



ACTUAL SITE

KFC
57 MAIN STREET
SOUTH PARIS, MAINE 04281

OFFERING
MEMORANDUM

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In Association with Maine Licensed Broker:
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INVESTMENT OVERVIEW

KFC
SOUTH PARIS, MAINE

NAME	KFC
LOCATION	57 Main Street South Paris, Maine 04281
MAJOR CROSS STREETS	Main St & Western Ave
TENANT	FQSR, LLC dba. KBP FOODS
PURCHASE PRICE	\$1,103,000
CAP RATE	5.35%
ANNUAL RENT	\$59,000
GROSS LEASEABLE AREA	2,506 SF
RENTAL ESCALATIONS	7% every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT REMODELED	1996 2004
LOT SIZE	±0.57 Acre
LEASE EXPIRATION	July 31, 2040
OPTIONS	Two 5-Year Renewal Options

POINTS OF INTEREST

SHOPPING | DINING | ENTERTAINMENT

Nearby retailers include **Save-A-Lot**, **Hannaford Supermarket**, **Family Dollar**, **Ocean State Job Lot**, **Rent-A-Center**, **Walgreens**, **Advance Auto Parts**, **O'Reilly Auto Parts**, **Verizon Wireless**; Dining & Entertainment options include **Applebee's Grill + Bar**, **McDonald's**, **Burger King**, **Dunkin'**, **Pizza Hut**, **Subway**, **Flagship Cinemas**

PUBLIC EDUCATION

Within the 2-mile vicinity, there are 4 public schools (2 elementary schools, 1 middle school & 1 high school) with total enrollment of 2,494

HEALTH CARE

1.5 miles from **Stephens Memorial Hospital** (a 25-bed critical access hospital dedicated to providing exceptional high-quality care, close to home)

INVESTMENT HIGHLIGHTS

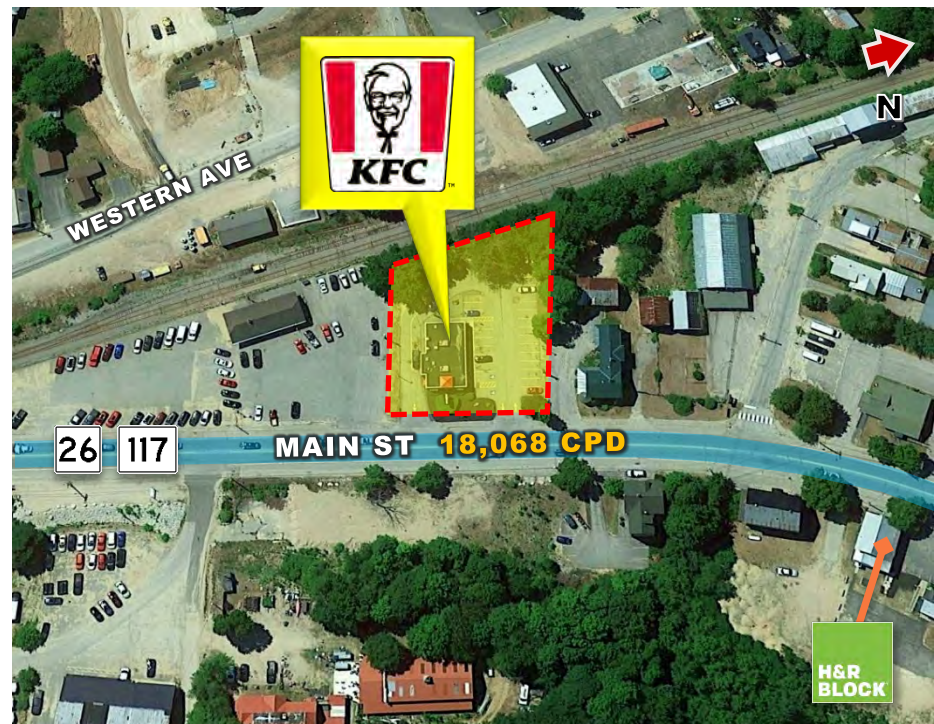
LEASE: Brand New 20-Year Absolute NNN Lease with Attractive 7% Rental Escalations every 5 Years

TENANT: **KBP Foods** (the largest KFC franchisee in the U.S.) **Operates 770 Locations in 25 States (19% 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 | PENDING REMODEL: Successfully Open & Operating for Decades with an Attractive 7.02% Rent to Sales Ratio! Slated for Remodel by YE 2023 – Showing Tenant's Commitment to this Location!

TRAFFIC COUNTS: Excellent Drive-By Visibility on Main St where Traffic Counts Exceed 18,060 CPD!

2019 DEMOGRAPHICS: Total Population (5-MI): 12,243 | Average Household Income (1-MI): \$51,263 | Population Growth 2010-2019 (3-MI): 19.65%



SUMMARY

TENANT	FQSR, LLC dba. KBP Foods	LOT SIZE	±0.57 Acre
PURCHASE PRICE	\$1,103,000	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	2,506 SF		
YEAR BUILT REMODELED	1996 2004		

RENT ROLL

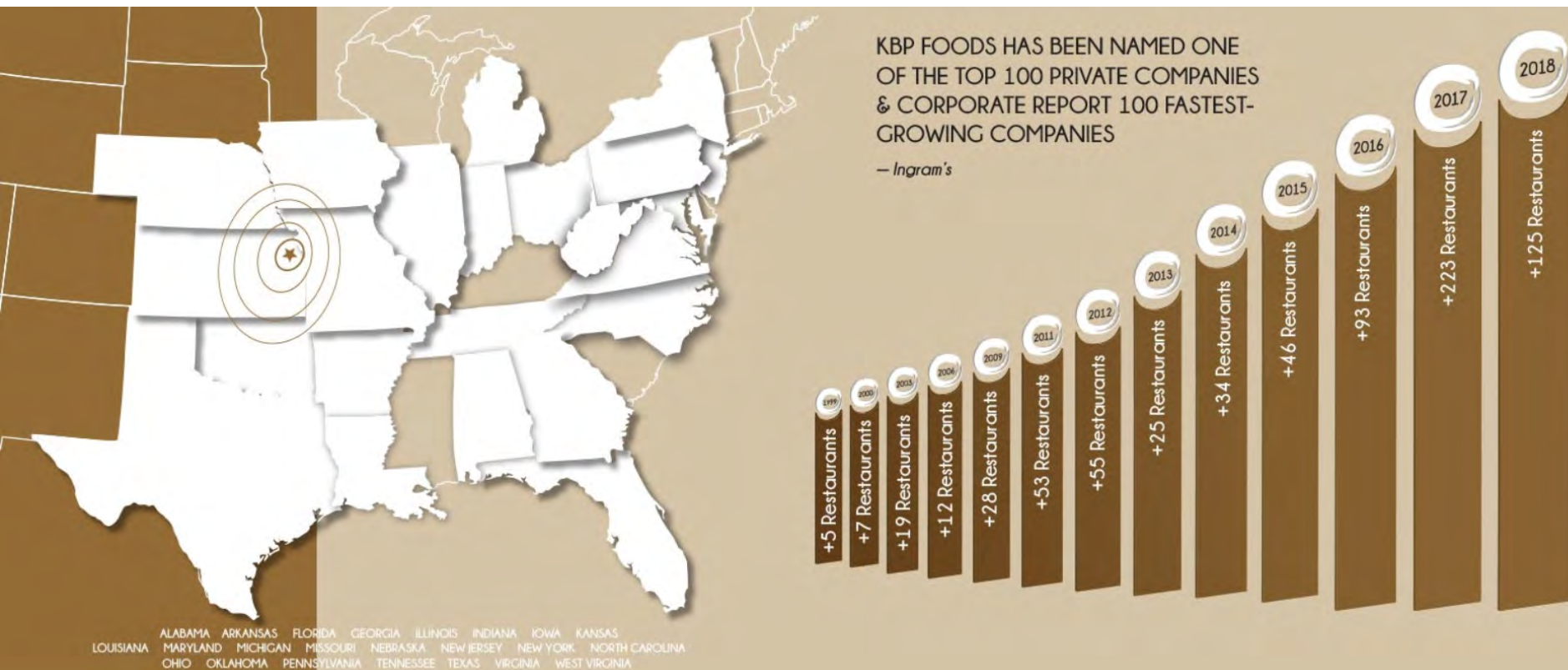
TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
FQSR, LLC dba. KBP Foods	2,506	Years 1-5: 07/06/20 to 07/31/25	Current	\$59,000	5.35%
		Years 6-10: 08/01/25 to 07/31/30	7%	\$63,130	5.72%
		Years 11-15: 08/01/30 to 07/31/35	7%	\$67,549	6.12%
		Years 16-20: 08/01/35 to 07/31/40	7%	\$72,278	6.55%
		5.94% AVG ANNUAL RETURN			
RENEWAL OPTIONS		1 st Option: 08/01/40 to 07/31/45	7%	\$77,337	
		2 nd Option: 08/01/45 to 07/31/50	7%	\$82,751	

TENANT OVERVIEW

KFC
SOUTH PARIS, MAINE



KBP Foods* operates 770 restaurants in 25 states and has Regional Vice Presidents in every major geographical region. The Corporate Office and Restaurant Support Center are located in Overland Park, Kansas.



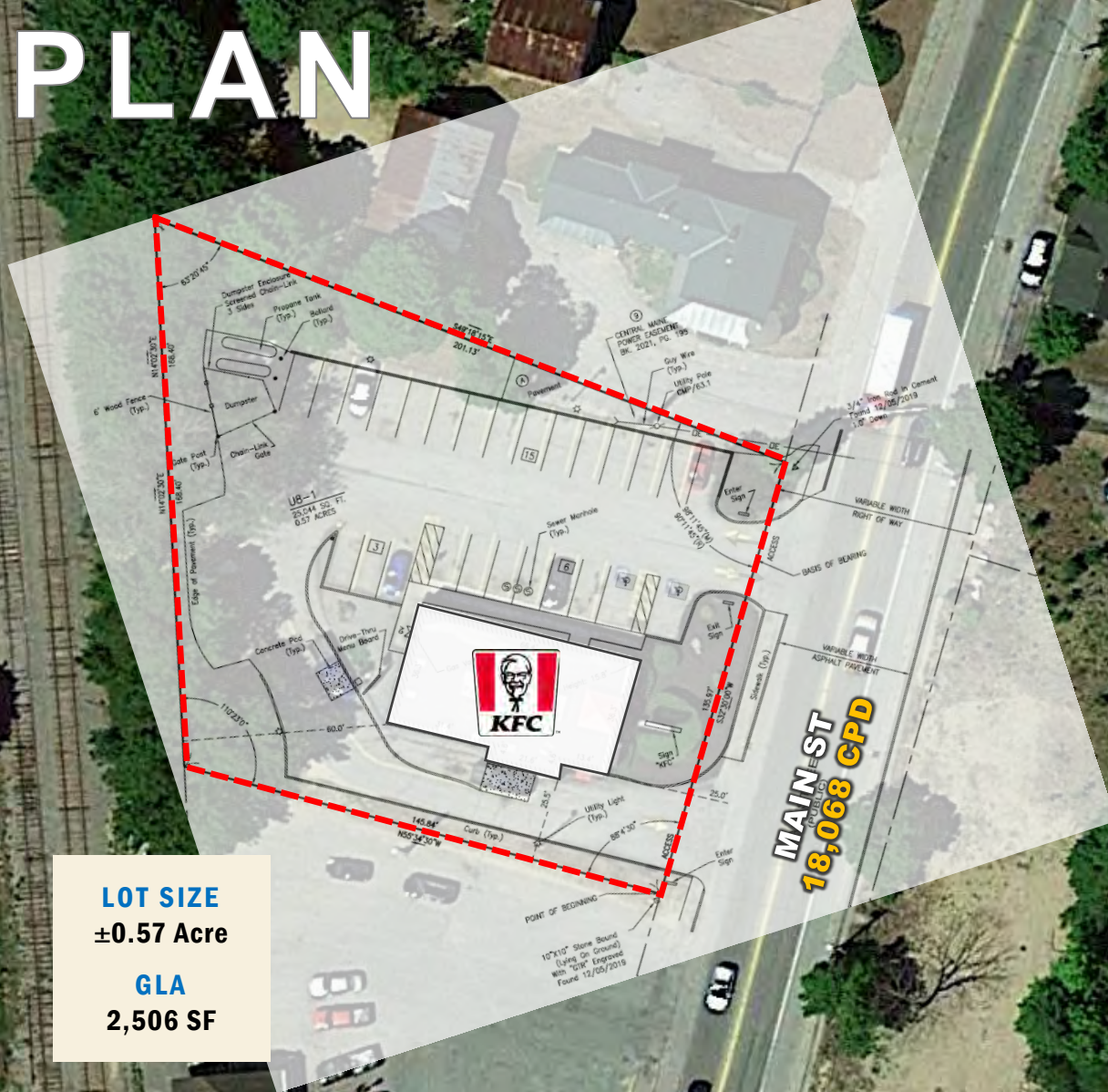
The success KBP Foods has had with growth through acquisition is directly correlated to diligent selection criteria, prudent and responsible capital structure and industry leading operational talent. Ultimately giving their people significant opportunity to grow themselves personally, professionally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



SITE PLAN



LOT SIZE

±0.57 Acre

GLA

2,506 SF

KFC | SOUTH PARIS, MAINE

AERIAL



OXFORD COUNTY
SUPERIOR
COURTHOUSE



PARIS FIRE
DEPARTMENT

26

117



MAIN ST 18,068 CPD



DIRIGO
FEDERAL CREDIT UNION



WESTERN AVE



GOthic ST



PARIS POLICE
DEPARTMENT



HIGH ST



OXFORD HILLS
MIDDLE SCHOOL
507 STUDENTS



KFC | SOUTH PARIS, MAINE

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The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

AERIAL CITY VIEW



Western Maine Health
MaineHealth

NORWAY

KeyBank

new balance
SHOE
MANUFACTURING

GUY E ROWE
ELEMENTARY
462 STUDENTS

Western Maine Health
MaineHealth
STEPHENS MEMORIAL
HOSPITAL
25 BEDS

DUNKIN'

Walgreens

FAMILY DOLLAR

Save
a lot

OXFORD HILLS
HIGH SCHOOL
1,039 STUDENTS

DUNKIN'



JEM
Motorsports
Kawasaki

CN BROWN
ENERGY

NEPW
LOGISTICS



OXFORD HILLS
MIDDLE SCHOOL
507 STUDENTS



SOUTH
PARIS

MMPCo
MAINE MACHINE
PRODUCTS COMPANY

COLBY'S, INC

KBS
Builders Inc.

Jewell Tire Center Inc.
Tire & Auto Service with a smile

PARIS
ELEMENTARY
486 STUDENTS

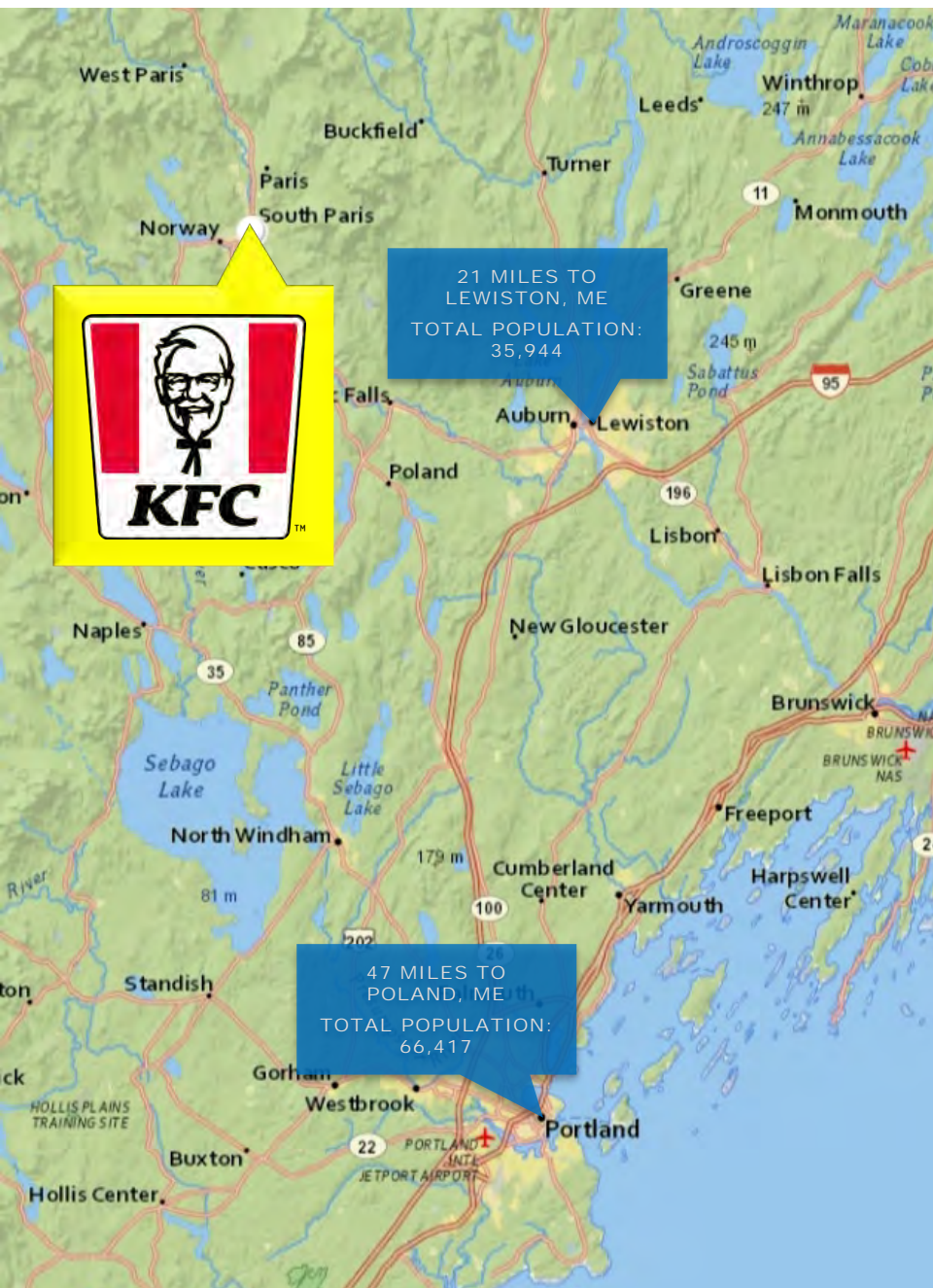
MAINE
VETERANS'
HOMES
Caring for those who served

CREATIVE
RECREATIONS
DISC GOLF

PARIS HILL
COUNTRY
CLUB

KFC | SOUTH PARIS, MAINE

LOCATION OVERVIEW



South Paris is a census-designated place located within Paris. Paris is a town in and the county seat of Oxford County, Maine. Because the U.S. Post Office refers to the entire town as South Paris, the town is commonly referred to as South Paris. The town is located on a bed of pegmatite in which many semi-precious gems and rare stones can be found; including beryl, garnet, tourmaline, amethyst and smoky quartz.

Stephens Memorial Hospital is a 25-bed critical access hospital that has been recognized by the Leapfrog Group as one of the Top Rural Hospitals in the nation four times in the last seven years. The hospital is a part of MaineHealth, Maine's largest integrated health system of leading high-quality providers and other healthcare organizations.

The Oxford Hills School District was formed in 1961. The District enrolls 3,400 students in the eight towns, including 1,030 at the Comprehensive High School, 500 at the Middle School and 1,900 at the eight elementary schools.

CN Brown Company is the largest family-owned business in Maine, with over 500 employees. CN Brown Company currently owns and operates 77 Big Apple Convenience Stores, 26 Heating Oil Offices, 11 Service Stations, plus service over 100 gasoline dealers. CN Brown Company has positioned itself to be a major contender in the competitive petroleum market throughout Maine, New Hampshire, Vermont and Massachusetts.

Maine Machine Products Company is a world-class manufacturer of custom components and assemblies for targeted high-tech markets such as aerospace, defense and semiconductor. Located in South Paris, Maine, Maine Machine Products Company is one of the largest CNC facilities in the Northeastern United States, offering a 65,000 square foot state-of-the-art facility with the latest in CNC and multi-axis machines and precision inspection equipment.

2019 DEMOGRAPHICS			
	1-MI	3-MI	5-MI
TOTAL POPULATION	2,452	8,512	12,243
POPULATION GROWTH 2010-2019	12.79%	19.65%	13.78%
DAYTIME POPULATION	1,705	6,855	10,016
HOUSEHOLD GROWTH 2010-2019	13.63%	19.64%	14.14%
AVERAGE HOUSEHOLD INCOME	\$51,263	\$48,022	\$50,539

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