

SINGLE TENANT

ABSOLUTE NNN
INVESTMENT
OPPORTUNITY



W/ DRIVE-THRU

WEST HELENA
ARKANSAS





EXCLUSIVELY MARKETING BY

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NATIONAL NET LEASE GROUP



INVESTMENT SUMMARY

KFC - WEST HELENA, ARKANSAS

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 guaranteed, drive-thru equipped, Kentucky Fried Chicken, investment property located in West Helena, AR. The tenant, Fowler Delta Foods, LLC (5-unit entity), 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 lease term, and is personally guaranteed by the operator for 5 years. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management-free investment opportunity for an out-of-state investor.

Kentucky Fried Chicken is strategically located on Sebastian Street, averaging 12,000 vehicles passing by daily. The site is equipped with a drive-thru, providing ease and convenience for consumers. The asset is ideally located in the heart of the primary retail corridor serving the city of West Helena with nearby national/credit including a 24-Hour Walmart Supercenter, Fred's, AutoZone Auto Parts, O'Reilly Auto Parts, Dollar General, and more. The 5-mile trade area is supported by a population of more than 14,000 residents with an average household income of \$45,164.

OFFERING

Pricing:	\$993,000
Net Operating Income:	\$56,078
Cap Rate:	5.65%
Guaranty:	Personal (5-Year) & Franchisee
Tenant:	Fowler Delta Foods, LLC (5-Unit Entity)
Lease Type:	Absolute NNN
Landlord Responsibilities:	None

PROPERTY SPECIFICATIONS

Rentable Area:	3,325 SF
Land Area:	0.43 Acres
Property Address:	789 N, Sebastian Street, West Helena, AR 72390
Year Built:	TBD
Ownership:	Fee Simple (Land and Building Ownership)



INVESTMENT HIGHLIGHTS

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

- The tenant (5-unit entity) will execute a brand new 20-year sale leaseback at the close of escrow with 4 (5-year) options to extend
- 8% rental increases every 5 years throughout the initial term and at the beginning of each option period
- The lease is personally guaranteed by the operator for 5 years and franchisee guaranteed by Fowler Delta Foods, LLC (5-unit entity)

NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for all CAM, insurance, and taxes
- No landlord responsibilities

Major Thoroughfare | Drive-Thru Equipped

- Strategically located on Sebastian Street, averaging 12,000 vehicles passing by daily
- The site is equipped with a drive-thru, providing ease and convenience for consumers

Located In The Heart Of The Primary Retail Corridor

- The asset is ideally located in the heart of the primary retail corridor serving the city of West Helena with nearby national/credit including a 24-Hour Walmart Supercenter, Fred's, AutoZone Auto Parts, O'Reilly Auto Parts, Dollar General, and more
- Increases consumer draw to the subject trade area

Local Demographics In 5-Mile Trade Area

- Nearly 14,000 residents and over 5,000 employees support the trade area
- \$45,164 average household income

3,800
CARS PER DAY

State highway 242

Miller Junior High School

Twin City Shopping Center

fred's
GOODY'S

ACE Hardware

MURPHY USA

Walmart

15,000
CARS PER DAY

4,300
CARS PER DAY

U.S. HIGHWAY 49

Quarles Ln.

Domino's

SUBWAY

SONIC

HIBBETT SPORTS

Pizza Hut

McDonald's

TACO BELL

EXXON

CITGO

RotoZone

KFC

Best Western

sears
HOMETOWN STORE

at&t

H&R BLOCK

O'Reilly AUTO PARTS

FAMILY DOLLAR

DOLLAR GENERAL

UNITED STATES POSTAL SERVICE

12,000
CARS PER DAY

Sebastian St. / U.S. Highway 49 business



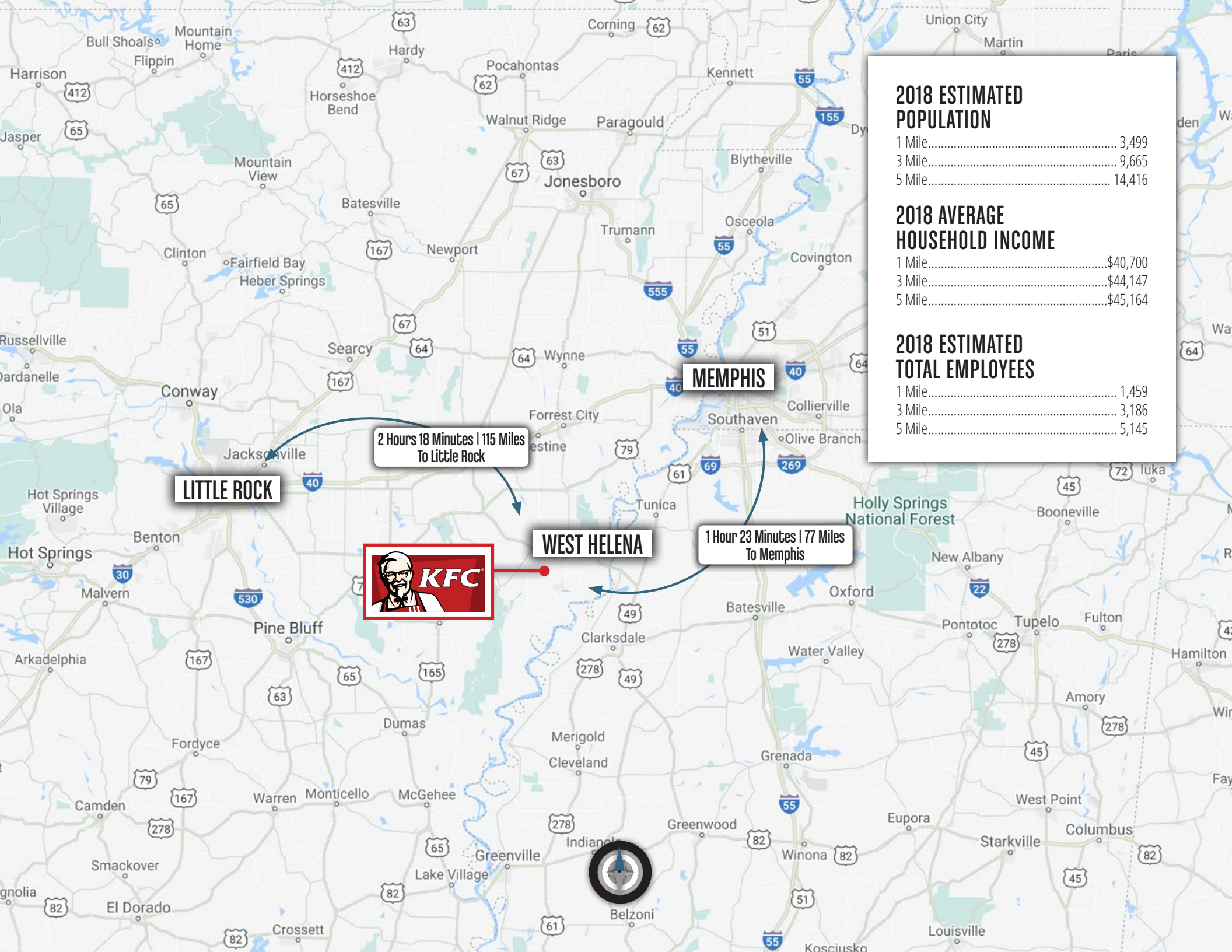


SEBASTIAN ST. - 12,000 VPD



PYLON SIGN





2018 ESTIMATED POPULATION

1 Mile.....	3,499
3 Mile.....	9,665
5 Mile.....	14,416

2018 AVERAGE HOUSEHOLD INCOME

1 Mile.....	\$40,700
3 Mile.....	\$44,147
5 Mile.....	\$45,164

2018 ESTIMATED TOTAL EMPLOYEES

1 Mile.....	1,459
3 Mile.....	3,186
5 Mile.....	5,145

AREA DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2018 Estimated Population	3,499	9,665	14,416
2023 Projected Population	3,281	9,076	13,603
2010 Census Population	3,692	10,179	15,059
2018 Estimated Households	1,399	3,747	5,592
2023 Projected Households	1,323	3,544	5,316
2010 Census Households	1,459	3,917	5,785
2018 Estimated White	21.03%	28.63%	30.29%
2018 Estimated Black or African American	76.28%	68.48%	66.85%
2018 Estimated Asian or Pacific Islander	0.66%	0.71%	0.72%
2018 Estimated American Indian or Native Alaskan	0.29%	0.43%	0.37%
2018 Estimated Other Races	0.46%	0.55%	0.58%
2018 Estimated Hispanic	2.17%	2.06%	2.07%
2018 Estimated Average Household Income	\$40,700	\$44,147	\$45,164
2018 Estimated Median Household Income	\$27,947	\$29,028	\$28,881
2018 Estimated Per Capita Income	\$16,001	\$17,195	\$17,783
2018 Estimated Total Businesses	168	328	552
2018 Estimated Total Employees	1,459	3,186	5,145





RENT ROLL

LEASE TERM						RENTAL RATES					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Fowler Delta Foods, LLC d.b.a. KFC (Personal Guaranty - 5 Years) (Franchisee Guaranty)	3,325	COE	20 Years	Year 1	-	\$4,673	\$1.41	\$56,078	\$16.87	Absolute NNN	4 (5-Year)
				Year 6	8%	\$5,047	\$1.52	\$60,564	\$18.21		8% Incr. at beg.
				Year 11	8%	\$5,451	\$1.64	\$65,409	\$19.67		of each option
				Year 16	8%	\$5,887	\$1.77	\$70,642	\$21.25		

FINANCIAL INFORMATION

Price:\$993,000
 Net Operating Income:\$56,078
 Cap Rate:5.65%
 Lease Type:Absolute NNN

For financing options and loan quotes, please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.

PROPERTY SPECIFICATIONS

Year Built:TBD
 Rentable Area:3,325 SF
 Land Area:0.43 Acres
 Address:789 N, Sebastian Street, West Helena, AR 72390



BRAND PROFILE

KFC

KFC, a subsidiary of Yum! Brands, Inc. (NYSE: YUM), is a global quick service restaurant brand with a rich, decades-long history of success and innovation. It all started with one cook, Colonel Harland Sanders, who created a finger lickin' good recipe more than 75 years ago, a list of secret herbs and spices scratched out on the back of the door to his kitchen. Today we still follow his formula for success, with real cooks breading and freshly preparing our delicious chicken by hand in more than 22,000 restaurants in over 135 countries and territories around the world.

Company Type:	Subsidiary
Parent:	Yum! Brands
2018 Employees:	34,000
2018 Revenue:	\$5.69 Billion
2018 Net Income:	\$1.54 Billion
2018 Assets:	\$4.13 Billion
Credit Rating:	S&P: BB



A Part of Many Jobs
NOT ONLY THE STORE

The Original



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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