



REPRESENTATIVE PHOTO

**KFC**  
229 HIGHWAY 61  
HANNIBAL, MISSOURI 63401

OFFERING  
MEMORANDUM

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**COMMERCIAL INVESTMENT ADVISORS, INC.**  
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In Association with Missouri Licensed Broker:  
Bryan King | King Realty Advisors | Missouri License #2008036027



# INVESTMENT OVERVIEW

KFC  
HANNIBAL, MISSOURI

NAME	KFC
LOCATION	229 Highway 61 Hannibal, Missouri 63401
MAJOR CROSS STREETS	On Hwy 61, South of I-72/US Rte 36
TENANT	FQSR, LLC dba. KBP FOODS
PURCHASE PRICE	\$2,053,000
CAP RATE	5.65%
ANNUAL RENT	\$116,000
GROSS LEASEABLE AREA	2,832 SF
RENTAL ESCALATIONS	7% every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT   REMODELED	1990   2003
LOT SIZE	±1.46 Acres
LEASE EXPIRATION	September 30, 2039
OPTIONS	Two 5-Year Renewal Options

## POINTS OF INTEREST

### RETAIL | SHOPPING | ENTERTAINMENT

Nearby retailers include Walmart Supercenter, Lowe's Home Improvement, ALDI, Save-A-Lot, Dollar General, Dollar Tree, Gordmans, Tractor Supply Co., Farm & Home Supply, Do It Best, Maurices, Big Lots, JCPenney, Goodwill, Goody's, Sally Beauty, Dunham's Sports, Hibbett Sports, Rent-A-Center, AutoZone, O'Reilly Auto Parts, Advance Auto Parts, Walgreens, CVS Pharmacy, Boost Mobile, Metro by T-Mobile, B&B Theatres

### HIGHER EDUCATION

Less than 2 miles from Hannibal-LaGrange University (a private, four-year Christian liberal arts college offering more than 30 majors with total enrollment of 706)

### HEALTH CARE

Less than 3 miles from Hannibal Regional Hospital (a 99-bed acute care facility providing comprehensive health and wellness services to the residents of the tristate area)

## INVESTMENT HIGHLIGHTS

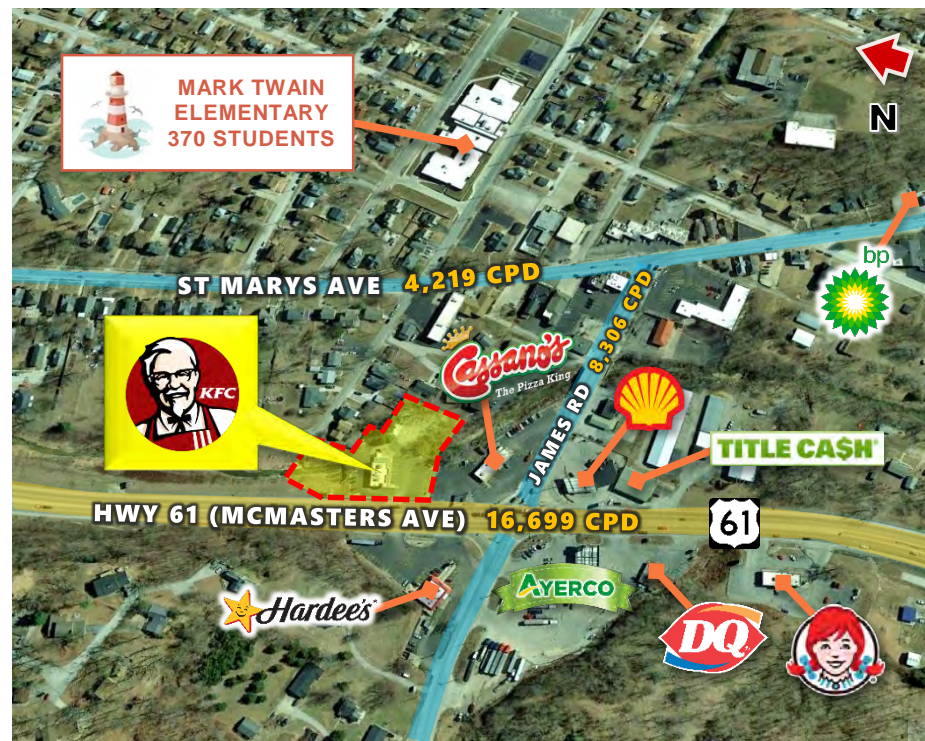
**LEASE:** Brand New 20-Year Absolute NNN Lease with Attractive 7% Rental Escalations every 5 Years

**TENANT:** KBP Foods (the largest KFC franchisee in the U.S.) Operates **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)

**SEASONED LOCATION | PENDING REMODEL:** High Volume Location that has been Successfully Open & Operating for Decades with an Attractive 8.04% Rent to Sales Ratio! Slated for Remodel by YE 2020 – Showing Tenant's Commitment to this Location!

**TRAFFIC COUNTS | LARGE PARCEL:** Positioned on a Large ±1.46-Acre Lot with Great Visibility on Main North/South Thoroughfare where Traffic Counts Exceed 25,000 CPD!

**2019 DEMOGRAPHICS (5-MI):** Total Population: 20,785 | Average Household Income: \$58,944





# FINANCIAL ANALYSIS

## SUMMARY

TENANT	FQSR, LLC dba. KBP Foods	LOT SIZE	±1.46 Acres
PURCHASE PRICE	\$2,053,000	EXPENSE REIMBURSEMENT	This is an <b>Absolute NNN lease</b> . 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	2,832 SF		
YEAR BUILT   REMODELED	1990   2003		

## RENT ROLL

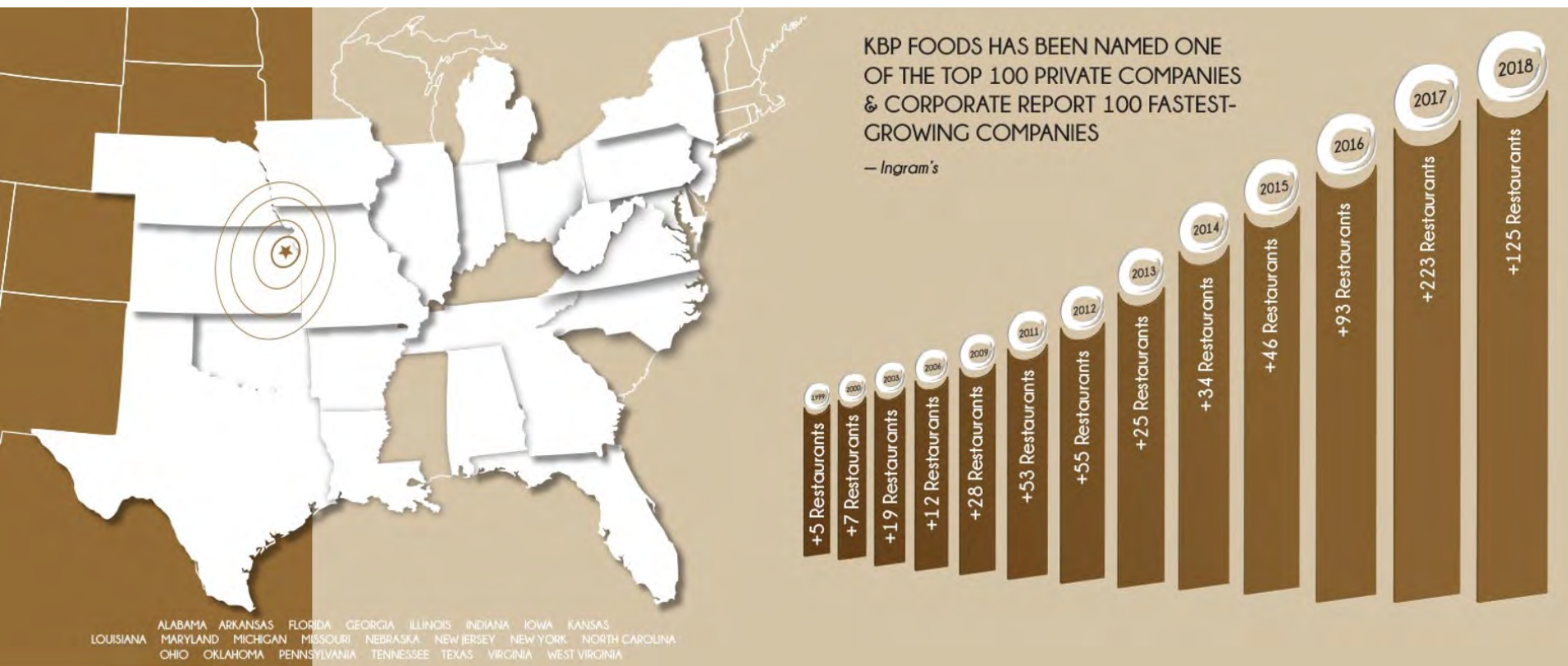
TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
FQSR, LLC dba. KBP Foods	2,832	Years 1-5: <b>09/24/19</b> to 09/30/24	Current	\$116,000	5.65%
		Years 6-10: 10/01/24 to 09/30/29	7%	\$124,120	6.04%
		Years 11-15: 10/01/29 to 09/30/34	7%	\$132,808	6.47%
		Years 16-20: 10/01/34 to <b>09/30/39</b>	7%	\$142,105	6.92%
RENEWAL OPTIONS		1 <sup>st</sup> Option: 10/01/39 to 09/30/44	7%	\$152,052	
		2 <sup>nd</sup> Option: 10/01/44 to 09/30/49	7%	\$162,696	

# TENANT OVERVIEW

KFC  
HANNIBAL, MISSOURI



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.

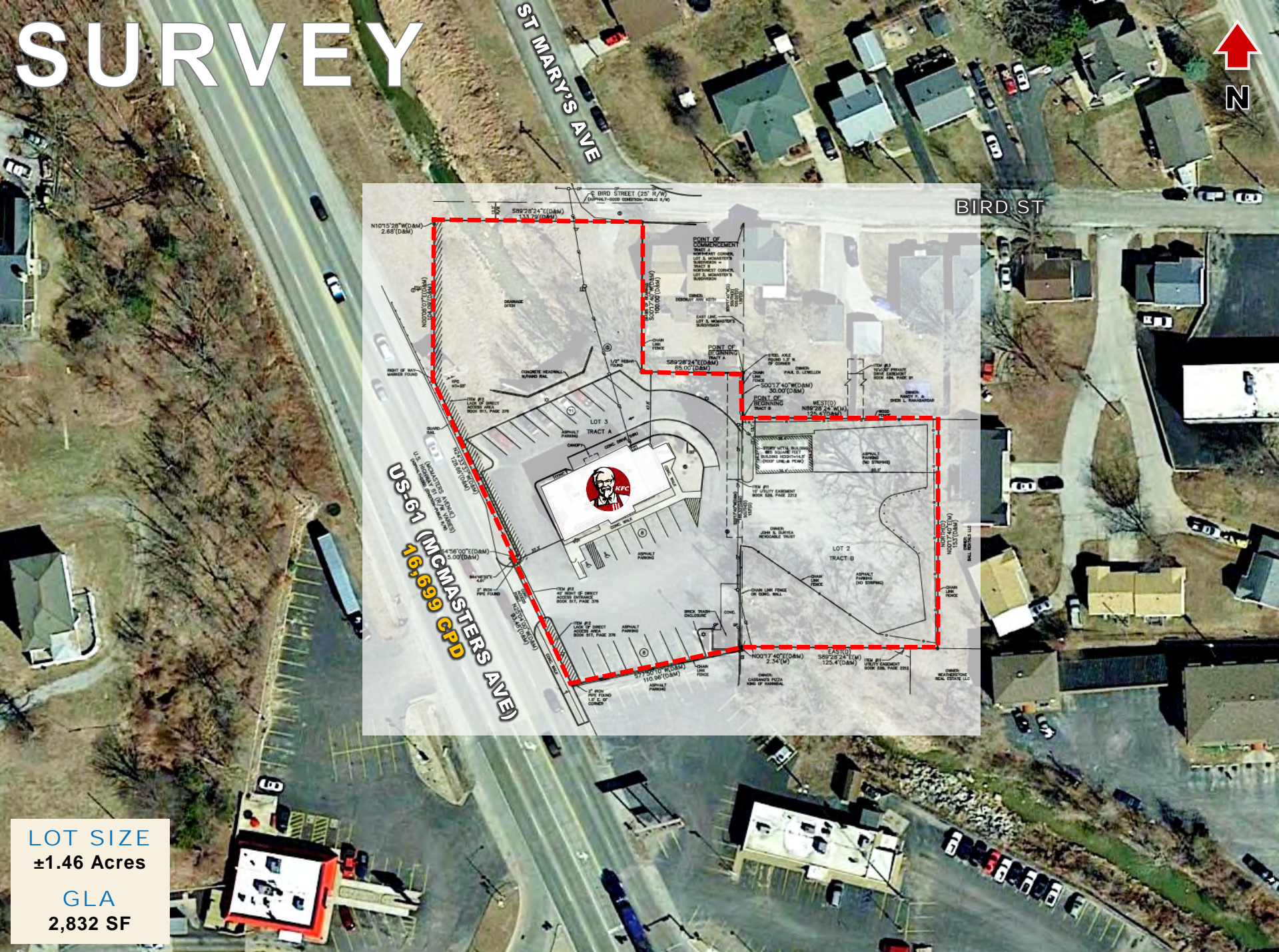


The success KBP Foods has had with growth through acquisition is directly correlated to diligent selection criteria, prudent and responsible capital structure and industry leading operational talent. Ultimately giving their people significant opportunity to grow themselves personally, professionally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

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







# SURVEY



**LOT SIZE**  
±1.46 Acres

**GLA**  
2,832 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



**VETERANS ELEMENTARY**  
652 STUDENTS

Farm & Home  
SUPPLY

**HLGU**  
Hannibal-LaGrange University  
706 STUDENTS

Walmart

**HANNIBAL MIDDLE SCHOOL**  
786 STUDENTS

ALDI | goodwill | DOLLAR TREE | JCPenney  
DOLLAR GENERAL | Dunham's  
TSC TRACTOR SUPPLY CO. | TACO BELL | McDonald's | SHERVIN WILLIAMS | ANYTIME FITNESS  
BIG LOTS! | ARBYS | LONG JOHN SILVERS | HIBBETT SPORTS | GOODY'S

LOWE'S

SONIC

**HANNIBAL SR. HIGH SCHOOL**  
1,007 STUDENTS

CVS

Mark Twain  
Boyhood Home  
Museum

**KFC**

QUALITY INN

**Hannibal Regional Hospital**  
99 BEDS

CASEY'S

**A.D. STOWELL STEAM ELEMENTARY**  
301 STUDENTS

MFA OIL  
We live where you do.

SODALIS NATURE PRESERVE

Best

**OAKWOOD ELEMENTARY**  
346 STUDENTS

DOLLAR GENERAL

Bleigh  
Ready Mix Co.

Days Inn  
BY WHOLESALE

General Mills  
Helping Food People Love

ALTORFER CAT

FASTENAL

PTC Alliance

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# LOCATION OVERVIEW




**Hannibal** is a city in Marion and Ralls counties. Interstate 72 and U.S. Routes 24, 36, and 61 intersect in the city, which is located along the Mississippi River across from East Hannibal. Hannibal is approximately 210 miles east of Kansas City, 100 miles northwest of St. Louis, and approximately 100 miles west of Springfield, Illinois. The city has a total area of 16.21 square miles.

**The Hannibal Regional Healthcare System** consists of Hannibal Regional Hospital a 105-acre setting which is now a thriving healthcare campus. The beautifully appointed medical campus currently includes Hannibal Regional Hospital, Hannibal Regional Medical Group, Hannibal Regional Foundation, and the James E. Cary Cancer Center. The hospital is a 99-bed acute care facility providing comprehensive health and wellness services to the residents of the tristate area. The Hannibal Regional Healthcare System team is nearly 1,000 strong and is mission-driven, values-based and committed to preserving the vision and legacy its founders.

**General Mills, Inc.**, is an American multinational manufacturer and marketer of branded consumer foods sold through retail stores. It is headquartered in Golden Valley, Minnesota, a suburb of Minneapolis. Its brand portfolio includes more than 89 leading U.S. brands and numerous category leaders around the world. The Underwood Company built the General Mills plant in Hannibal because its founder appreciated Mark Twain's writing and wanted to help his hometown. Since then, businesses have enjoyed the many benefits afforded by the community.

**Hannibal-LaGrange University** is a four-year Christian university fully accredited by the Higher Learning Commission. With about 700 students, HLGU is sized right for personal attention from faculty and staff. The student/faculty ratio is 13:1. The college offers more than 30 majors as well as graduate and online courses.

	2019 DEMOGRAPHICS		
	1-MI	3-MI	5-MI
TOTAL POPULATION	6,703	19,249	20,785
DAYTIME POPULATION	5,874	16,507	17,939
AVERAGE HOUSEHOLD INCOME	\$57,799	\$57,698	\$58,944



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