



KFC | TACO BELL

725 Sterlington Highway

Farmerville, LA 71241

ON MARKET: KFC | TACO BELL IN FARMERVILLE, LOUISIANA



ACTUAL PROPERTY

INVESTMENT HIGHLIGHTS

- ▶ **KFC & Taco Bell in Farmerville, LA**
- ▶ **Triple Net (NNN) Lease with More Than 12 Years Remaining**
ZERO LANDLORD RESPONSIBILITIES
- ▶ **Strong Corporate Guaranty**
KBP FOODS IS ONE OF THE LARGEST AND FASTEST GROWING FRANCHISE OPERATORS IN THE COUNTRY
- ▶ **KBP Operates More Than 750 Locations and is Projecting Sales of More Than \$900 Million in 2020**
- ▶ **Hedge Against Inflation**
LEASE FEATURES 5% BASE RENT INCREASES EVERY FIVE YEARS
- ▶ **Ideally Located Along Sterlington Hwy (Route 2), One of Farmerville's Main Thoroughfares**
- ▶ **Situated Directly Adjacent to Walmart Supercenter Anchored Shopping Center**
ONLY WALMART WITHIN 23 MILES
- ▶ **Tenant Plans to Convert this Location Entirely Into a Taco Bell in 2020**
DEMONSTRATES A COMMITMENT TO LOCATION

FINANCIAL OVERVIEW

725 STERLINGTON HIGHWAY
FARMERVILLE, LOUISIANA

PRICE	\$1,475,000
CAP RATE	6.30%
NOI	\$92,925
PRICE PER SQUARE FOOT	\$546.30
RENT PER SQUARE FOOT	\$34.42
YEAR BUILT	2009
APPROXIMATE LOT SIZE	0.81 Acres
GROSS LEASEABLE AREA	2,700 SF
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	KBP Foods
LEASE TYPE	Triple Net (NNN)
ROOF AND STRUCTURE	Tenant Responsibility



ANNUALIZED OPERATING DATA			
	BASE RENT	ANNUAL RENT	MONTHLY RENT
CURRENT	11/30/2022	\$92,925	\$7,744
12/1/2022	11/30/2027	\$97,571	\$8,131
12/1/2027	11/30/2032	\$102,450	\$8,537



DOC ELLIOT STADIUM

BERNICE HWY

WARD CHAPEL RD



MILLER ST



E WATER ST



DOLLAR GENERAL

KFC | TACO BELL - Farmerville, Louisiana

LEASE SUMMARY

LEASE COMMENCEMENT DATE	11/12/2012
LEASE EXPIRATION DATE	11/30/2032
LEASE TERM	20 Years
TERM REMAINING	12+ Years
INCREASES	5% Every Five Years
OPTIONS TO RENEW	Four, 5-Year Options



TENANT OVERVIEW

KFC Corporation, also known as Kentucky Fried Chicken, operates a chain of chicken restaurants in the United States and internationally. The company provides sandwiches, sides, desserts, drinks, sauces, fill ups, buttermilk biscuits, and other products; big box meals, popcorn nuggets, and kid's meals; and chicken products, including chicken hot wings, chicken sandwiches, and fried chicken products. There are over 21,000 KFC outlets in more than 130 countries and territories around the world. The company also franchises its restaurants. KFC Corporation was founded in 1952 and is based in Louisville, Kentucky. KFC Corporation operates as a subsidiary of Yum! Brands.

Taco Bell Corporation is the world's leading Mexican-inspired quick service restaurant (QSR) brand. The company was founded in 1954 and is headquartered in Irvine, California. It also has restaurants in China; and Saskatoon, Canada. Taco Bell Corp. operates as a subsidiary of Yum! Brands, Inc. Taco Bell serves made-to-order and customizable tacos and burritos and other specialties with bold flavors, quality ingredients, breakthrough value, and best-in-class customer service to over 40 million customers weekly across the globe. There are currently more than 450 Taco Bell restaurants across 26 countries outside of the United States.

KBP Foods (the largest KFC franchisee in the U.S.) Operates 750+ Locations in 25 States (18% of Locations in U.S. System) and will Generate Sales in Excess of \$900 Million in 2020. KBP Foods has been named one of the 10 Fastest-Growing Restaurant Chains and one of the Top 100 Fastest-Growing Businesses in North America.



ACTUAL PROPERTY

OVERVIEW	
TENANT TRADE NAME	KFC Taco Bell
LEASE GUARANTOR	KBP Foods
NUMBER OF LOCATIONS	750+ Locations
HEADQUARTERED	Overland Park, KS
WEB SITE	https://kbp-foods.com/
SALES VOLUME	\$900 Million (2020 Projected)



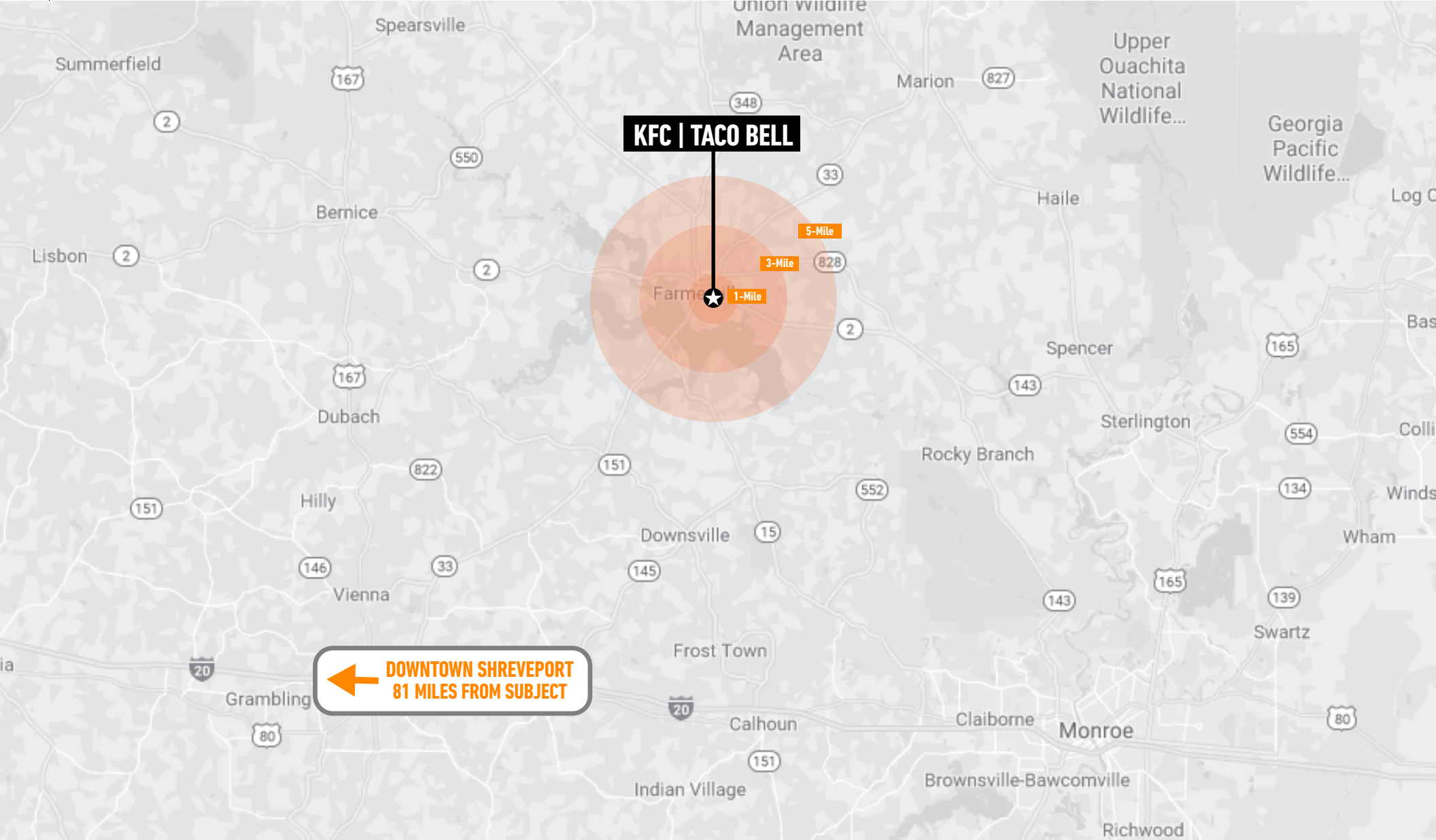
ACTUAL PROPERTY

ABOUT FARMERVILLE

Farmerville is the largest town and Parish Seat of Union Parish, Louisiana. It is located in the North Central region of the state, about 20 miles from Interstate 20, in the heart of Louisiana's "Sportsman's Paradise". The town is a part of the Monroe MSA, which is the 8th largest city in the state.

In addition to retail, healthcare and education; timber, agriculture and recreation are the top industries in Farmerville. Foster Farms Chicken Plant is the town's largest employer, providing more than 1,300 jobs. Each year during the last weekend of July, thousands of visitors descend upon Farmerville to attend the Louisiana Watermelon Festival. The premier festival salutes another mainstay of regional agriculture. Farmerville is also home to one of Louisiana's most stunning state parks, Lake D'Arbonne State Park, which brings in tourists for fishing, camping, kayaking, and much more.





	1-Mile	3-Mile	5-Mile
2000 Population	2,586	4,734	5,977
2010 Population	2,447	4,598	5,941
2019 Population	2,430	4,520	5,877
2024 Population	2,432	4,514	5,877

	1-Mile	3-Mile	5-Mile
2000 Households	954	1,738	2,240
2010 Households	919	1,730	2,290
2019 Households	904	1,681	2,247
2024 Households	903	1,675	2,244

	1-Mile	3-Mile	5-Mile
2019 Average HH Income	\$40,929	\$45,482	\$50,305
2019 Median HH Income	\$22,125	\$27,708	\$33,960
2019 Per Capita Income	\$15,226	\$16,915	\$19,234

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CONTACT US:

MICHAEL GRUNBERG

LICENSED REAL ESTATE SALESPERSON

mgrunberg@sabcap.com

t. 646.809.8837

BROKER OF RECORD

Vic J Palazzo

vjc@reddoorrealty.com

t. 504.650.3116

Red Door Realty, Inc

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