

KFC

209 W. Harrison Street

Reidsville, NC 27320

In cooperation with
Cushman and Wakefield
U.S., Inc., licensed in the
state of North Carolina



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CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 209 West Harrison Street Reidsville, North Carolina Rockingham County ("Property").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Cushman & Wakefield | Pacific Commercial Realty Advisors-Fresno Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner or Cushman & Wakefield | Pacific Commercial Realty Advisors-Fresno Inc., nor any of their respective directors, officers, affiliates or representatives are any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluation a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Cushman & Wakefield | Pacific Commercial Realty Advisors-Fresno Inc. You also agree that you will not sue this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Cushman & Wakefield | Pacific Commercial Realty Advisors-Fresno Inc.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Cushman & Wakefield | Pacific Commercial Realty Advisors-Fresno Inc.



For more information, please contact one of the following individuals:

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Real Property Photo

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Executive Summary



Section Snapshot:

3,068 SF
TOTAL BLDG SIZE
209 W Harrison Street
Reidsville, NC 27320
ADDRESS
\$1,520,000
PRICE
23,048 SF
LOT SIZE
GB (General Business)
ZONING

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The KBP foods investment offers an investor the largest KFC franchisee located in a regional retail area of Reidsville, NC with surrounding tenants like Taco Bell, Wells Fargo, Walgreens, Bojangles, McDonald's, Love's Truck Stop, Walmart, Advance Auto Part, Dollar General, Lowe's Home Improvement and many more all with a 5 mile radius or less. The average household income within a five-mile radius is approximately \$69,484 per year. The lease has approximately 12-years remaining with stepped increases in the rent every 5 years beginning January 1, 2023.

OFFERING SUMMARY

PRICE	\$1,520,000
NET INCOME	\$83,694.60
CAP RATE	5.50%
LEASE	Fee Interest in Land

KBP FOODS LLC LEASE ABSTRACT

COMMENCEMENT	December 31, 2012	TAXES	Lessee
LEASE TERM	12 years remaining, plus 4 (Four), 5 (Five) year renewal terms	CAM CHARGES	Lessee
RENT INCREASES	10% increase every 5 years. Next increase begins January 1, 2023	INSURANCE	Lessee
WEBSITE	https://kbp-foods.com/		

SITE DESCRIPTION

LOCATION	209 West Harrison Street, Rockingham County, Reidsville, NC 27320
SITE SIZE	Land ±23,048 SF Building ±3,068 SF
ZONING	GB (General Business)
FLOOD ZONE INFORMATION	According to panel 3710890400J (effective on 04/06/2006) the property is not located in a Special Flood Hazard Area on the Federal Emergency Management Agency (FEMA) "Flood Map Service Center". Web Site: https://msc.fema.gov/portal/search
FLOOD ZONE	AE (1% annual chance of flooding)

KBP FOODS OVERVIEW

KBP foods has successfully integrated into the largest franchisee for YUM brands through various acquisitions over the years. 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 grow themselves personally, professionally and financially. 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.

LEADERSHIP

Michael Kulp: CEO

Alan Salts: CFO

Matthew Hansen: COO

Nancy Fox: Chief People Officer

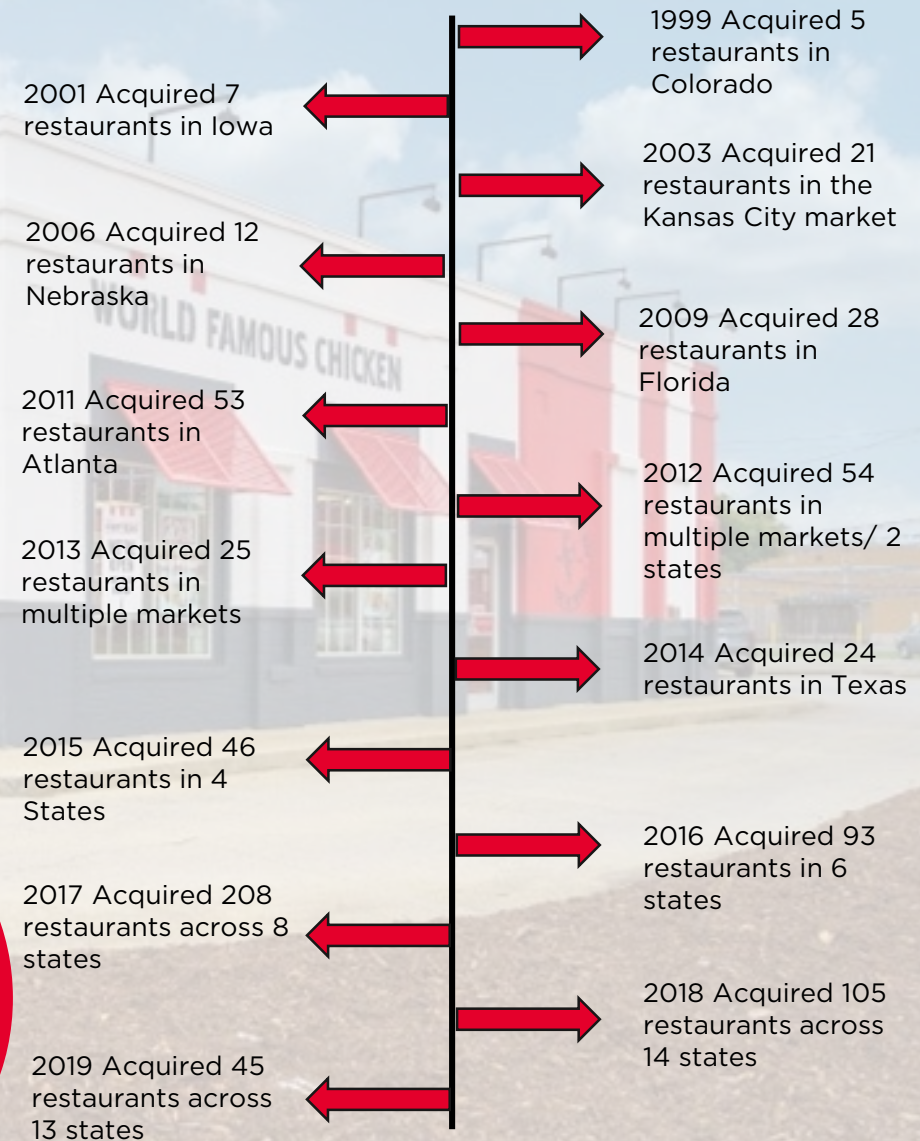
Barry Dubin: Chief Strategy Officer

Ben Johnson: General Counsel

Anthony Gianino: VP of Marketing

Christie Hughes: Senior VP of Development

KBP BRANDS





Reidsville
NORTH CAROLINA



Reidsville, North Carolina - Overview

Reidsville is a city located in North Carolina. It covers about 14.9 square miles (38.6 km²) near the center of the Rockingham County. In 2019, the population of Reidsville is approximately 14,200. The Southern Railroad passes through the center of the City from north to south. The town was incorporated in 1873 by the Legislature. Tobacco was a mainstay of the local economy for many years, with the history of the City tightly woven with that of American Tobacco Company.

The city is well known for their downtown hub, the Market Square. Not only is the Market square know for its arts and entertainment, but also for concerts, movies, and other events for the community to come together. Another attraction is Lake Reidsville. This recreation covers 750 acres of lake and park offering various activates from boating and skiing, fishing, camping, hunting and more. Along with that, Haw River State Park is an attraction located in Rockingham and Guilford counties. This is one of the newer state parks in North Carolina covering 1,429 acres of land.

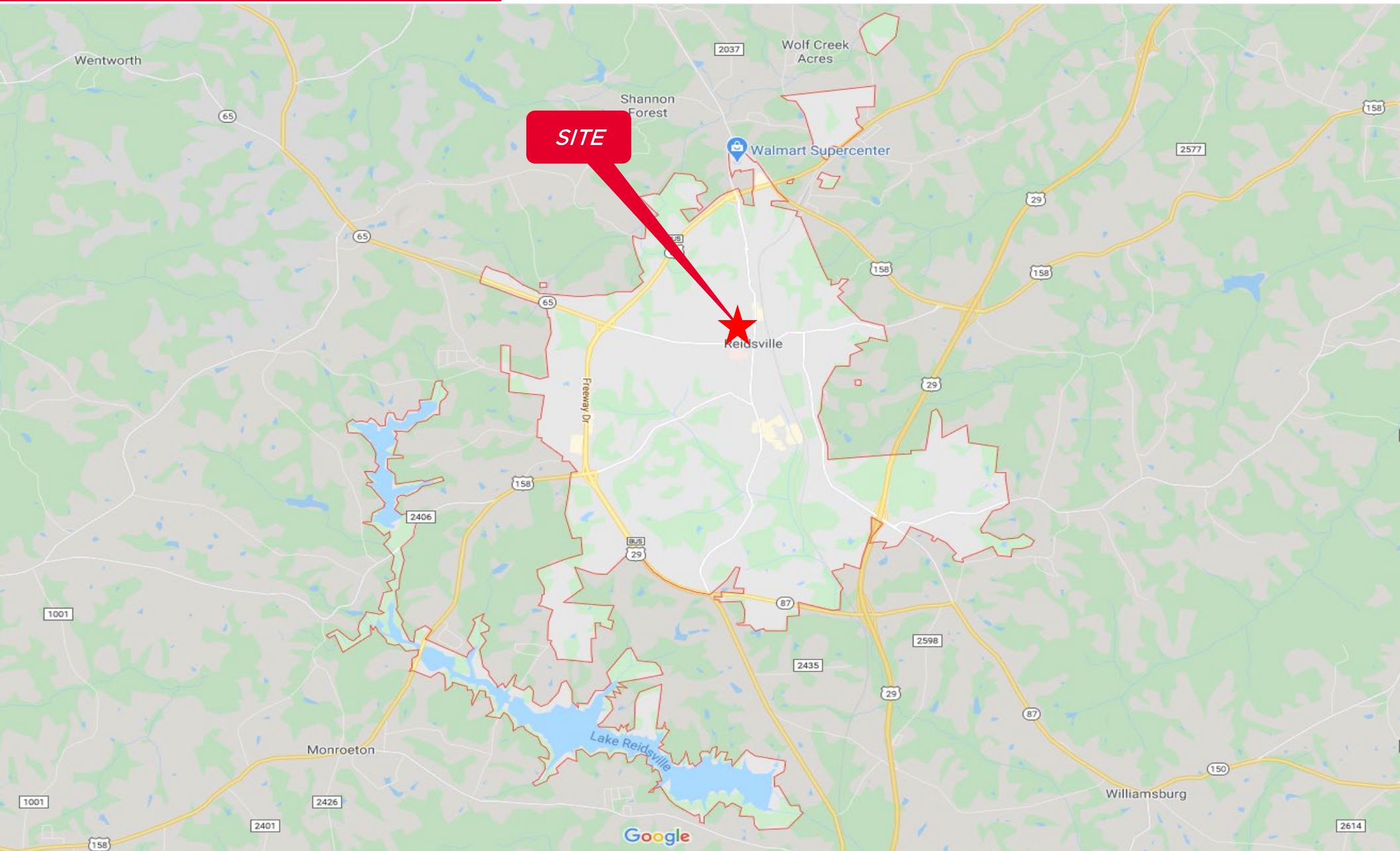
Major Employers (Excluding Governmental & Health Care Sectors)

#	EMPLOYER	# OF EMPLOYEES
1	Unifi, Inc	798
2	Gildan Activewear, Inc.	562
3	Frontire Spinning Mill	515
4	Keystone Foods	480
5	Sturm, Ruger, & Company, Inc.	400
6	Henniges Automotive	316
7	Global Textile Alliance	294
8	Armor Express/KDH Defense Systems	271
9	Mabe Trucking	270
10	Karastan/Mohawk Industries	250

MAP OF REIDSVILLE & SITE LOCATION



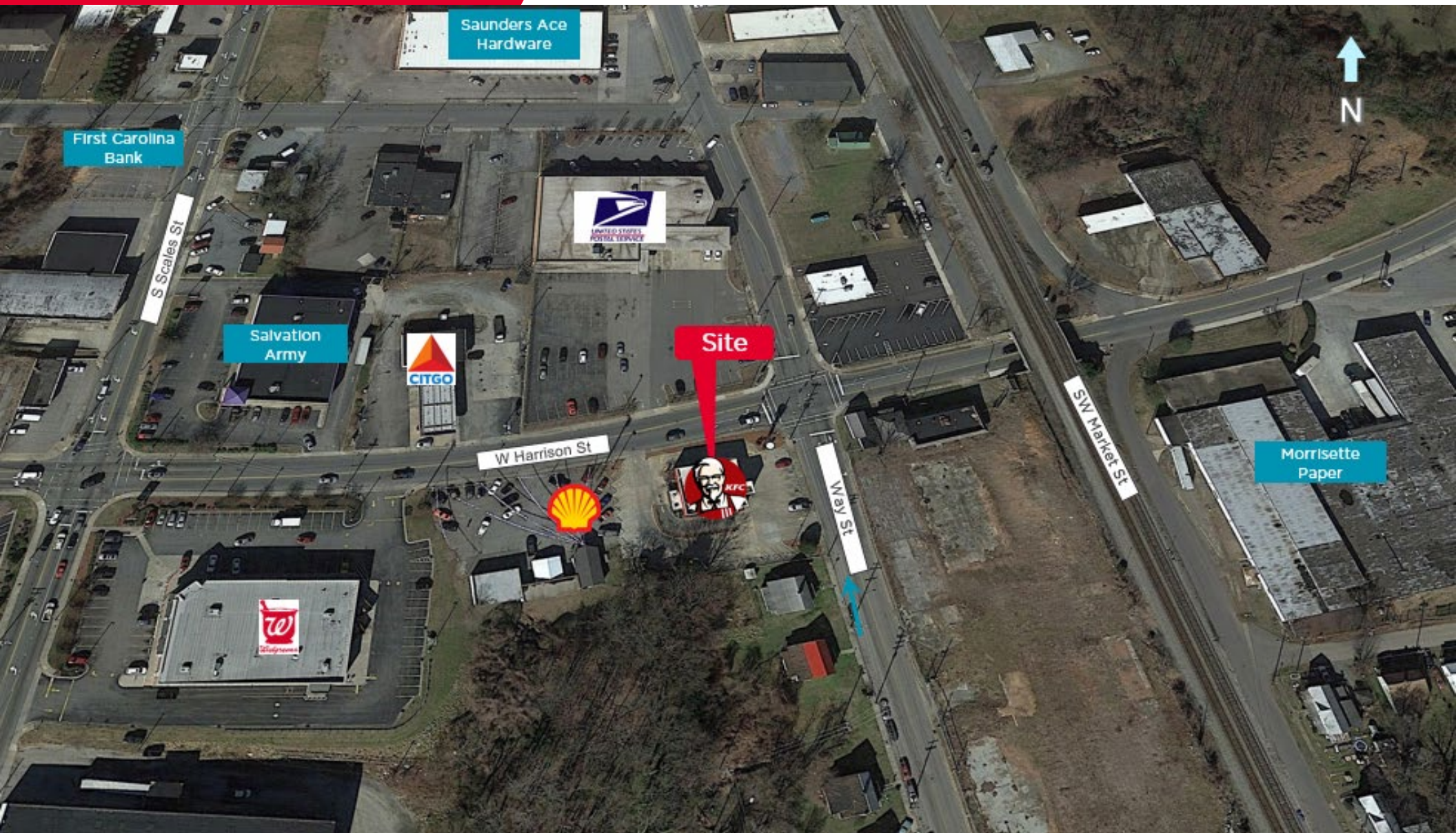
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BIRDS EYE SITE LOCATION & IMMEDIATE AREA AMENITIES

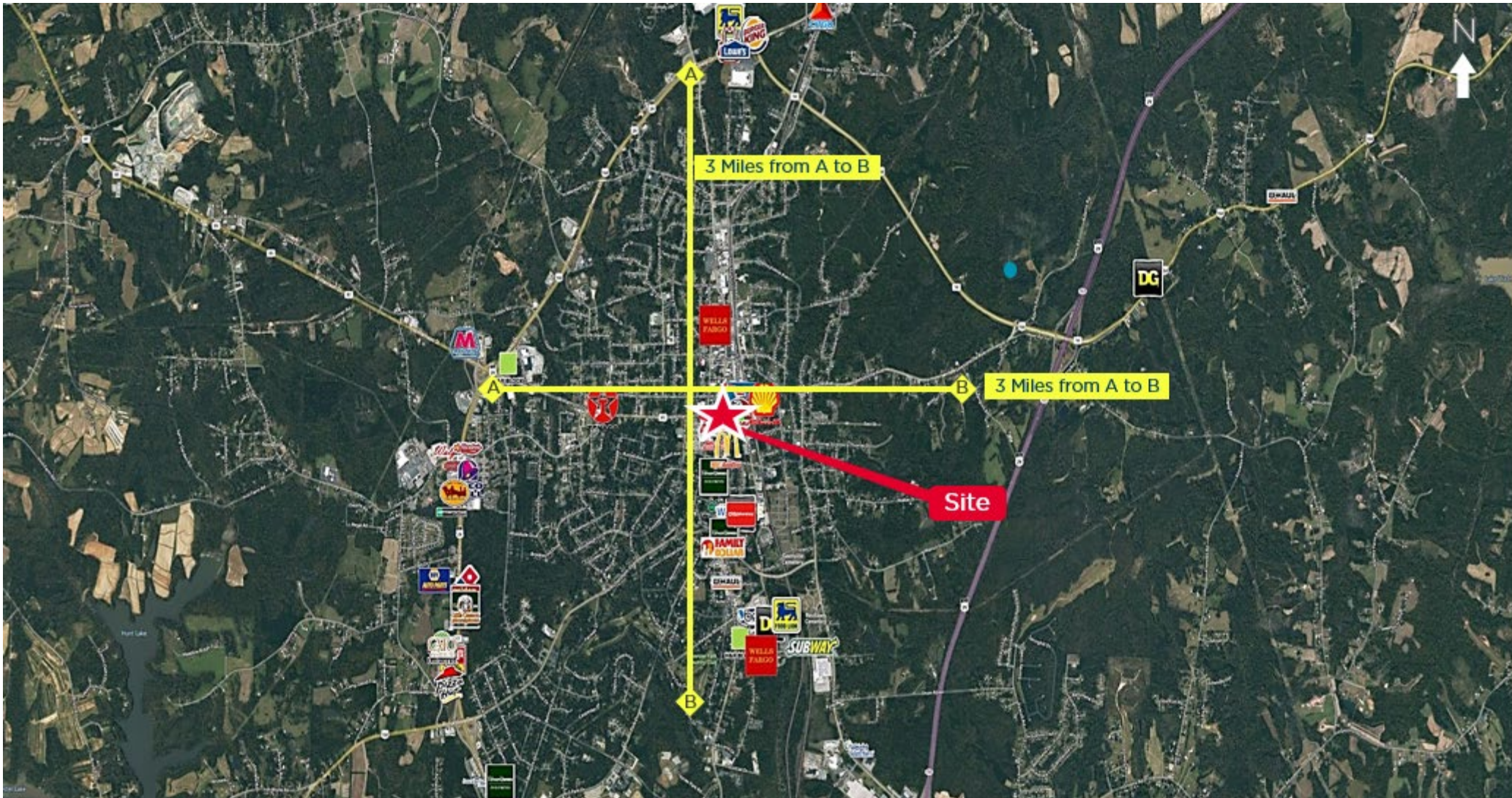


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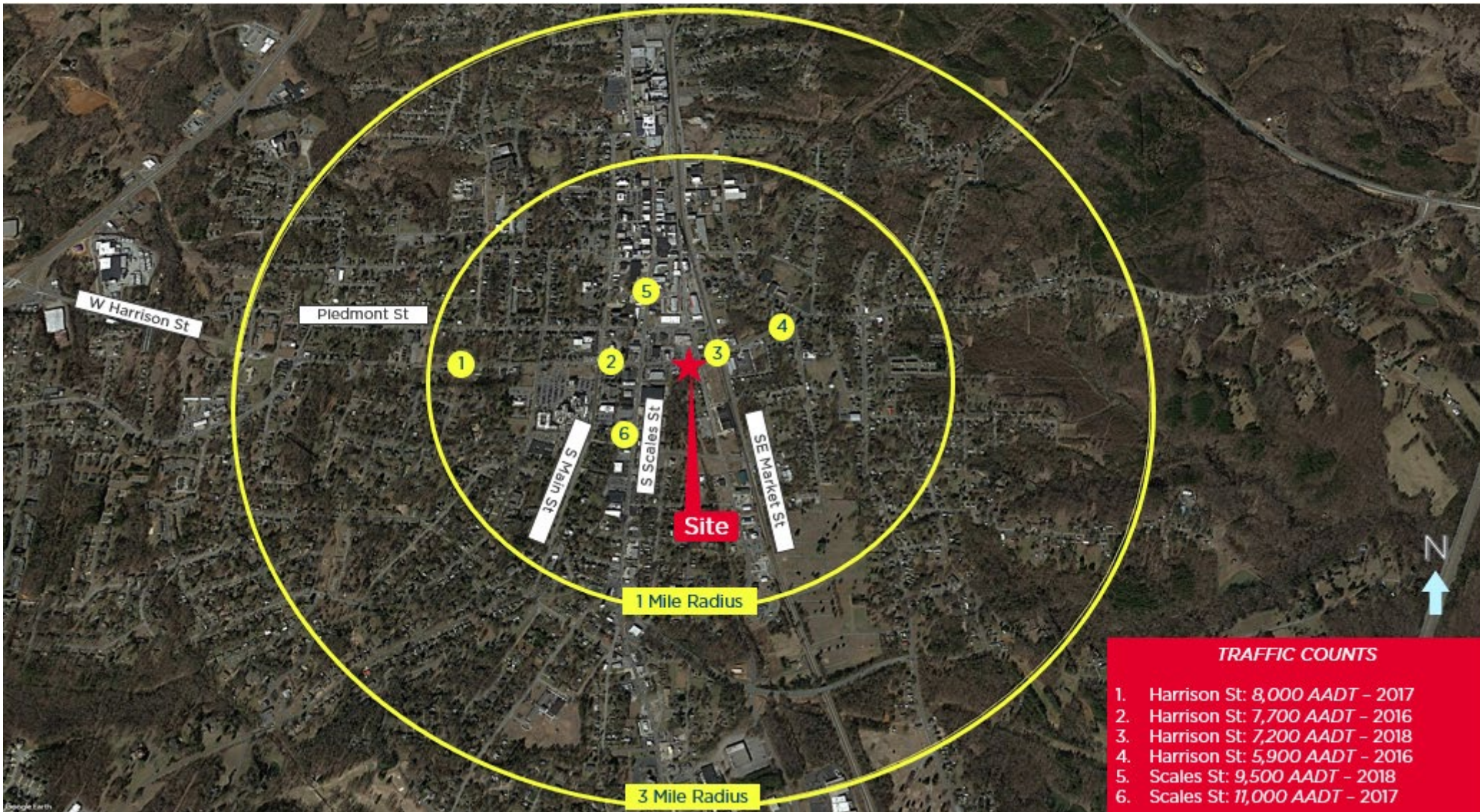
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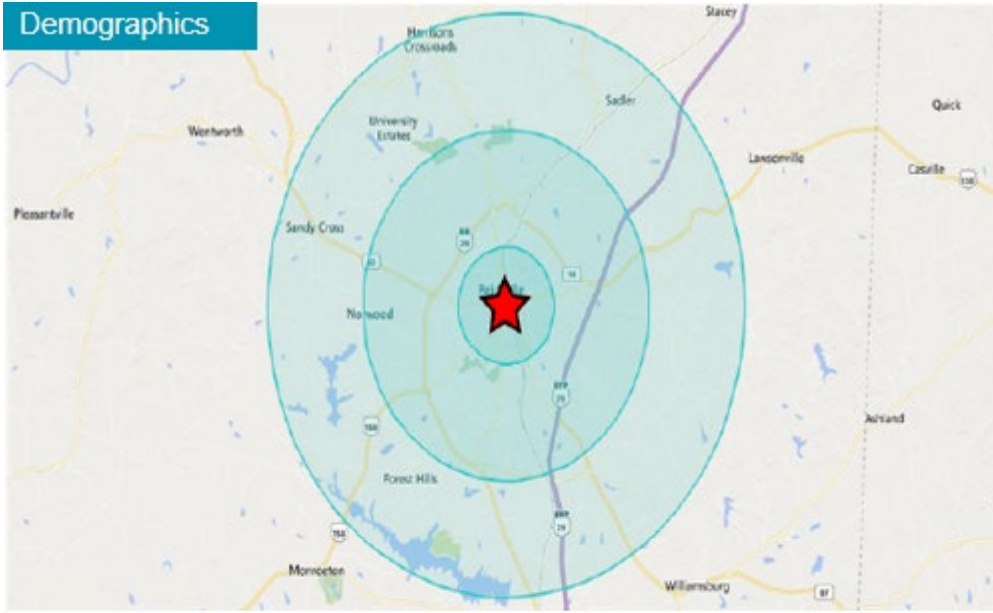
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Demographics



Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	7,182	16,013	25,241
Population (2000)	6,563	15,250	26,412
Population (2010)	6,031	15,329	26,605
Population (Current)	5,845	14,817	25,869
Population (5 Yr. Forecast)	5,834	14,779	25,805
Percent Growth (Current Yr./Previous Yr.)	-2.88%	-3.28%	-2.76%
Percent Forecast (5 Yr. Forecast/Current Yr.)	-.19%	-.24%	-.24%

Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	45	44	45
Aged 0 to 5	357	989	1,593
Aged 6 to 11	364	971	1,696
Aged 12 to 17	403	1,022	1,806
Aged 18 to 24	462	1,141	1,928
Aged 25 to 34	664	1,748	2,922
Aged 35 to 44	633	1,659	3,073
Aged 45 to 54	812	1,906	3,513
Aged 55 to 64	883	2,217	4,025
Aged 65 to 74	666	1,754	3,156
Aged 75 to 84	383	940	1,484
Aged 85+	218	470	673
Total Population	5,845	14,817	25,869

Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	2,910	7,374	16,347
Black Alone	2,587	6,456	7,993
Asian Alone	22	130	193
Native American and Alaska	21	66	123
Native Alone	158	422	648
Other Race Alone	147	369	565
Two or More Races			

Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	345	824	1,331
White Non-Hispanic	2,764	7,077	15,795

Area & Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	5.72	23.32	112.26
Density(Population Per Square Mile)	1,023	635	230

General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	2,658	6,732	12,259
Female	3,187	8,085	13,610
Density	1,023	635	230
Urban	5,465	12,764	13,613
Rural	380	2,053	12,256

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Demographics

General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$47,810	\$47,601	\$55,146
Total Household Income	\$144,627,590	\$398,156,492	\$757,166,073
Average Household Income	\$58,625	\$62,047	\$69,484
Per Capita Income	\$24,744	\$26,872	\$29,269
Avg Family Income	\$70,123	\$73,706	\$79,488
Family Income, Per Capita	\$22,985	\$24,606	\$26,841

Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$230,928	\$274,547	\$277,760
Under \$15,000	88	251	375
\$15,000 - \$24,999	84	220	334
\$25,000 - \$34,999	139	333	491
\$35,000 - \$49,999	281	628	1,028
\$50,000 - \$74,999	277	716	1,421
\$75,000 - \$99,999	182	531	1,180
\$100K - \$125K	151	381	804
\$125K - \$150K	70	231	458
\$150K - \$200K	55	223	345
Over \$200K	51	138	305

Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	373	963	1,282
\$15,000 - \$24,999	250	656	923
\$25,000 - \$34,999	288	717	1,077
\$35,000 - \$49,999	489	1,143	1,806
\$50,000 - \$74,999	410	1,122	2,102
\$75,000 - \$99,999	293	732	1,494
\$100K - \$125K	173	429	966
\$125K - \$150K	73	242	484
\$150K - \$200K	58	232	383
Over \$200K	60	181	380
Total Households	2,467	6,417	10,897

General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	2,467	6,417	10,897
Families	1,378	3,652	6,741
Average Size of Household	2.32	2.29	2.34
Median Age of Householder	55	56	56
Median Value Owner Occupied	\$86,709	\$101,822	\$106,688
Median Rent	\$481	\$480	\$464
Median Vehicles Per Household	2	2	2
Housing Units	2,959	7,447	12,474
Owner Occupied Units	1,185	3,143	6,653
Renter Occupied Units	1,282	3,274	4,244
Vacant Units	492	1,030	1,577

Households by Rent Value

	1 Mile	3 Miles	5 Miles
Under \$250	96	446	470
\$250-\$499	602	1,320	1,671
\$500-\$749	449	1,249	1,624
\$750-\$999	63	133	136
\$1,000-\$1,249	--	--	--
\$1,250-\$1,499	--	--	--
\$1,500-\$1,999	--	--	--
Over \$2,000	--	--	--
Total Renter Occupied Units	1,282	3,274	4,244

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Demographics

Retail Sales

	1 Mile	3 Miles	5 Miles
Motor Vehicles	\$12,613,000	\$18,809,000	\$34,870,000
Furniture and Home	\$2,404,000	\$3,895,000	\$7,624,000
Furnishings			
Electrical and Appliances	\$1,160,000	\$1,856,000	\$3,944,000
Building Materials and			
Garden	\$13,891,000	\$22,117,000	\$42,128,000
Food and Beverage	\$14,966,000	\$22,603,000	\$42,103,000
Health and Personal Care	\$18,143,000	\$27,232,000	\$50,979,000
Gasoline Stations	\$16,632,000	\$26,298,000	\$52,743,000
Clothing and Accessories	\$754,000	\$1,120,000	\$2,218,000
Sporting Goods	\$370,000	\$592,000	\$1,258,000
General Merchandise	\$25,669,000	\$40,467,000	\$80,402,000
Miscellaneous	\$2,064,000	\$2,820,000	\$4,851,000
Nonstore Purchases	\$2,289,000	\$3,774,000	\$7,671,000
Food Services	\$12,459,000	\$17,076,000	\$32,329,000
Total Retail Sales	\$123,414,000	\$188,659,000	\$363,120,000

Consumer Expenditures

	1 Mile	3 Miles	5 Miles
Total Consumer Expenditures	\$123,830,000	\$328,215,000	\$611,695,000

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BROKER BIOGRAPHY



RUDY BLANKENSHIP
Lic., #00515550
Senior Director
Investment Properties Specialist

ROLE & RESPONSIBILITIES

Rudy Blankenship is an investment specialist concentrating on single-tenant, net-leased investments throughout the United States. Rudy joined Cushman & Wakefield | Pacific in April 2013. Over his 45-year career, Rudy has been affiliated with CBRE, Grubb & Ellis, and CB Commercial.

WORK EXPERIENCE

Rudy has closed over \$1 Billion of investment real estate throughout the United States. He has generated significant relationships with real estate developers; real estate investment companies, and insurance and financial institutions. Rudy diligently provides his clients with sophisticated skills in both Buyer and Seller representation. He is focused on quality representation with attention to client concerns.

EDUCATION, MEMBERSHIPS AND AWARDS

- International Council of Shopping Centers (ICSC)
- United States Navy/United State Marine Corps
- Fresno City College, Fresno, CA

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