



KFC
1245 MERCHANTS DRIVE
DALLAS (ATLANTA MSA), GEORGIA 30132

OFFERING MEMORANDUM

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In Association with Georgia Licensed Broker:
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CIA
commercial
investment
advisors

INVESTMENT OVERVIEW

KFC
DALLAS (ATLANTA MSA), GEORGIA

NAME	KFC
LOCATION	1245 Merchants Drive Dallas, Georgia 30132
MAJOR CROSS STREETS	On Merchants Dr, West of GA SR 360
TENANT	FQSR, LLC dba. KBP FOODS
PURCHASE PRICE	\$2,236,000
CAP RATE	5.50%
ANNUAL RENT	\$123,000
GROSS LEASEABLE AREA	2,662 SF
RENTAL ESCALATIONS	7% every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT REMODELED	1987 2016
LOT SIZE	±0.87 Acre
LEASE EXPIRATION	January 31, 2040
OPTIONS	Two 5-Year Renewal Options

POINTS OF INTEREST

RETAIL | SHOPPING: Across the street from Big Lots, Ingles Market, Cato Fashions – Walmart Supercenter, Target, Kohl's, Sam's Club, Hobby Lobby, The Home Depot, Academy Sports + Outdoors, Best Buy, Marshalls, Ross Dress for Less, Bealls Outlet, Michaels, PetSmart, Office Depot, Five Below, Tractor Supply Co., JCPenney, Dollar General, Kirland's, Hibbett Sports, Kroger, ALDI, Goodwill, Walgreens, AMC Theatres are within 3 miles from the subject property

PUBLIC EDUCATION: Dallas has 9 public schools (5 elementary schools, 2 middle schools & 2 high schools) within the 5-mile vicinity with total enrollment of 8,254

HEALTH CARE: 2 miles from Wellstar Paulding Hospital (a state-of-the-art replacement hospital featuring 112 private inpatient rooms)

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 **739+ Locations in 23 States** (18% of Locations in U.S. System) and will Generate Sales in Excess of \$825 Million in 2020 (FQSR, LLC is the Tenant on the Lease, Encompasses All Restaurant Locations)

STRONG SALES PERFORMANCE | PENDING REMODEL: Trailing 12-Month Sales Generated an EBITDA in Excess of \$228,780 – Slated for Another Remodel (At Tenant's Cost) by 2026 Showing Tenant's Commitment to the Location!

TRAFFIC COUNTS: Great Drive-By Visibility on Merchants Dr (aka Atlanta Hwy) where Traffic Counts Exceed 27,800 CPD!

2019 DEMOGRAPHICS (5-MI): Total Population: 70,107 | Avg HH Income: \$70,523 | Population Growth 2010-2019 (1-MI): 27.98%



FINANCIAL ANALYSIS

SUMMARY

TENANT	FQSR, LLC dba. KBP Foods	LOT SIZE	±0.87 Acre
PURCHASE PRICE	\$2,236,000	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	2,662 SF		
YEAR BUILT REMODELED	1987 2016		

RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY		
TENANT NAME	SQ FT	TERM		INCREASE	RENT	ANNUAL INVESTOR RETURN
FQSR, LLC dba. KBP Foods	2,662	Years 1-5: 01/31/20 to 01/31/25		Current	\$123,000	5.50%
		Years 6-10: 02/01/25 to 01/31/30		7%	\$131,610	5.89%
		Years 11-15: 02/01/30 to 01/31/35		7%	\$140,823	6.30%
		Years 16-20: 02/01/35 to 01/31/40		7%	\$150,680	6.74%
RENEWAL OPTIONS		1 st Option: 02/01/40 to 01/31/45		7%	\$161,228	
		2 nd Option: 02/01/45 to 01/31/50		7%	\$172,514	

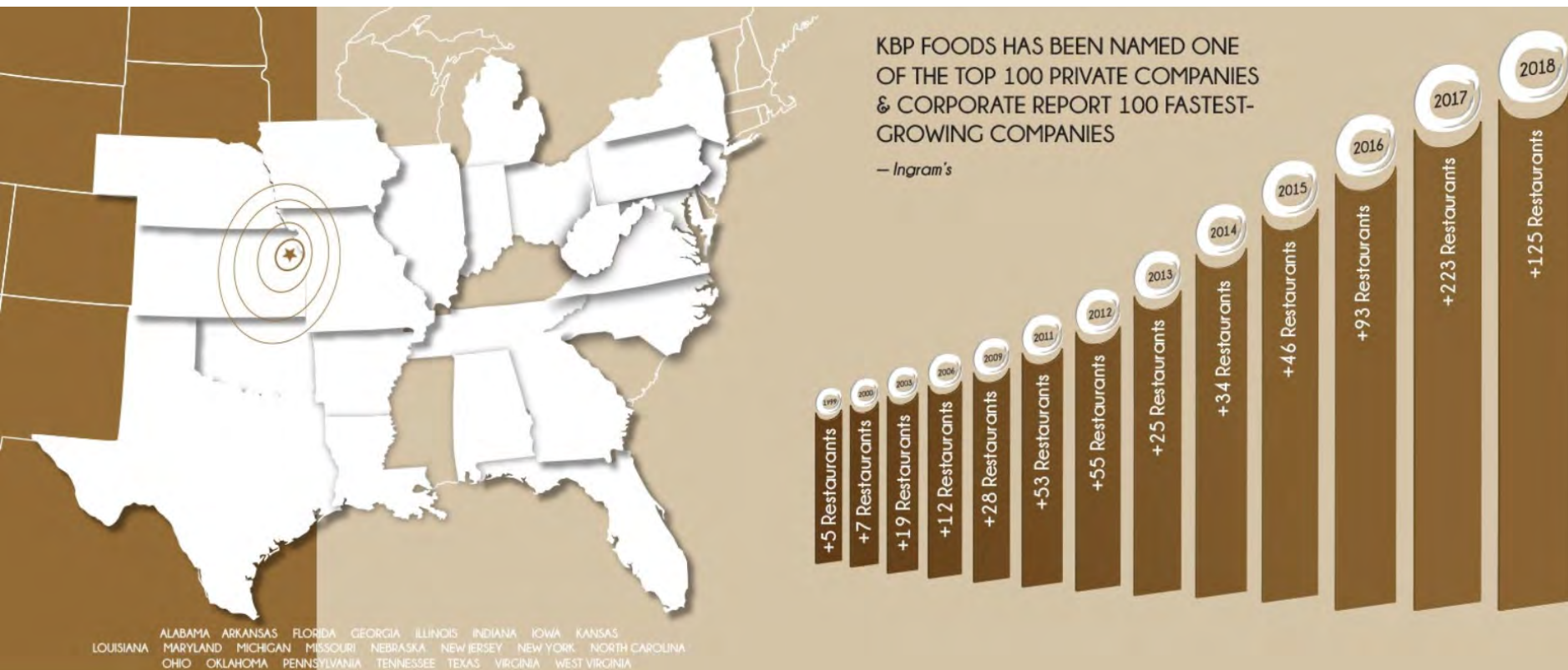
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TENANT OVERVIEW

KFC
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KBP Foods* operates **739+ 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.



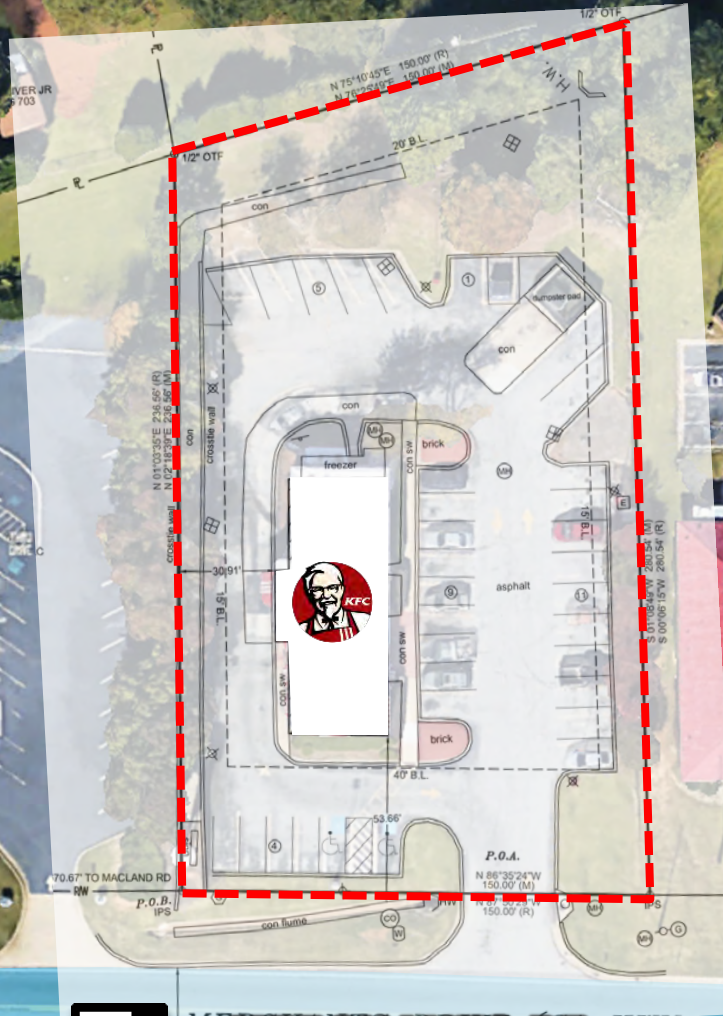
The success KBP Foods has had with growth through acquisition is directly correlated to diligent selection criteria, prudent and responsible capital structure and industry leading operational talent. Ultimately giving their people significant opportunity to grow themselves personally, professionally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

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

*** Tenant on lease is FQSR, LLC and encompasses all KFC restaurant locations.**



SURVEY



6

MERCHANTS DR
12,434 CPD

LOT SIZE
±0.87 Acre

GLA
2,662 SF

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FACING WEST



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FACING SOUTHEAST



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AERIAL



**DALLAS
ELEMENTARY**
416 STUDENTS

**Chattahoochee
TECHNICAL COLLEGE**
PAULDING CAMPUS

Ruby Tuesday Kroger QT
TACO BELL 9 goodwill WELLS FARGO ZAXBY'S



Mobil

6

MERCHANTS DR

12,434 CPD

U-HAUL

**DOLLAR
GENERAL**



Hardee's

**BIG
LOTS!**

ingles

MERCHANT
COURT
APARTMENTS
192 UNITS

SANDALWOOD
APARTMENTS
96 UNITS

armacell

**Pizza
Hut** **BestCare Now**
URGENT CARE

**WAFFLE
HOUSE**

Chick-fil-A
Walgreens



AutoZone

JIMMY CAMPBELL PKWY
19,648 CPD

278

**SOUTHERN
PIPE & SUPPLY**



**VSC TRACTOR
SUPPLY CO**

**TURBINES
& MACHINES**

**xfinity
comcast**

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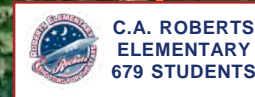
AERIAL ZOOMED OUT



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AERIAL CITY VIEW

WHITE FOREST



DALLAS



WHITE OAK PARK



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LOCATION OVERVIEW



Dallas is a city in Paulding County, Georgia. Dallas is a northwestern suburb of Atlanta, located approximately 38 miles from downtown. In 2007, CNN and Money Magazine placed Paulding County in the Top 20 of its "Best Places to Live" in the United States. The City of Dallas has retained the charm of simpler times, with a vibrant and friendly community, strong on southern hospitality. With a quaint, historic downtown, visitors can enjoy shopping and be entertained at the Dallas Theater. On the outskirts of town is one of the best-preserved Civil War battlefields, Pickett's Mill State Historic Site, with a museum, interpretive film, earthworks and walking trails. Nearby in the city of Hiram, the Rosenwald School Museum gives visitors a peak into another part of the area's heritage.

Wellstar Paulding Hospital is a 295,000 square-foot facility opened in 2014. Today, it features 112 private inpatient rooms, 40 emergency exam and pediatric emergency exam rooms, seven surgical suites, two GI-specific surgical suites, a bronchoscopy suite and decentralized nursing stations. **Wellstar Paulding Nursing Center** is a larger-sized nursing home facility. The facility has 182-beds and 169 residents. They participate in Medicare and Medicaid and are classified as a non-profit corporation. WellStar Paulding Nursing and Rehabilitation Center has received the highest possible overall rating of five stars in U.S. News & World Report's sixth annual Best Nursing Homes. They have 150 employees.

The Paulding County School District is a public-school district in Paulding County, and is the 13th largest district in the state of Georgia. It serves the communities of Braswell, Dallas and Hiram. The district has 19 elementary schools, 9 middle schools and 5 high schools. Current enrollment is 28,000+, and there are over 3,000 employees. The vision of the Paulding County School District is to provide a safe, healthy, supportive environment focused on learning and committed to high academic achievement.

	2019 DEMOGRAPHICS		
	1-MI	3-MI	5-MI
TOTAL POPULATION	3,453	31,647	70,107
POPULATION GROWTH 2010-2019	27.98%	21.22%	15.66%
DAYTIME POPULATION	3,207	28,770	64,704
HOUSEHOLD GROWTH 2010-2019	25.28%	20.76%	15.91%
AVERAGE HOUSEHOLD INCOME	\$62,204	\$63,012	\$70,523

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