



ACTUAL SITE

KFC
434 WEST BETHALTO DRIVE
BETHALTO, ILLINOIS 62010

OFFERING
MEMORANDUM

Represented by:
JUSTIN ZAHN
justin@ciadvisor.com

Represented by:
JUSTIN CARLSON
jcarlson@ciadvisor.com

COMMERCIAL INVESTMENT ADVISORS, INC.
CIA BROKERAGE COMPANY
9383 East Bahia Drive, Suite 130 | Scottsdale, Arizona 85260
480.214.5088 – Office | www.ciadvisor.com

In Association with Illinois Licensed Broker:
Travis R. Tarrant | Tarrant & Harman Real Estate and Auction | IL License #471016673



INVESTMENT OVERVIEW

KFC
BETHALTO, ILLINOIS

NAME	KFC
LOCATION	434 West Bethalto Drive Bethalto, Illinois 62010
MAJOR CROSS STREETS	On N Webster St, North of Park St
TENANT	FQSR, LLC dba. KBP FOODS
PURCHASE PRICE	\$1,402,000
CAP RATE	5.35%
ANNUAL RENT	\$75,000
GROSS LEASEABLE AREA	1,535 SF
RENTAL ESCALATIONS	7% every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT REMODELED	1990 2017
LOT SIZE	±0.54 Acre
LEASE EXPIRATION	February 29, 2040
OPTIONS	Two 5-Year Renewal Options

POINTS OF INTEREST

RETAIL | SHOPPING | ENTERTAINMENT: Major retailers in neighboring towns include Walmart Supercenter, Target, Kohl's, Home Depot, Lowe's Home Improvement, Schnuck's, Ross Dress for Less, Office Depot, JCPenney, Harbor Freight Tools, Dollar Tree, Dollar General, Tractor Supply Co., Ace Hardware, Schnuck's, ALDI, Save A Lot, AMC Theatres

HIGHER EDUCATION: 8 miles from Southern Illinois University - Edwardsville (a public university offering various undergraduate & graduate programs with total enrollment of 13,061)

HEALTH CARE: 6 miles from Alton Memorial Hospital (a full-service acute-care hospital with 123 staffed beds serving the residents of Alton & the surrounding communities in a five-county area)

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)

SEASONED LOCATION | RECENT REMODEL: Successfully Open & Operating for Decades with an Attractive 7.08% Rent to Sales Ratio – Recently Remodeled to KFC's Newest “American Showman” Prototype in 2017 – Showing Tenant's Commitment to the Location!

TRAFFIC COUNTS: Great Drive-By Visibility on W Bethalto Dr where Traffic Counts Exceed 18,400 CPD!

2019 DEMOGRAPHICS: Total Population (5-MI): 47,705 | Average Household Income (1-MI): \$77,308



FINANCIAL ANALYSIS

SUMMARY

TENANT	FQSR, LLC dba. KBP Foods	LOT SIZE	±0.54 Acre
PURCHASE PRICE	\$1,402,000	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	1,535 SF		
YEAR BUILT REMODELED	1990 2017		

RENT ROLL

TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
FQSR, LLC dba. KBP Foods	1,535	Years 1-5: 02/24/20 to 02/28/25	Current	\$75,000	5.35%
		Years 6-10: 03/01/25 to 02/28/30	7%	\$80,250	5.72%
		Years 11-15: 03/01/30 to 02/28/35	7%	\$85,868	6.12%
		Years 16-20: 03/01/35 to 02/29/40	7%	\$91,878	6.55%
					5.94% AVG ANNUAL RETURN
RENEWAL OPTIONS		1 st Option: 03/01/40 to 02/28/45	7%	\$98,310	
		2 nd Option: 03/01/45 to 02/28/50	7%	\$105,191	

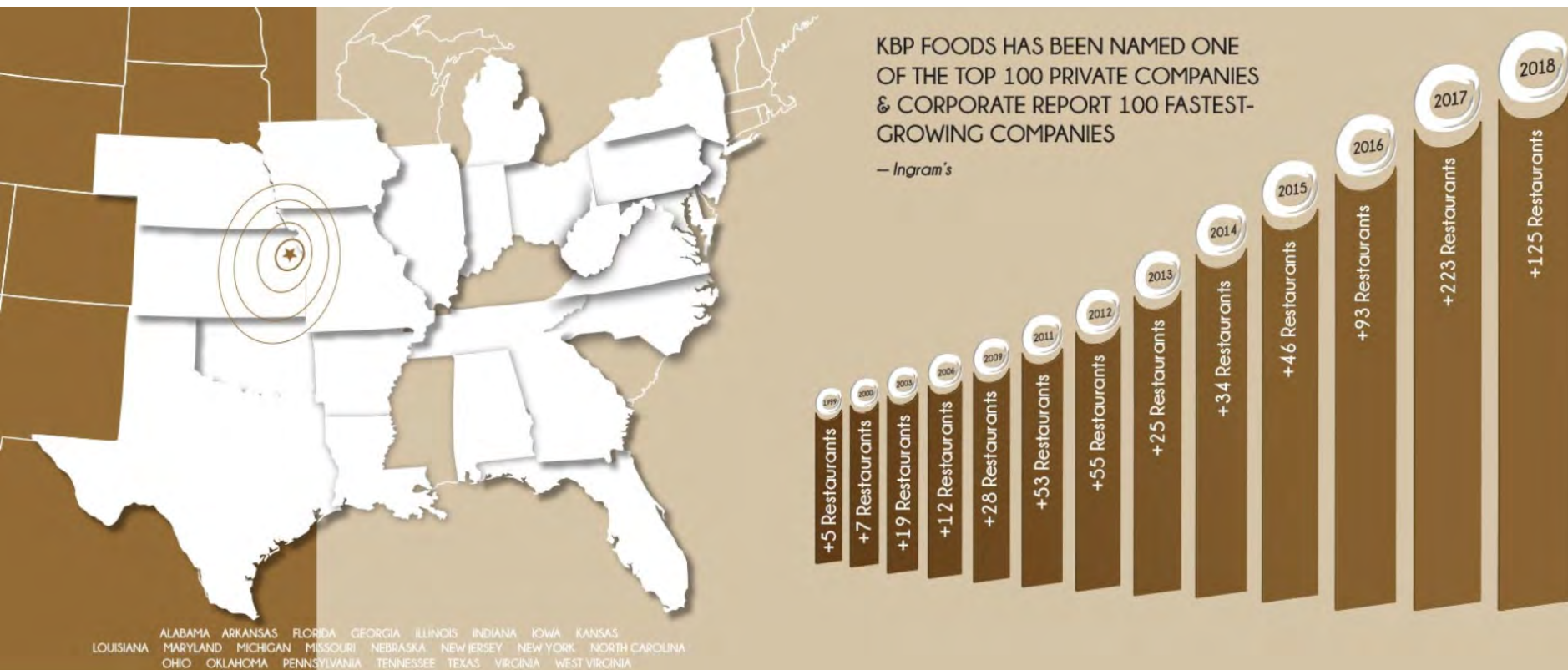
KFC | BETHALTO, ILLINOIS

TENANT OVERVIEW

KFC
BETHALTO, ILLINOIS



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.



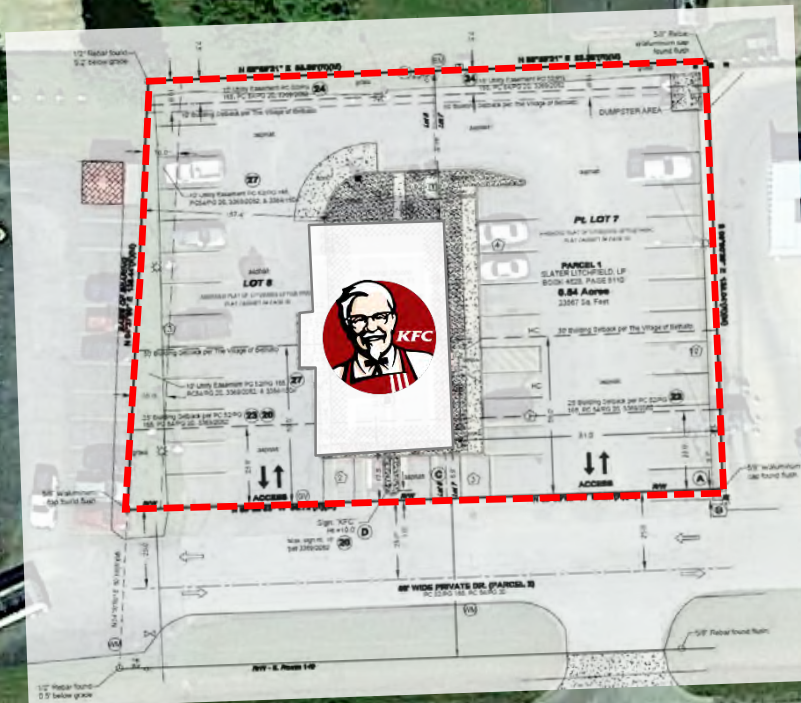
The success KBP Foods has had with growth through acquisition is directly correlated to diligent selection criteria, prudent and responsible capital structure and industry leading operational talent. Ultimately giving their people significant opportunity to grow themselves personally, professionally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



W BETHALTO DR
18,407 CPD

LOT SIZE
±0.54 Acre

GLA
1,535 SF

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JUSTIN CARLSON
JCARLSON@CIADVISOR.COM

COMMERCIAL INVESTMENT ADVISORS, INC. | CIA BROKERAGE CO. | 9383 EAST BAHIA DRIVE | SUITE 130 | SCOTTSDALE, AZ 85260 | WWW.CIADVISOR.COM
The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

AERIAL



KFC | BETHALTO, ILLINOIS

AERIAL CITY VIEW



KFC | BETHALTO, ILLINOIS

LOCATION OVERVIEW

KFC
BETHALTO, ILLINOIS



Bethalto is a village located in Madison County & is part of the Illinois Metro East portion of the Greater St. Louis metropolitan area. As a bedroom community, Bethalto is home to a branch of **R.F. Technologies** (North America's largest independent service center for drive-through communication systems), **West Star Aviation** (an aircraft servicing and manufacturing company located at the St. Louis Regional Airport), **Bethalto Community Unit School District 8** and the **Bethalto Public Library**.

Businesses in Bethalto & the surrounding area includes:

TRUCKING/TRANSPORTATION: Wingline Trucking, Express Logistics, Ryan's Transportation, Red Bird Express, WW Transport

OIL & GAS: Marathon Pipe Line, Phillips 66 Refinery, Roxana Refinery, Explorer Pipeline,

CONSTRUCTION: Dugan Construction, HPS Group Construction, Ryan Construction & Roofing, NexGen Remodeling & Exterior Specialists, M&F Construction, Paslay Custom Homes, Berco Construction

MANUFACTURERS: Diamond Buildings, Helitools, Specialty Stands, R.F. Technologies, Guardian Interlock, Olin Brass, GBC Metals,

RETAIL & RESTAURANTS: Walmart Supercenter, ALDI, Dollar General, Dollar Tree, Schnucks, Ace Hardware, R.P. Lumber, Fischer Lumber Company, Walgreens, CVS, Advance Auto Parts, AutoZone, McDonald's, Dairy Queen Grill & Chill, Taco Bell, Pizza Hut, Burger King, Arby's, Domino's Pizza, Subway, Jack in the Box, Rally's, Applebee's Grill + Bar, Wendy's, Sonic Drive-In, Imo's Pizza



2019 DEMOGRAPHICS

	1-MI	3-MI	5-MI
TOTAL POPULATION	7,696	23,503	47,705
DAYTIME POPULATION	7,153	21,393	42,677
AVERAGE HOUSEHOLD INCOME	\$77,308	\$73,534	\$64,423

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FOR MORE INFORMATION:

JUSTIN ZAHN

Vice President
O +1 480 718 5555
C +1 402 730 6021
justin@ciadvisor.com

JUSTIN CARLSON

Senior Investment Advisor
O +1 480 214 5089
C +1 480 580-8723
jcarlson@ciadvisor.com

TRAVIS R. TARRANT

Illinois Designated Broker
IL License # 471016673

