

SINGLE TENANT

ABSOLUTE NNN
INVESTMENT
OPPORTUNITY



W/ DRIVE-THRU

NASHVILLE ARKANSAS





EXCLUSIVELY MARKETING BY

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NATIONAL NET LEASE GROUP



INVESTMENT SUMMARY

KFC - NASHVILLE, 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, franchisee and personal guaranteed, drive-thru equipped, Kentucky Fried Chicken, investment property located in Nashville, AR. The tenant, Southwest Arkansas Foods, Inc. (4-unit entity), will sign a brand new 20-year lease 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 and is also personally guaranteed by the operator for 5 years. The offering is absolute NNN with zero landlord responsibilities.

KFC is strategically located along S Main St., a primary north/south retail and commuter thoroughfare traveling through the city of Nashville, averaging 8,600 vehicles passing by daily. The building is equipped with a drive-thru, providing ease and convenience to customers. On average, stores with drive-thrus experience higher sales than those without. The site is positioned within a dense retail corridor, with nearby national/credit tenants including Fred's Super Dollar, O'Reilly Auto Parts, Regions Bank, and more, increasing consumer draw and promoting crossover traffic to the site. The 5-mile trade area is supported by more than 7,500 residents with an average household income of \$53,000.

OFFERING

Pricing:	\$964,000
Net Operating Income:	\$54,459
Cap Rate:	5.65%
Guaranty:	Personal (5-Year) & Franchisee
Tenant:	Southwest Arkansas Foods, Inc. (4-Unit Entity)
Lease Type:	Absolute NNN
Landlord Responsibilities:	None

PROPERTY SPECIFICATIONS

Rentable Area:	2,484 SF
Land Area:	0.47 Acres (Parcel: 750-00873-000C)
Property Address:	320 S. Main Street, Nashville, AR 71852
Year Built:	1970
Ownership:	Fee Simple (Land and Building)



INVESTMENT HIGHLIGHTS

Brand New 20-Year Lease | 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 (4-unit entity) for the entire term and also personally guaranteed by the operator for 5 years

Absolute NNN Lease | 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

Primary Thoroughfare | Large Pylon Sign | Drive-Thru Equipped

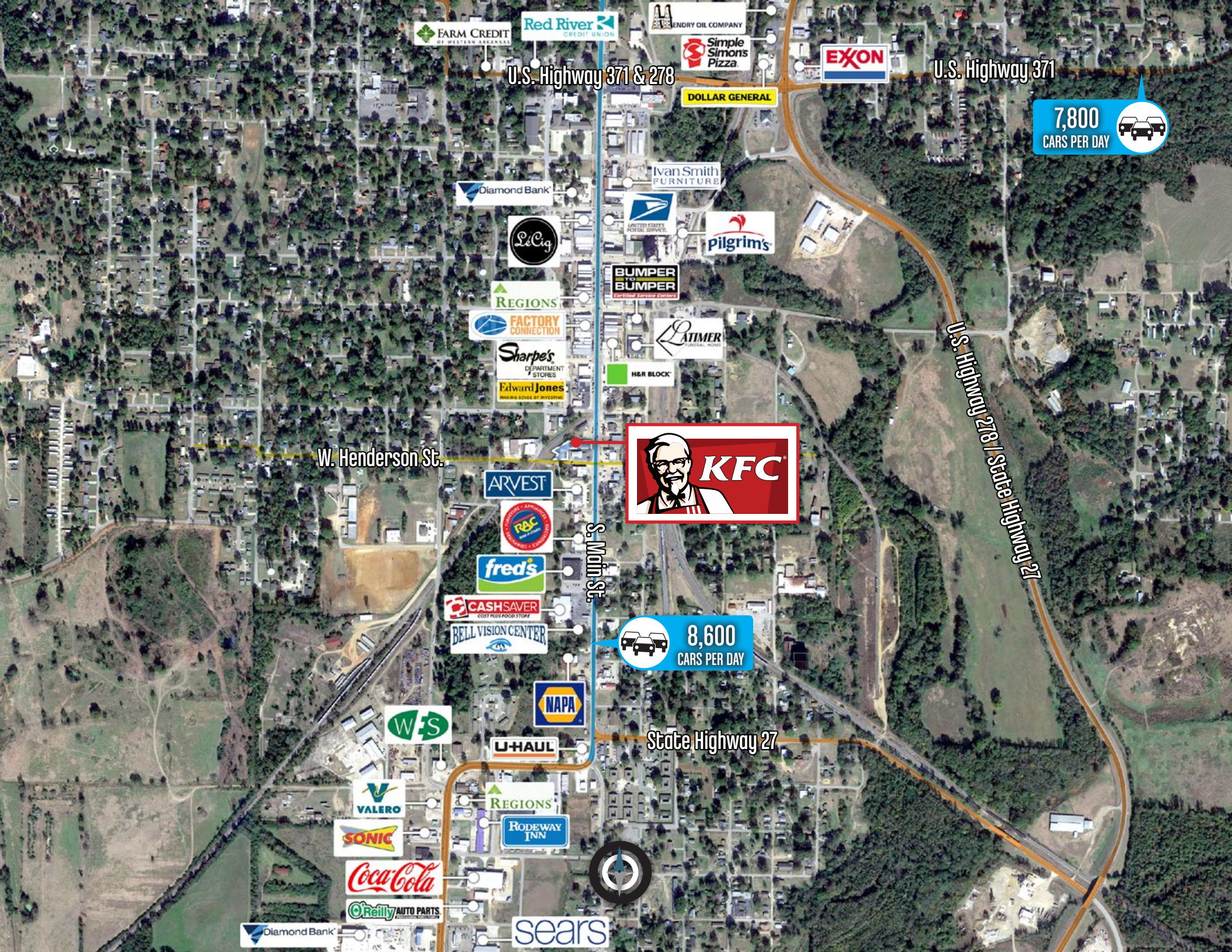
- Located along S Main St. (8,600 VPD), a primary retail and commuter thoroughfare traveling through Nashville
- Site is complete with a large pylon sign, providing excellent visibility along S Main St.
- On average, stores with drive-thrus experience higher sales than those without

Nearby National/Credit Tenants | Crossover Synergy

- KFC is positioned within a dense retail corridor, with nearby national/credit tenants including Fred's Super Dollar, O'Reilly Auto Parts, Regions Bank, and more
- Increases consumer draw and promotes crossover shopping to the subject trade area

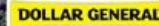
Local Demographics In 5-Mile Trade Area

- More than 7,500 residents and nearly 8,700 employees support the trade area
- \$53,000 average household income



U.S. Highway 371 & 278

U.S. Highway 371



7,800
CARS PER DAY



W. Henderson St.



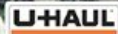
S. Main St.



8,600
CARS PER DAY



State Highway 27



S. 2ND ST



PYLON SIGN

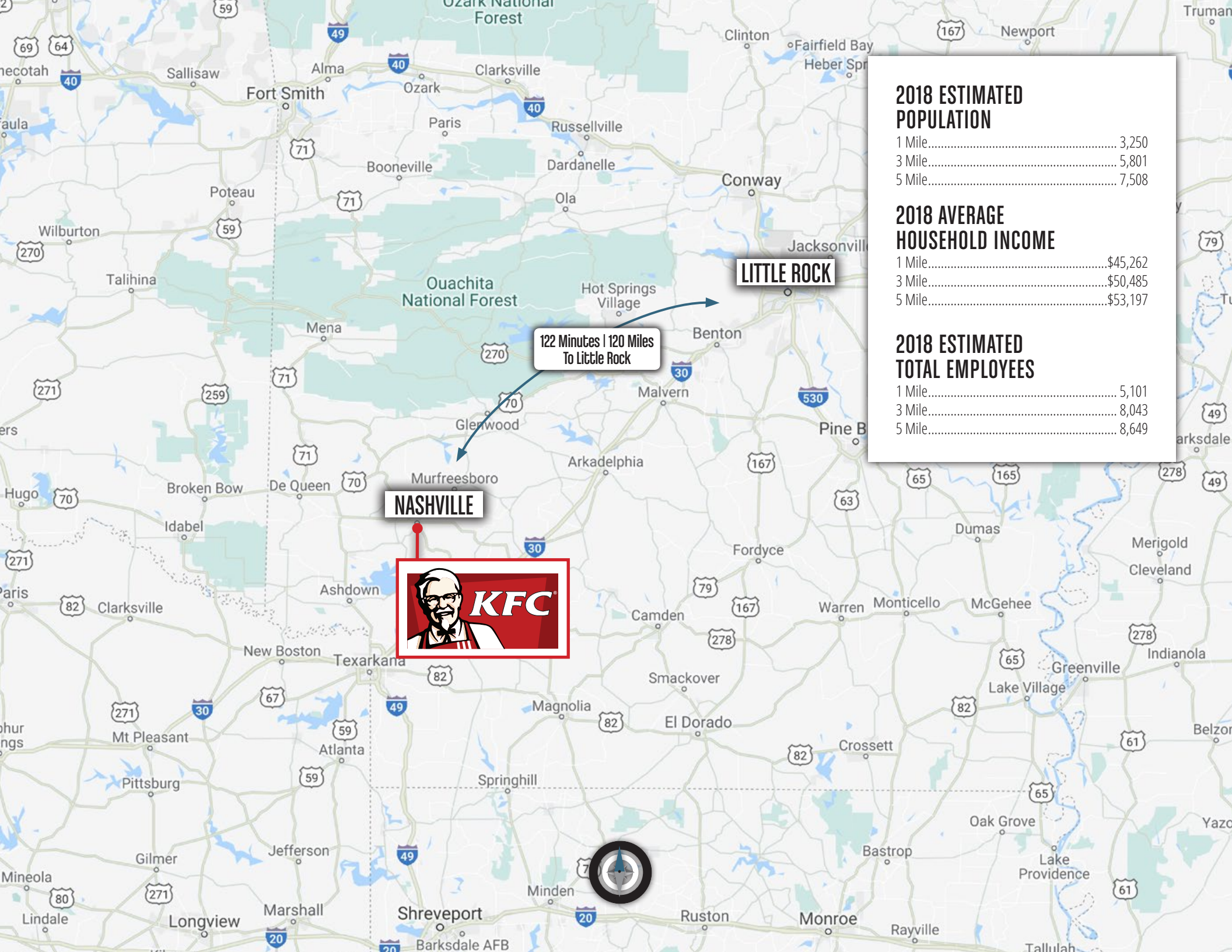
NASHVILLE PAWN

ALFRED NEELEY'S
MUFFLER SHOP

S. MAIN ST. - 8,600 VPD

W. HENDERSON ST.





2018 ESTIMATED POPULATION

1 Mile.....	3,250
3 Mile.....	5,801
5 Mile.....	7,508

2018 AVERAGE HOUSEHOLD INCOME

1 Mile.....	\$45,262
3 Mile.....	\$50,485
5 Mile.....	\$53,197

2018 ESTIMATED TOTAL EMPLOYEES

1 Mile.....	5,101
3 Mile.....	8,043
5 Mile.....	8,649

NASHVILLE



LITTLE ROCK

122 Minutes | 120 Miles
To Little Rock

AREA DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2018 Estimated Population	3,250	5,801	7,508
2023 Projected Population	3,135	5,631	7,304
2010 Census Population	3,460	6,067	7,789
2018 Estimated Households	1,254	2,227	2,893
2023 Projected Households	1,206	2,157	2,812
2010 Census Households	1,344	2,340	3,008
2018 Estimated White	58.81%	67.06%	70.37%
2018 Estimated Black or African American	28.52%	23.25%	21.51%
2018 Estimated Asian or Pacific Islander	0.83%	1.02%	0.93%
2018 Estimated American Indian or Native Alaskan	0.65%	0.53%	0.57%
2018 Estimated Other Races	11.66%	10.89%	9.55%
2018 Estimated Hispanic	22.49%	20.36%	17.66%
2018 Estimated Average Household Income	\$45,262	\$50,485	\$53,197
2018 Estimated Median Household Income	\$33,759	\$37,466	\$38,854
2018 Estimated Per Capita Income	\$17,946	\$19,966	\$20,994
2018 Estimated Total Businesses	215	341	366
2018 Estimated Total Employees	5,101	8,043	8,649





KFC

KFC



★ ★ ★
Col. Harland Sanders
ORIGINAL RECIPE
SINCE 1952

RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		BEGIN	INCREASE	RENTAL RATES			PSF	RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END			MONTHLY	PSF	ANNUALLY			
Southwest Arkansas Foods, Inc. (dba KFC)	2,484	COE	20 Years	Year 1	-	\$4,538	\$1.83	\$54,459	\$21.92	Absolute NNN	4 (5-Year)
(Franchisee Guaranty)				Year 6	8%	\$4,901	\$1.97	\$58,816	\$23.68		8% Incr. at beg.
(Personal Guaranty)				Year 11	8%	\$5,293	\$2.13	\$63,521	\$25.57		of each option
				Year 16	8%	\$5,717	\$2.30	\$68,603	\$27.62		

FINANCIAL INFORMATION

Price:\$964,000
 Net Operating Income:\$54,459
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 Lease Type:Absolute NNN

PROPERTY SPECIFICATIONS

Year Built:1970
 Rentable Area:2,484 SF
 Land Area:0.47 Acres
 Address:320 S. Main Street, Nashville, AR 71852



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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