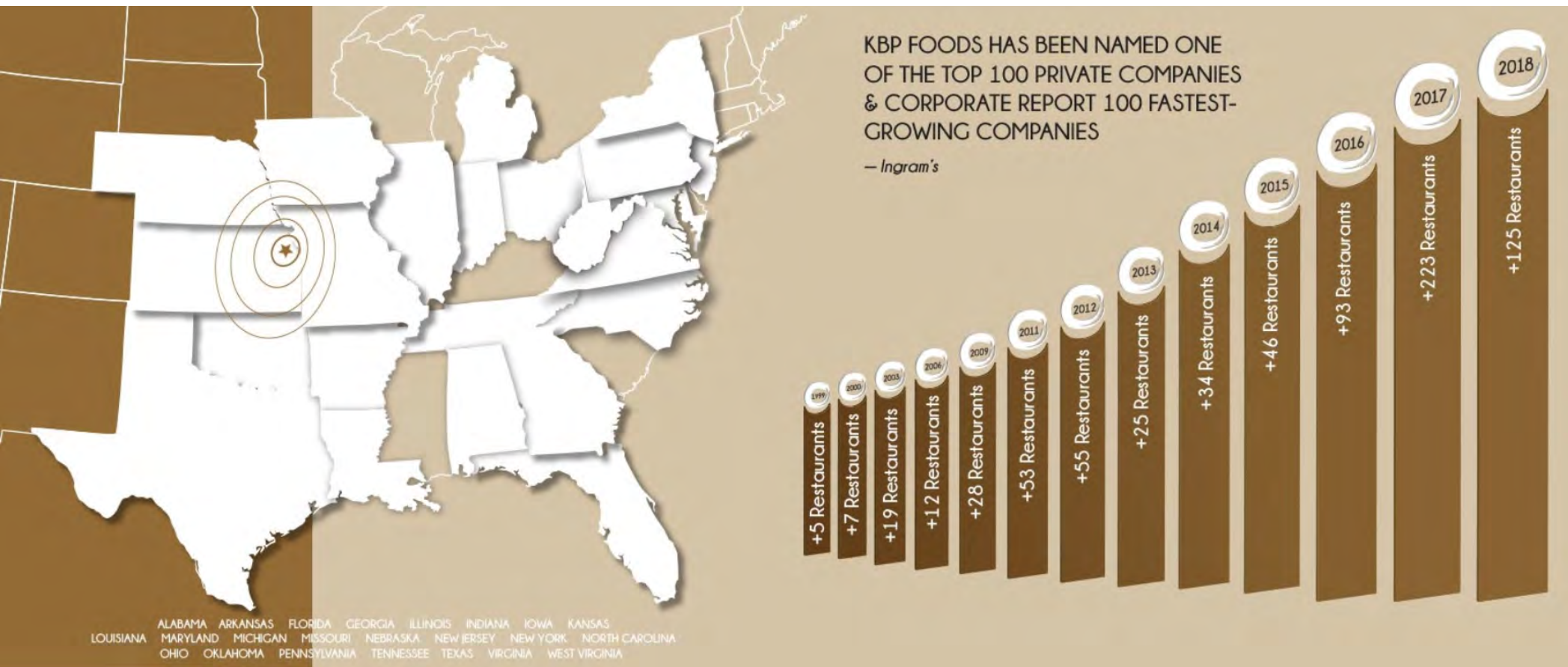
TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
FQSR, LLC dba. KBP Foods	2,822	Years 1-5: 07/08/19 to 07/31/24	Current	\$84,000	5.65%
		Years 6-10: 08/01/24 to 07/31/29	7%	\$89,880	6.04%
		Years 11-15: 08/01/29 to 07/31/34	7%	\$96,172	6.47%
		Years 16-20: 08/01/34 to 07/31/39	7%	\$102,904	6.92%
RENEWAL OPTIONS Two 4-year & 11-month options		1 st Option: 08/01/39 to 06/30/44	7%	\$110,107	
		2 nd Option: 07/01/44 to 05/31/49	7%	\$117,814	

TENANT OVERVIEW

KFC
WAYNESBORO, PENNSYLVANIA



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/>

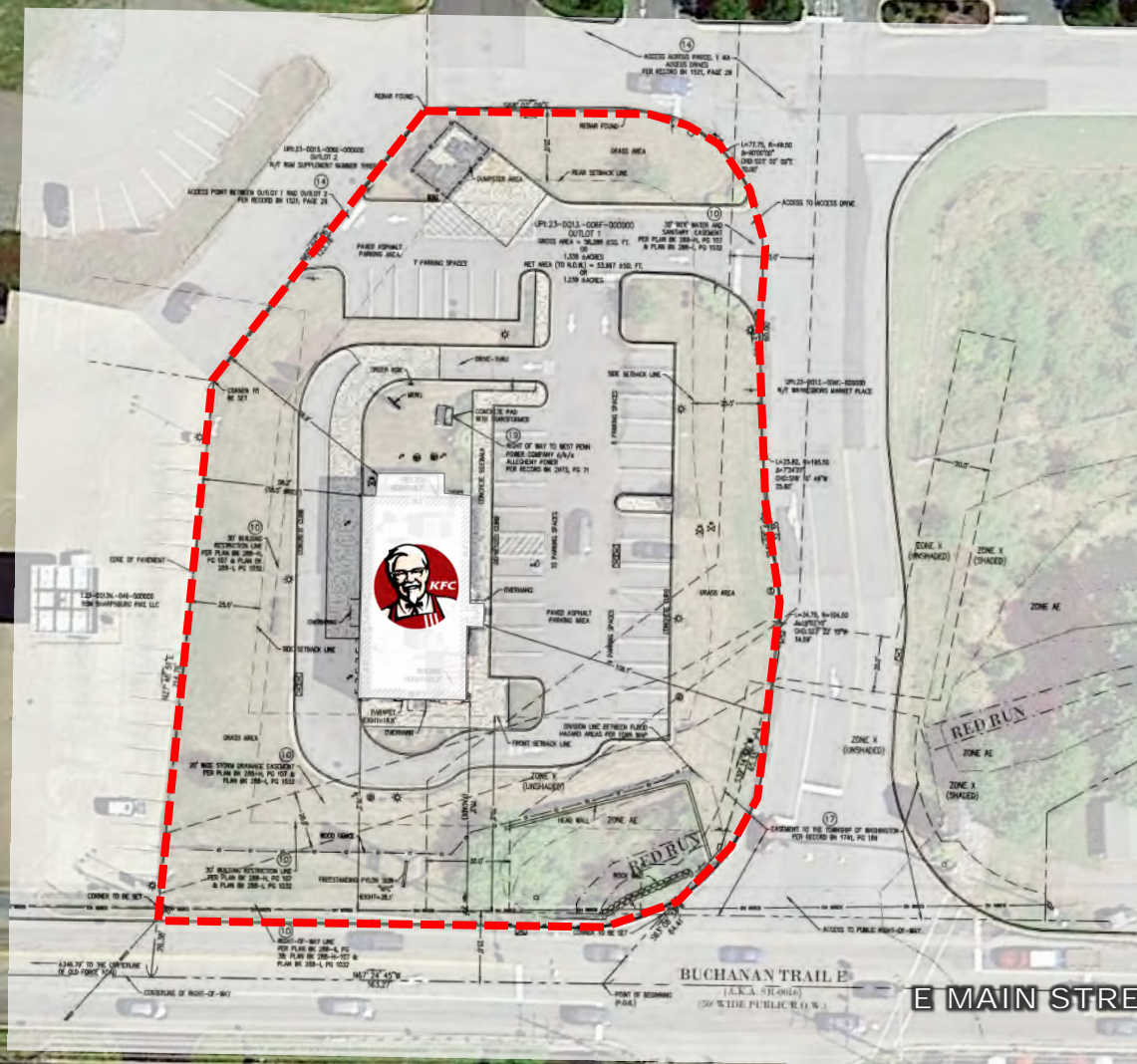


SITE PHOTOS ACTUAL INTERIOR



KFC | WAYNESBORO, PENNSYLVANIA

SURVEY



E MAIN STREET 15,909 CPD

LOT SIZE
±1.34 Acre
GLA
2,822 SF

KFC | WAYNESBORO, PENNSYLVANIA

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

AERIAL



 **HOOVERVILLE
ELEMENTARY**
347 STUDENTS

 
DOLLAR GENERAL

 **Patriot**
FEDERAL CREDIT UNION

Exxon

 **Bohemians**
STYLE QUALITY HISTORY

 **KFC**

 **George & Sons**
Construction Transportation
Manufacturing

 **COBBLESTONE
HOTEL & SUITES**

OLD FORGE RD

NEW FORGE
CROSSING
60 UNITS

 **Walmart**
SUBWAY

 **Rent-A-Center**
GameStop
CELLULARSALES

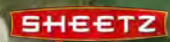
 **Applebee's**
GRILL • BAR

 **LOWE'S**

 **Red Run
GRILL**
HOME OF GREAT PEE BEEF

 **Green Active Landscapes, LLC**
Design • Landscaping • Installation
Maintenance • Irrigation • Lighting

 **BB&T**

 **SHEETZ**

WASHINGTON TWP BLVD 7,616 CPD

BUCHANAN TRAIL E

 **Little Caesars**

 **VAST
VAPOR**

 **UNITED STATES
POSTAL SERVICE**

OLD RTE 16 1,230 CPD

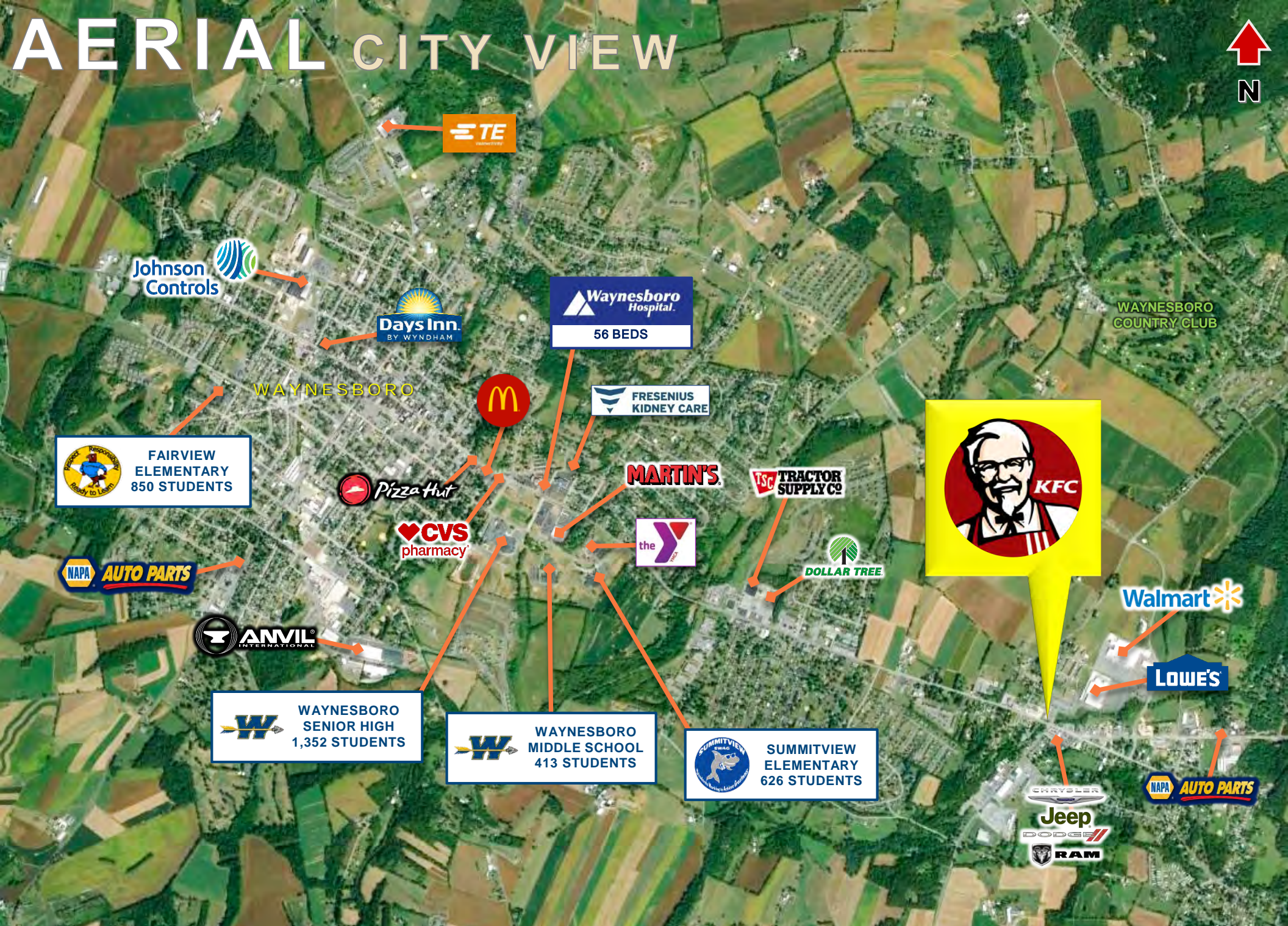
KFC | WAYNESBORO, PENNSYLVANIA

AERIAL ZOOMED OUT



KFC | WAYNESBORO, PENNSYLVANIA

AERIAL CITY VIEW



KFC | WAYNESBORO, PENNSYLVANIA

LOCATION OVERVIEW




Waynesboro is a borough in Franklin County, Pennsylvania, on the southern border of the state. Waynesboro is in the Cumberland Valley between Hagerstown, Maryland and Chambersburg, Pennsylvania. It is part of Chambersburg, PA Micropolitan Statistical Area, which is part of the Baltimore–Washington metropolitan area. It is 2 miles north of the Mason–Dixon line and close to Camp David and the Raven Rock Mountain Complex.

The Waynesboro Area School District is a midsized, suburban public school district located in Franklin County. The Waynesboro Area School District operates four elementary schools, a middle school and a high school. The district employs over 500 staff with an enrollment of 4,200+ students.

Renfrew became a public museum and park in 1975 through the generosity of its last private owner. In her will, Emma Nicodemus specified that her house and the surrounding 107-acres, willed to the Borough of Waynesboro, be made into a museum and parkland. Research and restoration have expanded the scope of the site to include a Visitors Center in the Victorian period barn, several restored outbuildings which include the smokehouse, milkhouse and the Fahnestock farmstead with its barn and house.

The foundation of Waynesboro's industrial activity was laid by George Frick, whose invention of a small steam engine for farm use replaced cumbersome horsepower. He founded Frick Co., now known as Johnson Controls. Johnson Controls is a global diversified technology and multi industrial leader serving a wide range of customers in more than 150 countries.

	2019 DEMOGRAPHICS		
	1-MI	3-MI	5-MI
TOTAL POPULATION	2,723	19,466	32,015
POPULATION GROWTH 2010-2019	4.37%	11.21%	9.23%
DAYTIME POPULATION	2,642	17,977	28,796
HOUSEHOLD GROWTH 2010-2019	4.35%	11.12%	9.31%
AVERAGE HOUSEHOLD INCOME	\$81,656	\$73,592	\$71,770

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