



ACTUAL SITE

KFC

**34330 GROESBECK HIGHWAY
CLINTON TOWNSHIP, MICHIGAN 48035**

**OFFERING
MEMORANDUM**

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In Association with Michigan Designated Broker:
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CIA
commercial
investment
advisors

INVESTMENT OVERVIEW

KFC
CLINTON TOWNSHIP, MICHIGAN

NAME	KFC
LOCATION	34330 Groesbeck Highway Clinton Township, Michigan 48035
MAJOR CROSS STREETS	On Groesbeck Hwy (M-97), South of 15 Mile Rd
TENANT	FQSR, LLC dba. KBP FOODS
PURCHASE PRICE	\$1,504,000
CAP RATE	5.85%
ANNUAL RENT	\$88,000
GROSS LEASEABLE AREA	2,684 SF
RENTAL ESCALATIONS	7% every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT REMODELED	1973 2018
LOT SIZE	±0.522 Acre
LEASE EXPIRATION	July 31, 2039
OPTIONS	Two 5-Year Renewal Options

POINTS OF INTEREST

RETAIL | SHOPPING: Nearby retailers (within 3-mile vicinity) include Lowe's Home Improvement, Target, Kohl's, Burlington, Sam's Club, Meijer, Dicks' Sporting Goods, Best Buy, Bed Bath & Beyond, At Home, Art Van Furniture, H&M, Kroger, ALDI, Save-A-Lot, Big Lots, Dollar Tree, Dollar General, ULTA Beauty, Walgreens, Rite Aid

HIGHER EDUCATION: 4 miles from Macomb Community College Warren (a community college offering nearly 200 degree & certificate programs with total enrollment of 21,946); 1.5 miles from Baker College of Clinton Township (a community college offering a variety of degree programs, including certificates, associate degrees & bachelor degrees with total enrollment of 3,625)

HEALTH CARE: 3.5 miles from McLaren Macomb Hospital (a 288-bed tertiary teaching facility with services such as cardiovascular care, award winning cancer services – the hospital is verified as a Level II Trauma Center & operates one of the busiest Emergency Centers in the area)

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/RECENT REMODEL: Successfully Open & Operating for Decades with an Attractive 7.44% Rent-to-Sales Ratio! – Recently Remodeled in 2018 to New American Showman Prototype, Showing Tenant's Commitment to this Location!

TRAFFIC COUNTS: Great Drive-By Visibility on Groesbeck Hwy (M-97) where Traffic Counts Exceed 39,010 CPD!

2019 DEMOGRAPHICS (5-MI): Total Population: 284,546 | Avg HH Income: \$70,059 | **Population Growth 2010-2019 (1-MI): 12.48%**



FINANCIAL ANALYSIS

SUMMARY

TENANT	FQSR, LLC dba. KBP Foods	LOT SIZE	±0.522 Acre
PURCHASE PRICE	\$1,504,000	EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
CAP RATE	5.85%	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
GROSS LEASABLE AREA	2,684 SF		
YEAR BUILT REMODELED	1973 2018		

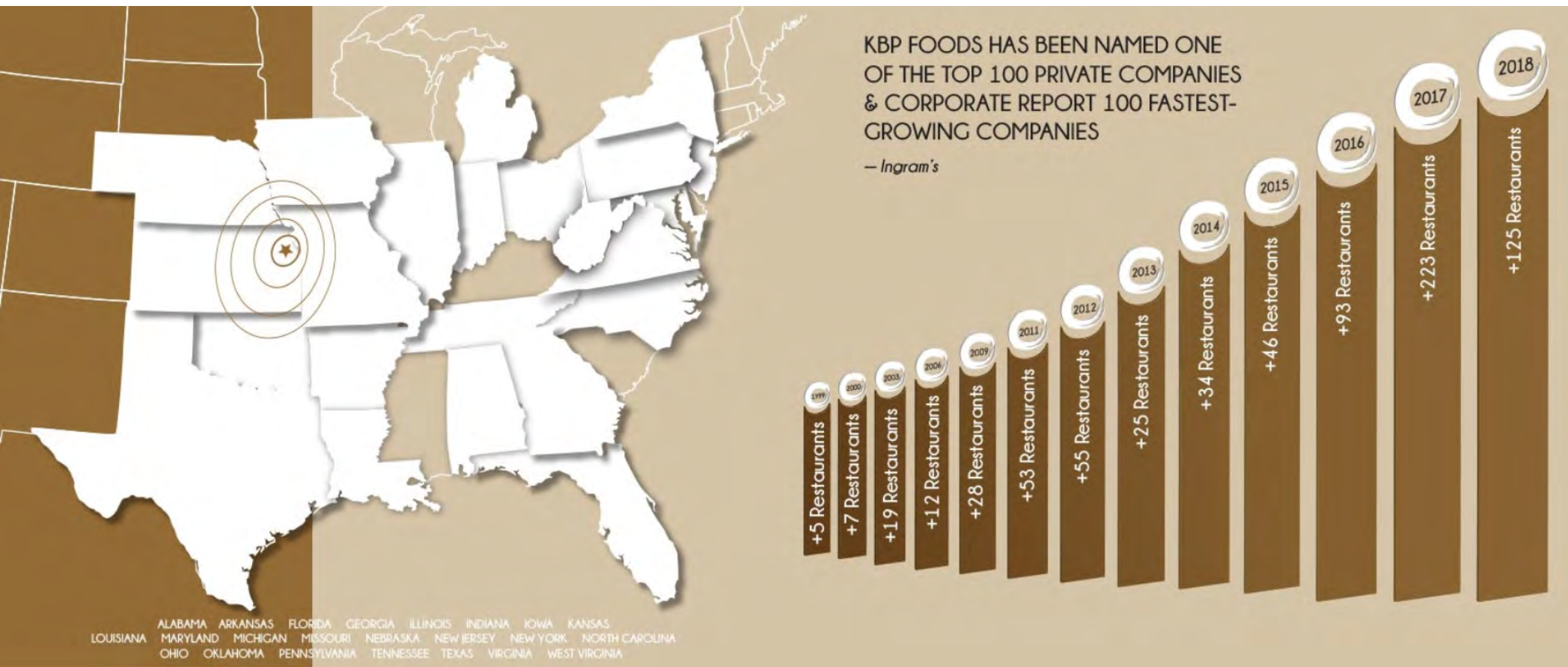
RENT ROLL

TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
FQSR, LLC dba. KBP Foods	2,665	Years 1-5: 07/08/19 to 07/31/24	Current	\$88,000	5.85%
		Years 6-10: 08/01/24 to 07/31/29	7%	\$94,160	6.26%
		Years 11-15: 08/01/29 to 07/31/34	7%	\$100,751	6.70%
		Years 16-20: 08/01/34 to 07/31/39	7%	\$107,804	7.17%
RENEWAL OPTIONS		1 st Option: 08/01/39 to 07/31/44	7%	\$115,350	
		2 nd Option: 08/01/44 to 07/31/49	7%	\$123,425	

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



GROSEBECK HWY 39,016 CPD



LOT SIZE
± 0.522 Acre

GLA
2,684 SF

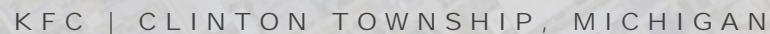
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The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

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AERIAL CITY VIEW



Lowe's
BIG LOTS!

TJ-maxx
target
planet fitness
DOLLAR TREE

Kroger

meijer

Walmart

OUTBACK STEAKHOUSE

Marshalls

COSTCO WHOLESALE

White Castle

U-HAUL

TACO BELL

JOANN
PET SMART

SAM'S CLUB

GRATIOT AVE



BAKER COLLEGE
3,625 STUDENTS

MACOMB MALL
A 933,000 SF SHOPPING MALL
ANCHORED BY KOHL'S, DICK'S
SPORTING GOODS & AT HOME
W/ 61 RETAIL SHOPS

Kroger
DSW
BED BATH & BEYOND
BEST BUY
Logan's Roadhouse
Tim Hortons
Ruby Tuesday

ROSEVILLE MIDDLE SCHOOL
788 STUDENTS

Kroger
99¢ ONLY STORES
RAC
boost mobile
FAMILY DOLLAR
Save a lot
CITITRENDS
CSL Plasma
SUBWAY
TJ-maxx
Rainbow avenue
ACE Hardware
Citizens Bank
H&R BLOCK

ROSEVILLE HIGH SCHOOL
1,518 STUDENTS

CHASE

DOLLAR TREE

GROESBECK HWY 39,016 CPD

Macomb Community College
SOUTH CAMPUS

BURKARD INDUSTRIES
V-Cut • Ponderosa • C&B
The Best Choice Since 1954

FRASER HIGH SCHOOL
1,637 STUDENTS

DE LA SALLE HIGH SCHOOL
790 STUDENTS

WARREN WOODS TOWER HIGH
1,077 STUDENTS

MAURICE M. WILDE ELEMENTARY
461 STUDENTS

Randazzo FRESH MARKET
TCC
CVS pharmacy
Comerica
GNC
BR baskin robbins
SUBWAY

meijer

REGINA HIGH SCHOOL
366 STUDENTS

FAMILY DOLLAR

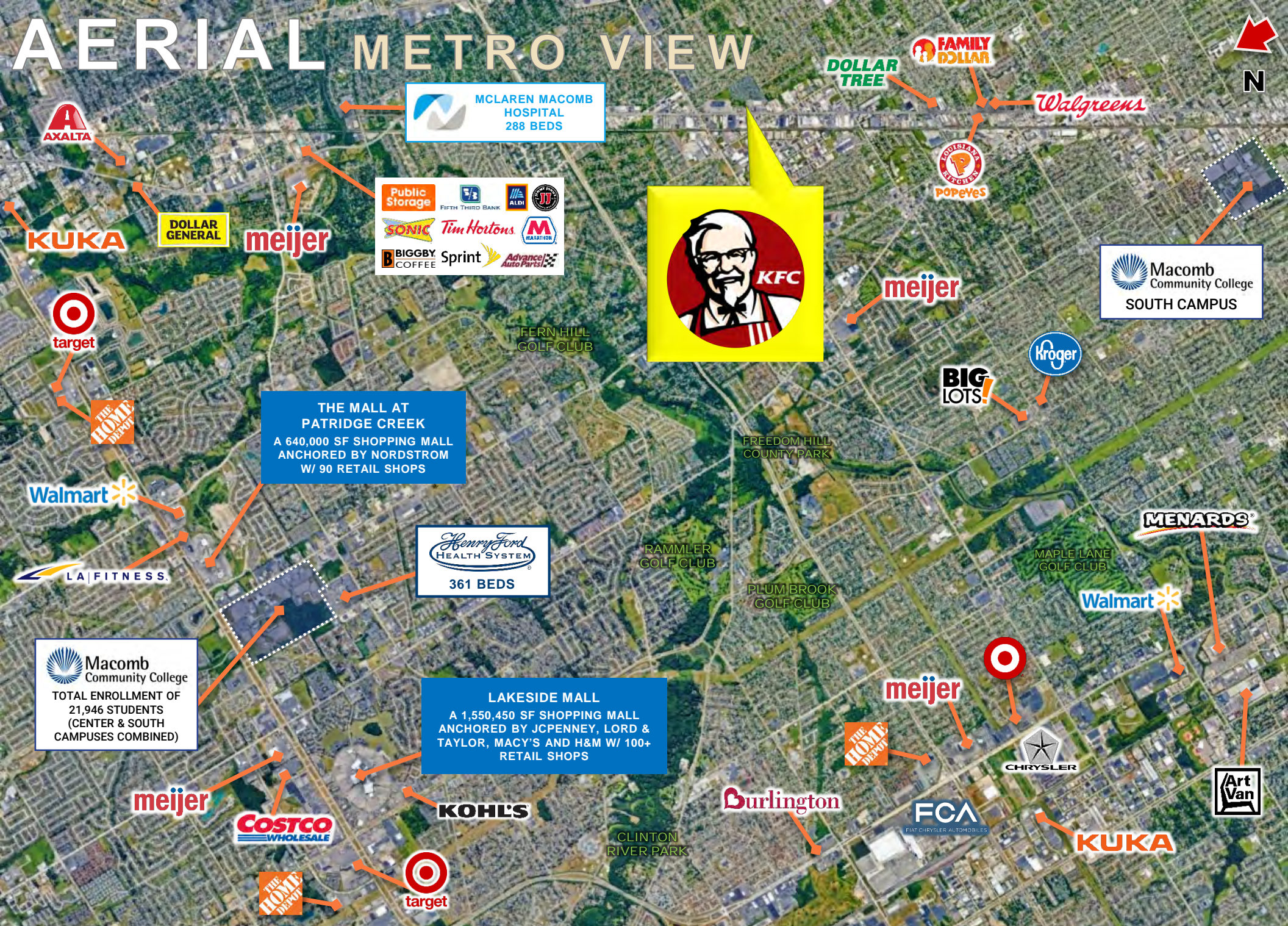
CLARENCE A. MCGRATH PARK



DOLLAR GENERAL
DOLLAR TREE
Mobil
H&R BLOCK
metro
Bank of America
CVS pharmacy
Randazzo FRESH MARKET
McDonald's
Burger King
Shell

KFC | CLINTON TOWNSHIP, MICHIGAN

AERIAL METRO VIEW



MCLAREN MACOMB HOSPITAL
288 BEDS



Walgreens



KUKA

DOLLAR GENERAL

meijer

Public Storage
FIFTH THIRD BANK
SONIC
Tim Hortons
BIGGBY COFFEE
Sprint
Advance Auto Parts



Macomb Community College
SOUTH CAMPUS



meijer



BIG LOTS!

THE MALL AT PATRIDGE CREEK
A 640,000 SF SHOPPING MALL
ANCHORED BY NORDSTROM
W/ 90 RETAIL SHOPS

Walmart

LA FITNESS

Henry Ford HEALTH SYSTEM
361 BEDS

Macomb Community College
TOTAL ENROLLMENT OF
21,946 STUDENTS
(CENTER & SOUTH
CAMPUSES COMBINED)

RAMMLER GOLF CLUB

FREEDOM HILL COUNTY PARK

PLUMBROOK GOLF CLUB

MAPLE LANE GOLF CLUB

MENARDS

Walmart

LAKESIDE MALL
A 1,550,450 SF SHOPPING MALL
ANCHORED BY JCPENNEY, LORD &
TAYLOR, MACY'S AND H&M W/ 100+
RETAIL SHOPS

meijer

COSTCO WHOLESALE

KOHL'S



Burlington

meijer



FCA
FIAT CHRYSLER AUTOMOBILES

KUKA



KFC | CLINTON TOWNSHIP, MICHIGAN

LOCATION OVERVIEW



The **Charter Township of Clinton** is the most populous township in the state of Michigan. With more than 100,000 residents, Clinton Township is Michigan's tenth largest municipality. Despite its size, Clinton Township offers residents a wealth of tight-knit residential neighborhoods with all the amenities that families require.

Macomb Community College is a multi-campus community college in Macomb County. It offers bachelor's degree completion and graduate level programs. They now serve approximately 59,000 students annually, with 1,817 faculty and staff. Because of its location in Macomb County, often cited as a political bellwether, and its reputation for workforce training and retraining, Macomb has been a popular stop for presidents launching new educational initiatives and presidential candidates on the campaign trail. It has hosted every U.S. president since Ronald Reagan at least once, including President Donald Trump twice in 2016.

Fiat Chrysler Automobiles, often abbreviated as **FCA**, is an Italian-American multinational corporation and is the world's eighth largest auto maker. They handle automotive assembly and stamping, and are one of the largest employers in the area with over 4,000 employees.

Ford Motor Company is also another top employer in the area, with over 3,600 employees. Ford is an American multinational automaker that has its main headquarters in Dearborn, Michigan, a suburb of Detroit. It was founded by Henry Ford and incorporated on June 16, 1903. The company sells automobiles and commercial vehicles under the Ford brand and most luxury cars under the Lincoln brand.

The **Henry Ford Health System (HFHS)** is a comprehensive, integrated, non-profit health care organization in Metro Detroit. Henry Ford established the health system in 1915, and it is currently run by a 17-member board of trustees. Henry Ford Macomb Hospital provides comprehensive acute and tertiary care with 361 beds. Specialty services include a Heart & Vascular Institute, a comprehensive Joint Replacement Center, Henry Ford Cancer Institute, a Women's Health Center, along with a Birthing Center that features 18 labor, deliver, recovery and post-partum suites. The hospital also has an inpatient rehabilitation program, an ambulatory and minimally invasive surgery center and leading diagnostic imaging, along with advanced trauma capabilities and emergency services. They have over 30,000 employees, with 1,200 physicians practicing in over 40 specialties.



2019 DEMOGRAPHICS

	1-MI	3-MI	5-MI
TOTAL POPULATION	15,239	109,234	284,546
POPULATION GROWTH 2010-2019	12.48%	2.20%	-0.14%
DAYTIME POPULATION	13,398	99,029	262,056
HOUSEHOLD GROWTH 2010-2019	12.39%	2.03%	0.14%
AVERAGE HOUSEHOLD INCOME	\$61,680	\$68,404	\$70,059

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