



ACTUAL SITE

KFC

2221 EAST MAIN STREET
UVALDE, TEXAS 78801

OFFERING
MEMORANDUM

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In Association with Texas Licensed Broker:
Paul Blackburn | Blackburn Properties | TX License # 376821

CIA
commercial
investment
advisors

INVESTMENT OVERVIEW

NAME	KFC
LOCATION	2221 East Main Street Uvalde, Texas 78801
MAJOR CROSS STREETS	On E Main St, East of N 4 th St
TENANT	FQSR, LLC dba. KBP FOODS
PURCHASE PRICE	\$2,580,000
CAP RATE	5.00%
ANNUAL RENT	\$129,000
GROSS LEASEABLE AREA	±2,150 SF
RENTAL ESCALATIONS	7% every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	2018
LOT SIZE	±0.851 Acre
LEASE EXPIRATION	July 31, 2039
OPTIONS	Two 5-Year Renewal Options

POINTS OF INTEREST

RETAIL | SHOPPING: Nearby retailers include Walmart Supercenter, Hobby Lobby, H-E-B, Bealls, Tractor Supply Co., Ace Hardware, Dollar General, Dollar Tree, Hibbett Sports, Rent-A-Center, Petsense, Sally Beauty, Walgreens, O'Reilly Auto Parts, AutoZone, Cricket Wireless, AT&T Store, etc.

HIGHER EDUCATION: 2 miles from Sul Ross State University Rio Grande College – Uvalde (an upper-level center offering courses leading to bachelor's & master's degrees (2,137 students). The Uvalde campus is headquartered for academic support services & student services, as well as the Southwest Texas Junior College (1,120 students) – MRGC's partner institution)

HEALTH CARE: Half a mile from Uvalde Memorial Hospital (a 62-bed licensed acute care facility with inpatient and outpatient care, diagnostic imaging, emergency department, medical and surgical care)

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 **720+ 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)

BRAND NEW CONSTRUCTION: New, High-Quality Build-to-Suit Construction of KFC's Newest "American Showman" Prototype in 2018

STRONG SALES PERFORMANCE: Sales are Currently Tracking to Hit an Attractive 8.50% Rent to Sales Ratio! Well Above National Average!

TRAFFIC COUNTS: Across the Street from Hobby Lobby Shopping Center with Great Drive-By Visibility on E Main St (US Rte 90) where Traffic Counts Exceed 27,610 CPD!

2019 DEMOGRAPHICS: Total Population (5-MI): 19,561 | Average Household Income (1-MI): \$58,514



FINANCIAL ANALYSIS

SUMMARY

TENANT	FQSR, LLC dba. KBP Foods	LOT SIZE	±0.851 Acre
PURCHASE PRICE	\$2,580,000	EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
CAP RATE	5.00%	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
GROSS LEASABLE AREA	2,150 SF		
YEAR BUILT	2018		

RENT ROLL

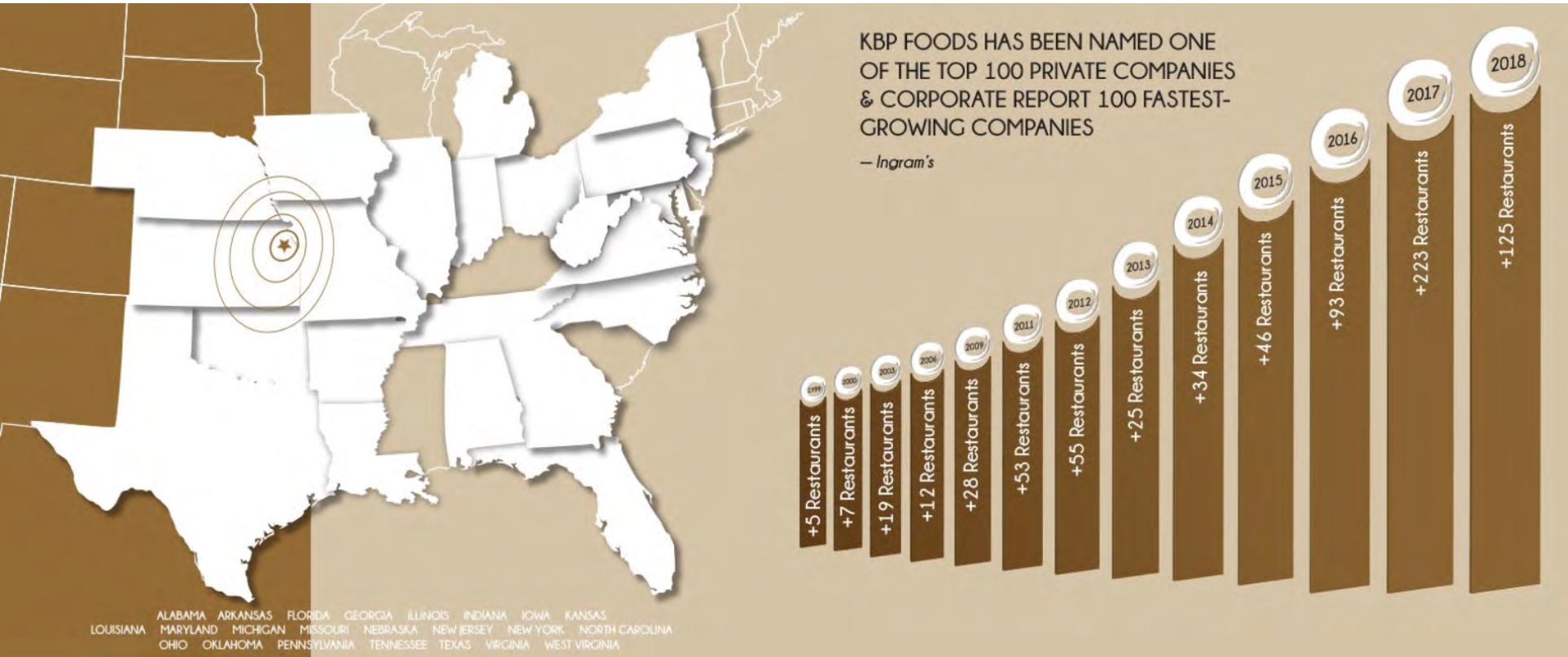
TENANT INFO		LEASE TERMS		RENT SUMMARY	
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
FQSR, LLC dba. KBP Foods	2,150	Years 1-5: 08/01/19 to 07/31/24	Current	\$129,000	5.00%
		Years 6-10: 08/01/24 to 07/31/29	7%	\$138,030	5.35%
		Years 11-15: 08/01/29 to 07/31/34	7%	\$147,692	5.72%
		Years 16-20: 08/01/34 to 07/31/39	7%	\$158,031	6.13%
					5.55% AVG ANNUAL RETURN
RENEWAL OPTIONS		1 st Option: 08/01/39 to 07/31/44	7%	\$169,093	
		2 nd Option: 08/01/44 to 07/31/49	7%	\$180,929	

KFC | UVALDE, TEXAS

TENANT OVERVIEW



KBP Foods operates **720+ 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.

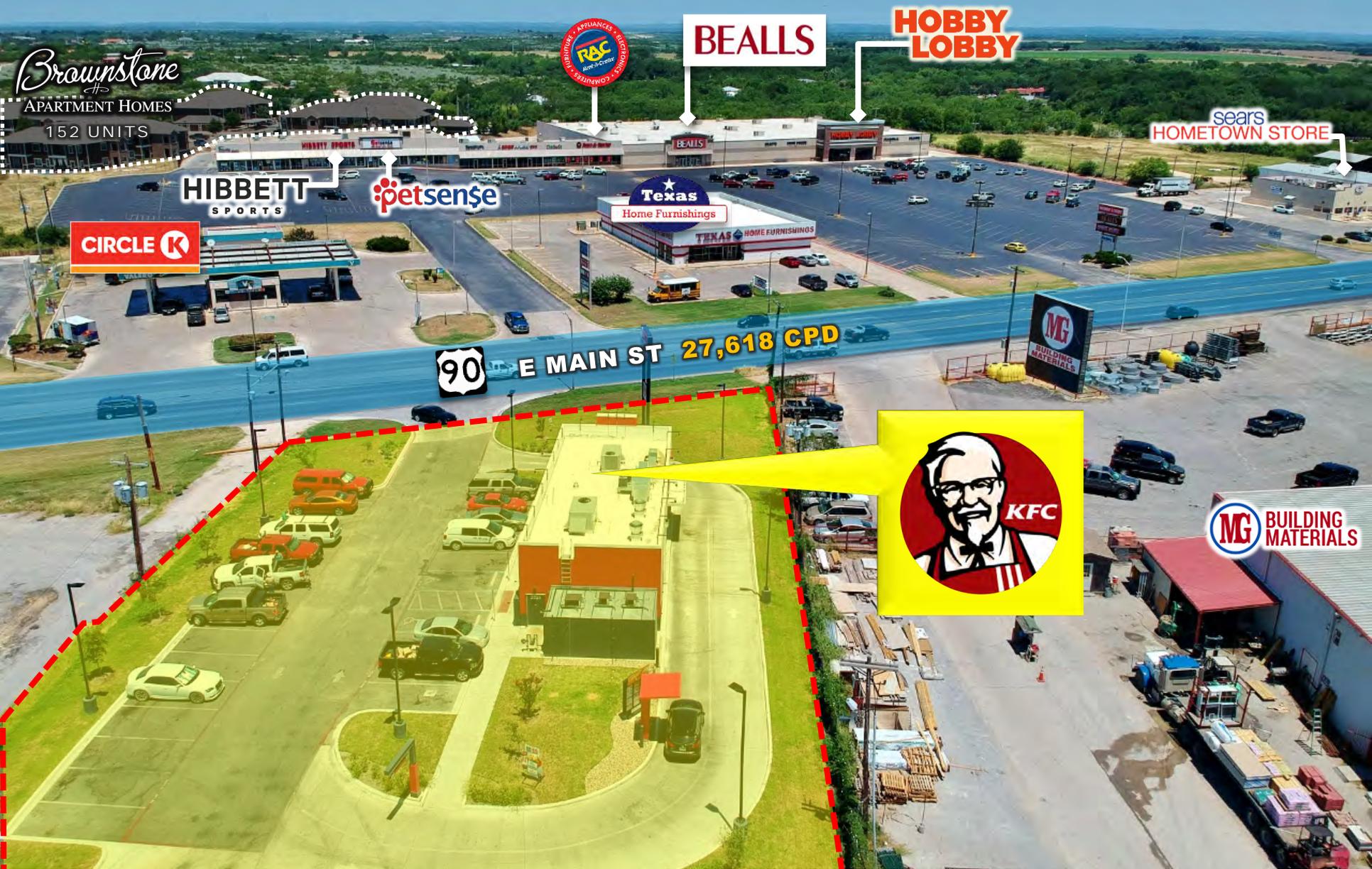


The success KBP Foods has had with growth through acquisition is directly correlated to diligent selection criteria, prudent and responsible capital structure and industry leading operational talent. Ultimately giving their people significant opportunity to grow themselves personally, professionally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

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



FACING NORTH



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FACING SOUTHWEST

DOWNTOWN UVALDE



UVALDE HIGH SCHOOL
1,409 STUDENTS



DALTON ELEMENTARY
607 STUDENTS



Uvalde Memorial Hospital
62 BEDS



IBC BANK
MEMBER FDIC INTERNATIONAL BANCASHARES CORPORATION



FSB First State Bank
of Uvalde



WHATABURGER



Kwik Kar



Braunstone APARTMENT HOMES
152 UNITS



KFC



DQ



CIRCLE K



Texas Home Furnishings



E MAIN ST
27,618 CPD




MG BUILDING MATERIALS

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AERIAL



cricket CATO SALLY
SHOE DEPT. GNC BEAUTY

H Holiday Inn Express
AN IHG HOTEL

FORUM 6
THEATER

UVALCO
SUPPLY



Uvalde Memorial Hospital
62 BEDS

AT&T stripes

MURPHY USA

DOLLAR TREE

Walmart

Applebee's

Hampton

BAKER RENTALS

CHRYSLER
Jeep
DODGE
RAM

HOBBY LOBBY SNAP FITNESS 24-7
sears HOMETOWN STORE HIBBETT FASTENAL
BEALLS Home Furnishings RAC Rent-A-Center petsense
Texas Home Furnishings CIRCLE K Billy Bob's HAMBURGERS

DQ

6
Days Inn

GOLDEN CHICK

NAPA

WHATABURGER

Little Caesars

Jack in the box

SONIC

TSC TRACTOR SUPPLY CO

BURGER KING

Wendy's McDonald's
TACO BELL Pizza Hut

U DALTON ELEMENTARY
607 STUDENTS

U UVALDE HIGH SCHOOL
1,409 STUDENTS

U MORALES JUNIOR HIGH SCHOOL
668 STUDENTS

E MAIN ST 27,618 CPD

KFC | UVALDE, TEXAS

AERIAL CITY VIEW



SR **SUL ROSS**
The FRONTIER University of Texas
2,137 STUDENTS

GARNER FIELD
AIRPORT



GRANADA APARTMENTS
100 UNITS

SWTJC **SOUTHWEST TEXAS
JUNIOR COLLEGE**
1,120 STUDENTS

**PEERLESS
EQUIPMENT**

TSC **TRACTOR
SUPPLY CO.**

**W
FIREWORKS**

Walmart

EXXON

Dickies

**DOLLAR
TREE**

H-E-B

**ROBB
ELEMENTARY**
630 STUDENTS

QT
QuikTrip

**BEALLS HOBBY
LOBBY**
petsense
HIBBETT
RAC
RENT-A-CENTER

Walgreens

**FAMILY
DOLLAR**

**Auto
Zone**

**Chick's
CATERING**

**Domino's
Pizzeria**

**ANTHON
ELEMENTARY**
721 STUDENTS

**FLORES
MIDDLE SCHOOL**
643 STUDENTS

**BENSON
ELEMENTARY**
339 STUDENTS

UVALDE COUNTY
FAIRPLEX
EVENT VENUE & SHOW ARENA

EXXON

**UNION
PACIFIC**

KFC | UVALDE, TEXAS

LOCATION OVERVIEW



Uvalde is a city in and the county seat of Uvalde County, Texas. Uvalde was founded by Reading Wood Black in 1853, as the town of Encina. In 1856, when the county was organized, the town was renamed Uvalde after Spanish governor Juan de Ugalde and was chosen as county seat. The town is located at the crossroads of the nation's two longest highways, U.S. 90 and U.S. 83. Uvalde is known as the Honey Capital of the World and is famous for its beautiful trees.

Uvalde Consolidated Independent School District is the public-school district in Uvalde. Uvalde CISD consists of 1,093 square miles in Uvalde, Real and Zavala counties. Located in the city of Uvalde are two secondary campuses; Uvalde High School and Morales Junior High. There are five elementary campuses; Anthon, Batesville, Dalton, Flores, and Robb. The district has a total enrollment of over 4,700 students.

Uvalde Memorial Hospital was founded as a Hospital Authority in 1949. UMH is a 62-bed acute care, not-for-profit Hospital, governed by a seven-member board of directors. UMH services a five-county region with a population of approximately 45,000 people. The hospital employs 17 physicians and over 100 RN's and administration staff.

Aviation Museum of Texas at Garner Field is located at the Uvalde Municipal Airport in one of the original hangars built for Garner Army Air Field, a World War II primary training base. The museum preserves the local and regional history of aviation and displays memorabilia and aircraft from WWII.

Sul Ross State University Rio Grande College – Uvalde is an upper-level center offering courses leading to bachelor's & master's degrees with total enrollment of 2,137. The Uvalde campus is headquartered for academic support services & student services, as well as the **Southwest Texas Junior College** (MRGC's partner institution) with total enrollment of 1,120.

	2019 DEMOGRAPHICS		
	1-MI	3-MI	5-MI
TOTAL POPULATION	3,579	17,189	19,561
POPULATION GROWTH 2010-2019	1.24%	6.63%	5.12%
DAYTIME POPULATION	2,980	13,890	15,470
HOUSEHOLD GROWTH 2010-2019	0.76%	6.34%	4.93%
AVERAGE HOUSEHOLD INCOME	\$58,514	\$56,508	\$53,711

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