



ACTUAL SITE

**KFC**  
1770 PLOVER ROAD  
PLOVER, WISCONSIN 54467

OFFERING  
MEMORANDUM

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# INVESTMENT OVERVIEW

KFC  
PLOVER, WISCONSIN

NAME	KFC
LOCATION	1770 Plover Road Plover, Wisconsin 54467
MAJOR CROSS STREETS	On Plover Rd, West of I-39
TENANT	FQSR, LLC dba. KBP FOODS
PURCHASE PRICE	\$1,421,000
CAP RATE	5.35%
ANNUAL RENT	\$76,000
GROSS LEASEABLE AREA	4,317 SF
RENTAL ESCALATIONS	7% every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	2008*
LOT SIZE	±1.50 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 **Copps** Shopping Center (Verizon, Hallmark); across the street from **Menards**; Plover has major retailers such as **Walmart Supercenter**, **Lowe's**, **Kohl's**, **Ashley HomeStore**, **Michaels**, **Joann Fabrics**, **Best Buy**, **Petco**, **Dollar Tree**, **Dollar General**

**HIGHER EDUCATION:** Less than 8 miles from **University of Wisconsin-Stevens Point** (a public university offering more than 100 program options with various baccalaureate, minors & graduate programs with total enrollment of 7,725)

**HEALTH CARE:** Less than 8 miles from **Ascension St. Michael's Hospital** (84 beds)

## 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:** Successfully Open & Operating Since 2008 with an Attractive 8.07% Rent to Sales Ratio! – Slated for Remodel by YE 2021 – Showing Tenant's Commitment to the Location!

**TRAFFIC COUNTS | LARGE PARCEL:** Positioned on a Large ±1.50-Acre Lot, Pad Site to a Copps Shopping Center – Just Off I-39 (16,292 CPD) with Great Drive-By Visibility where Traffic Counts Exceed 21,960 CPD!

**2019 DEMOGRAPHICS:** Total Population (5-MI): 27,405 | **Affluent Average Household Income (1-MI): \$92,958** | **Population Growth 2010-2019 (1-MI): 15.74%**





# FINANCIAL ANALYSIS

## SUMMARY

TENANT	FQSR, LLC dba. KBP Foods	LOT SIZE	±1.50 Acres
PURCHASE PRICE	\$1,421,000	EXPENSE REIMBURSEMENT	This is an <b>Absolute NNN lease</b> . Tenant is responsible for all expenses.
CAP RATE	5.35%	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
GROSS LEASABLE AREA	4,317 SF		
YEAR BUILT	2008		

## RENT ROLL

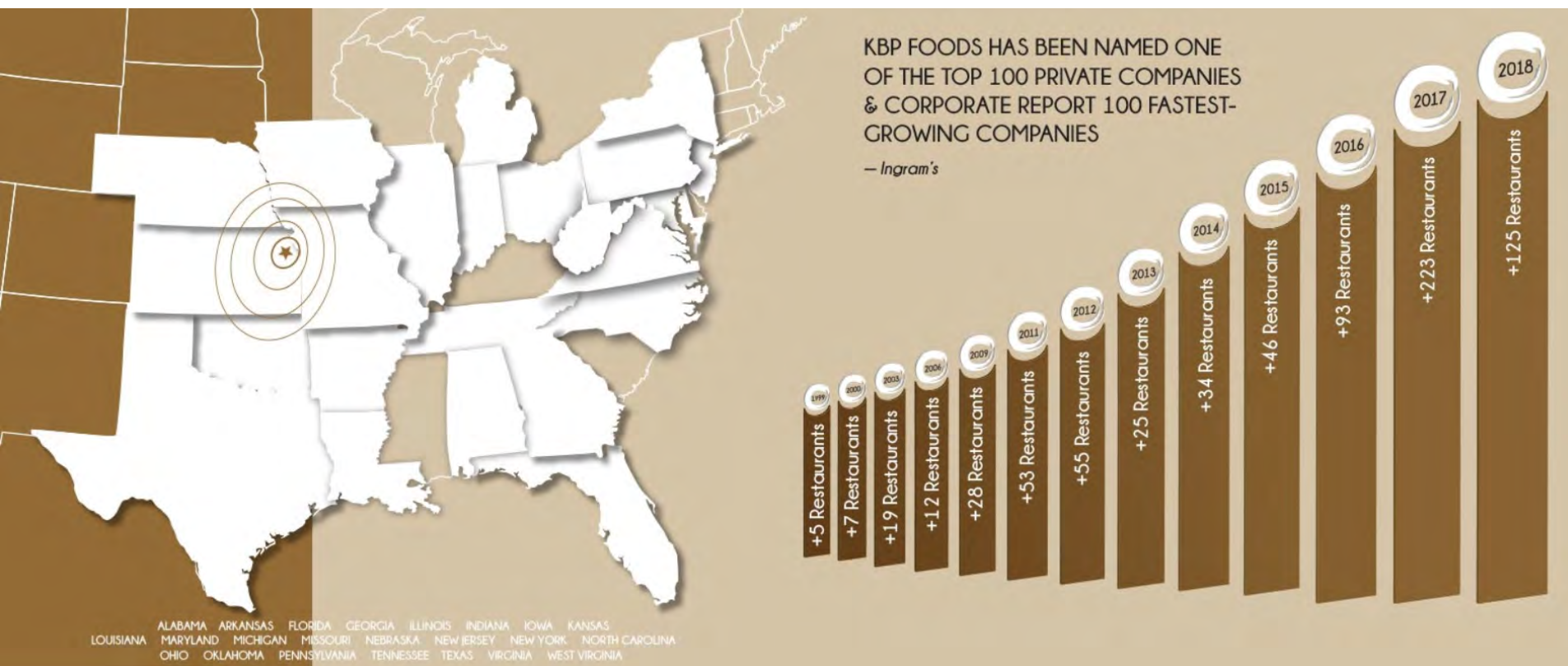
TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
FQSR, LLC dba. KBP Foods	4,317	Years 1-5: <b>09/23/19</b> to 09/30/24	Current	\$76,000	5.35%
		Years 6-10: 10/01/24 to 09/30/29	7%	\$81,320	5.72%
		Years 11-15: 10/01/29 to 09/30/34	7%	\$87,012	6.12%
		Years 16-20: 10/01/34 to <b>09/30/39</b>	7%	\$93,103	6.55%
RENEWAL OPTIONS		1 <sup>st</sup> Option: 10/01/39 to 09/30/44	7%	\$99,620	
		2 <sup>nd</sup> Option: 10/01/44 to 09/30/49	7%	\$106,594	



# TENANT OVERVIEW



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.



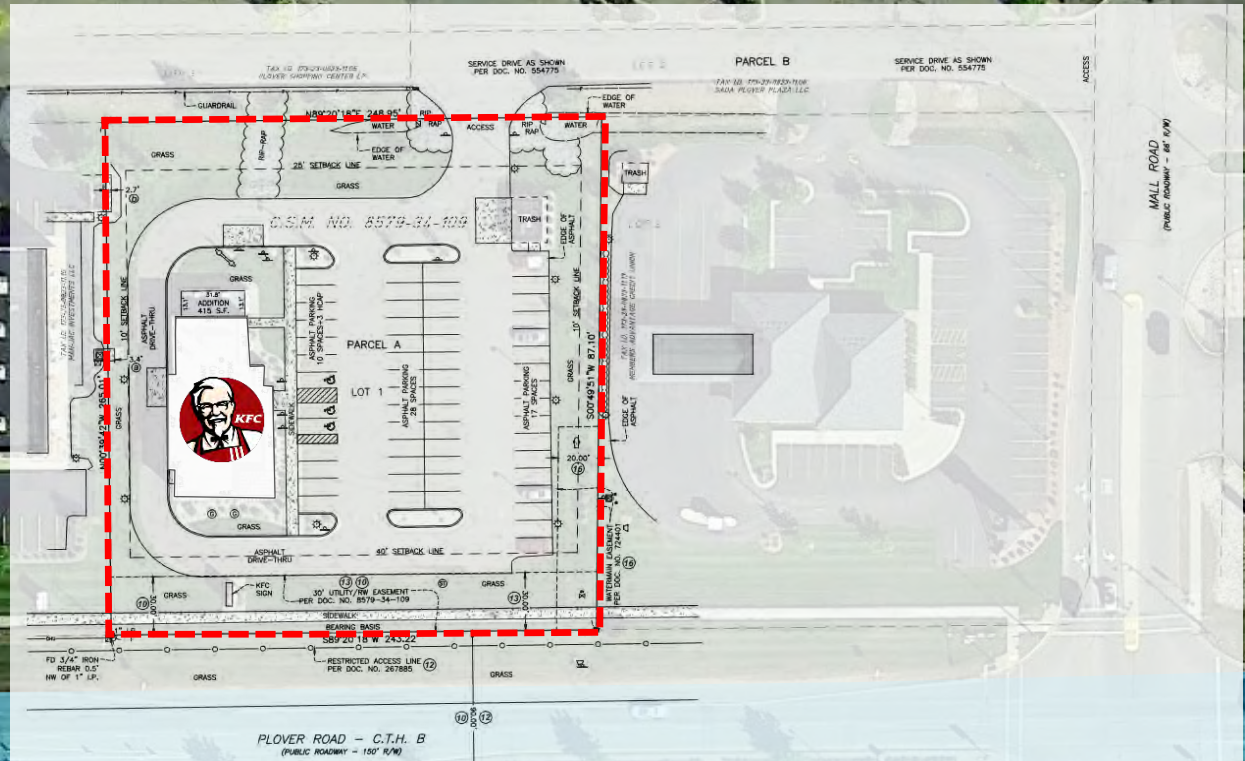
The success KBP Foods has had with growth through acquisition is directly correlated to diligent selection criteria, prudent and responsible capital structure and industry leading operational talent. Ultimately giving their people significant opportunity to grow themselves personally, professionally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

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





# SURVEY



**PLOVER RD 14,494 CPD**

**LOT SIZE**  
**±1.50 Acres**

**GLA**  
**4,317 SF**

KFC | PLOVER, WISCONSIN

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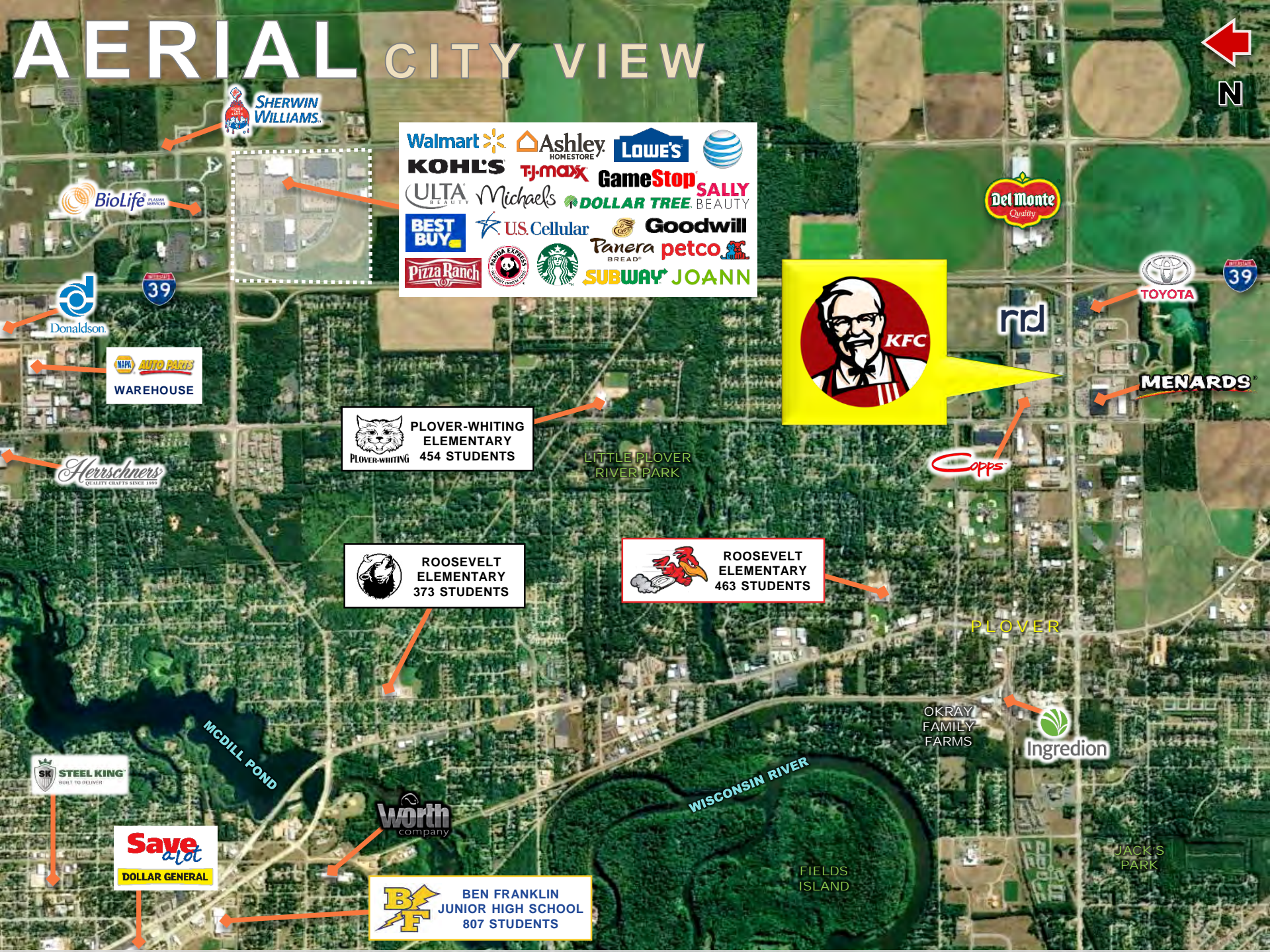
# AERIAL




KFC | PLOVER, WISCONSIN




# AERIAL CITY VIEW



 **PLOVER-WHITING  
ELEMENTARY**  
454 STUDENTS

LITTLE PLOVER  
RIVER PARK



 **ROOSEVELT  
ELEMENTARY**  
373 STUDENTS

 **ROOSEVELT  
ELEMENTARY**  
463 STUDENTS

PLOVER

OKRAY  
FAMILY  
FARMS



MCDILL POND

WISCONSIN RIVER

FIELDS  
ISLAND

JACK'S  
PARK



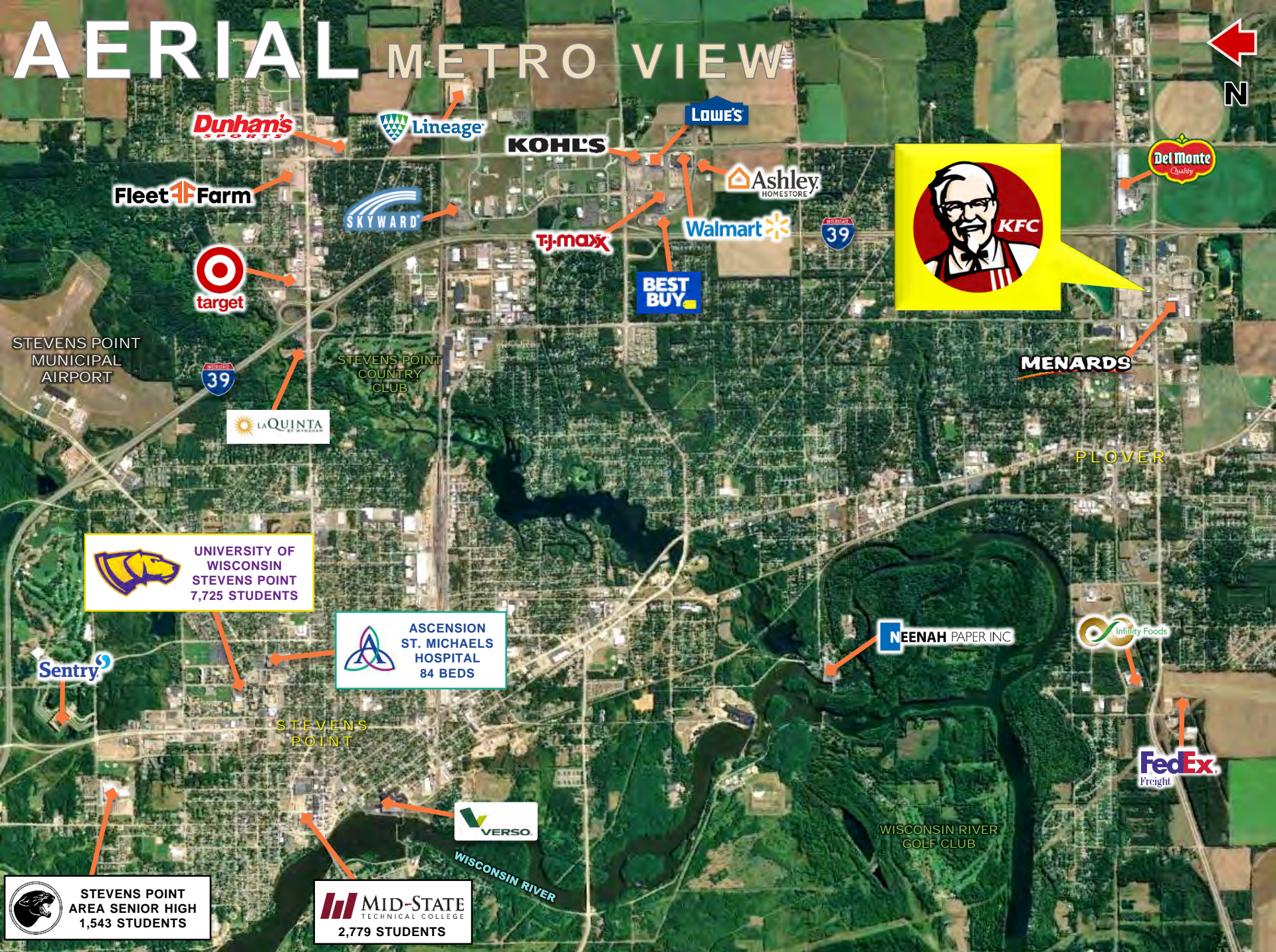
 **BEN FRANKLIN  
JUNIOR HIGH SCHOOL**  
807 STUDENTS



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# AERIAL METRO VIEW



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# LOCATION OVERVIEW




**Plover** is a village in Portage County, Wisconsin. A suburb of Stevens Point, it is part of the Stevens Point Micropolitan Statistical Area. The population was 12,123 at the 2010 census. Located in central Wisconsin, Portage County is intersected by two major highways, US Highway 10 and Interstate 39/US Highway 51. The County covers 823 square miles with a diverse landscape and rich culture.

The **University of Wisconsin–Stevens Point** is a public university in Stevens Point. It is part of the University of Wisconsin System. It grants associate, baccalaureate and master's degrees, as well as doctoral degrees in audiology and educational sustainability. They have more than 7,720 students enrolled and approximately 450 academic staff.

**Mid-State Technical College (Mid-State)** is a technical college in central Wisconsin with major campuses in the Marshfield, Stevens Point, and Wisconsin Rapids communities. There is also a learning center in Adams. It is a member of the 16 schools in the Wisconsin Technical College System. They offer associate degrees, technical diplomas, and certificates in a variety of high-demand career fields designed to meet local workforce needs. Mid-State's supportive and caring learning environment, state-of-the-art technology, and faculty with professional experience provide their graduates with the real-world skills, technical training, experience, and confidence they need for an in-demand career right here in central Wisconsin. They have 2,779 students enrolled and over 160 faculty.

**Ascension St. Michael's Hospital**, is an 84-bed, fully accredited acute-care facility, offers expert, personalized care for residents of the Stevens Point area. St. Michael's serves residents in the Stevens Point area and provides healthcare services for all ages. Urgent care is available during extended hours if you have minor medical issues. With more than 200 primary care and specialty doctors and nurse practitioners, our care teams are committed to delivering a positive patient experience, patient safety and a high quality of care.

2019 DEMOGRAPHICS				
				
	1-MI	3-MI	5-MI	
TOTAL POPULATION	1,905	14,425	27,405	
POPULATION GROWTH 2010-2019	15.74%	4.05%	1.11%	
DAYTIME POPULATION	1,878	14,596	27,545	
HOUSEHOLD GROWTH 2010-2019	16.12%	4.18%	1.04%	
AVERAGE HOUSEHOLD INCOME	\$92,958	\$77,632	\$73,621	



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