

SINGLE TENANT

ABSOLUTE NNN
INVESTMENT
OPPORTUNITY



WITH DRIVE-THRU

POPLAR BLUFF
MISSOURI





EXCLUSIVELY MARKETING BY

MATTHEW MOUSAVI | MANAGING PRINCIPAL SRS NATIONAL NET LEASE GROUP

610 Newport Center Drive, Suite 1500 | Newport Beach, CA 92660

DL: 949.698.1116 | M: 714.404.8849

Matthew.Mousavi@srsre.com | CA License No. 01732226

PATRICK R. LUTHER, CCIM | MANAGING PRINCIPAL SRS NATIONAL NET LEASE GROUP

610 Newport Center Drive, Suite 1500 | Newport Beach, CA 92660

DL: 949.698.1115 | M: 480.221.4221

Patrick.Luther@srsre.com | CA License No. 01912215

MORGAN CREECH | FIRST VICE PRESIDENT SRS NATIONAL NET LEASE GROUP

9850 Von Allmen Court | Louisville, KY 40241

DL: 502.442.7074 | M: 270.748.0132

Morgan.Creech@srsre.com | KY License No. 243177

SARAH SHANKS | FIRST VICE PRESIDENT SRS NATIONAL NET LEASE GROUP

9850 Von Allmen Court | Louisville, KY 40241

DL: 502.442.7079 | M: 502.417.6773

Sarah.Shanks@srsre.com | KY License No. 243176

Broker of Record: Patricia McKelvey - McKelvey Property |
MO License No. 1999022633





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INVESTMENT SUMMARY

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 Poplar Bluff, MO. The tenant, FB Foods, LLC, 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.

KFC is strategically located near the signalized, hard corner intersection of N. Westwood Blvd. and Kanell Blvd. with 43,400 vehicles passing by each day. The site is equipped with a pylon sign, providing excellent visibility along Westwood Blvd. Moreover, this KFC is complete with a drive-thru, providing ease and convenience for consumers. On average, stores with drive-thrus experience higher sales than those without. The asset is positioned within an extremely dense retail corridor in the city of Poplar Bluff, with nearby national/credit tenants including a Walmart Supercenter, Hobby Lobby, The Home Depot, ALDI, and more, increasing consumer draw to the trade area and promoting crossover shopping to the site. The 5-mile trade area serves more than 27,000 full-time residents with an average annual household income of \$53,000.



OFFERING SUMMARY

OFFERING

PRICING:	\$2,980,000
NET OPERATING INCOME:	\$175,831
CAP RATE:	5.90%
GUARANTY:	Franchisee & Personal (5-Year)
TENANT:	FB Foods, LLC (6-Unit Entity)
LEASE TYPE:	Absolute NNN
LANDLORD RESPONSIBILITIES:	None

PROPERTY SPECIFICATIONS

RENTABLE AREA:	4,320 SF
LAND AREA:	1.28 Acres
PROPERTY ADDRESS:	1211 N. Westwood Blvd, Poplar Bluff, MO 63901
YEAR BUILT:	1998
PARCEL NUMBER:	08-08-33.0-004-012-001.040
OWNERSHIP:	Fee Simple (Land and Building)



INVESTMENT HIGHLIGHTS

BRAND NEW 20-YEAR SALE LEASEBACK | PERSONAL & FRANCHISEE GUARANTY | RENTAL INCREASES

- The tenant 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 franchisee guaranteed for the entire term and personally guaranteed by the operator for 5 years

ABSOLUTE NNN | FEE SIMPLE OWNERSHIP | ZERO LANDLORD RESPONSIBILITIES

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

SIGNALIZED HARD CORNER INTERSECTION | DRIVE-THRU EQUIPPED | LARGE PYLON SIGN

- Located near the signalized, hard corner intersection of N. Westwood Blvd. and Kanell Blvd., averaging 43,400 vehicles passing by each day
- The building is equipped with a drive-thru, providing ease and convenience for customers
- On average, stores with drive-thrus have higher sales than those without
- Excellent visibility due to its large pylon sign

DENSE RETAIL CORRIDOR | NEARBY NATIONAL/CREDIT TENANTS

- Located within a dense retail corridor serving the town of Poplar Bluff
- Nearby national/credit tenants include a Walmart Supercenter, Hobby Lobby, The Home Depot, ALDI, and more
- Increases consumer draw to the trade area and promotes crossover shopping

DENSE POPULATION IN 5-MILE TRADE AREA

- More than 27,000 residents and nearly 19,000 employees support the trade area
- \$53,000 average household income



PROPERTY OVERVIEW



PARCEL MAP



ACCESS

N. Westwood Boulevard/ U.S. Highway 67 & 60 Business:.....2 Access Points



TRAFFIC COUNTS

N. Westwood Boulevard/ U.S. Highway 67 & 60 Business:.....30,300 Cars Per Day
U.S. Highway 60 Business:.....14,700 Cars Per Day



IMPROVEMENTS

There is approximately 4,320 SF of existing building area.



PARKING

There are approximately 47 parking spaces on the owned parcel.
The parking ratio is approximately 10.88 stalls per 1,000 SF of leasable area.



YEAR BUILT

1998



PARCEL

Parcel Number: 08-08-33.0-004-012-001.040 Acres: 1.28 Square Feet: 55,613 SF



ZONING

Commercial





verizon

SUBWAY

9
goodwill

Aaron's

Wine
& More
JAN

at&t

Jewelers Bench

rue21



Wendy's

N. Westwood Blvd.

STERLING BANK

BURGER KING

POPEYES
RESTAURANTS

30,300
CARS PER DAY

13,100
CARS PER DAY

Kanell Blvd.



maui's
Payless
HIBBETT
SPORTS
DOLLAR GENERAL
rue 21



Aaron's

Poplar Bluff Middle School



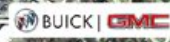
13,100
CARS PER DAY

30,300
CARS PER DAY

petco
Dunham's
SPORTS
HOBBY LOBBY
SHOE DEPT.
ENCORE
Marshall's



Poplar Bluff Junior High School



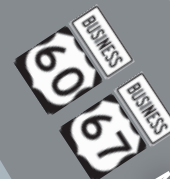
U.S. Highway 60 Business

14,700
CARS PER DAY



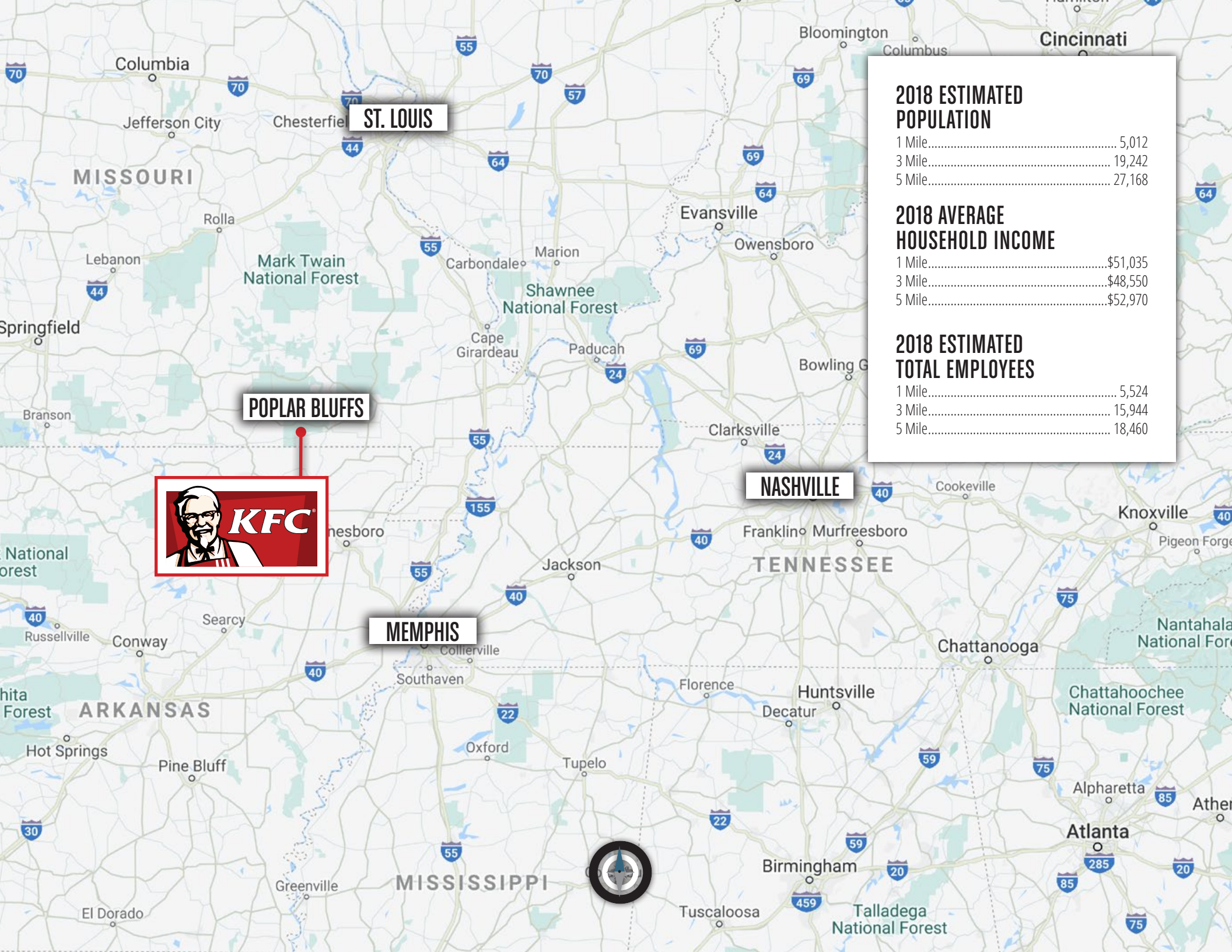


PYLON SIGN



N. WESTWOOD BLVD. - 30-300 VPD





ST. LOUIS

POPLAR BLUFFS



MEMPHIS

NASHVILLE

**2018 ESTIMATED
POPULATION**

1 Mile.....	5,012
3 Mile.....	19,242
5 Mile.....	27,168

**2018 AVERAGE
HOUSEHOLD INCOME**

1 Mile.....	\$51,035
3 Mile.....	\$48,550
5 Mile.....	\$52,970

**2018 ESTIMATED
TOTAL EMPLOYEES**

1 Mile.....	5,524
3 Mile.....	15,944
5 Mile.....	18,460

AREA DEMOGRAPHICS



Poplar Bluff, Missouri

Poplar Bluff is a small city in Butler County in Southeast Missouri in the United States. It is the county seat of Butler County and is known as “The Gateway to the Ozarks” and “Little Chicago” among other names. The City of Poplar Bluff had a population of 15,959 as of July 1, 2018. The Poplar Bluff Micropolitan Statistical Area consists of all of Butler County. The city is at the crossroads of U.S. Route 60 and U.S. Route 67.

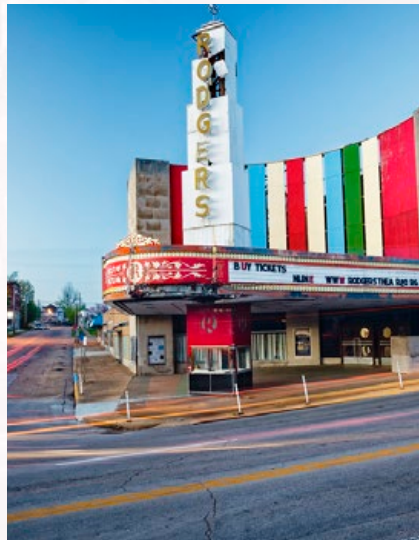
Three Rivers Community College is located in Poplar Bluff and provides college courses along with career and technical programs. Three Rivers offers the same freshman and sophomore level classes as many four-year public universities. The school colors are gold and black and its mascot is Rocky Raider. Three Rivers Basketball Coach Gene Bess has been recognized as the NJCAA “all time most winning Junior College coach”.

The Poplar Bluff Municipal Airport is available to accommodate the general aviation needs of the Greater Poplar Bluff area. The airport handles approximately 15,000 operations annually with a 5,000 foot runway. The airport is currently operated by City of Poplar Bluff staff.

Butler County is a county located in the southeast Ozark Foothills Region in the U.S. state of Missouri. As of July 1, 2017 the county's population was 42,666. The largest city and county seat is Poplar Bluff. The county was officially organized from Wayne County on February 27, 1849, and is named after former U.S. Representative William O. Butler (D-Kentucky), who was also an unsuccessful candidate for Vice President of the United States. The first meeting in the Butler County Courthouse was held on June 18, 1849. Butler County comprises the Poplar Bluff, MO Micropolitan Statistical Area.



AREA DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2018 Estimated Population	5,012	19,242	27,168
2023 Projected Population	4,877	18,757	26,778
2010 Census Population	5,294	20,202	27,699
2018 Estimated Households	2,088	8,092	11,201
2023 Projected Households	2,030	7,873	11,016
2010 Census Households	2,215	8,534	11,470
2018 Estimated White	83.44%	84.83%	87.14%
2018 Estimated Black or African American	10.71%	9.75%	7.91%
2018 Estimated Asian or Pacific Islander	1.32%	1.07%	1.04%
2018 Estimated American Indian or Native Alaskan	0.64%	0.71%	0.71%
2018 Estimated Other Races	2.11%	1.39%	1.09%
2018 Estimated Hispanic	4.43%	3.35%	3.03%
2018 Estimated Average Household Income	\$51,035	\$48,550	\$52,970
2018 Estimated Median Household Income	\$38,007	\$35,876	\$37,683
2018 Estimated Per Capita Income	\$21,912	\$20,733	\$22,118
2018 Estimated Total Businesses	386	1,138	1,358
2018 Estimated Total Employees	5,524	15,944	18,460



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		BEGIN	INCREASE	RENTAL RATES				RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END			MONTHLY	PSF	ANNUALLY	PSF		
FB Foods, Inc. (Franchisee & Personal Guaranty)	4,320	COE	Year 20	Current	-	\$14,653	\$3.39	\$175,831	\$40.70	Absolute NNN	4 (5-Year)
				Year 6	8%	\$15,825	\$3.66	\$189,897	\$43.96		8% Incr. at beg.
				Year 11	8%	\$17,091	\$3.96	\$205,089	\$47.47		of each option
				Year 16	8%	\$18,458	\$4.27	\$221,496	\$51.27		

FINANCIAL INFORMATION

Price:\$2,980,000
 Net Operating Income:\$175,831
 Cap Rate:5.90%
 Lease Type:Absolute NNN

PROPERTY SPECIFICATIONS

Year Built:1998
 Rentable Area:4,320 SF
 Land Area:1.28 Acres
 Address:1211 N. Westwood Boulevard, Poplar Bluff, MO 63901

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



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





SRS

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.

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.