



ACTUAL SITE

KFC & TACO BELL

339A MADISON AVENUE
SKOWHEGAN, MAINE 04976

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 Maine Designated Broker:
Brian Brockman | Bang Realty-New England, Inc. | ME License # DB921170

CIA
commercial
investment
advisors

INVESTMENT OVERVIEW

KFC & TACO BELL
SKOWHEGAN, MAINE

KFC & TACO BELL

LOCATION	339A Madison Avenue Skowhegan, Maine 04976
MAJOR CROSS STREETS	On Madison Ave, North of Jewett St
TENANT	FQSR, LLC dba. KBP FOODS
PURCHASE PRICE	\$1,570,000
CAP RATE	5.35%
ANNUAL RENT	\$84,000
GROSS LEASEABLE AREA	2,692 SF
RENTAL ESCALATIONS	7% every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	1997
LEASE EXPIRATION	July 31, 2040
OPTIONS	Two 5-Year Renewal Options

POINTS OF INTEREST

SHOPPING | DINING: Nearby retailers include Walmart Supercenter, Dollar Tree, Family Dollar, Tractor Supply Co., Hannaford Supermarket, True Value, Rent-A-Center, Advance Auto Parts, O'Reilly Auto Parts, Sherwin-Williams, Walgreens, Verizon, US Cellular, New Balance Factory Store; Nationally-known eateries include McDonald's, Dunkin', Burger King, Subway, etc.

PUBLIC EDUCATION: Skowhegan has 5 public schools (3 elementary, 1 middle & 1 high school) within the 3-mile vicinity with total enrollment of 1,945)

HEALTH CARE: Less than 2 miles from Redington-Fairview General Hospital (a full-service acute-care hospital providing healthcare services to residents in Skowhegan with 25 patient beds)

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)

DUAL BRANDED CONCEPT: RARE Dual Branded Concept (Grandfathered In) Offering the Best of YUM! Brands Under One Roof!

SEASONED LOCATION | PENDING REMODEL: Successfully Open & Operating for Decades with an Attractive 8.05% Rent to Sales Ratio! Slated for Remodel to KFC's Latest Prototype by July 2022 - Showing Tenant's Commitment to the Location!

TRAFFIC COUNTS: Great Drive-By Visibility on Madison Ave where Traffic Counts Exceed 18,780 CPD!

2019 DEMOGRAPHICS (5-MI): Total Population: 10,115 | Average Household Income: \$54,849



FINANCIAL ANALYSIS

KFC & TACO BELL
SKOWHEGAN, MAINE

SUMMARY

TENANT	FQSR, LLC dba. KBP Foods	EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
PURCHASE PRICE	\$1,570,000	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
CAP RATE	5.35%		
GROSS LEASEABLE AREA	2,692 SF		
YEAR BUILT	1997		

RENT ROLL

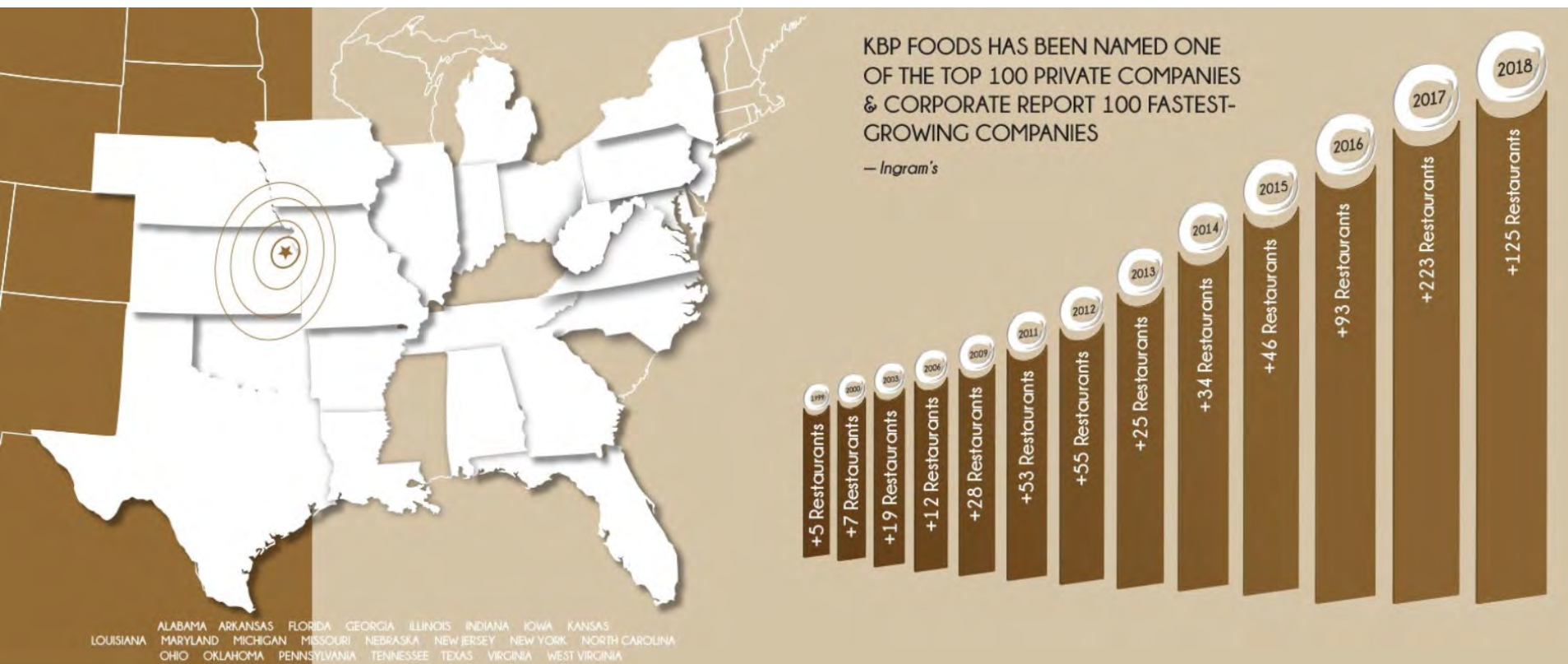
TENANT INFO		LEASE TERMS		RENT SUMMARY	
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
FQSR, LLC dba. KBP Foods	2,692	Years 1-5: 07/06/20 to 07/31/25	Current	\$84,000	5.35%
		Years 6-10: 08/01/25 to 07/31/30	7%	\$89,880	5.72%
		Years 11-15: 08/01/30 to 07/31/35	7%	\$96,172	6.13%
		Years 16-20: 08/01/35 to 07/31/40	7%	\$102,904	6.55%
RENEWAL OPTIONS		1st Option: 08/01/40 to 07/31/45	7%	\$110,107	
		2nd Option: 08/01/45 to 07/31/50	7%	\$117,814	

TENANT OVERVIEW

KFC & TACO BELL
SKOWHEGAN, 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 growth 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.**



AERIAL



KFC & TACO BELL | SKOWHEGAN, MAINE

JUSTIN ZAHN
justin@ciadvisor.com

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 CITY VIEW



KFC & TACO BELL | SKOWHEGAN, MAINE

JUSTIN ZAHN
justin@ciadvisor.com

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.

LOCATION OVERVIEW

KFC & TACO BELL
SKOWHEGAN, MAINE



Skowhegan is the county seat of Somerset County, Maine. Nestled in the scenic Kennebec River Valley, Skowhegan is an up-and-coming town with a vibrant history—from the Native Americans who were the original inhabitants, to the 19th- and 20th-century river drivers who annually drove logs down the Kennebec. Downtown Skowhegan is watched over by the world's tallest Native American, a 62-foot wooden sculpture crafted by renowned Maine artist Bernard Langlais and “dedicated to the Maine Indians, the first people to use these lands in peaceful ways.” A destination on the Langlais Art Trail, Skowhegan hosts 25 smaller Langlais artworks as well. Recently, the town has become an agricultural food hub. It's home to a year-round farmers' market, organic grain purveyor Maine Grains, the annual Kneading Conference and Artisan Bread Fair, two craft breweries, one of New England's best orchards, numerous farms, a CSA, and restaurants that serve local harvest.

Redington-Fairview General Hospital is a 25-bed critical access facility that provides health care for more than 30,000 residents. The hospital is an independent community hospital located in Somerset County. A member of the Maine Hospital Association, RFGH offers inpatient and outpatient services in many specialties, has a network of community-based primary care and pediatric physicians, and provides 24-hour emergency medical services.

Maine School Administrative District 54 is an operating school district within Somerset County, Maine, covering the towns of Skowhegan, Canaan, Mercer, Smithfield, Cornville, and Norridgewock. The district consists of 8 schools with a total staff of nearly 300 for the 2,514 students enrolled.

2019 DEMOGRAPHICS

	1-MI	3-MI	5-MI
TOTAL POPULATION	3,019	7,139	10,115
DAYTIME POPULATION	2,218	5,519	8,084
AVERAGE HOUSEHOLD INCOME	\$51,723	\$52,156	\$54,849

CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Commercial Investment Advisors, Inc. and should not be made available to any other person or entity without the written consent of Commercial Investment Advisors, Inc. | CIA Brokerage Company. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Commercial Investment Advisors, Inc. | CIA Brokerage Company has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Any projections, opinions, assumptions or estimates used in the Marketing Brochures are for example only and do not represent the current or future performance of any property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Commercial Investment Advisors, Inc. | CIA Brokerage Company has not verified, and will not verify, any of the information contained herein, nor has Commercial Investment Advisors, Inc. | CIA Brokerage Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Like all real estate investments, all of these investment carries significant risks. Purchaser and Purchaser's legal and financial advisors must request and carefully review all legal and financial documents related to the properties and tenants. While the tenant's past performance at these locations or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Purchaser is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Purchaser may be able to negotiate with a potential replacement tenant considering the location of the property, and Purchaser's legal ability to make alternate use of the property. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

JUSTIN ZAHN

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

JUSTIN CARLSON

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

BRIAN BROCKMAN

Maine Designated Broker
ME License # DB921170

