



ACTUAL SITE

KFC & TACO BELL

1180 WEST FOND DU LAC STREET
RIPON, WISCONSIN 54971

OFFERING MEMORANDUM

Represented by:
JUSTIN ZAHN
justin@ciadvisor.com

Represented by:
JUSTIN CARLSON
jcarlson@ciadvisor.com

COMMERCIAL INVESTMENT ADVISORS, INC. CIA BROKERAGE COMPANY

9383 East Bahia Drive, Suite 130 | Scottsdale, Arizona 85260
480.214.5088 – Office | www.ciadvisor.com

In Association with Wisconsin Licensed Broker:
Renee Wurzelbacher | Bang Realty-Wisconsin, Inc. | WI License # 58296-90

CIA
commercial
investment
advisors

INVESTMENT OVERVIEW

NAME	KFC & TACO BELL
LOCATION	1180 West Fond Du Lac Street Ripon, Wisconsin 54971
MAJOR CROSS STREETS	On W Fond Du Lac St, West of N Union St
TENANT	FQSR, LLC dba. KBP FOODS
PURCHASE PRICE	\$2,109,000
CAP RATE	5.50%
ANNUAL RENT	\$116,000
GROSS LEASEABLE AREA	4,382 SF
RENTAL ESCALATIONS	7% every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT REMODELED	1994* 2017
LOT SIZE	±2.30 Acres
LEASE EXPIRATION	September 30, 2039
OPTIONS	Two 5-Year Renewal Options

* According to Phase I Environmental Site Assessment Report

POINTS OF INTEREST

RETAIL | SHOPPING: Pad site to a Kmart & Webster's Marketplace; nearby retailers include Ace Hardware, Dollar General, Verizon, U.S. Cellular, Walgreens, O'Reilly Auto Parts, NAPA Auto Parts, Anytime Fitness; other eateries include McDonalds, Culver's, A&W Restaurant, Subway, Cousins Subs

HIGHER EDUCATION: Less than 2 miles from Ripon College (a private liberal arts college offering 71 majors & pre-professional advising options with total enrollment of 807)

PUBLIC EDUCATION: Ripon has 4 public schools (2 elementary, 1 middle school & 1 high school) and 2 charter schools within the 3-mile vicinity with total enrollment of over 1,350

HEALTH CARE: 3 miles from Ripon Medical Center (18 beds)

INVESTMENT HIGHLIGHTS

LEASE: Brand New 20-Year Absolute NNN Lease with Attractive 7% Rental Escalations every 5 Years – RARE Dual Branded Concept!

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 | RECENT REMODEL: High Volume Location that has been Successfully Open & Operating Since 1994 with an Attractive 8.03% Rent to Sales Ratio – Recently Remodeled to KFC's Newest "American Showman" Prototype in 2017– Showing Tenant's Commitment to the Location!

TRAFFIC COUNTS | LARGE PARCEL: Positioned on a Large ±2.30-Acre Lot with Great Drive-By Visibility on Main East/West Thoroughfare in Ripon (Pad Site to Kmart & Webster's Marketplace) where Traffic Counts Exceed 14,970 CPD!

2019 DEMOGRAPHICS (5-MI): Total Population: 11,348 | Average Household Income: \$69,296



SUMMARY

TENANT	FQSR, LLC dba. KBP Foods	LOT SIZE	±2.30 Acres
PURCHASE PRICE	\$2,109,000	EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
CAP RATE	5.50%	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
GROSS LEASABLE AREA	4,382 SF		
YEAR BUILT REMODELED	1994 2017		

RENT ROLL

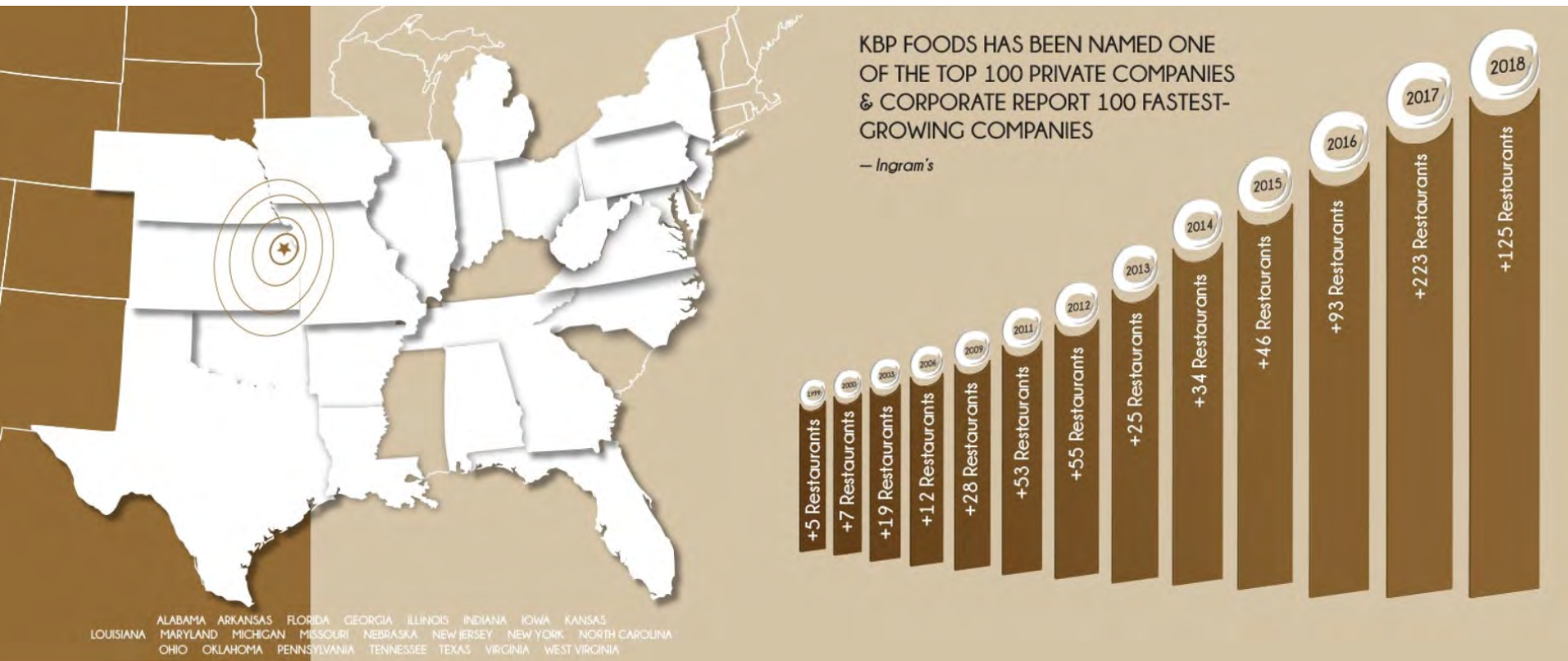
TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
FQSR, LLC dba. KBP Foods	4,382	Years 1-5: 09/23/19 to 09/30/24	Current	\$116,000	5.50%
		Years 6-10: 10/01/24 to 09/30/29	7%	\$124,120	5.89%
		Years 11-15: 10/01/29 to 09/30/34	7%	\$132,808	6.30%
		Years 16-20: 10/01/34 to 09/30/39	7%	\$142,105	6.74%
RENEWAL OPTIONS		1 st Option: 10/01/39 to 09/30/44	7%	\$152,052	
		2 nd Option: 10/01/44 to 09/30/49	7%	\$162,696	

TENANT OVERVIEW

KFC & TACO BELL
RIPON, WISCONSIN



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

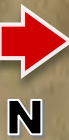


LOT SIZE
±2.30 Acres

GLA
4,382 SF

KFC & TACO BELL | RIPON, WISCONSIN

AERIAL



KFC & TACO BELL | RIPON, WISCONSIN

AERIAL CITY VIEW



KFC & TACO BELL | RIPON, WISCONSIN

LOCATION OVERVIEW

KFC & TACO BELL
RIPON, WISCONSIN




Ripon is a town in Fond du Lac County. The City of Ripon is a thriving community of 7,833 Residents, located just 20 miles west of the Fox Valley, in the heart of Wisconsin. Our family-oriented community offers the advantages and conveniences of living near a metropolitan area, plus the peacefulness and safety of small-town Wisconsin. Excellent schools and a wide variety of recreational opportunities add to the high quality of life. Ripon is ranked 17th out of 20 safest cities in Wisconsin!

Ripon boasts high-quality public education from four schools – Barlow Park Elementary, Murray Park Elementary, Ripon Middle School and Ripon High School. Many of the schools offer alternative learning experiences in the form of Charter Schools – providing families with an education choice to best meet their student needs. 1,353 students are enrolled across these schools.

Ripon College is a private undergraduate liberal arts and sciences college which is just west of the downtown historic district. The campus stands prominently on top of a hill, with 22 noble buildings, beautifully landscaped courtyards, seldom surpassed by any other college campus in the country. The intentionally small residential campus enrolls over 800 bright, high-achieving young men and women from nearly every state and from countries around the world.

Companies doing business in Ripon includes: **Seneca Foods Corporation, Alliance Laundry Systems, Speed Queen, J M Smucker, Advanced Paper Enterprises, Alliance Manufacturing, Signature Wafers, Schmitt Lumber, United Cooperative, M.P.B. Builders, Inc.,** etc.

	2019 DEMOGRAPHICS		
	1-MI	3-MI	5-MI
TOTAL POPULATION	1,003	9,300	11,348
POPULATION GROWTH 2010-2019	-1.18%	1.93%	1.68%
DAYTIME POPULATION	976	9,078	10,997
HOUSEHOLD GROWTH 2010-2019	-1.63%	2.39%	1.90%
AVERAGE HOUSEHOLD INCOME	\$55,490	\$68,380	\$69,296

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FOR MORE INFORMATION:

JUSTIN ZAHN

Vice President
O +1 480 718 5555
C +1 402 730 6021
justin@ciadvisor.com

JUSTIN CARLSON

Senior Investment Advisor
O +1 480 214 5089
C +1 480 580-8723
jcarlson@ciadvisor.com

RENEE WURZELBACHER

Associate Broker
O +1 513 657-3645
C +1 513 515-2569
renee@bangrealty.com

