



KFC / TACO BELL

909 NORTHWEST 32ND STREET, NEWCASTLE, OK 73065

SHADOW ANCHORED BY WALMART SUPERCENTER



DELTONDO
ADVISORY GROUP
OF MARCUS & MILLICHAP

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✓ ABSOLUTE-NET

✓ KBP FOODS INC - 700+ UNIT GUARANTY

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INVESTMENT HIGHLIGHTS



LONG TERM ABSOLUTE-NET LEASE WITH KBP FOODS A 700+ UNIT GUARANTY

- ★ **Constructed in 2007** - KFC / Taco Bell consist of 3,177 Square Feet on a large 42,500 Square foot Lot - Tenant has Plans to Remodel Location in 2021
- ★ **Tenant Has Extended Initial Term Early Showing Commitment to Location** - 10% Increase in 2021 and both Two, 5-Year Options
- ★ **700+ Unit Guaranty** - KBP Foods Operates Restaurants in 20+ States, Acquiring 125+ Restaurants in 2018



SHADOW ANCHORED BY NEWLY CONSTRUCTED WALMART SUPERCENTER

- ★ **Strength of Location** - Located on Northwest 32nd Street which oversees 18,000+ Vehicles Per Day
- ★ **Midpoint Location on I-44 Between Newcastle & Oklahoma City** - KFC/Taco Bell sits just .75-Miles from Interstate-44 which oversees 45,000+ Vehicles Per Day
- ★ **Surrounded by Many National Retailers** Including Walmart Supercenter, McDonald's, AutoZone, Arby's, Walgreen's, Phillips 66, Sonic, Conoco, Braum's Ice Cream and More
- ★ **Will Rogers World Airport** - 11-Miles from Subject Property the Expanding Will Rogers World Airport is Oklahoma Cities Main Hub for Commercial Flights with Over 118,018 Operations Every Year
- ★ **Near the Largest University in Oklahoma** - The University of Oklahoma in Norman, Oklahoma is only 18-Miles from the Subject Property with 31,097 Students

KBP Foods

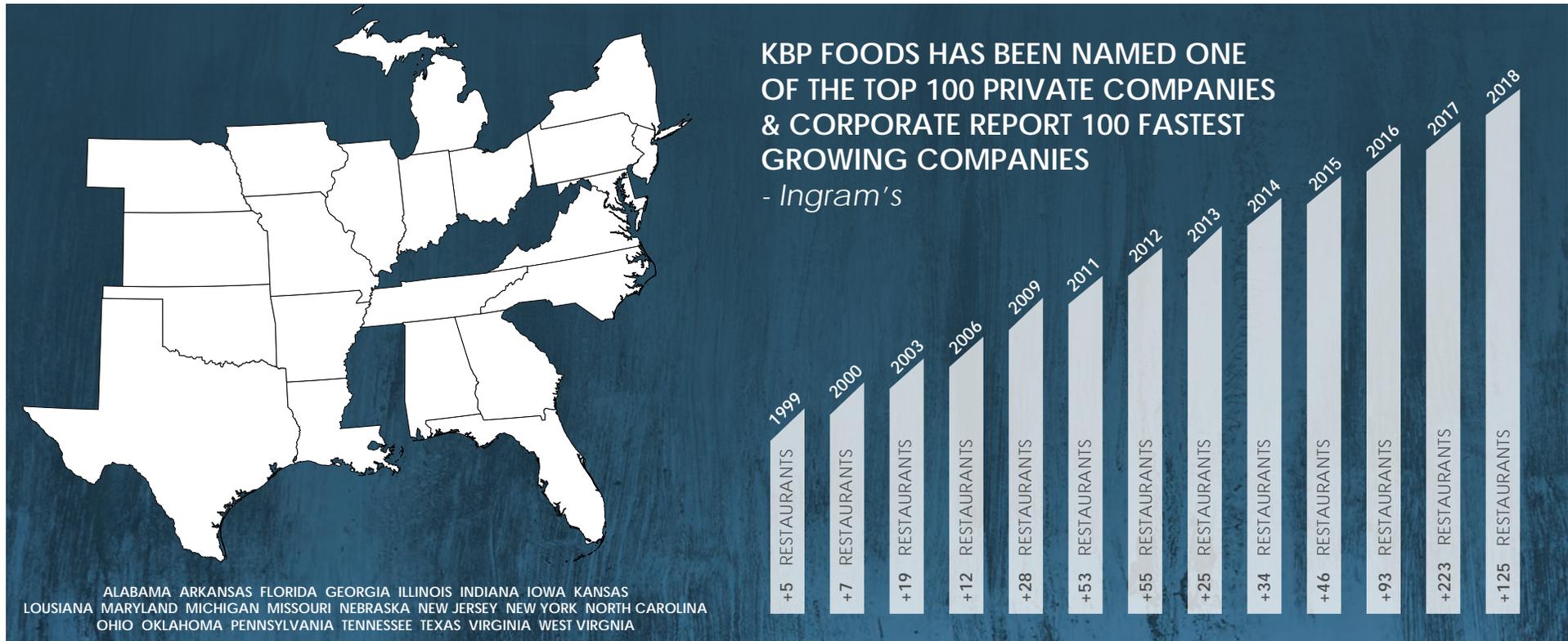
The success KBP Foods has had with growth through acquisition is directly correlated to diligent selection criteria, prudent and responsible capital structure and industry leading operational talent. Ultimately giving our people significant opportunity to growth themselves personally, professionally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

"KBP Foods has been named one of the top 100 Private Companies & Corporate Report 100 Fastest Growing Companies" - Ingram's

KBP Foods operates 700+ restaurants in 20+ states and has Regional Vice Presidents in every major geographical region. Our Corporate Office and Restaurant Support Center are located in Overland Park, KS.

COMPANY SUMMARY

Number of Locations:	700+
Number of States:	20+ States
Year Founded:	1999
Headquartered:	Overland Park, KS



FINANCIAL SUMMARY

Price:	\$2,020,000
CAP Rate:	6.00%
Gross Leasable Area (GLA)	3,177 SF
Lot Size:	42,500 SF
Year Built / Remodel:	2007 / 2021
Ownership:	Fee Simple

LEASE SUMMARY

Lease Term:	20-Years
Lease Type:	Absolute-Net
Lease Commencement:	06/23/2008
Lease Expiration:	07/02/2031
Term Remaining:	12-Years
Increases:	10% Increase in 2021
Options to Extend:	Two, 5-Year Options
Guaranty:	FQSR, LLC

ANNUALIZED OPERATING DATA

Rent Increases	Annual Rent	Monthly Rent
Effective Date - Feb 29, 2016	\$100,200	\$8,350
Mar 1, 2016 - Feb 28, 2021	\$110,220	\$9,185
Mar 1, 2021 - Jul 2, 2031	\$121,242	\$10,104
Jul 3, 2031 - Jul 2, 2036 (Option 1)	\$133,366	\$11,114
Jul 3, 2036 - Jul 2, 2041 (Option 2)	\$146,703	\$12,225

Offering Price is capitalized off of March 1, 2021 rent of \$121,242.
Seller will credit difference at close of escrow



909 NORTHWEST 32ND STREET
Newcastle, OK 73065



OFFERING PRICE

\$2,020,000



CAP RATE

6.00%



NET OPERATING INCOME

\$121,242



OKLAHOMA CITY, MSA

Situated in central Oklahoma, the Oklahoma City metro is composed of seven counties: Oklahoma, Grady, Canadian, Cleveland, Logan, McClain and Lincoln. Containing 1.4 million residents, the metro is expected to add 65,000 people over the next five years, resulting in the addition of 32,000 households. Oklahoma City is the state's capital city and is the most populous city in the state with 646,000 million residents. The metro is home to the Oklahoma City Thunder NBA team, as well as a number of triple-A and semi-professional sports teams.

METRO HIGHLIGHTS

GROWING ENERGY AND ALTERNATIVE-ENERGY INDUSTRY

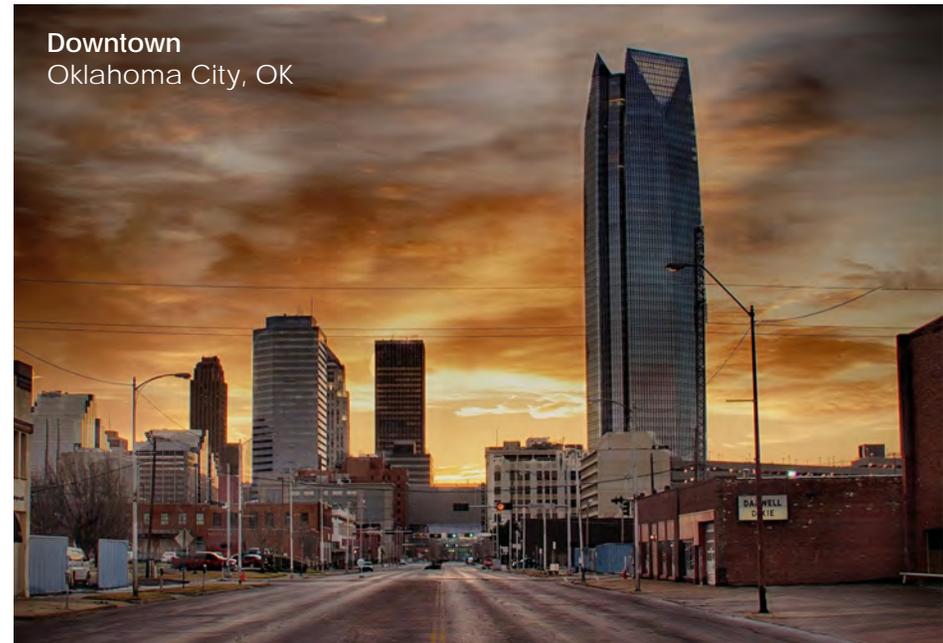
The region is home to two Fortune 500 companies in the energy industry and ranks among the nation's top 10 in compressed natural gas and wind energy

DIVERSE EMPLOYMENT OPPORTUNITIES

Oklahoma City's economic base is diversifying beyond energy. Medical, government, healthcare and information technology are generating new jobs.

POPULATION GROWTH

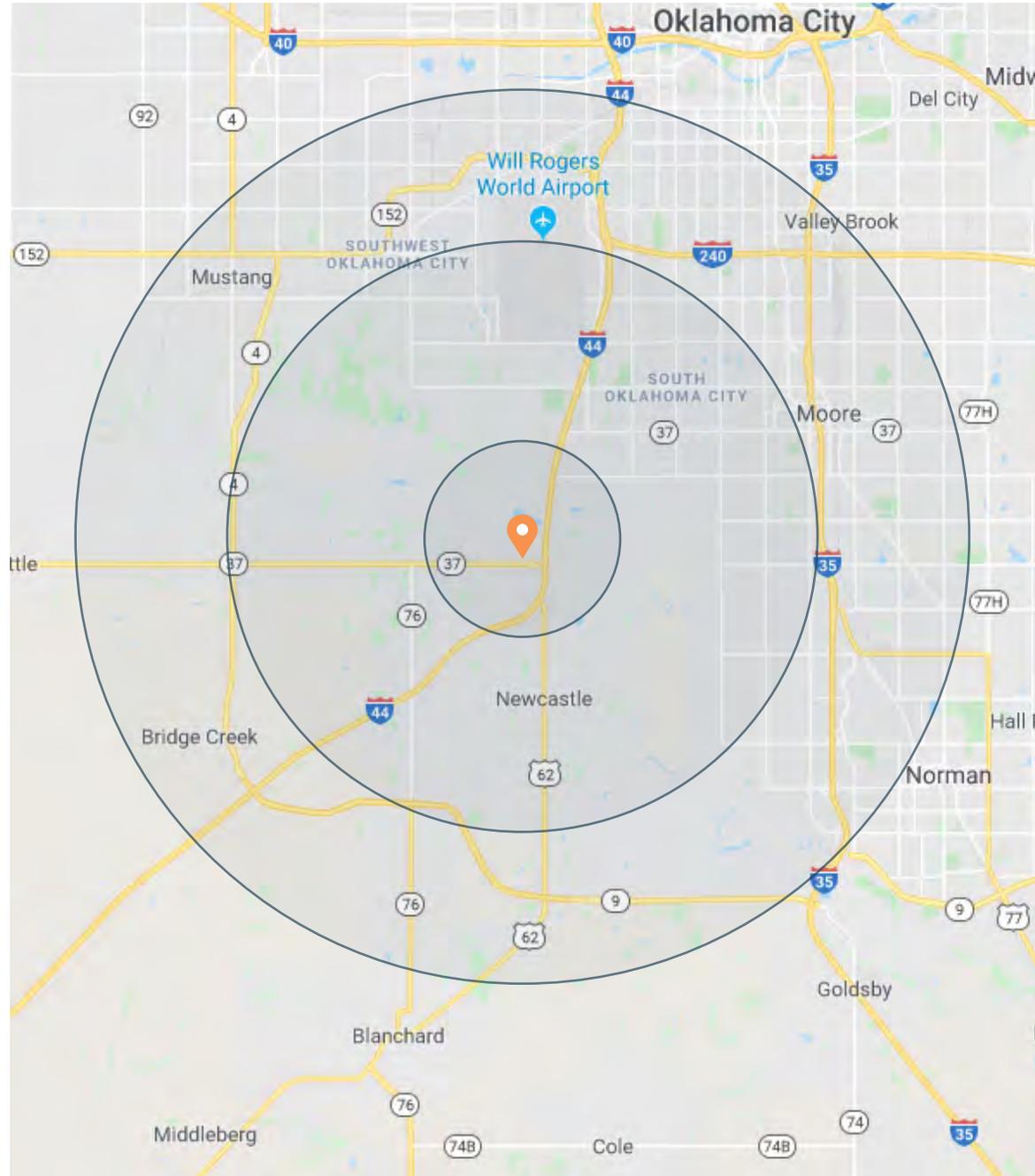
Over the next five years, population and household growth will outpace the national rate, enhancing demand for goods and services such as healthcare and education



Downtown
Oklahoma City, OK



Chesapeake Energy Arena
Oklahoma City, OK



POPULATION

	3-Mile	5-Mile	10-Mile
2023 Projection	5,007	29,122	292,842
2018 Estimate	4,520	25,171	274,640
2010 Census	3,780	20,997	249,837

HOUSEHOLDS

	3-Mile	5-Mile	10-Mile
2023 Projection	1,936	10,420	113,477
2018 Estimate	1,727	8,922	105,126
2010 Census	1,441	7,413	95,530

INCOME

	1-Mile	3-Mile	5-Mile
Avg Income	\$105,967	\$96,325	\$107,205
Median Income	\$86,543	\$80,957	\$86,893
Per Capita Income	\$39,664	\$36,825	\$38,110

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