



ACTUAL PHOTO

1957 CENTRAL AVE, DUBUQUE, IA 52001

Marcus & Millichap







## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this KFC Fast Food Restaurant located in Dubuque, Iowa. At closing, the tenant will sign a 10-Year Absolute NNN Lease with 7.5 percent increases in rent every five years. This property is located in the popular Midwest tourist city of Dubuque and is four minutes from The National Mississippi River Museum and Aquarium which hosts over 175,000 visitors per year. Also nearby is Dubuque Arboretum and Botanical gardens with 56-Acres and 13,000 plants and sees thousands of visitors each year. Another popular tourist site near this property is Mathias Han House, a 19th Century Mansion with over 11,000 visitors each year. Retailers in the immediate area include Verizon, Walmart Super Center and Cricket Wireless.

Dubuque is an Iowa City on the Mississippi River and lies at the junction of Iowa, Illinois and Wisconsin. The population exceeds 57,882.

KFC, also known as Kentucky Fried Chicken, is an American fast food restaurant chain headquartered in Louisville, Kentucky, that specializes in fried chicken. It is the world's second-largest restaurant chain (as measured by sales) after McDonald's, with 22,621 locations globally in 136 countries as of December 2019. The chain is a subsidiary of Yum! Brands, a restaurant company that also owns the Pizza Hut, Taco Bell, and WingStreet chains.

## INVESTMENT HIGHLIGHTS

- KFC Absolute NNN 10-Year Lease with 7.5% Increases Every 5 Years in the Base Term and Options
- Fast Food Restaurant with Drive Thru located at a Signalized Intersection
- Nearby Mines of Spain State Recreational Area with 1,432-Acres of Wildlife and trails
- Dubuque is the Main Commercial, Educational, Industrial and Center for this Mississippi Area
- Dubuque is ranked as the 22nd Fastest Growing Economy in the United States.
- KFC is considered an Essential Tenant

## THE OFFERING

**KFC**  
1957 CENTRAL AVENUE  
DUBUQUE, IOWA 52001



## PROPERTY DETAILS

Lot Size	13,068 SF (0.30 Acres)
Rentable Square Feet	1,788 SF
Price/SF	\$456.38
Year Built	2009

## FINANCIAL OVERVIEW

List Price	<b>\$816,000</b>
Down Payment	100% / \$816,000
Cap Rate	5.50%
Type of Ownership	Fee Simple

## PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
11/01/2020 - 10/31/2025 (CURRENT)	<b>\$3,740</b>	<b>\$44,880</b>
11/01/2025 - 10/31/2030	<b>\$4,021</b>	<b>\$48,246</b>
11/01/2030 - 10/31/2035 (OPTION 1)	<b>\$4,322</b>	<b>\$51,864</b>
11/01/2035 - 10/31/2040 (OPTION 2)	<b>\$4,646</b>	<b>\$55,754</b>
11/01/2040 - 10/31/2045 (OPTION 3)	<b>\$4,995</b>	<b>\$59,936</b>
11/01/2045 - 10/31/2050 (OPTION 4)	<b>\$5,369</b>	<b>\$64,431</b>
<b>Base Rent (\$25.10 / SF)</b>		<b>\$44,880</b>
<b>Net Operating Income</b>		<b>\$44,880.00</b>
<b>TOTAL ANNUAL RETURN</b>	<b>CAP 5.50%</b>	<b>\$44,880</b>

## LEASE ABSTRACT

Tenant Trade Name	KFC
Tenant	Franchisee
Ownership	Private
Guarantor	Franchisee Guarantee (FMI Group 64 Units)
Lease Type	NNN
Lease Term	10 Years
Lease Commencement Date	11/01/2020
Rent Commencement Date	11/01/2020
Expiration Date of Base Term	10/31/2030
Options	Four Five-Year Options
Increases	7.5% Increases every 5 Years during Base Term and Option Periods
Term Remaining on Lease	10 Years
Property Type	Net Leased Restaurant
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	Yes

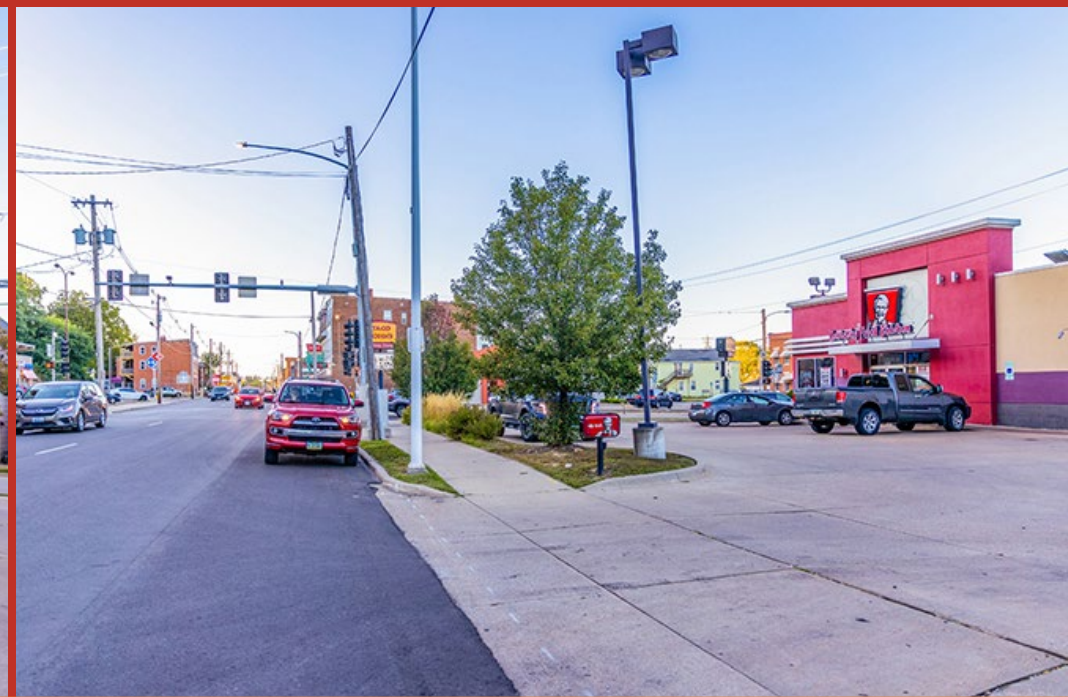
















## ABOUT

KFC Corporation, based in Louisville, Kentucky, is one of the few brands in America that can boast a rich, decades-long history of success and innovation. It all started with one cook who created a soon-to-be world-famous recipe more than 70 years ago, a list of secret herbs and spices scratched out on the back of the door to his kitchen. That cook was Colonel Harland Sanders, of course, and now KFC is the world's most popular chicken restaurant chain, specializing in that same Original Recipe® along with Extra Crispy™ chicken, home-style sides and buttermilk biscuits. There are over 22,621 KFC outlets in more than 136 countries and territories around the world. And you know what? There's still a cook in a kitchen in every last one of them, freshly preparing delicious, complete family meals at affordable prices owned stores.



NAME	Kenstucky Fried Chicken
HQ	Louisville, Kentucky
NUMBER OF LOCATIONS	22,000+
WEBSITE	<a href="http://www.kfc.com">www.kfc.com</a>





Franchise Management Inc. is one of the largest restaurant franchisees in North America. They currently own and operate more than 360 Pizza Hut, KFC, Taco Bell, Panera Bread, Robin's Donuts and Convenience Store businesses across 18 different provinces and states. With presence in Saskatchewan, Manitoba, Ontario, Quebec, New Brunswick, Prince Edward Island, Nova Scotia, Newfoundland, Vermont, New Hampshire, Massachusetts, Mississippi, Louisiana, Arkansas, Wisconsin, Illinois, Iowa and Nebraska, FMI is proud to employ over 7000 people. All operations are administered from their Support Center in Woodstock, New Brunswick.

In the early 90s, the company (later named FMI) was formed as a management company to administer a small number of local businesses. Over time, that focus has evolved to growing and supporting a portfolio of successful businesses, relevant within their respective trade areas across North America.

WEBSITE

[www.fmigroup.ca](http://www.fmigroup.ca)

INDUSTRY

Restaurants

LOCATIONS

360+

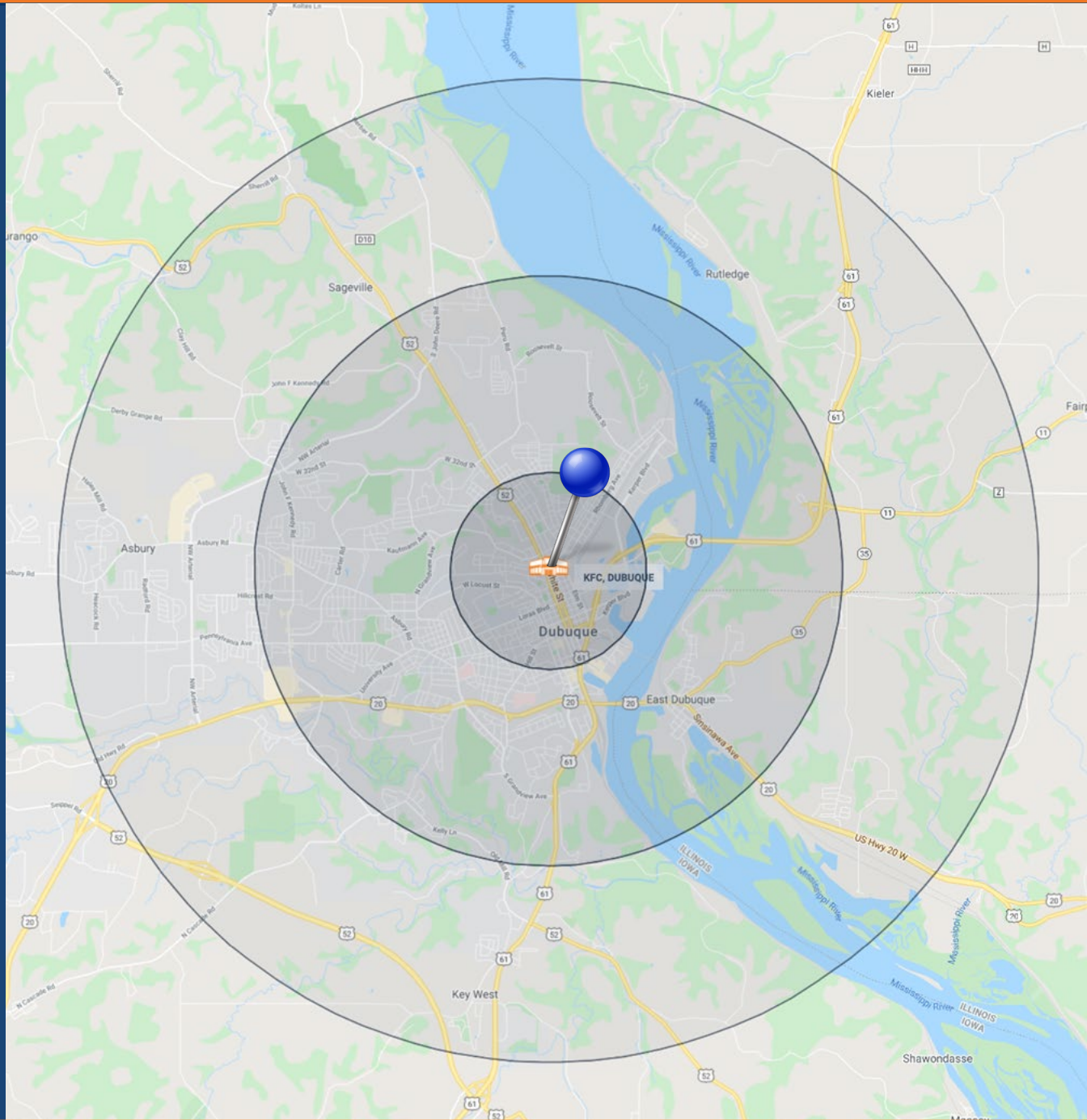
HEADQUARTERS

Woodstock, New Brunswick (Canada)





	1 Miles	3 Miles	5 Miles
<b>POPULATION</b>			
2024 Projection	17,210	54,543	73,459
2019 Estimate	16,967	53,643	71,596
2010 Census	16,634	52,523	69,285
2000 Census	17,189	53,298	68,196
<b>INCOME</b>			
Average	\$49,983	\$69,590	\$74,018
Median	\$35,484	\$51,540	\$56,320
Per Capita	\$20,982	\$29,780	\$31,168
<b>HOUSEHOLDS</b>			
2024 Projection	7,005	22,960	30,627
2019 Estimate	6,817	22,286	29,497
2010 Census	6,555	21,392	28,048
2000 Census	6,670	20,993	26,548
<b>HOUSING</b>			
2019	\$108,711	\$148,166	\$160,563
<b>EMPLOYMENT</b>			
2019 Daytime Population	27,125	71,603	93,028
2019 Unemployment	4.41%	4.36%	3.74%
2019 Median Time Traveled	16	16	16
<b>RACE &amp; ETHNICITY</b>			
White	78.23%	88.77%	90.20%
Native American	1.39%	0.69%	0.53%
African American	12.72%	5.67%	4.56%
Asian/Pacific Islander	1.36%	1.16%	1.51%





## GEOGRAPHY: 5 MILE



### POPULATION

In 2019, the population in your selected geography is 71,596. The population has changed by 4.99% since 2000. It is estimated that the population in your area will be 73,459.00 five years from now, which represents a change of 2.60% from the current year. The current population is 48.92% male and 51.08% female. The median age of the population in your area is 38.34, compare this to the US average which is 38.08. The population density in your area is 909.71 people per square mile.



### HOUSEHOLDS

There are currently 29,497 households in your selected geography. The number of households has changed by 11.11% since 2000. It is estimated that the number of households in your area will be 30,627 five years from now, which represents a change of 3.83% from the current year. The average household size in your area is 2.30 persons.



### INCOME

In 2019, the median household income for your selected geography is \$56,320, compare this to the US average which is currently \$60,811. The median household income for your area has changed by 47.39% since 2000. It is estimated that the median household income in your area will be \$68,103 five years from now, which represents a change of 20.92% from the current year.

The current year per capita income in your area is \$31,168, compare this to the US average, which is \$33,623. The current year average household income in your area is \$74,018, compare this to the US average which is \$87,636.



### RACE AND ETHNICITY

The current year racial makeup of your selected area is as follows: 90.20% White, 4.56% Black, 0.53% Native American and 1.51% Asian/Pacific Islander. Compare these to US averages which are: 70.07% White, 12.87% Black, 0.19% Native American and 5.66% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 2.83% of the current year population in your selected area. Compare this to the US average of 18.17%.



### HOUSING

The median housing value in your area was \$160,563 in 2019, compare this to the US average of \$212,058. In 2000, there were 18,702 owner occupied housing units in your area and there were 7,846 renter occupied housing units in your area. The median rent at the time was \$373.



### EMPLOYMENT

In 2019, there are 47,066 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 56.24% of employees are employed in white-collar occupations in this geography, and 43.66% are employed in blue-collar occupations. In 2019, unemployment in this area is 3.74%. In 2000, the average time traveled to work was 16.00 minutes.



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this 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, Buyer 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 Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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Marcus & Millichap

The Retail Real Estate Investment Leader

Marcus & Millichap

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