



ACTUAL SITE

KFC & TACO BELL

755 ROOSEVELT TRAIL
WINDHAM, MAINE 04062

OFFERING MEMORANDUM

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In Association with Maine Designated Broker:
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CIA
commercial
investment
advisors

INVESTMENT OVERVIEW

KFC & TACO BELL
WINDHAM, MAINE

KFC & TACO BELL

LOCATION	755 Roosevelt Trail Windham, Maine 04062
MAJOR CROSS STREETS	On Roosevelt Trail, North of Tandberg Trail
TENANT	FQSR, LLC dba. KBP FOODS
PURCHASE PRICE	\$2,073,000
CAP RATE	5.50%
ANNUAL RENT	\$114,000
GROSS LEASEABLE AREA	2,011 SF
RENTAL ESCALATIONS	7% every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT REMODELED	1976 2019
LOT SIZE	±0.33 Acre
LEASE EXPIRATION	July 31, 2040
OPTIONS	Two 5-Year Renewal Options

POINTS OF INTEREST

SHOPPING | ENTERTAINMENT: Nearby retailers include Walmart Supercenter, Lowe's Home Improvement, Home Depot, Dollar Tree, Shaw's, Hannaford Supermarket, Staples, Goodwill Store, AutoZone, Advance Auto Parts, NAPA Auto Parts, CVS, Walgreens, Reny's Department Store, GoWireless, AT&T, Sherwin Williams Paint, Planet Fitness

HIGHER EDUCATION: 4 miles from Saint Joseph's College of Maine (a private Catholic liberal arts college offering more than 40 majors, minors & partnership programs with campus enrollment of 1,000 - approx. 2,500 students are enrolled in online programs)

HEALTH CARE: 3 miles from Mercy Primary Care (an acute-care hospital providing healthcare services to residents in Windham)

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 | RECENT REMODEL: Successfully Open & Operating for Decades with an **Attractive 8.06% Rent to Sales Ratio** – Recently Remodeled to “Serious 6000” Prototype in 2019 – Showing Tenant’s Commitment to the Location!

TRAFFIC COUNTS: Well Positioned in Main Retail Corridor with Great Drive-By Visibility on Roosevelt Trail, North of SR 115 where Traffic Counts Exceed 20,890 CPD!

2019 DEMOGRAPHICS (5-MI): Total Population: 21,150 | Average Household Income: \$84,853 | **Population Growth 2010-2019 (1-MI): 190.32%!**



FINANCIAL ANALYSIS

SUMMARY

TENANT	FQSR, LLC dba. KBP Foods	LOT SIZE	±0.33 Acre
PURCHASE PRICE	\$2,073,000	EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
CAP RATE	5.50%	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
GROSS LEASEABLE AREA	2,011 SF		
YEAR BUILT REMODELED	1976 2019		

RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY	
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
FQSR, LLC dba. KBP Foods	2,011	Years 1-5: 07/06/20 to 07/31/25	Current	\$114,000	5.50%
		Years 6-10: 08/01/25 to 07/31/30	7%	\$121,980	5.88%
		Years 11-15: 08/01/30 to 07/31/35	7%	\$130,519	6.30%
		Years 16-20: 08/01/35 to 07/31/40	7%	\$139,655	6.74%
RENEWAL OPTIONS		1st Option: 08/01/40 to 07/31/45	7%	\$149,431	
		2nd Option: 08/01/45 to 07/31/50	7%	\$159,891	

KFC & TACO BELL | WINDHAM, MAINE

TENANT OVERVIEW

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WINDHAM, MAINE

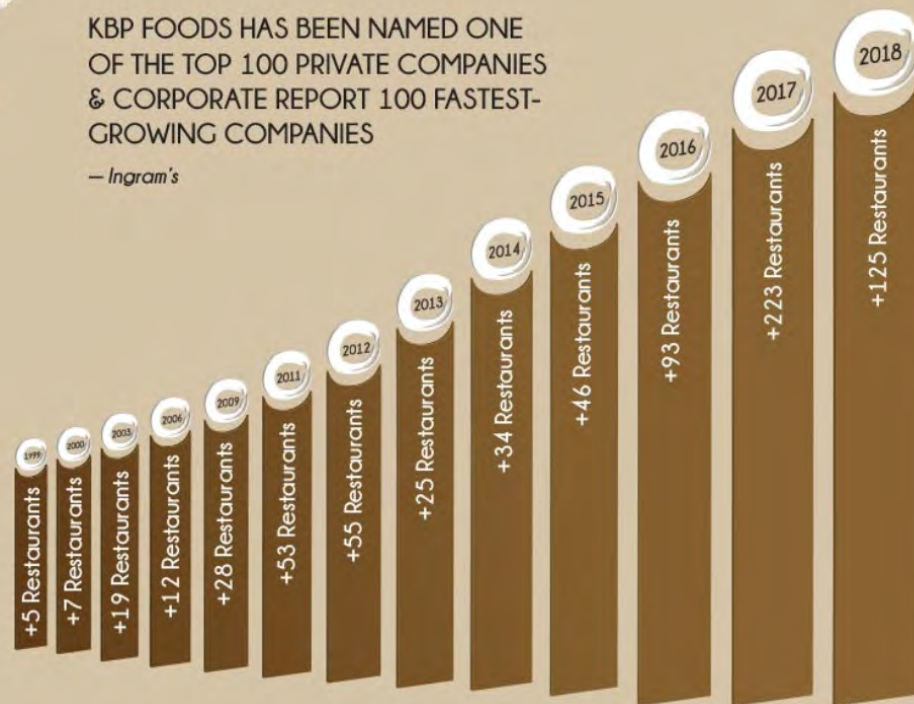


KBP Foods* operates 770 restaurants in 25 states and has Regional Vice Presidents in every major geographical region. The Corporate Office and Restaurant Support Center are located in Overland Park, Kansas.



KBP FOODS HAS BEEN NAMED ONE
OF THE TOP 100 PRIVATE COMPANIES
& CORPORATE REPORT 100 FASTEST-
GROWING COMPANIES

— Ingram's



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



ROOSEVELT TRL
20,896[±] CPD
ROUTE 302 (PUBLIC)

LOT SIZE
±0.33 Acre
GLA
2,011 SF

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FACING NORTHWEST



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FACING EAST



ROOSEVELT TRL 20,896 CPD



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FACING SOUTH



MANCHESTER
ELEMENTARY
459 STUDENTS

Advance
Auto Parts

Walgreens

Cumberland
Farms



DUNKIN'

ROOSEVELT TRL 20.896 CPD

Rustler's
STEAK HOUSE

TD Bank



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AERIAL



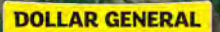
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AERIAL CITY VIEW



JORDAN BAY

DUNDEE PARK

KFC & TACO BELL | WINDHAM, MAINE

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LOCATION OVERVIEW

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WINDHAM, MAINE



Windham is a town in Cumberland County, Maine, United States. It includes the villages of South Windham and North Windham. It is part of the Portland–South Portland–Biddeford, Maine Metropolitan Statistical Area. Located beside Sebago Lake, Windham is drained by the Pleasant River and the Presumpscot River. Windham's regionally strong retail sector is centered in North Windham. Shopping options range from small specialty shops for clothing and jewelry, to “big box” style general merchandise stores, discount department stores, to large specialty retailers for automobile parts, office supplies, and two large national pharmacies.

Saint Joseph's College is a Roman Catholic liberal arts college for men and women of all faiths and ages. The 474-acre campus, on the shore of Sebago Lake in Standish, Maine, is in view of Mount Washington and the Presidential Range of the White Mountains. The college offers more than 40 majors, minors and partnership programs with a campus enrollment of approximately 1,000 with approximately 2,500 students enrolled in online programs.

Windham and neighboring Raymond are part of a **consolidated school district called RSU 14**. Windham based schools in the RSU include Windham Primary School, Manchester School, Windham Middle School, and Windham High School. The six schools in the district include 750 staff members and the 3,200 students.

Northern Light Mercy Hospital, an acute care, non-profit hospital in Portland, Maine, is a sponsored ministry of the Sisters of Mercy of the Americas. The Northern Light Mercy Primary Care is located in Windham and part of the most expansive healthcare system in Maine.

2019 DEMOGRAPHICS

	1-MI	3-MI	5-MI
TOTAL POPULATION	3,931	12,333	21,150
POPULATION GROWTH 2010-2019	190.32%	23.15%	18.72%
DAYTIME POPULATION	4,099	12,530	21,973
HOUSEHOLD GROWTH 2010-2019	204.28%	28.31%	21.88%
AVERAGE HOUSEHOLD INCOME	\$76,063	\$80,125	\$84,853

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