



REPRESENTATIVE PHOTO

# KFC & TACO BELL

2737 VETERANS AVENUE  
VANDALIA, ILLINOIS 62471

## OFFERING MEMORANDUM

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In Association with Illinois Licensed Broker:  
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# INVESTMENT OVERVIEW

KFC & TACO BELL  
VANDALIA, ILLINOIS

NAME	KFC & TACO BELL
LOCATION	2737 Veterans Avenue Vandalia, Illinois 62471
MAJOR CROSS STREETS	On Veterans Ave, East of W Randolph St
TENANT	FQSR, LLC dba. KBP FOODS
PURCHASE PRICE	\$1,965,000
CAP RATE	5.65%
ANNUAL RENT	\$111,000
GROSS LEASEABLE AREA	3,290 SF
RENTAL ESCALATIONS	7% every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT   REMODELED	2002   2019
LOT SIZE	±1.17 Acres
LEASE EXPIRATION	September 30, 2039
OPTIONS	Two 5-Year Renewal Options

## POINTS OF INTEREST

### RETAIL | SHOPPING

Nearby retailers include Walmart Supercenter, Rural King, ALDI, Dollar Tree, Dollar General, Goodwill, Rent-A-Center, True Value Hardware, Midwest Tractor Sales, AutoZone, O'Reilly Auto Parts, NAPA Auto Parts, Verizon, AT&T, Family Video

### PUBLIC EDUCATION

Vandalia has 3 public schools (1 elementary, 1 middle school & 1 high school) within the 2-mile vicinity with total enrollment of over 1,460

### HEALTH CARE

2 miles from Fayette County Hospital (an 85-bed facility that offers a full range of primary-care services and a wide variety of specialty clinics – operated by Heartland Health System, Inc)

## 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 2002 with an Attractive 8.03% Rent to Sales Ratio – Recently Remodeled to KFC's Newest "American Showman" Prototype in 2019 – Showing Tenant's Commitment to the Location!

**TRAFFIC COUNTS | LARGE PARCEL:** Positioned on a Large ±1.17-Acre Lot, Just South of I-70 (17,583 CPD) where Traffic Counts Exceed 11,650 CPD!

**2019 DEMOGRAPHICS:** Total Population (5-MI): 9,000 | Average Household Income (3-MI): \$68,265





## SUMMARY

TENANT	FQSR, LLC dba. KBP Foods	LOT SIZE	±1.17 Acres
PURCHASE PRICE	\$1,965,000	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	3,290 SF		
YEAR BUILT   REMODELED	2002   2019		

## RENT ROLL

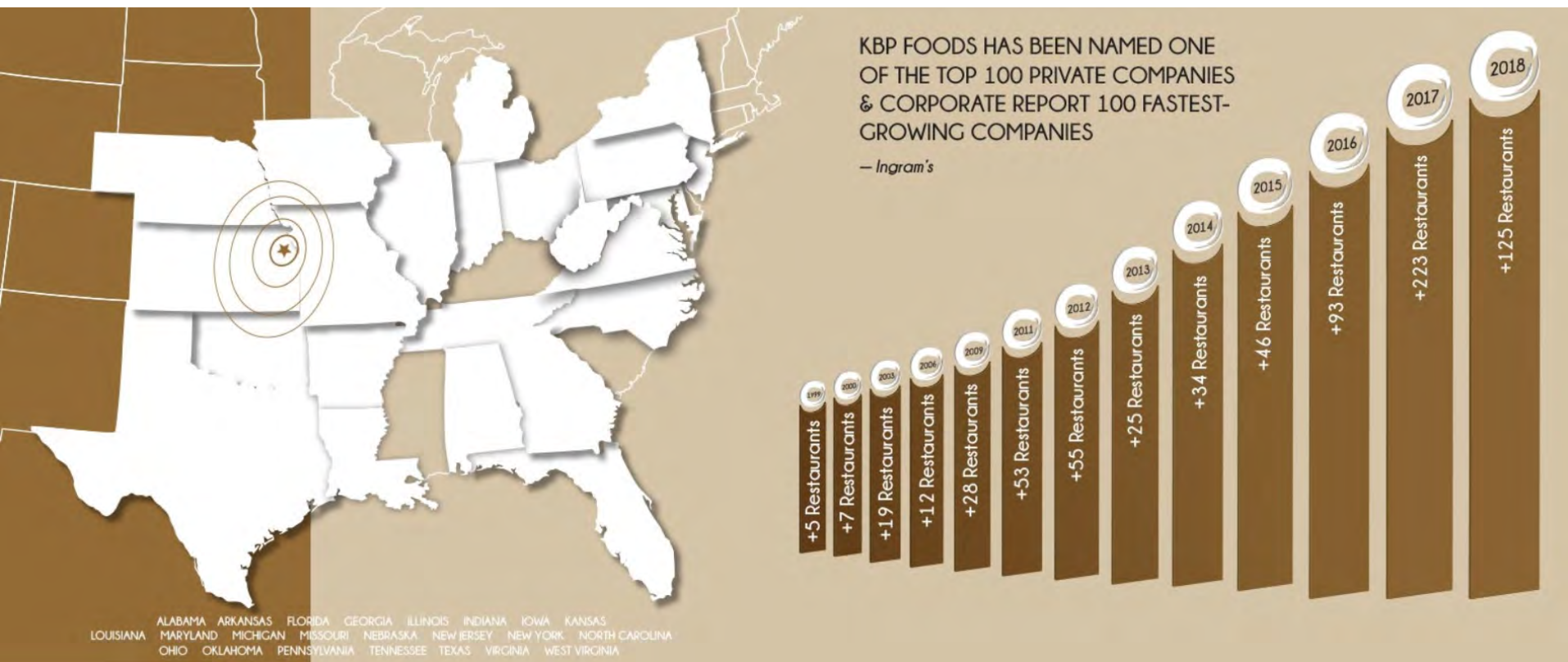
TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
FQSR, LLC dba. KBP Foods	3,290	Years 1-5: <b>09/24/19</b> to 09/30/24	Current	\$111,000	5.65%
		Years 6-10: 10/01/24 to 09/30/29	7%	\$118,770	6.04%
		Years 11-15: 10/01/29 to 09/30/34	7%	\$127,084	6.47%
		Years 16-20: 10/01/34 to <b>09/30/39</b>	7%	\$135,980	6.92%
RENEWAL OPTIONS		1 <sup>st</sup> Option: 10/01/39 to 09/30/44	7%	\$145,498	
		2 <sup>nd</sup> Option: 10/01/44 to 09/30/49	7%	\$155,683	

# TENANT OVERVIEW

KFC & TACO BELL  
VANDALIA, ILLINOIS



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  
±1.17 Acres

GLA  
3,290 SF

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The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.



# AERIAL



VANSEAL  
STATEWIDE TIRE  
Poly-Pak and SHIP, Inc.

AMERICAS BEST VALUE INN

O'Reilly AUTO PARTS

All Steel PRODUCTS, INC.

LONG JOHN SILVER'S

SUBWAY

McDonald's  
Arby's  
Pizza Hut  
BURGER KING  
Wendy's  
SONIC  
PHILLIPS 66

Rural King  
America's Farm and Home Store

ALDI

**Vandalia**  
VANDALIA ELEMENTARY  
507 STUDENTS

**Vandalia**  
VANDALIA HIGH SCHOOL  
423 STUDENTS

**Vandalia**  
VANDALIA JR. HIGH SCHOOL  
535 STUDENTS

Fayette County Hospital  
85 BEDS

Denny's

True Value

RAMADA BY WYNDHAM

Holiday Inn Express

the Y

Walmart

Huddle House

NAPA

MTS Midwest Tractor Sales Inc.

Auto Zone

KELLEY PARK

Goodwill  
DOLLAR TREE  
Rent-A-Center  
RussellCo

Davita Kidney Care

VANDALIA

SIMMS PARK

CIRCLE K

DOLLAR GENERAL

KFC & TACO BELL | VANDALIA, ILLINOIS



# LOCATION OVERVIEW

KFC & TACO BELL  
VANDALIA, ILLINOIS



**Vandalia** is a city in Fayette County, Illinois. Vandalia is 67 miles northeast of St. Louis, on the Kaskaskia River. It served as the state capital of Illinois from 1819 until 1839, when the seat of state government moved to the current capital of Springfield. Vandalia has a total area of 8.12 square miles and is situated on Interstate 70, U.S. Route 40 and U.S. Route 51. The Vandalia Statehouse is the third Capitol building in Vandalia and oldest existing Capitol building in the State of Illinois. Here Abraham Lincoln started his political career as a state representative, delivering his first speeches against slavery and debating Stephen A. Douglas.

Vandalia Lake is a 660 acre lake located about four miles northwest of Vandalia, on IL 185, with entrance to marina, boat dock, campground, and beach. At the marina you will find snacks, fishing supplies, bait, & gasoline. Campgrounds are open from Memorial Day weekend through the last weekend in September.

Vandalia is served by the **Vandalia Community School District**, home to Vandalia Community High School (423 students), Vandalia Junior High School (535 students); and Vandalia Elementary (507 students).

Serving the Fayette County Community in South-Central Illinois since 1955, **Fayette County Hospital** (85-bed facility) offering a full range of primary-care services and a wide variety of specialty clinics. Operated by Heartland Health System, Inc., Fayette County Hospital is committed to helping the community maintain good health.

Other companies in Vandalia include: **Vanseal Corporation**, **Graham Packaging Co.**, **Vandalia Ready Mix**, **R.P. Lumber Co.**, **Pittsburgh Fiberglass**, **Old Capital Vending**, **P & G Machine Tool**, **Laclede Steel Co.**

2019 DEMOGRAPHICS			
	1-MI	3-MI	5-MI
TOTAL POPULATION	4,387	8,405	9,000
DAYTIME POPULATION	2,889	6,119	6,656
AVERAGE HOUSEHOLD INCOME	\$66,766	\$68,265	\$67,425

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