



WITH DRIVE THRU

SINGLE TENANT ABSOLUTE NNN INVESTMENT OPPORTUNITY

2800 LONE OAK RD, PADUCAH, KENTUCKY





TRY OUR
\$5 FILL UPS

KFC

WORLD

EXCLUSIVELY MARKETED BY

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"A Better
Way to Do
Business"

SYSTEMS

Copiers/Imaging
Systems

800.227.49

INVESTMENT SUMMARY

PADUCAH, KENTUCKY

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, personal and franchisee guaranteed, drive-thru equipped, Kentucky Fried Chicken, investment property located in Paducah, KY. The tenant, Fowler Brothers, Inc. (3-Units), will execute a brand new 20-year sale leaseback at the close of escrow with 4 (5-year) option periods to extend. The lease will feature 8% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation. The lease is franchisee guaranteed for the entire term, personally guaranteed by the operator for 5 years, and is absolute NNN with zero landlord responsibilities.

KFC is situated at the signalized, hard corner intersection of Lone Oak Rd (21,000 VPD) and Lakeview Dr. The site is also less than 1 mile off of I-24 (44,000 VPD) with convenient on/off ramp access. Nearby national/credit tenants include CVS, O'Reilly Auto, Banks Market, Goodwill, and more, increasing consumer traffic to the trade area. The 5-mile trade area is supported by a population of more than 48,000 residents with an average household income of over \$62,000.

OFFERING

Pricing:	\$686,000
Net Operating Income:	\$38,732
Cap Rate:	5.65%
Guaranty:	Personal (5-Year) & Franchisee (3-Unit Entity)
Tenant:	Fowler Brothers, Inc.
Lease Type:	Absolute NNN
Landlord Responsibilities:	None

PROPERTY SPECIFICATIONS

Rentable Area:	3,190 SF
Land Area:	0.61 Acres
Property Address:	2800 Lone Oak Road, Paducah, KY 42003
Ownership:	Fee Simple (Land and Building)



INVESTMENT HIGHLIGHTS

Brand New 20-Year Sale Leaseback | Personal & Franchisee Guaranty

- The tenant will execute a brand new 20-year sale leaseback at the close of escrow with 4 (5-year) option periods to extend
- 8% rental increases every 5 years throughout the initial term and at the beginning of each option
- The lease is franchisee guaranteed for the entire term, personally guaranteed by the operator for 5 years, and is absolute NNN with zero landlord responsibilities

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for all CAM, insurance, taxes, and maintains all aspects of the premises
- No landlord responsibilities

Signalized Hard Corner Intersection | Just Off Interstate 24 (44,000 VPD)

- Located along NW. Cache Road with 37,600 vehicles passing by daily
- Excellent visibility, access, and frontage

Retail Corridor With National Tenants

- Situated at the signalized, hard corner intersection of Lone Oak Rd (21,000 VPD) and Lakeview Dr
- The site is also less than 1 mile off of I-24 (44,000 VPD) with convenient on/off ramp access

Strong Demographics In 5-Mile Trade Area

- More than 48,000 residents and nearly 37,000 employees
- Over \$62,000 average household income

Mercy Health
Lourdes Hospital
(306 Beds)

Interstate 24

44,000
CARS PER DAY

9,200
CARS PER DAY

N. Friendship Rd.

Lone Oak
Elementary School

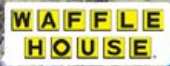
Lone Oak
Intermediate School

Lone Oak
Middle School

Hendron Lone Oak
Elementary School

MORNINGSIDE
OF PADUCAH

Lone Oak Rd. / U.S. Highway 45



CHONG'S RESTAURANT

ANNA NAILS

MAGIC THAI

OBEE'S SANDWICH

Los Amigos

H&R BLOCK

**KICKIN' ASH
VAPORS**

PYLON SIGN


BANKERS LIFE

Dr. William E. Hay
Pharmaceutical, Irritant, Sedative, & General Industry



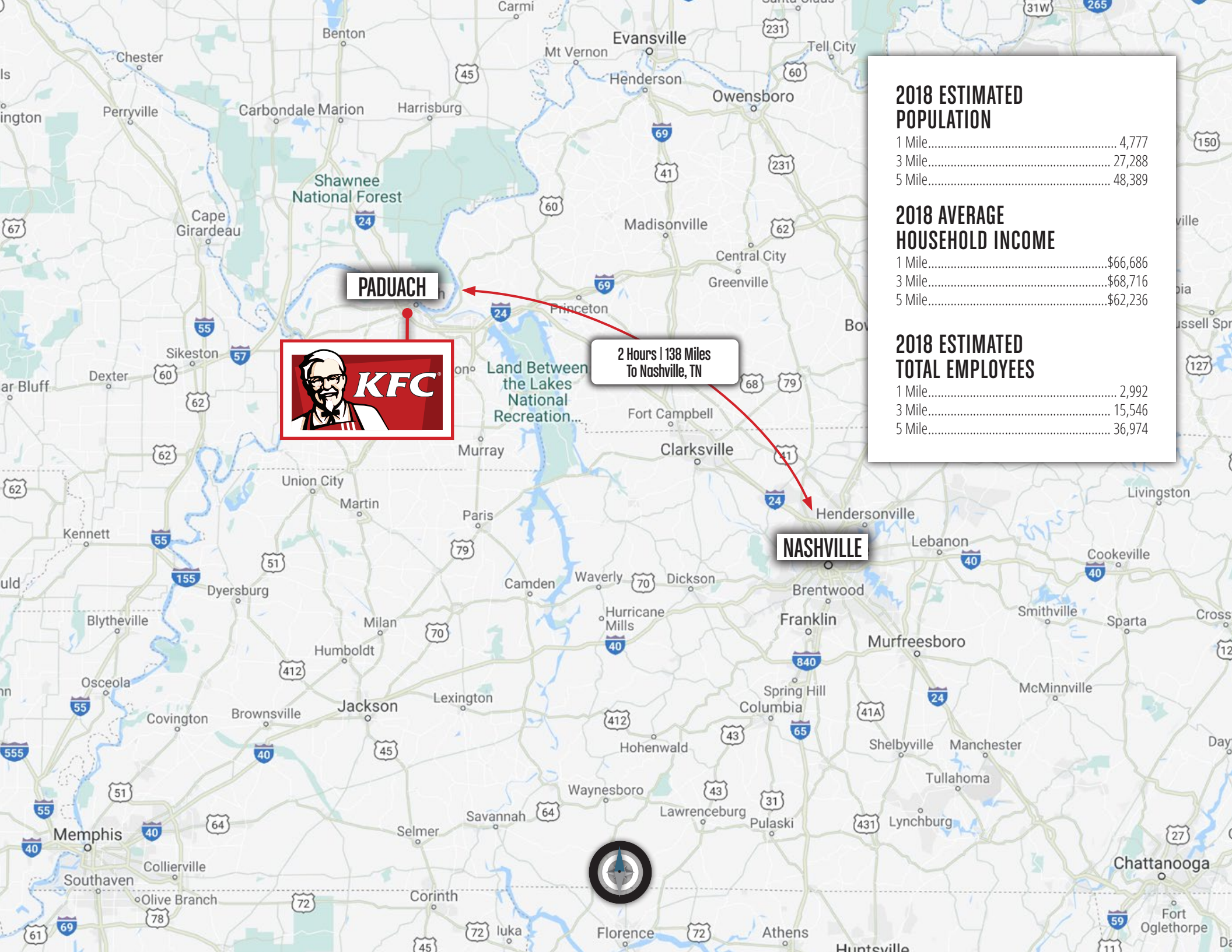
usbank

LAKEVIEW DR.

ALBANY ST.

45
LOVE OAK RD. - 21,000 VPD





PADUACH



2 Hours | 138 Miles
To Nashville, TN

NASHVILLE

2018 ESTIMATED POPULATION

1 Mile.....	4,777
3 Mile.....	27,288
5 Mile.....	48,389

2018 AVERAGE HOUSEHOLD INCOME

1 Mile.....	\$66,686
3 Mile.....	\$68,716
5 Mile.....	\$62,236

2018 ESTIMATED TOTAL EMPLOYEES

1 Mile.....	2,992
3 Mile.....	15,546
5 Mile.....	36,974

AREA DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2018 Estimated Population	4,777	27,288	48,389
2023 Projected Population	4,892	27,658	48,869
2010 Census Population	4,531	26,600	47,511
2018 Estimated Households	2,260	12,331	21,309
2023 Projected Households	2,311	12,507	21,526
2010 Census Households	2,140	11,997	20,908
2018 Estimated White	88.60%	86.38%	81.68%
2018 Estimated Black or African American	7.16%	9.42%	14.09%
2018 Estimated Asian or Pacific Islander	1.76%	1.30%	1.01%
2018 Estimated American Indian or Native Alaskan	0.54%	0.25%	0.27%
2018 Estimated Other Races	1.03%	1.24%	1.07%
2018 Estimated Hispanic	3.06%	3.06%	2.81%
2018 Estimated Average Household Income	\$66,686	\$68,716	\$62,236
2018 Estimated Median Household Income	\$48,263	\$46,436	\$41,566
2018 Estimated Per Capita Income	\$30,865	\$30,924	\$27,755
2018 Estimated Total Businesses	290	1,123	2,867
2018 Estimated Total Employees	2,992	15,546	36,974





RENT ROLL

LEASE TERM						RENTAL RATES					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
KFC	3,190	At COE	20 Years	Year 1	-	\$3,228	\$1.01	\$38,732	\$12.14	Absolute NNN	4 (5-Year)
(dba KFC)				Year 6	8%	\$3,486	\$1.09	\$41,831	\$13.11		8% Incr. at beg.
(Franchisee Guaranty)				Year 11	8%	\$3,765	\$1.18	\$45,177	\$14.16		of each option
(Personal Guaranty)				Year 16	8%	\$4,066	\$1.27	\$48,791	\$15.30		

FINANCIAL INFORMATION

Price:\$686,000
 Net Operating Income:\$38,732
 Cap Rate:5.65%
 Lease Type:Absolute NNN

PROPERTY SPECIFICATIONS

Rentable Area:3,190 SF
 Land Area:0.61 Acres
 Address:2800 Lone Oak Road, Paducah, KY 42003



BRAND PROFILE

KFC CORPORATION

KFC Corporation, also known as Kentucky Fried Chicken, operates a chain of chicken restaurants in the United States and internationally. The company provides sandwiches, sides, desserts, drinks, sauces, fill ups, buttermilk biscuits, and other products; big box meals, popcorn nuggets, and kid's meals; and chicken products, including chicken hot wings, chicken sandwiches, and fried chicken products. There are over 22,000 KFC outlets in more than 135 countries and territories around the world. The company also franchises its restaurants. KFC Corporation was founded in 1952 and is based in Louisville, Kentucky. KFC Corporation operates as a subsidiary of Yum! Brands.

Company Type:	Subsidiary
Parent:	Yum! Brands
2017 Employees:	60,000
2017 Revenue:	\$5.88 Billion
2017 Net income:	\$1.34 Billion
2017 Assets:	\$5.31 Billion
Credit Rating:	S&P: BB





OPERATOR PROFILE



FOWLER FOODS, INC.

Fowler Foods, Inc. started out as a single KFC store in 1965. Today it operates 73 KFC's, 1 Taco Bell, and 15 dual concept KFC/Taco Bell locations across 7 seven states. The company plans to build another 9 locations to their portfolio by the end of 2021.

Of their current portfolio, 86 locations are in the newest American Showman design, which modernizes KFC stores with a cleaner and bolder look that emphasizes its signature red and white stripes. The majority of these locations were remodeled by the operator in 2017. Since KFC U.S. rolled out the remodeling program or 're-colonization' in 2015, the brand has experienced same-store sales growth.

7
STATES

89
LOCATIONS

1,800
EMPLOYEES

73
LOCATIONS



15
DUAL CONCEPT
LOCATIONS



1
LOCATION





NATIONAL NET LEASE GROUP

SRS GLOBAL STATS



1000+
PROPERTIES CURRENTLY
REPRESENTED



600+
CLIENTS REPRESENTED
IN 2016



\$2.6B*
TRANSACTION VALUE



20+
OFFICES



250+
BROKERS,
PROFESSIONALS,
AND STAFF



#1
LARGEST REAL ESTATE FIRM
EXCLUSIVELY DEDICATED TO
RETAIL SERVICES IN NORTH AMERICA

*STATISTICS ARE FOR 2017.

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