



*REPRESENTATIVE PHOTO



OFFERING MEMORANDUM

KFC ABSOLUTE NNN LEASED OFFERING

703 E 4TH AVE, HUTCHINSON, KS 67501

OFFERING MEMORANDUM
PRESENTED BY:

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Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.

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INVESTMENT OVERVIEW



The subject offering is a KFC restaurant in Hutchinson, Kansas. The property is subject to a new 10 year NNN lease. The tenant has four 5 year options to renew and 1% annual increases in rent. The lease calls for zero landlord obligations. The lease is being backed by a 9 unit operator. The property is slated for an exterior remodel at the end of 2017/early 2018. The asset is surrounded by major national retailers including Dillons Supermarket, O'Reilly Auto Parts, and Family Dollar.

INVESTMENT HIGHLIGHTS

NEW 10 YEAR ABSOLUTE NNN LEASE

100% FEE SIMPLE INTEREST

ZERO LANDLORD OBLIGATIONS

SCHEDULED ANNUAL INCREASES IN RENT

STRONG AND EXPERIENCED FRANCHISEE

NEARBY HUTCHINSON AIRPORT

LOCATED ON A MAJOR COMMERCIAL THOROUGHFARE

OFFERING SPECIFICATIONS

PRICE \$1,095,385

CAP RATE 6.25%

NET OPERATING INCOME \$71,200

SQUARE FOOTAGE 2,912

FINANCIAL SUMMARY

KFC • ABSOLUTE NNN LEASE OFFERING

703 E 4TH AVE, HUTCHINSON, KS 67501

\$1,095,385 • 6.25%

SUMMARY

TENANT NAME	NORTHWEST RESTAURANTS INC.
SQUARE FOOTAGE	2,912
LEASE START	08/01/2017
LEASE ENDS	12/31/2027
ANNUAL RENT	\$71,200
OPTIONS	Four, 5-Year
INCREASES	1% Annually

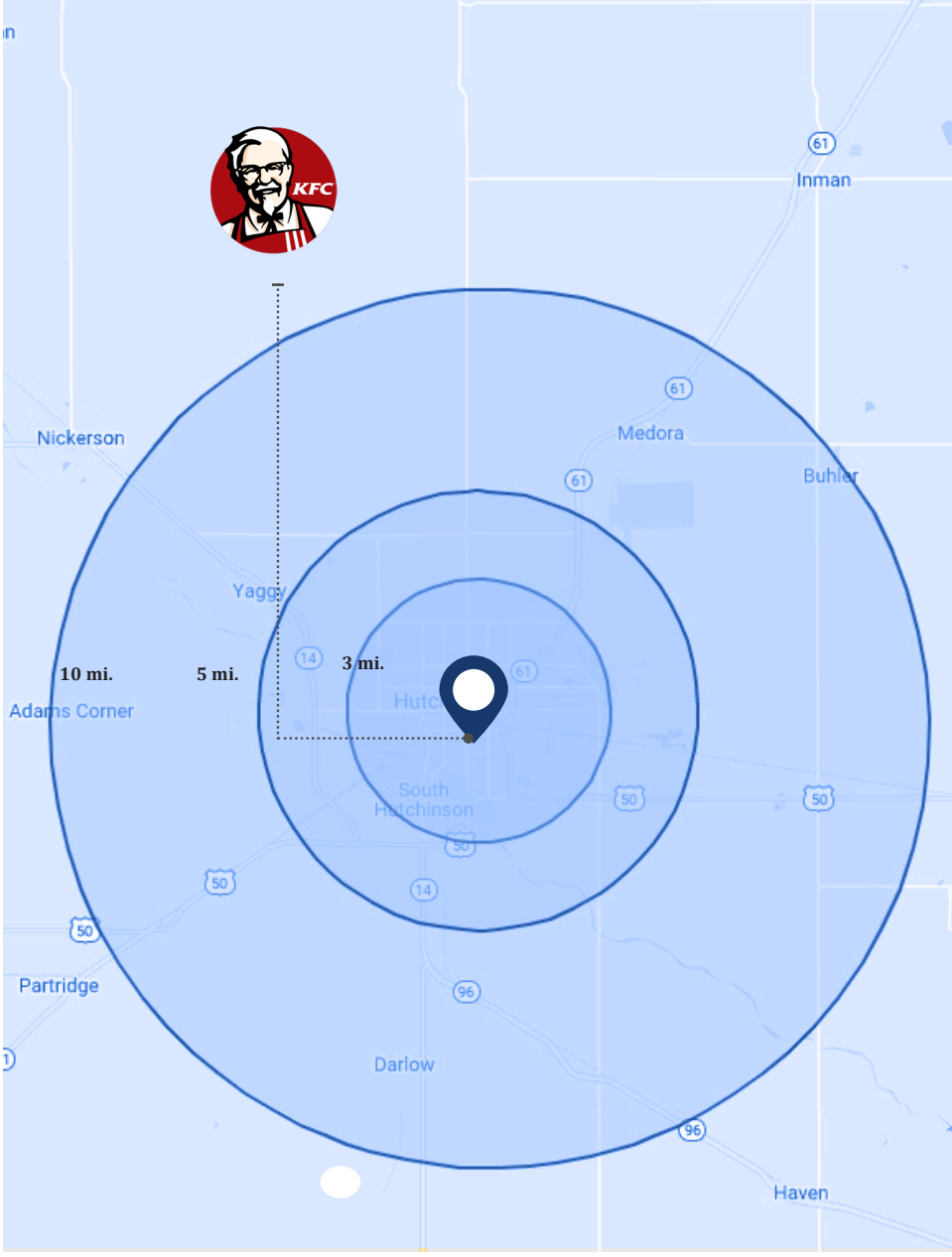
OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$71,200.00	6.25%
2020	\$71,912.00	6.56%
2021	\$72,631.12	6.63%
2022	\$73,357.43	6.70%
2023	\$74,091.01	6.76%
2024	\$74,831.92	6.83%
2025	\$75,580.23	6.90%
2026	\$76,336.04	6.97%
2027	\$77,099.40	7.04%

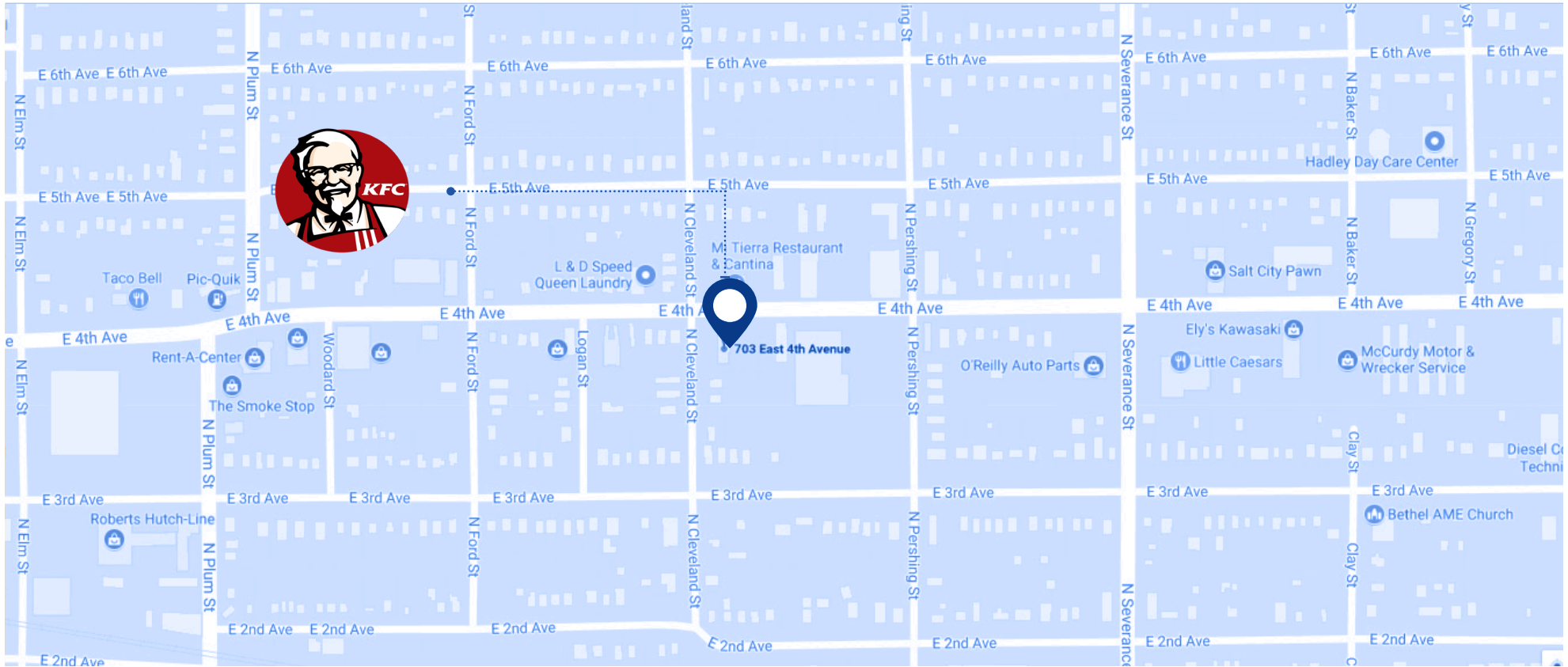
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,766	44,546	54,327
TOTAL HOUSEHOLDS	4,385	18,703	22,402
AVERAGE HOUSEHOLD INCOME	\$35,995	\$47,158	\$50,139
AVERAGE AGE	35.6	37	38.2

AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,385	18,703	22,402
TOTAL HOUSEHOLDS	9,766	44,546	54,327
PERSONS PER HOUSEHOLD	2.2	2.4	2.4
AVERAGE HOUSEHOLD INCOME	\$35,995	\$47,158	\$50,139
AVERAGE HOUSE VALUE	\$70,020	\$86,143	\$88,131
AVERAGE AGE	35.6	37.0	38.2
POPULATION WHITE	8,554	39,830	48,771
POPULATION BLACK	601	2,039	2,246
POPULATION AM. INDIAN & ALASKAN	1,317	4,490	5,187
POPULATION ASIAN	26	197	247
POPULATION HAWAIIAN & PACIFIC ISLAND	3	17	17
POPULATION OTHER	99	315	361

HUTCHINSON, KANSAS

Hutchinson is the largest city and county seat in Reno County, Kansas, and located on the Arkansas River. It has been home to salt mines since 1887, thus its nickname of “Salt City”, but locals call it “Hutch”. As of the 2010 census, the city population was 42,080.

Each year, Hutchinson hosts the Kansas State Fair, and National Junior College Athletic Association (NJCAA) Basketball Tournament. It is the home of the Kansas Cosmosphere and Space Center aerospace museum and Strataca (formerly known as Kansas Underground Salt Museum).



HUTCHINSON, KANSAS



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