

# KBP FOODS, INC

## 650+ UNIT OPERATOR

KFC/TACO BELL NNN

NEWPORT NEWS, VIRGINIA

OFFERING MEMORANDUM

# AVISON YOUNG

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# SINGLE TENANT NNN

12630 WARWICK BOULEVARD, NEWPORT NEWS, VA

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## TABLE OF CONTENTS

executive summary .....	4
property overview .....	6
property photos .....	8
tenant & lease summary .....	10
confidentiality agreement .....	12



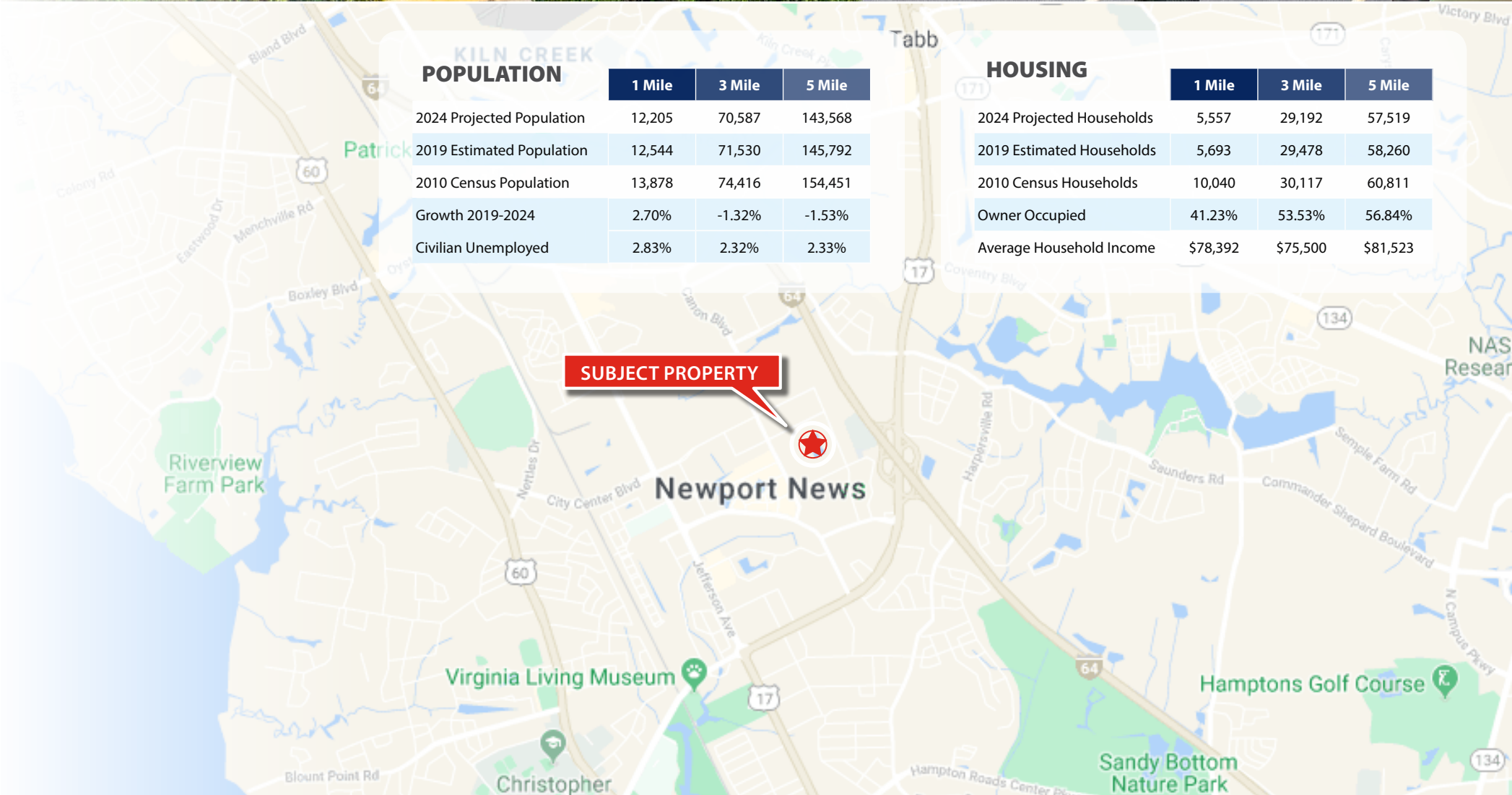
# EXECUTIVE SUMMARY

## INVESTMENT SUMMARY

OFFERING PRICE	\$1,995,000
CAP RATE	5.35%
LEASE STRUCTURE	NNN
LEASE START DATE	SEPTEMBER 1, 2019
CURRENT ANNUAL RENT	\$106,733

## INVESTMENT HIGHLIGHTS

- New 15-Year NNN Lease
- Seasoned Location: Opened & operating successfully since 1985
- Leased to KBP Foods (FQSR LLC) 650+ Unit Company
- Based on the renovation, the property appears to be in excellent condition
- Average household income within 1-mile radius is \$78,392
- Desirable Newport News location with 145,792 people within a 5-mile radius and ±36,835 VPD on Warkwick Blvd
- Large lot with ample parking
- Drive-thru window
- 10% increases every 5 years with two (2) five-year options
- No landlord responsibility
- Newly completed third party reports available to buyer





# PROPERTY OVERVIEW



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## PROPERTY DETAILS

PARCEL NUMBER	193.00-03-10
PROPERTY TYPE	RETAIL
BUILDING AREA	±2,643 SF
LAND AREA	±0.71 AC / 30,623 SF
ZONING	C1
YEAR BUILT	1985
PARKING	28 FREE SURFACE SPACES





# PROPERTY PHOTOS





# TENANT & LEASE SUMMARY

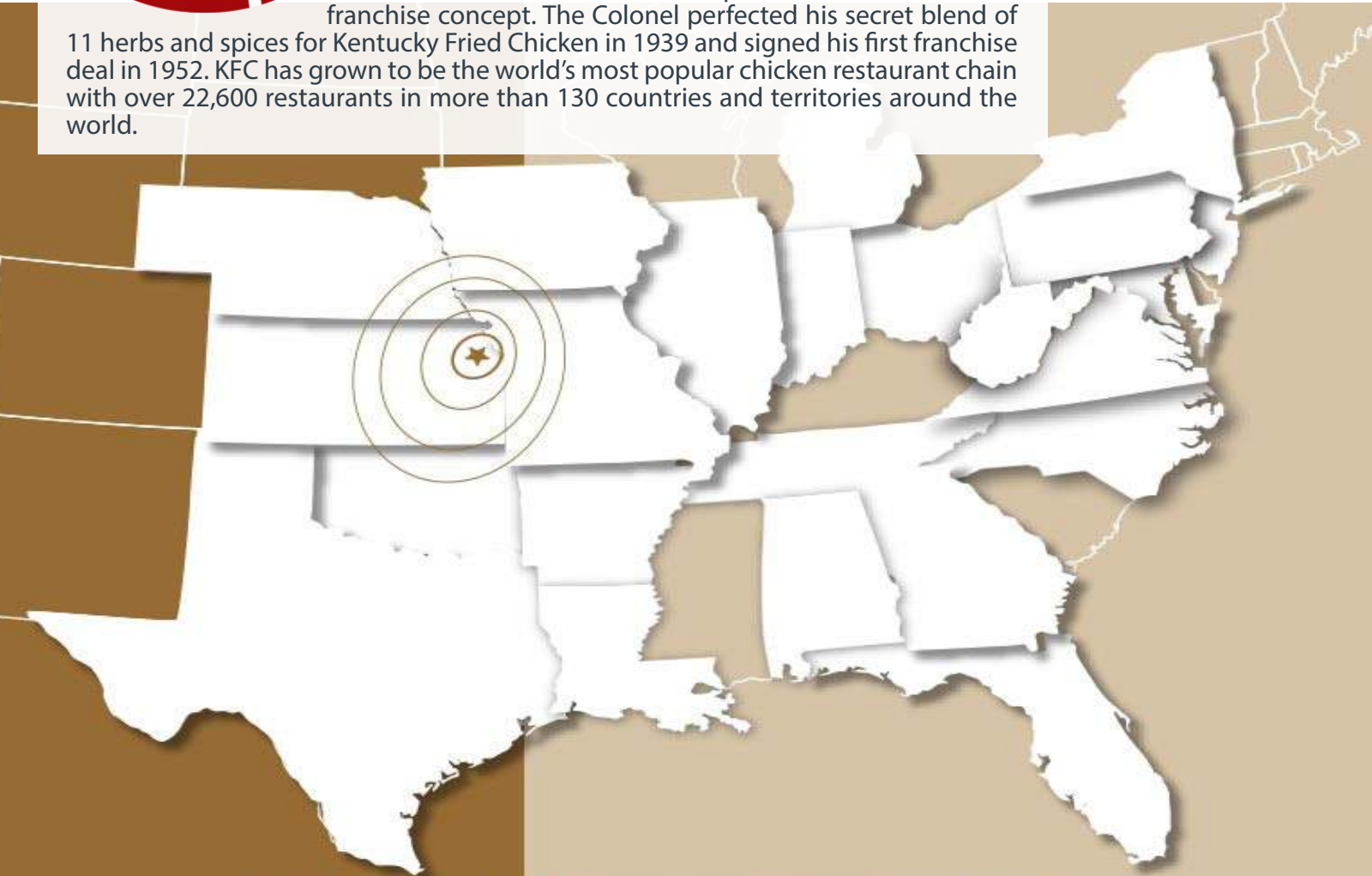
Yum! Brands, Inc., with 2018 System Sales of over \$49 billion and over 48,000 restaurants in more than 140 countries and territories, is one of the world's largest restaurant companies, with three iconic brands – KFC, Pizza Hut and Taco Bell. With a history of innovation, quality and value spanning more than 65 years, Yum!'s brands are the global leaders of the chicken, pizza and Mexican-style food categories.



The first Taco Bell restaurant was opened in 1962 by Glen Bell in Downey, California, serving what his customer's called "Tay-Kohs" and in 1964 the first Taco Bell franchise was sold. Taco Bell is now the leading Mexican-inspired quick service restaurant brand with over 7,000 restaurants in more than 25 countries and territories around the world.



KFC was founded in Corbin, Kentucky by Colonel Harland Sanders, an early entrepreneur in the quick service food business and a pioneer of the restaurant franchise concept. The Colonel perfected his secret blend of 11 herbs and spices for Kentucky Fried Chicken in 1939 and signed his first franchise deal in 1952. KFC has grown to be the world's most popular chicken restaurant chain with over 22,600 restaurants in more than 130 countries and territories around the world.



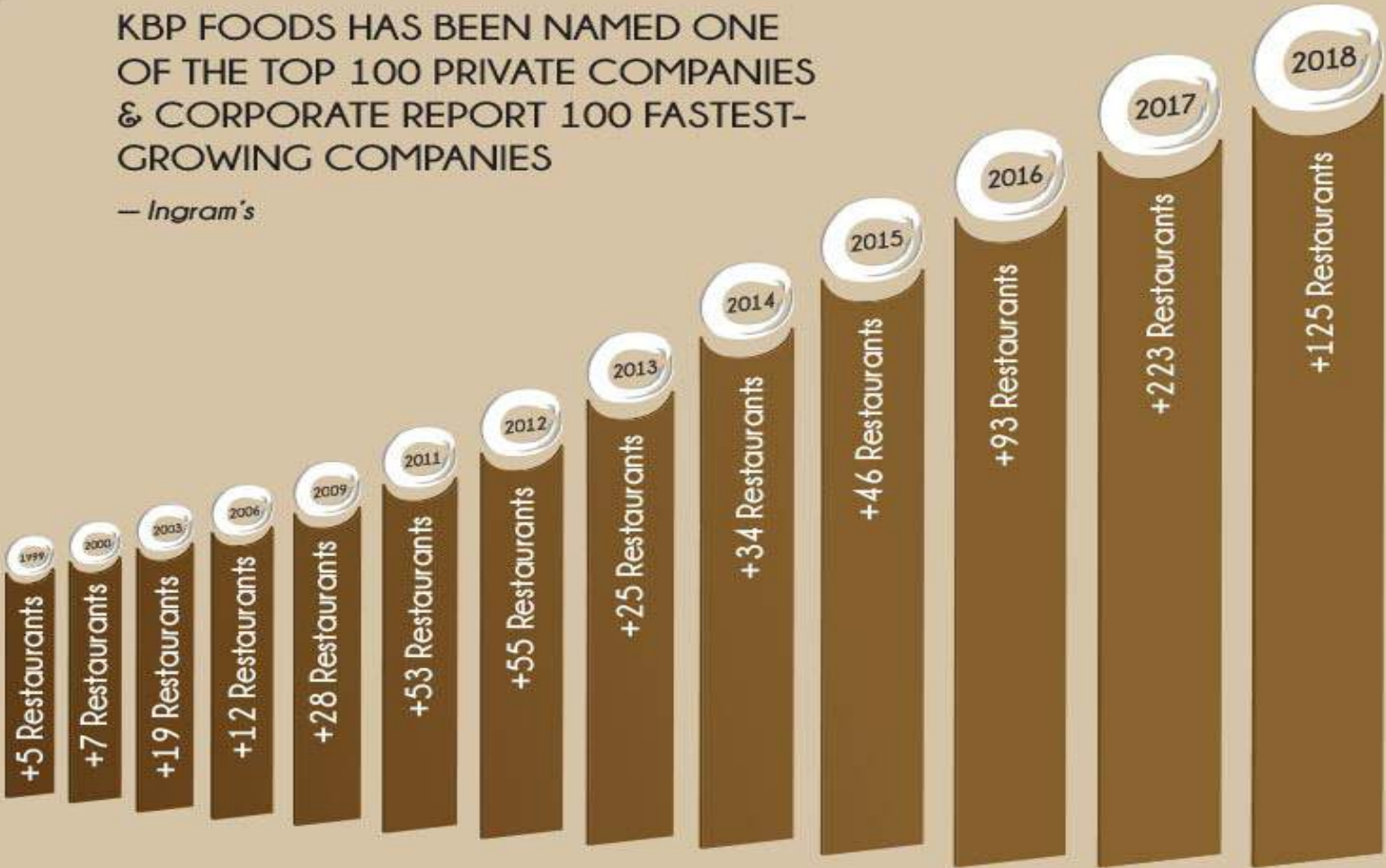
## LEASE SUMMARY

TENANT	KBP FOODS (FQSR LLC)
GUARANTEE	650+ UNITS NATIONWIDE
LEASE COMMENCEMENT	September 1, 2019
LEASE EXPIRATION	August 31, 2034
LEASE TERM	15 Years
RENEWAL OPTIONS	Two (2), Five-year Options
CURRENT BASE RENT	\$106,783
RENTAL INCREASES	10% Every Five (5) Years
LEASE STRUCTURE	NNN

KBP IS THE LARGEST FRANCHISEE IN THE US,  
LEASE IS BACKED BY ALL 650+ UNITS.

KBP FOODS HAS BEEN NAMED ONE  
OF THE TOP 100 PRIVATE COMPANIES  
& CORPORATE REPORT 100 FASTEST-  
GROWING COMPANIES

— Ingram's





## CONFIDENTIALITY AGREEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of 12630 Warwick Boulevard, Newport News, Virginia. It has been prepared by Avison Young. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Avison Young. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Avison Young, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Avison Young expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 12630 Warwick Boulevard, Newport News, Virginia or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Avison Young or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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### EXCLUSIVE ADVISOR:

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