



ACTUAL SITE

KFC
1395 VIRGINIA AVENUE
EAST POINT (ATLANTA MSA), GEORGIA 30344

OFFERING
MEMORANDUM

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In Association with Georgia Licensed Broker:
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INVESTMENT OVERVIEW

KFC

EAST POINT (ATLANTA MSA), GEORGIA

NAME	KFC
LOCATION	1395 Virginia Avenue East Point, Georgia 30344
MAJOR CROSS STREETS	On Virginia Ave, West I-85
TENANT	FQSR, LLC dba. KBP FOODS
PURCHASE PRICE	\$2,262,000
CAP RATE	5.35%
ANNUAL RENT	\$121,000
GROSS LEASEABLE AREA	2,363 SF
RENTAL ESCALATIONS	7% every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT REMODELED	1973 2016
LOT SIZE	±0.44 Acre
LEASE EXPIRATION	January 31, 2040
OPTIONS	Two 5-Year Renewal Options

POINTS OF INTEREST

RETAIL | SHOPPING: East Point has major retailers such as Walmart Supercenter, Target, Burlington, Publix, Lowe's Home Improvement, BJ's Wholesale Club, TJ Maxx, Ross Dress for Less, Old Navy, Hibbett Sports, Five Below, PetSmart, Staples, Party City, Kroger, Piggly Wiggly, Dollar Tree, Family Dollar, Dollar General, Ace Hardware, AutoZone, O'Reilly Auto Parts

HIGHER EDUCATION: 6 miles from **Atlanta Metropolitan State College** (a public college offering 6 bachelor & 30+ associate degree programs with total enrollment of 2,172); 8 miles from **Georgia State University** (a public research university offering more than 250 majors, minors & pathways with total enrollment of 52,726)

HEALTH CARE: 2 miles from **WellStar Atlanta Medical Center South** (a general medical & surgical hospital with 198 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 **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 \$167,920 – Slated for Remodel (At Tenant's Cost) by 2026 Showing Tenant's Commitment to the Location!

INFILL LOCATION | TRAFFIC COUNTS: Great Drive-By Visibility on Virginia Ave Just West of I-85 (184,445 CPD) where Traffic Counts Exceed 9,100 CPD!

HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT: Adjacent to the Busiest Airport in the U.S. with 103.9 Million Passengers Served Every Year

2019 DEMOGRAPHICS: Total Population (5-MI): 177,427 | Avg HH Income (1-MI): \$74,616 | **Population Growth 2010-2019 (1-MI): 31.06%**



FINANCIAL ANALYSIS

SUMMARY

TENANT	FQSR, LLC dba. KBP Foods	LOT SIZE	±0.44 Acre
PURCHASE PRICE	\$2,262,000	EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . 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	2,363 SF		
YEAR BUILT REMODELED	1973 2016		

RENT ROLL

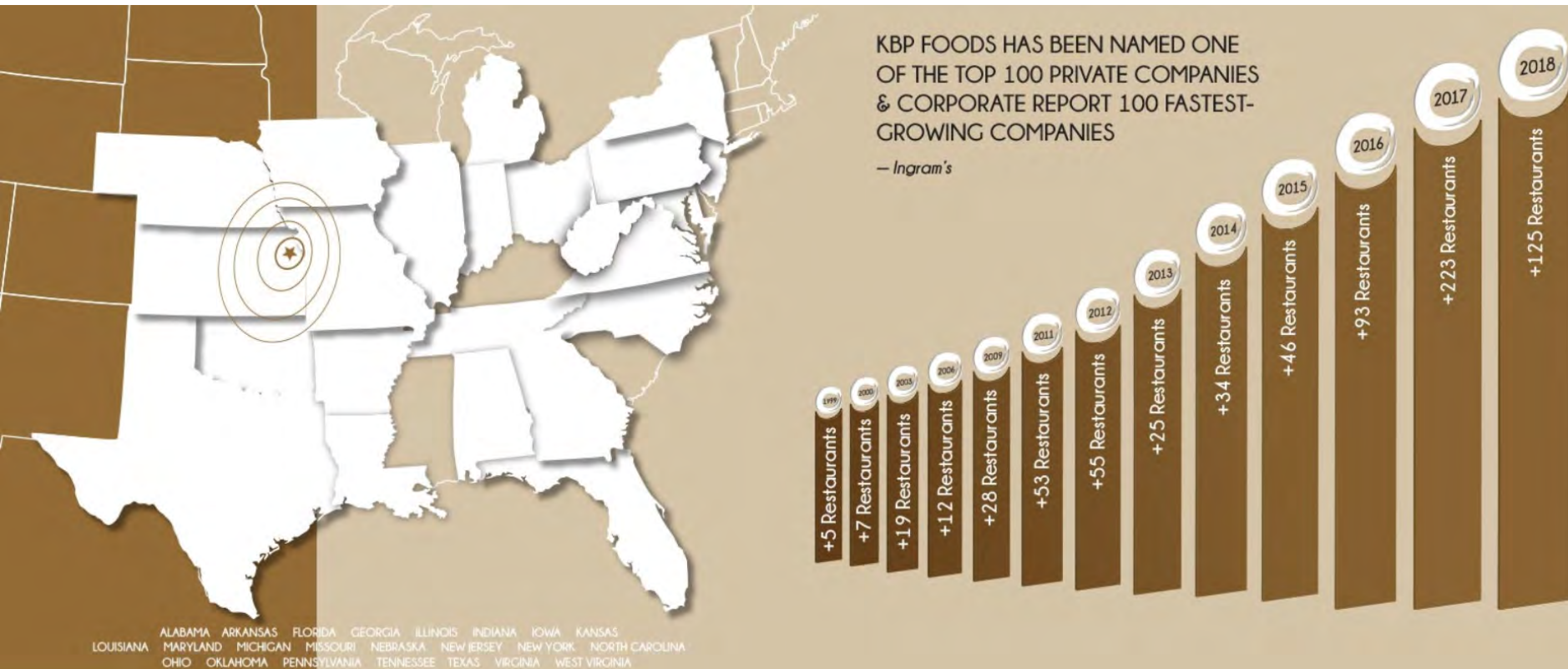
TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
FQSR, LLC dba. KBP Foods	2,363	Years 1-5: 01/31/20 to 01/31/25	Current	\$121,000	5.35%
		Years 6-10: 02/01/25 to 01/31/30	7%	\$129,470	5.72%
		Years 11-15: 02/01/30 to 01/31/35	7%	\$138,533	6.12%
		Years 16-20: 02/01/35 to 01/31/40	7%	\$148,230	6.55%
RENEWAL OPTIONS		1 st Option: 02/01/40 to 01/31/45	7%	\$158,606	
		2 nd Option: 02/01/45 to 01/31/50	7%	\$169,709	

TENANT OVERVIEW

KFC
EAST POINT (ATLANTA MSA), GEORGIA



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



LOT SIZE

±0.44 Acre

GLA

2,363 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



WOODWARD ACADEMY
A Private, Pre-K-12, Day School in Metro Atlanta
2,487 STUDENTS



MCLARIN SUCCESS ACADEMY
163 STUDENTS

COLLEGE PARK ELEMENTARY
870 STUDENTS

THE PAD
on Harvard
109 UNITS

hotel INDIGO
AN IHG® HOTEL

ARENA
COLLEGE PARK

GEORGIA INTERNATIONAL CONVENTION CENTER
GICC

VIRGINIA AVE 9,108 CPD

I-85 184,445 CPD



Hartsfield-Jackson
Atlanta International Airport

- 5 RUNWAYS
- 4,700 ACRES
- AIRLINES: AMERICAN, SPIRIT, UNITED, DELTA FRONTIER AND SOUTHWEST
- THE BUSIEST AIRPORT IN THE U.S. WITH 103.9 MILLION PASSENGERS SERVED EVERY YEAR

COURTYARD
BY MARRIOTT

Residence INN
BY MARRIOTT

CROWNE PLAZA
HOTELS & RESORTS

Hilton

Ruby Tuesday

DRURY HOTELS

LAQUINTA
INNS & SUITES

DELTA



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AERIAL METROPOLITAN VIEW



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LOCATION OVERVIEW

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EAST POINT (ATLANTA MSA), GEORGIA




East Point is a suburban city with a total area of 13.8 square miles, located southwest of Atlanta in Fulton County, Georgia. East Point is a quaint and ethnically diverse urban community that offers the full amenities of in-town living. Conveniently located five minutes from Hartsfield-Jackson Atlanta International Airport, and 10 minutes from Downtown Atlanta, East Point is home to the Camp Creek Marketplace, Camp Creek Business Center, South Meadow Business Park and several Fortune 500 Companies.

East Point is proud to be one of Fulton County's "Camera Ready" communities. "Camera Ready" is a special designation given by the Georgia Department of Economic Development's Film, Music and Digital Entertainment Office (FMDE). The program assists counties across Georgia in attracting film and TV production. The City is well-positioned for future projects due to plans by film mogul, Tyler Perry, to redevelop 330 acres of the old Fort McPherson U.S. Army base, and build a massive, 16 sound stage studio lot.

Hartsfield-Jackson Atlanta International Airport (ATL) is the busiest and most efficient airport in the world with 103.9 million passengers served every year. ATL is the economic jewel of Georgia, generating a \$34.8 billion economic impact for metro Atlanta and providing more than 63,000 jobs on-site; making it the state's largest employer.

Top major employers in the Metro Atlanta include: **Delta Air Lines** (Corp. HQ/Airport, Fortune #75 – 34,500 employees); **Emory University & Emory Healthcare** (Educational Institution/Healthcare – 32,091 employees); **The Home Depot** (Corp. HQ, Fortune #23 – 16,510 employees); **Northside Hospital** (Healthcare – 16,000+ employees); **Piedmont Healthcare** (Healthcare – 15,900 employees); **Publix Super Markets** (Division HQ – 15,591 employees); **WellStar Health Systems** (Healthcare – 15,353 employees); **The Kroger Co.** (Division HQ – 15,000+ employees); **AT&T** (Division & Regional HQ – 15,000 employees); **UPS** (Corp. HQ, Fortune #44 – 14,594 employees); **Marriott International** (Hotels – 12,000+ employees).

	2019 DEMOGRAPHICS		
	1-MI	3-MI	5-MI
TOTAL POPULATION	5,139	50,980	177,427
POPULATION GROWTH 2010-2019	31.06%	4.84%	7.94%
DAYTIME POPULATION	5,363	46,287	157,748
HOUSEHOLD GROWTH 2010-2019	29.03%	3.98%	5.55%
AVERAGE HOUSEHOLD INCOME	\$74,616	\$48,686	\$45,560

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