



*ACTUAL SITE PHOTO



OFFERING MEMORANDUM

CHURCH'S CHICKEN

ABSOLUTE NNN LEASED OFFERING

1025 S. FT. HOOD ST KILLEEN, TX

OFFERING MEMORANDUM
PRESENTED BY:

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INVESTMENT OVERVIEW



The Kase Group is pleased to present the rare opportunity to acquire an absolute NNN Church's Chicken in Killeen, Texas. The long-term lease features 7.5% increases every 5 years in the initial term and during the option terms and is absolute NNN with zero landlord responsibilities. This is a brand new location subject to a 20 year lease.

The site benefits from a strategically located position with nearby retailers including McDonald's, Burger King, Conn's, Starbucks, Big Lots, Wendy's, IHOP, Taco Bell, 7-Eleven and many more.

INVESTMENT HIGHLIGHTS

BRAND NEW 20 YEAR ABSOLUTE NNN LEASE

ZERO LANDLORD OBLIGATIONS

100% FEE SIMPLE INTEREST

LOCATED IN A MAJOR RETAIL TRADE AREA

7.5% SCHEDULED INCREASES IN RENT EVERY 5 YEARS

STRONG OPERATOR - 92 LOCATIONS

INCOME TAX FREE STATE

OFFERING SPECIFICATIONS

PRICE \$1,904,762

CAP RATE 5.25%

NET OPERATING INCOME \$100,000

SQUARE FOOTAGE 1,949

YEAR BUILT 2020

FINANCIAL SUMMARY

CHURCH'S CHICKEN • ABSOLUTE NNN LEASE OFFERING

1025 S. FT. HOOD ST KILLEEN, TX

\$1,904,762 • 5.25% CAP

SUMMARY

TENANT NAME	Amplifier
SQUARE FOOTAGE	1,949
LEASE BEGINS	10/23/2020
LEASE ENDS	10/22/2040
ANNUAL RENT	\$100,000
OPTIONS	Four, 5-Year
INCREASES	7.5% increases every 5 years

OFFERING SUMMARY

	MONTHLY RENT	ANNUAL RENT
YEARS 1-5	\$8,333	\$100,000
YEARS 6-10	\$8,958	\$107,500
YEARS 11-15	\$9,630	\$115,563
YEARS 16-20	\$10,352	\$124,230
OPTION 1	\$11,129	\$133,547
OPTION 2	\$11,964	\$143,563
OPTION 3	\$12,861	\$154,330
OPTION 4	\$13,825	\$165,905

TENANT OVERVIEW



AMPLER

Ampler Chicken LLC is behind the building of this brand-new Church's location which was constructed from the ground up and is the third newly built Church's for the Ampler Chicken portfolio that boasts 92 Locations in Texas, New Mexico, Oklahoma and Arkansas. Ampler Chicken is dedicated to building new restaurants and reimagining their existing Church's restaurants in the Star Image throughout Texas, as well as New Mexico.

PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION AERIAL



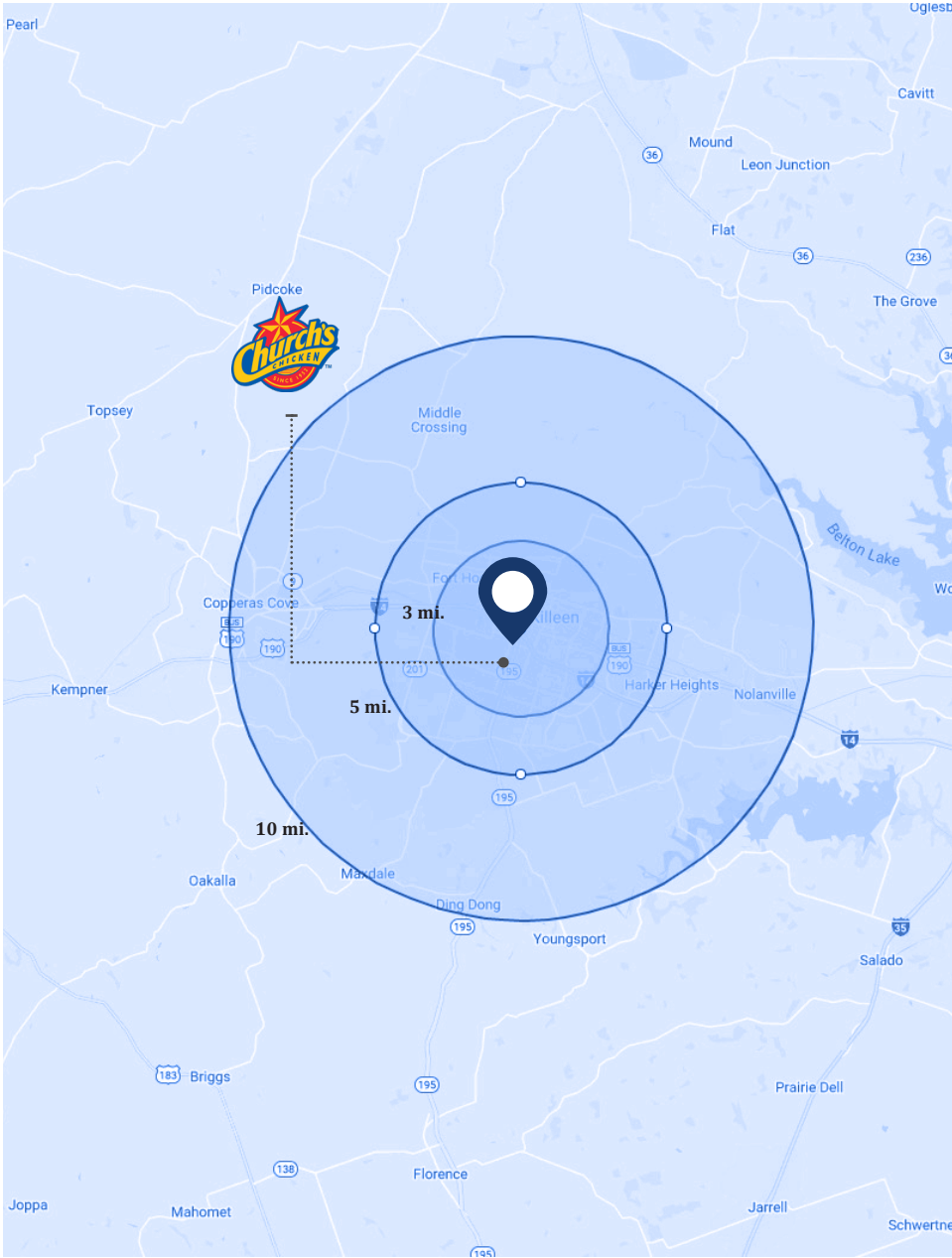
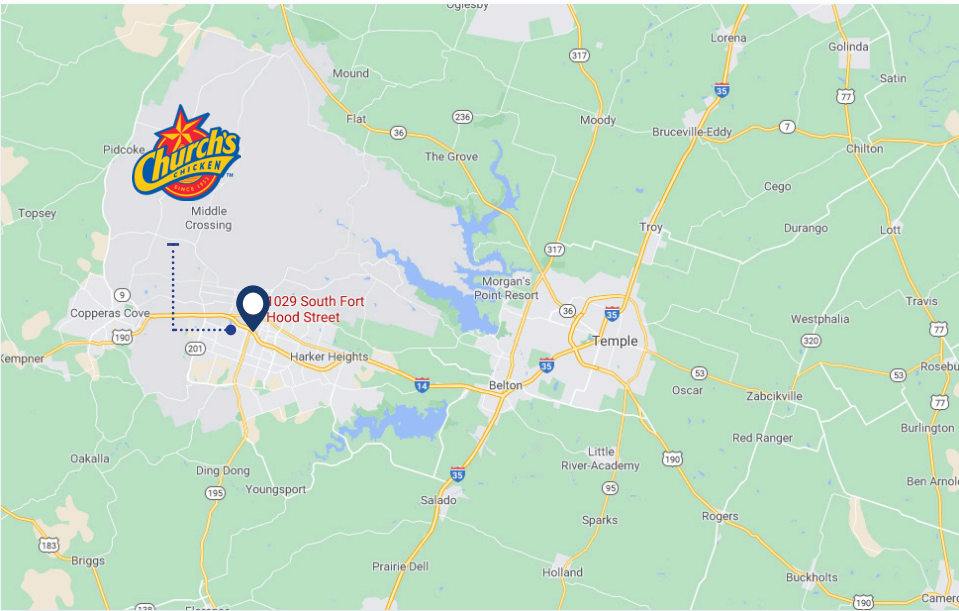
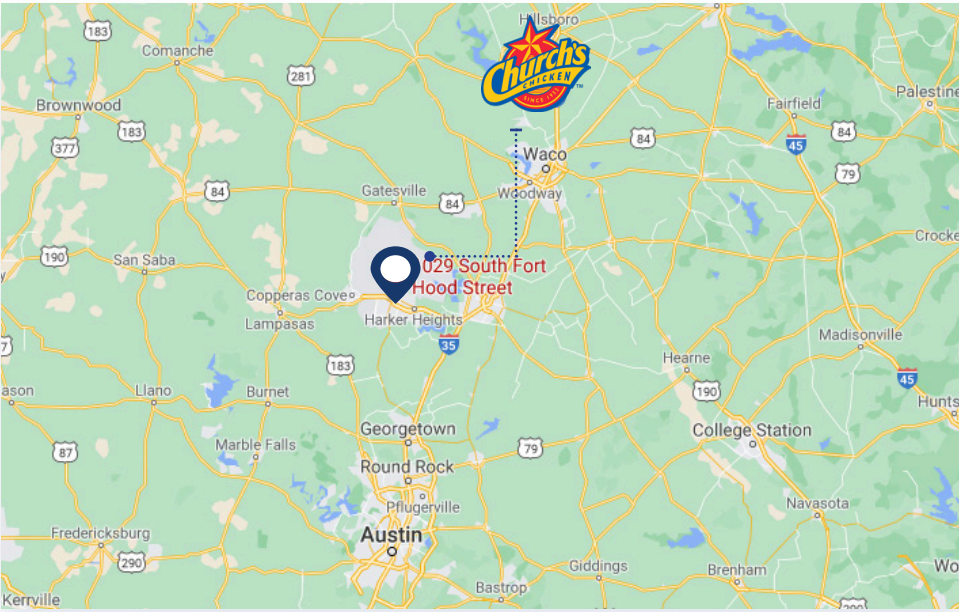
LOCATION AERIAL



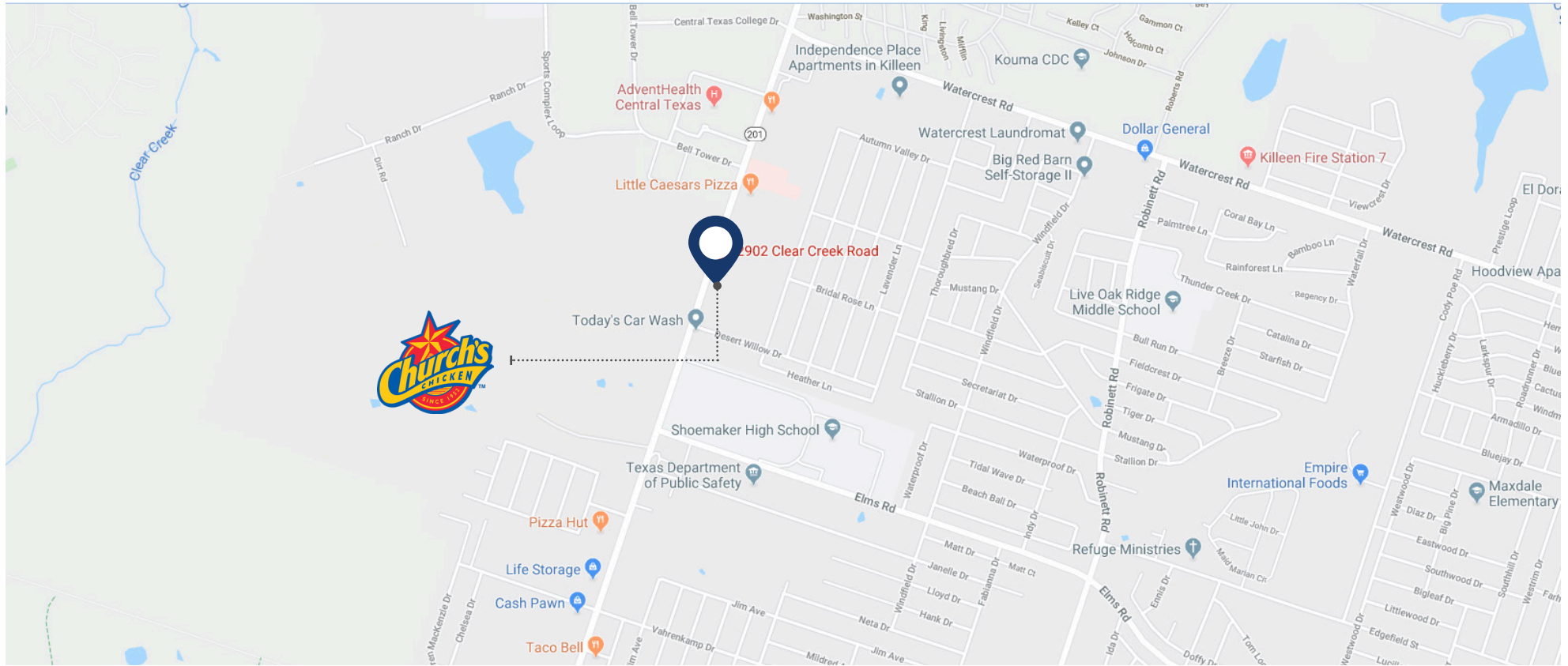
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,980	98,176	169,199
TOTAL HOUSEHOLDS	5,674	35,336	59,454
AVERAGE HOUSEHOLD INCOME	\$47,600	\$52,599	\$56,901
AVERAGE AGE	29.3	28.5	28.5

AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,980	98,176	169,199
TOTAL HOUSEHOLDS	5,674	35,336	59,454
PERSONS PER HOUSEHOLD	2.5	2.6	2.7
AVERAGE HOUSEHOLD INCOME	\$47,600	\$52,599	\$56,901
AVERAGE HOUSE VALUE	\$89,824	\$90,228	\$91,866
AVERAGE AGE	29.3	28.5	28.5
WHITE	7,790	52,126	88,662
BLACK	4,268	33,437	58,764
AMERICAN INDIAN/ALASKAN NATIVE	206	1,231	2,010
ASIAN	598	3,992	7,015
HAWAIIAN & PACIFIC ISLANDER	228	1,552	2,617
TWO OR MORE RACES	891	5,838	10,132
HISPANIC ORIGIN	4,027	26,838	44,937

KILLEEN, TX

Greater Killeen has a population, based on the 2000 Census, of 135,824. It is a rapidly growing area and is home to Central Texas College, Tarleton State University’ s Central Texas Campus and the 217,000 acre Fort Hood, the largest military base in the United States. Downtown Killeen is bordered by Rancier Avenue, listed on the the National Register for historic places. The area has been recognized for its historical and architectural significance to the city and country.



KILLEEN, TEXAS



The Kase Group

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