



WITH DRIVE THRU

1913 FALLS BOULEVARD, WYNNE, ARKANSAS 72396

SINGLE TENANT ABSOLUTE NNN INVESTMENT OPPORTUNITY





EXCLUSIVELY MARKETING BY

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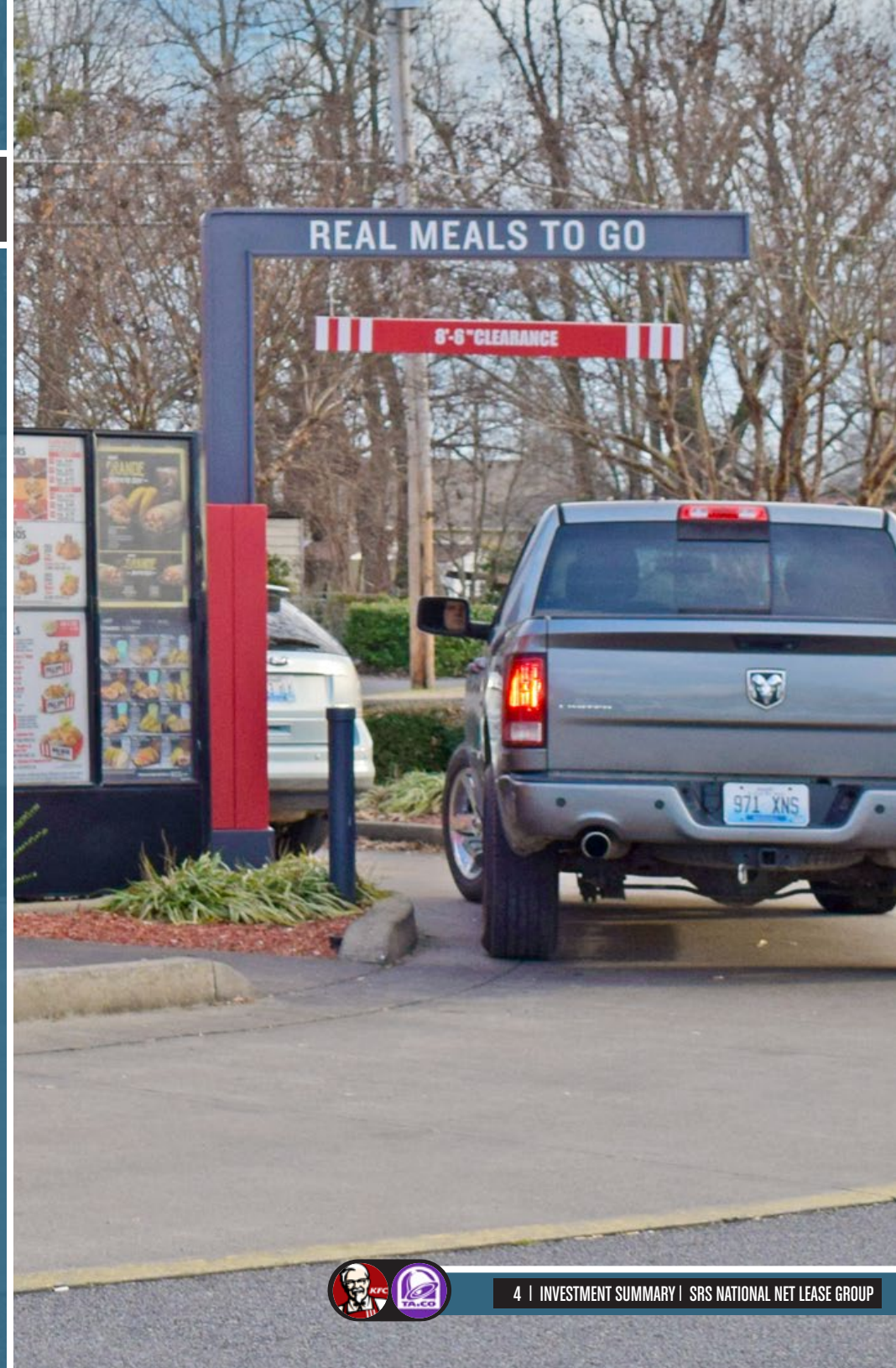
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RENT ROLL | BRAND PROFILE

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 and franchisee guaranteed, drive-thru equipped, Kentucky Fried Chicken and Taco Bell, investment property located in Wynne, 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 term, personally guaranteed by the operator for 5 years, and is absolute NNN with zero landlord responsibilities.

The KFC / Taco Bell is strategically located along Falls Blvd / State Highway 1 (15,000 VPD), a major north/south retail thoroughfare travelomg through the city of Wynne. The site has excellent highway frontage and increased visibility due to its large pylon sign. Moreover, the building is equipped with a drive-thru, providing ease and convenience for consumers. Nearby national/credit tenants include a 24-hour Walmart Supercenter, Dollar General, Ace Hardware, O'Reilly Auto Parts, and more, increasing consumer draw to the trade area and promoting crossover shopping to the subject property. The 5-mile trade area is supported by a population of more than 11,300 residents and nearly 5,000 employees. Residents within the 1-mile trade area have an average household income of over \$57,000.



OFFERING SUMMARY

OFFERING

PRICING:	\$1,762,000
NET OPERATING INCOME:	\$103,929
CAP RATE:	5.90%
GUARANTY:	Personal (5-Year) & Franchisee
TENANT:	Fowler Delta Foods, LLC (5-Unit Entity)
LEASE TYPE:	Absolute NNN
LANDLORD RESPONSIBILITIES:	None

PROPERTY SPECIFICATIONS

RENTABLE AREA:	4,641 SF
LAND AREA:	1.13 Acres
PROPERTY ADDRESS:	1913 Falls Boulevard, Wynne, AR 72396
YEAR BUILT:	2000
PARCEL NUMBER:	900-04061-002
OWNERSHIP:	Fee Simple (Land and Building)



INVESTMENT HIGHLIGHTS

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

- 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

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

LOCATED ON MAJOR THOROUGHFARE | DRIVE-THRU EQUIPPED

- Located on Falls Blvd / State Highway 1 (15,000 VPD), the major thoroughfare running through the town of Wynne
- The site is equipped with a drive-thru, providing ease and convenience for consumers

NEARBY 24-HOUR WALMART SUPERCENTER | RETAIL CORRIDOR WITH NATIONAL TENANTS

- Nearby national/credit tenants include 24-hour Walmart Supercenter, Dollar General, Ace Hardware, O'Reilly Autoparts, and more
- Increases consumer draw to the trade area and promotes crossover shopping

LOCAL DEMOGRAPHICS

- More than 11,300 residents and nearly 5,000 employees support the 5-mile trade area
- \$57,255 average household income in the immediate 1-mile trade area



PROPERTY OVERVIEW



PARCEL MAP



ACCESS

Falls Boulevard/ State Highway 1: 1 Access Point



TRAFFIC COUNTS

Falls Boulevard/ State Highway 1: 15,000 Cars Per Day
U.S. Highway 64/ State Highway 1: 11,000 Cars Per Day



IMPROVEMENTS

There is approximately 4,641 SF of existing building area.



PARKING

There are approximately 68 parking spaces on the owned parcel.
The parking ratio is approximately 14.65 stalls per 1,000 SF of leasable area.



YEAR BUILT

2000



PARCEL

Parcel Number: 900-04061-002 Acres: 1.13 Square Feet: 49,223 SF



ZONING

Commercial





DOLLAR GENERAL

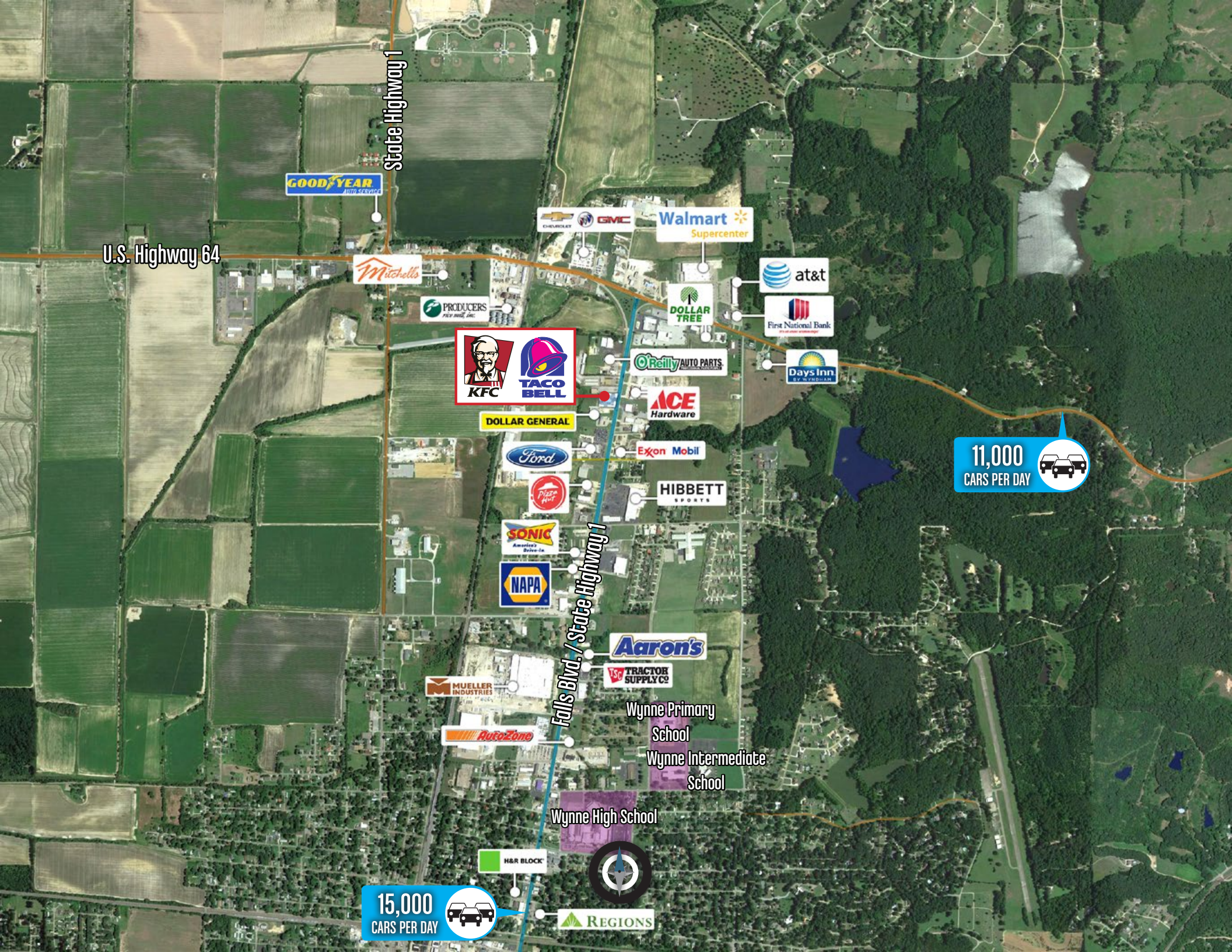
15,000
CARS PER DAY



Falls Blvd. / State Highway 1

ACE
Hardware

SHELTER
INSURANCE



U.S. Highway 64

State Highway 1

Falls Blvd. / State Highway 1

GOODYEAR
AUTO SERVICE

Mitchell's

PRODUCERS
rice mill, inc.

KFC
TACO BELL

DOLLAR GENERAL

Ford

Pizza Hut

SONIC
America's Drive-In

NAPA

MUELLER
INDUSTRIES

AutoZone

H&R BLOCK

CHEVROLET
GMC

Walmart
Supercenter

DOLLAR
TREE

O'Reilly
AUTO PARTS

ACE
Hardware

Exxon
Mobil

HIBBETT
SPORTS

Aaron's

TRACTOR
SUPPLY CO.

Wynne Primary
School

Wynne Intermediate
School

Wynne High School

REGIONS

at&t

First National Bank
Member FDIC

Days Inn
BY WHOLESALE

11,000
CARS PER DAY

15,000
CARS PER DAY

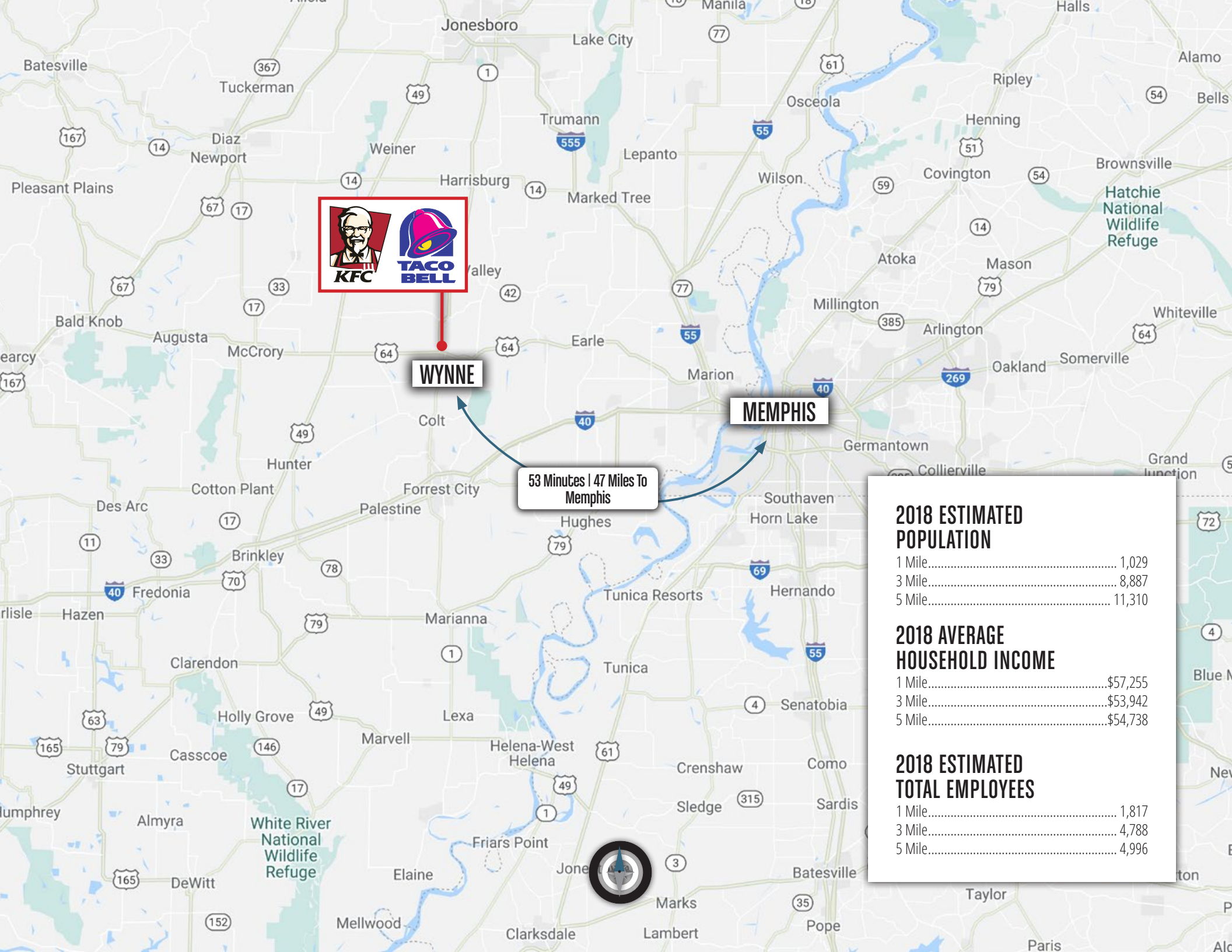


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PYLON SIGN

 FALLS BLVD. - 15,000 VPD

DOLLAR GENERAL





WYNNE

MEMPHIS

53 Minutes | 47 Miles To
Memphis

2018 ESTIMATED POPULATION

1 Mile.....	1,029
3 Mile.....	8,887
5 Mile.....	11,310

2018 AVERAGE HOUSEHOLD INCOME

1 Mile.....	\$57,255
3 Mile.....	\$53,942
5 Mile.....	\$54,738

2018 ESTIMATED TOTAL EMPLOYEES

1 Mile.....	1,817
3 Mile.....	4,788
5 Mile.....	4,996

AREA OVERVIEW



Wynne, Arkansas

Wynne is located with the west slope of Crowley's Ridge to the east and the L'Angeuille River on the west side of town. Wynne started off as a small railroad town but soon became the county seat of Cross County. Wynne was named after Captain Jesse Wynne, a prominent resident of nearby Forrest City. Wynne was incorporated in 1888. In the last 100 years, the city of Wynne has progressed and is now a great attraction for industry, recreation, and is becoming a popular place to reside. The newest attraction to Wynne is the twenty-seven-hole golf course at Village Creek State Park. The estimated population of the city as of July 1, 2018 was 7,955.

Wynne is also full of economic development opportunities with a close proximity to downtown Memphis, TN (only 45 minutes away), access to several state and federal highways, water ports, railways and more! The city also has a solid retail base, allowing consumers to "shop at home" for all their basic necessities. Wynne is the proud home of one of the region's premiere school districts. Along with its educational assets, Wynne also has many generous people who proudly give to a wide variety of efforts.

Today, it has several retail businesses, a community hospital, and five major manufacturers: Addison Shoe Company, Carwell Elevator Company, Inc., Mueller Cooper Tube, McKnight Milling Company, Wynne Exhaust Distributors, and Fulbright & McNeill Incorporation (FMI). Agriculture is also a leading industry that includes rice, soybeans, wheat, cotton, milo, and corn. Producers Rice Mill, Inc., one of the leading rice suppliers, with eleven plants throughout Arkansas and two in Mississippi, has a plant in Wynne.

Cross County, Arkansas, is located in the eastern region of central Arkansas. The county was formed in November of 1862 to become the 53rd county formed in Arkansas. Cross County encompasses 616 square miles with a population of just under 20,000. The county seat and largest town is Wynne. The other incorporated cities are Cherry Valley, Hickory Ridge and Parkin. The estimated population of the city as of July 1, 2018 was 16,676.

Agriculture is the predominant industry, with rice, soybeans, and cotton as the primary crops. In addition, the County is also the site of the only copper tubing mill in Arkansas. There are two state parks in the county: the nearly 7,000-acre Village Creek State Park with a 27-hole golf course and the Parkin Archeological State Park that offers over 100 acres of historical exploration related to a Native-American village, as well as a restored one-room schoolhouse that was used in the first half of the twentieth century.



AREA DEMOGRAPHICS



DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

2018 Estimated Population	1,029	8,887	11,310
2023 Projected Population	993	8,586	10,965
2010 Census Population	1,085	9,324	11,752
2018 Estimated Households	446	3,509	4,415
2023 Projected Households	431	3,395	4,286
2010 Census Households	465	3,658	4,564
2018 Estimated White	64.21%	67.13%	71.82%
2018 Estimated Black or African American	30.22%	29.11%	24.85%
2018 Estimated Asian or Pacific Islander	3.01%	1.25%	1.06%
2018 Estimated American Indian or Native Alaskan	0.29%	0.30%	0.32%
2018 Estimated Other Races	0.29%	0.81%	0.67%
2018 Estimated Hispanic	2.33%	2.62%	2.45%
2018 Estimated Average Household Income	\$57,255	\$53,942	\$54,738
2018 Estimated Median Household Income	\$43,269	\$41,644	\$42,136
2018 Estimated Per Capita Income	\$24,000	\$21,739	\$21,752
2018 Estimated Total Businesses	190	457	489
2018 Estimated Total Employees	1,817	4,788	4,996



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		LEASE TERM			RENTAL RATES			RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END	BEGIN	INCR.		MONTHLY	PSF	ANNUALLY	PSF	
Fowler Delta Foods, LLC	4,641	COE	Year 20	Year 1	-		\$8,661	\$1.87	\$103,929	\$22.39	Absolute NNN 4 (5-Year) 8% Incr. at beg. of each option
(dba KFC/Taco Bell)				Year 6	8%		\$9,354	\$2.02	\$112,243	\$24.19	
(Personal Guaranty)				Year 11	8%		\$10,102	\$2.18	\$121,223	\$26.12	
(Franchisee Guaranty)				Year 16	8%		\$10,910	\$2.35	\$130,921	\$28.21	

FINANCIAL INFORMATION

Price:\$1,762,000
 Net Operating Income:\$103,929
 Cap Rate:5.90%
 Lease Type:Absolute NNN

PROPERTY SPECIFICATIONS

Year Built:2000
 Rentable Area:4,641 SF
 Land Area:1.13 Acres
 Address:1913 Falls Boulevard, Wynne, AR 72396

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 21,000 KFC outlets in more than 130 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
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



TACO BELL CORPORATION

Taco Bell Corporation is the world's leading Mexican-inspired quick service restaurant (QSR) brand. The company was founded in 1954 and is headquartered in Irvine, California. It also has restaurants in China; and Saskatoon, Canada. Taco Bell Corp. operates as a subsidiary of Yum! Brands, Inc. Taco Bell serves made-to-order and customizable tacos and burritos and other specialties with bold flavors, quality ingredients, breakthrough value, and best-in-class customer service to over 40 million customers weekly across the globe. There are currently more than 450 Taco Bell restaurants across 26 countries outside of the United States.

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





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 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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