



*ACTUAL SITE PHOTO



OFFERING
MEMORANDUM

KFC

ABSOLUTE NNN LEASED OFFERING

104 EE WALLACE BLVD FERRIDAY, LA 71334

OFFERING MEMORANDUM
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INVESTMENT OVERVIEW



The subject offering is a NNN leased offering for a KFC in Ferriday, Louisiana. There are scheduled increases of 7% every five years in the initial term and at each of the two, five-year options. The asset is well situated on a hard corner and benefits from excellent access and visibility. This location had a recent image update.

2020 Store Sales:

\$985,000

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASE

100% FEE SIMPLE INTEREST

ZERO LANDLORD OBLIGATIONS

SCHEDULED INCREASES IN RENT

RECENT IMAGE UPDATE IN 2018

**STRONG AND EXPERIENCED OPERATOR - 250+ UNIT
GUARANTY FROM FRANCHISE MANAGEMENT INVESTORS**

OFFERING SPECIFICATIONS

PRICE \$960,927

CAP RATE 5.75%

NET OPERATING INCOME \$55,253

SQUARE FOOTAGE 3,414

RENT TO SALES 5.6%

FINANCIAL SUMMARY

KFC • ABSOLUTE NNN LEASE OFFERING

104 EE WALLACE BLVD FERRIDAY, LA 71334

\$960,927 • 5.75% CAP

SUMMARY

TENANT NAME	KFC
SQUARE FOOTAGE	3,414
LEASE START	January 1, 2016
LEASE ENDS	December 31, 2030
ANNUAL RENT	\$55,253
OPTIONS	Two, 5-Year
INCREASES	7% Every 5 Years

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
2021	\$55,253.28	5.75%
2025	\$59,121.01	6.15%
OPTION 1	\$63,259.48	6.58%
OPTION 2	\$67,687.64	7.04%

LEASE ABSTRACT

BASIC TERMS

TENANT	FRANCHISE MANAGEMENT INVESTORS
BUILDING SIZE	3,414 SF
LOT SIZE	0.59 AC
ADDRESS	104 EE Wallace Blvd Ferriday, LA
LEASE END	December 31, 2030
RENEWAL OPTIONS	Two, 5-Year
INCREASES	7% Every 5 Years

OBLIGATIONS

LANDLORD OBLIGATIONS	ZERO OBLIGATIONS
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RENT SCHEDULE

PERIOD (YEARS)	MONTHLY RENT	ANNUAL RENT	RENT/SF
2021	\$4,604.44	\$55,253.28	\$16.18
2025	\$4,926.75	\$59,121.01	\$17.31
OPTION 1	\$5,271.62	\$63,259.48	\$18.53
OPTION 2	\$5,640.63	\$67,687.64	\$19.82



TENANT OVERVIEW



ABOUT FRANCHISE MANAGEMENT INC.

Franchise Management Inc. is the largest Pizza Hut franchise operator in Canada. We currently own and operate more than 250 Pizza Hut, KFC, Taco Bell, Panera Bread, Robin's Donuts and Convenience Store businesses across 11 different provinces and states. With presence in Ontario, Manitoba, Quebec, New Brunswick, Nova Scotia, Newfoundland, Prince Edward Island, Mississippi, Louisiana, Arkansas and Missouri, FMI is proud to employ over 5000 people. All operations are administered from our Support Center in Woodstock, New Brunswick.

In the early 90s, the company (later named FMI) was formed as a management company to administer a small number of local businesses. Over time, that focus has evolved to growing and supporting a portfolio of successful businesses, relevant within their respective trade areas across North America.

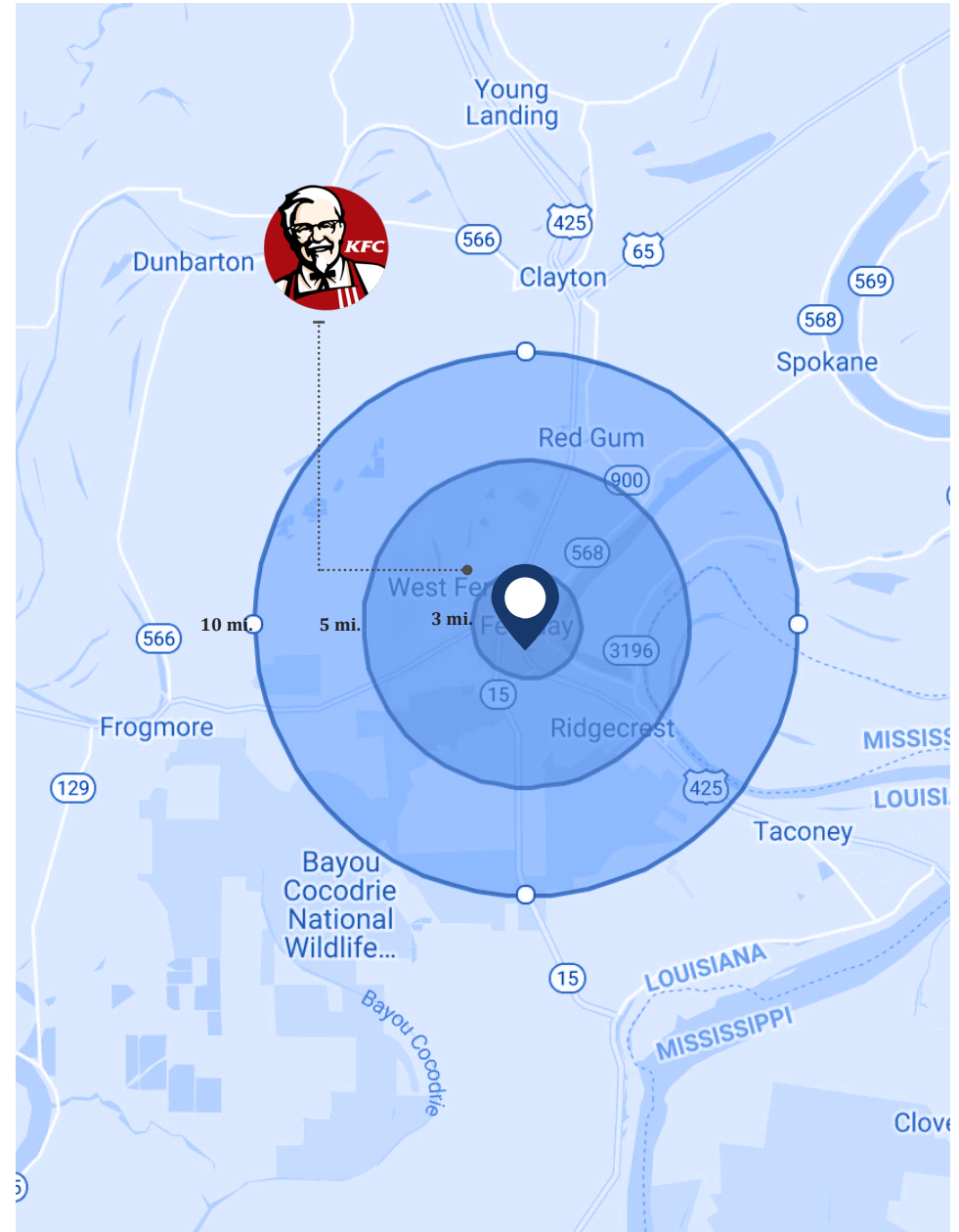
PROPERTY PHOTOS



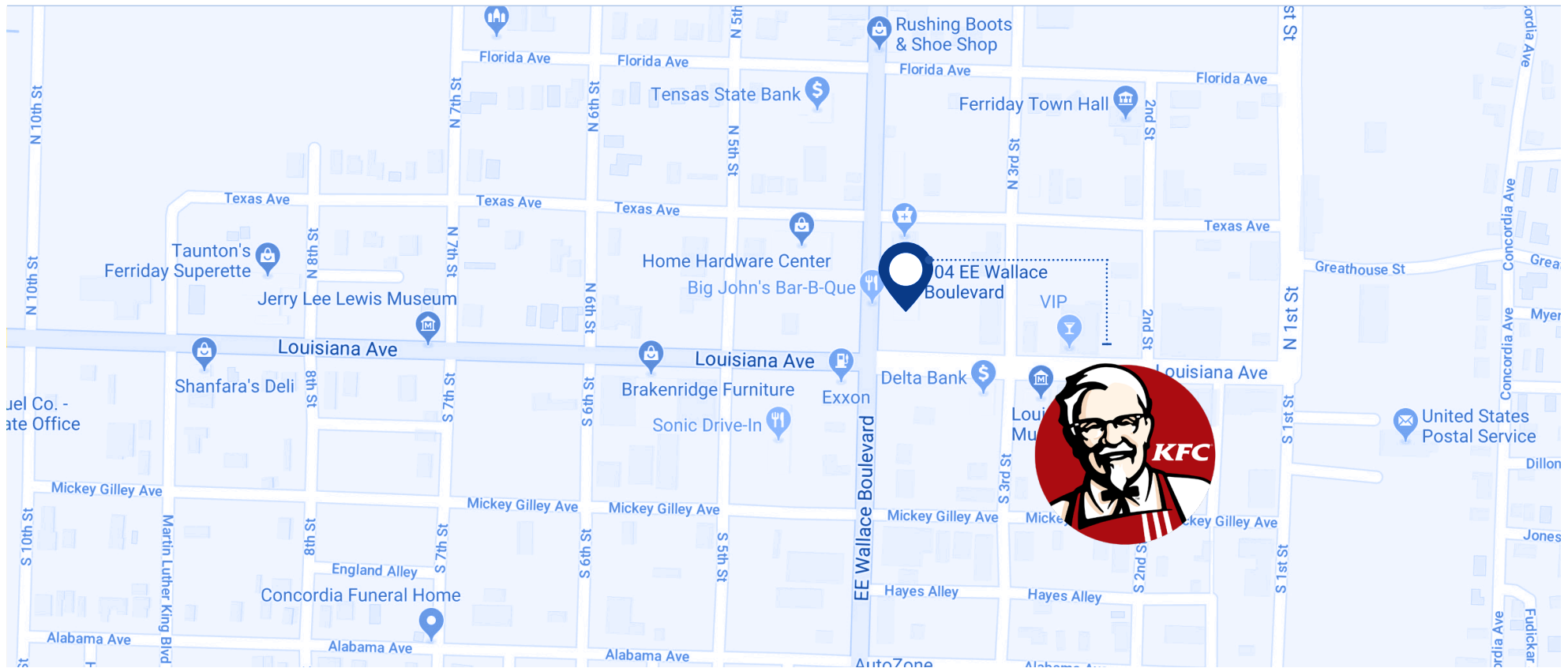
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,254	6,850	8,364
TOTAL HOUSEHOLDS	1,257	2,578	3,145
AVERAGE HOUSEHOLD INCOME	\$32,971	\$31,855	\$34,836
AVERAGE AGE	36.90	37.60	38.20

AREA OVERVIEW

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
TOTAL POPULATION	3,254	6,850	8,364
TOTAL HOUSEHOLDS	1,257	2,578	3,145
PERSONS PER HOUSEHOLD	2.60	2.60	2.60
AVERAGE HOUSEHOLD INCOME	\$32,971	\$31,855	\$34,836
AVERAGE HOUSE VALUE	\$92,026	\$85,517	\$84,419
AVERAGE AGE	36.90	37.60	38.20
WHITE	638	2,349	3,404
BLACK	2,565	4,390	4,824
AM. INDIAN & ALASKAN	16	39	46
ASIAN	10	18	23
HAWAIIAN & PACIFIC ISLAND	0	0	0
OTHER	25	55	67

FERRIDAY, LOUISIANA

Ferriday is a town in Concordia Parish in northeastern Louisiana, United States. The population, which is three-fourths African American, was 3,511 at the 2010 census.

Ferriday played a role in the promotion of blues music through the Haney’s Big House lounge in the African-American community. Almost every Delta Blues musician played at Haney’s. The Delta Music Museum in the downtown historic district is open daily to visitors, many of whom come from out of state. It is located next to the restored Arcade Theater. The museum contains exhibits on Ferriday natives, some of whom were blues, rock, pop, and country musicians.

The town claims to have produced more famous people per square mile than any other in America. This statement intrigued author Elaine Dundy, who explored both celebrities and townsfolk in her book, Ferriday, Louisiana, published by E. P. Dutton in 1991.

Ferriday is represented by churches of several major denominations, including a large Pentecostal congregation south of town on Louisiana Highway 15, as well as Baptist, Assembly of God, Presbyterian, Methodist, and Catholic.



FERRIDAY, LOUISIANA



The Kase Group

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