

# KFC

## EXCLUSIVE NET-LEASE OFFERING



# OFFERING MEMORANDUM



1403 West Williams St.  
Apex, NC 27523

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# Investment Highlights

PRICE: \$1,636,363 | CAP: 5.50% | RENT: \$90,000



## About the Investment

- ✓ Long Term, 15-Year Absolute Triple Net (NNN) Lease with Zero Landlord Responsibilities
- ✓ Four (4) Option Periods of Five (5) Years Each | Potential for Total Lease Term of 35 Years
- ✓ Strong Hedge Against Inflation | Ten (10%) Percent Rental Increases Every Five (5) Years

## About the Location

- ✓ Dense Retail Corridor | Target, Lowe's, The Home Depot, Dick's Sporting Goods, Dollar Tree, T.J. Maxx, Home Goods, Publix, PetSmart, Wendy's, Chick-fil-A, Panera Bread and Many More
- ✓ Heavily Trafficked Area | West Williams Boulevard & U.S. Highway 64 | 28,400 & 32,300 Vehicles Per Day, Respectively
- ✓ Multiple Hospitality Accommodations | Courtyard by Marriott, Homewood Suites by Hilton, Comfort Suites, La Quinta Inn & Suites and More
- ✓ Immediate Access to Healthcare | WakeMed Cary Hospital | 156-Bed Facility | Located Less Than Seven Miles Away

## About the Tenant / Brand

- ✓ KFC is the World's Most Popular Chicken Restaurant Chain Serving More Than 12 Million Customers Per Day in 125 Countries
- ✓ KFC operates more than 17,000 restaurants in the United States and internationally
- ✓ Lihhn Companies | Owns and Operates Over 100 Locations Including KFC, Taco Bell, and Long John Silver's concepts
- ✓ KFC's parent company is Yum! Brands, Inc., the world's largest restaurant company in terms of system restaurants, with more than 40,000 locations in more than 130 countries and territories and employing more than one million associates





# Financial Analysis

PRICE: \$1,636,363 | CAP: 5.50% | RENT: \$90,000



## PROPERTY DESCRIPTION

Property	KFC
Property Address	1403 West Williams Street
City, State ZIP	Apex, NC, 27523
Year Built / Renovated	2000
Building Size (SF)	2,376
Lot Size (Acres)	+/- 1.35 Acres
Type of Ownership	Fee Simple

## THE OFFERING

Purchase Price	\$1,636,363
CAP Rate	5.50%
Annual Rent	\$90,000

## LEASE SUMMARY

Property Type	Net-Leased Restaurant
Tenant / Guarantor	Luihn VantEdge Partners, LLC
Lease Commencement	April 1, 2021
Lease Expiration	March 31, 2036*
Lease Term Remaining	15 Years
Lease Type	Triple Net (NNN)
Roof & Structure	Tenant Responsible
Rental Increases	10% Every Five (5) Years
Options to Renew	Four (4), Five (5)-Year Options

\*If as of June 30, 2025, Tenant's gross sales at the property are less than \$1,050,000 for the trailing 12-month period, then Tenant shall have the first option to terminate Lease as of April 1, 2026. If as of June 30, 2030, Tenant's gross sales at the property are less than \$1,250,000 for the trailing 12-month period, then Tenant shall have a second option to terminate this Lease as of April 1, 2030.

## RENT SCHEDULE

Lease Year	Annual Rent	Monthly Rent	Rent Escalation
Year 1	\$90,000	\$7,500	-
Year 2	\$90,000	\$7,500	-
Year 3	\$90,000	\$7,500	-
Year 4	\$90,000	\$7,500	-
Year 5	\$90,000	\$7,500	-
Year 6	\$99,000	\$8,250	10.00%
Year 7	\$99,000	\$8,250	-
Year 8	\$99,000	\$8,250	-
Year 9	\$99,000	\$8,250	-
Year 10	\$99,000	\$8,250	-
Year 11	\$108,900	\$9,075	10.00%
Year 12	\$108,900	\$9,075	-
Year 13	\$108,900	\$9,075	-
Year 14	\$108,900	\$9,075	-
Year 15	\$108,900	\$9,075	-

## INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for a KFC located at 1403 West Williams Street, Apex, NC. The site consists of roughly 2,376 rentable square feet of building space on an estimated 1.35-acre parcel of land. This KFC is subject to a 15-year absolute triple-net (NNN) lease, which commenced on April 1, 2021. The rent is \$90,000 and is scheduled to increase 10% every 5 years throughout the base term and in each of the four (4), five (5)-year renewal options.



# Concept Overview



## About KFC

- Kentucky Fried Chicken (KFC) is a fast food restaurant chain that specializes in fried chicken and is headquartered in Louisville, Kentucky, United States. It is one of the world's largest restaurant chains with over 22,600 locations globally as of December 2019. The company is a subsidiary of Yum! Brands, a restaurant company that also owns the Pizza Hut and Taco Bell chains.
- KFC was founded by Harland Sanders, an entrepreneur who began selling fried chicken from his roadside restaurant in Corbin, Kentucky, during the Great Depression. Sanders identified the potential of the restaurant franchising concept, and the first "Kentucky Fried Chicken" franchise opened in Utah in 1952. KFC popularized chicken in the fast food industry, diversifying the market by challenging the established dominance of the hamburger. By branding himself as "Colonel Sanders", Harland became a prominent figure of American cultural history, and his image remains widely used in KFC advertising.
- KFC was one of the first fast food chains to expand internationally, opening outlets in Canada, the United Kingdom, Mexico, and Jamaica by the mid-1960s. The chain continued to expand overseas and in 1987 KFC became the first Western restaurant chain to open in China. The chain has since expanded rapidly in China, which is now the company's single largest market.
- KFC's original product is pressure fried chicken pieces, seasoned with Sanders' recipe of 11 herbs and spices. The constituents of the recipe represent a notable trade secret. Larger portions of fried chicken are served in a cardboard "bucket", which has become a well known feature of the chain since it was first introduced by franchisee Pete Harman in 1957. Since the early 1990s, KFC has expanded its menu to offer other chicken products such as chicken fillet burgers and wraps, as well as salads and side dishes, such as French fries and coleslaw, desserts, and soft drinks.

- Kentucky Fried Chicken is headquartered in Louisville, Kentucky. KFC has over 22,600 locations globally.
- KFC is one of the world's largest restaurant chains, and the world's most popular chicken brand.
- KFC is a subsidiary of Yum! Brands, which also owns Pizza Hut and Taco Bell. Yum! Brands has approximately 50,000 restaurants in more than 150 countries and territories, making it one of the world's largest restaurant companies.



Representative Photo



# Tenant Overview



## About Luihn Companies, Inc.

Founded in 1966, the Luihn Companies over 100 KFC, Taco Bell and Long John Silver's locations in South Carolina, North Carolina, Virginia and Florida. They purchased their first KFC in the mountains of North Carolina and have been a strong franchisee of Yum! Brands ever since.



- Luihn Companies operates over 100 restaurants in the Southeast.
- Their Corporate Office is located in Morrisville, NC.
- Founded in 1966, Luihn Companies has been in business for 50+ years!
- In 1993, Luihn Companies pioneered the Two-in-One concept between KFC/Taco Bell and continues to be involved in testing other co-branding opportunities.
- A small family business in the beginning, the company has grown to over 3,000 employees.

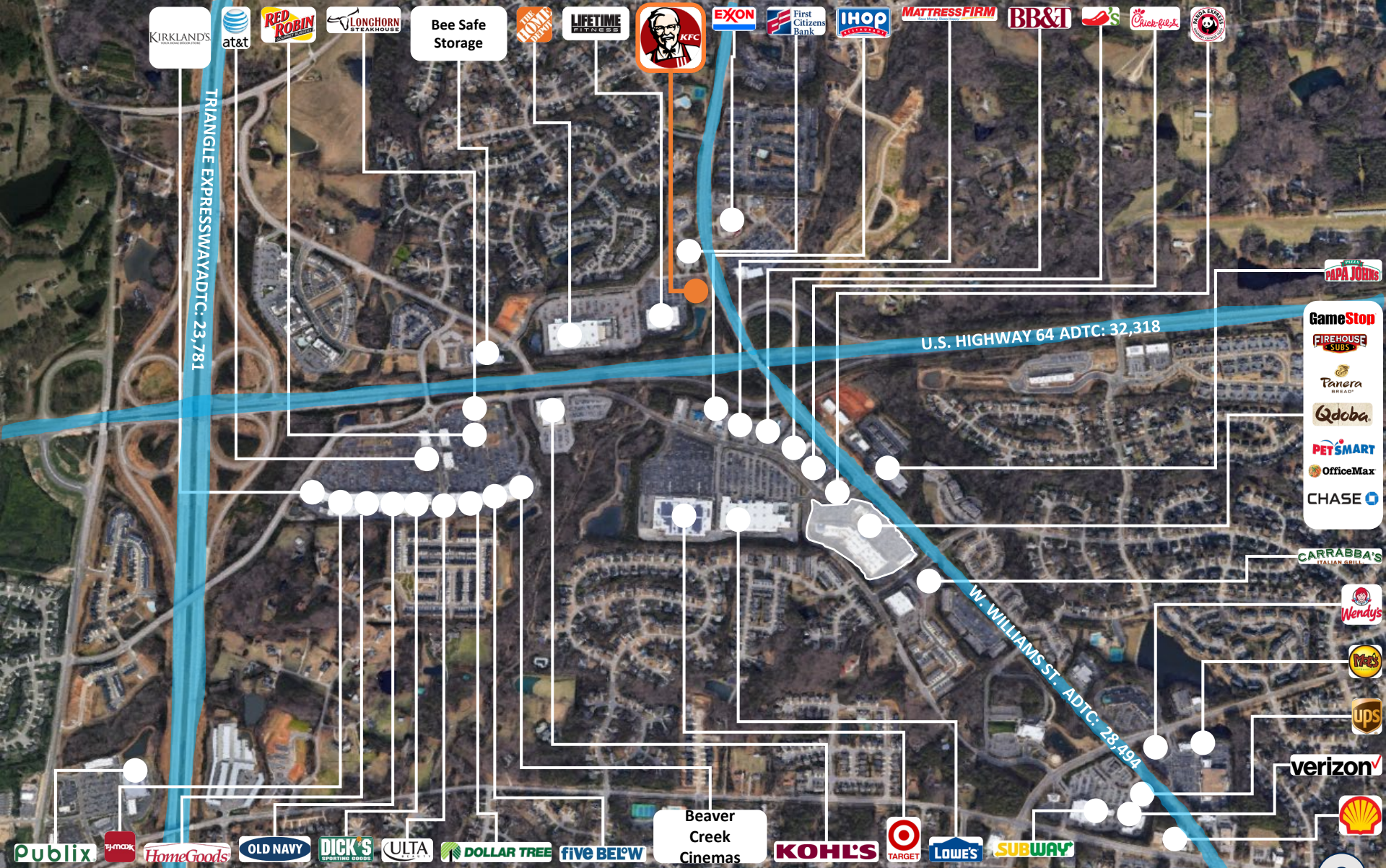






# Surrounding Area

1403 West Williams St., Apex, NC 27523



Marcus & Millichap





# Location Overview

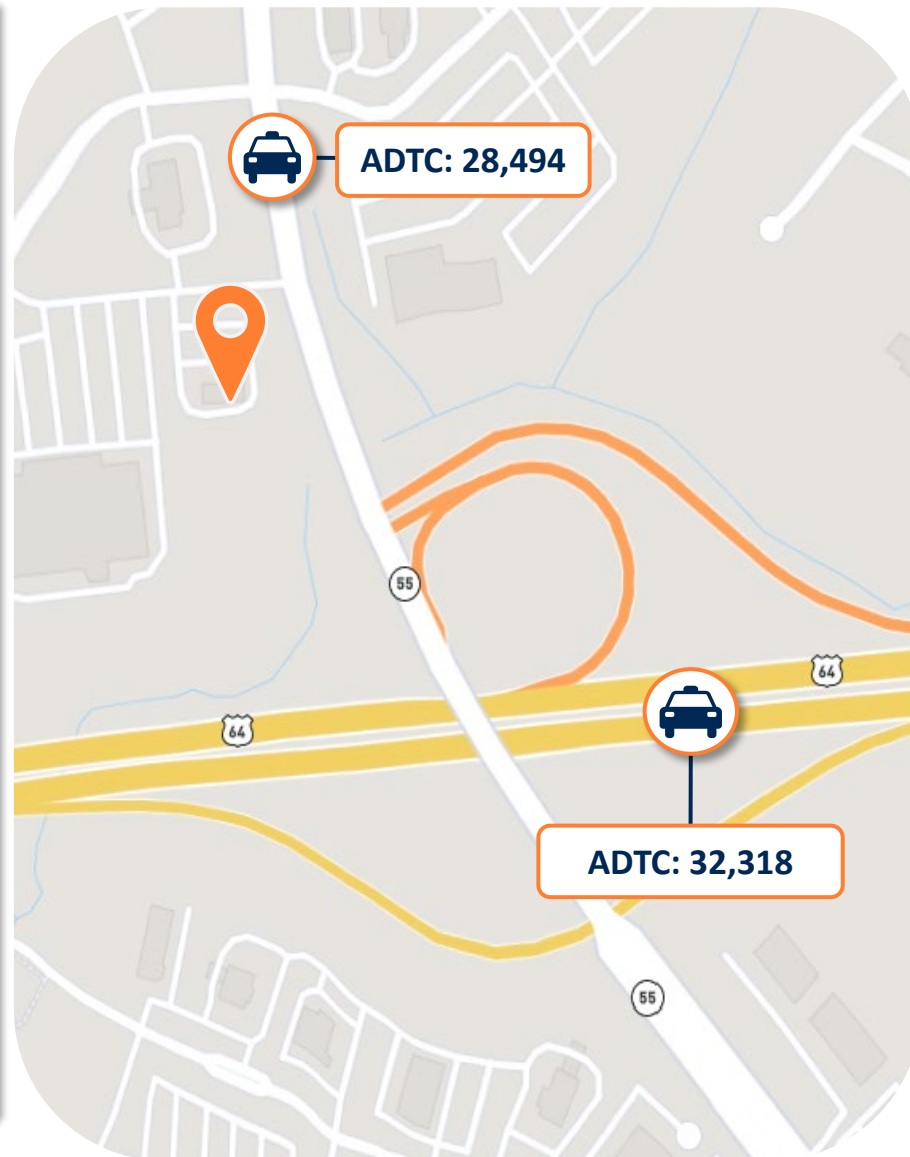
1403 West Williams St., Apex, NC 27523



This KFC property is situated on West Williams Street, which boasts an average daily traffic count of over 28,000 vehicles. West Williams Street serves as an access route to U.S. Highway 64, which is a main thoroughfare through North Carolina. U.S. Highway 64 brings an additional 32,000 vehicles into the immediate area on average daily. This KFC property is strategically located in an affluent and densely populated area. There are more than 69,000 individuals residing within a three-mile radius of the property and more than 137,000 individuals within a five-mile radius. The average household income within a three-mile radius of the property is over \$139,000.

The subject property benefits from being well-positioned in a highly dense suburban area in a retail corridor consisting of national and local tenants, hospitality accommodations, and academic institutions all within close proximity of this property. Major national tenants include: Target, Lowe's, The Home Depot, Dick's Sporting Goods, Dollar Tree, T.J. Maxx, Home Goods, Publix, PetSmart, Wendy's, Chick-fil-A, Panera Bread and many more. Additionally, several hospitality accommodations are within immediate proximity to the subject investment property. These include Courtyard by Marriott, Homewood Suites by Hilton, Comfort Suites, La Quinta Inn & Suites, and more. This property also benefits from being situated near multiple academic institutions. Most notable, North Carolina State University, is located approximately twelve miles from the subject property. Additionally, the property benefits from its immediate access to healthcare. The subject property is less than seven miles from WakeMed Cary Hospital, a 156-bed facility.

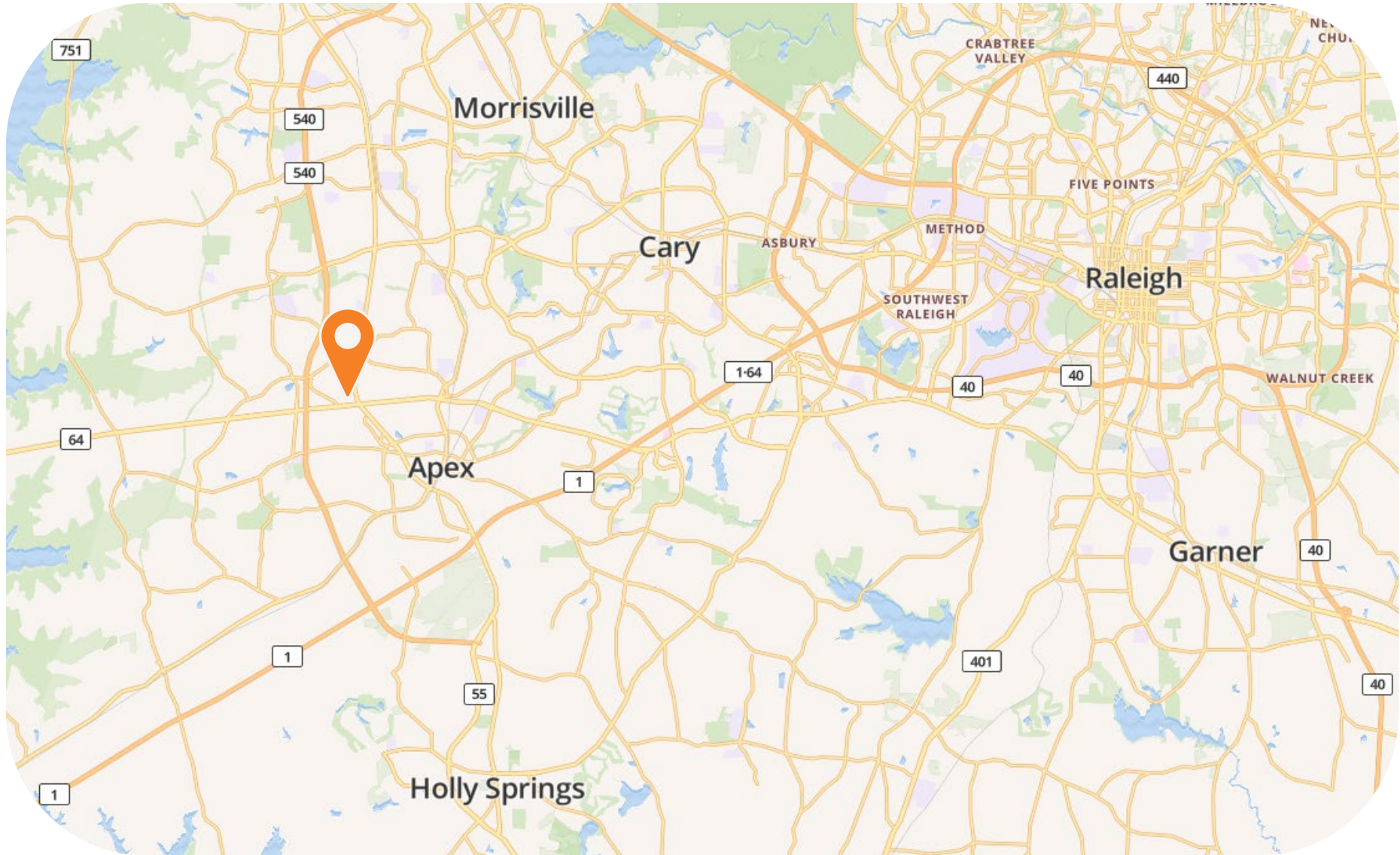
Apex is a town in Wake County and is currently the eighteenth largest municipality in North Carolina. The town is situated southwest of Raleigh and south of Research Triangle Park. Research Triangle Park is the largest research park in the United States and is named for its location relative to the three major research universities in the area – North Carolina State University, Duke University and University of North Carolina at Chapel Hill. The Park created strong demand for technology workers and led to Apex appearing on Best Place to Live lists starting in 2007. In 2015, it was named the #1 Best Place to Live in the US by Time/Money Magazine. Even though Apex has shown tremendous growth, it continues to protect its small-town character. This makes Apex a unique destination to visit or call home.





# Local Map

1403 West Williams St., Apex, NC 27523

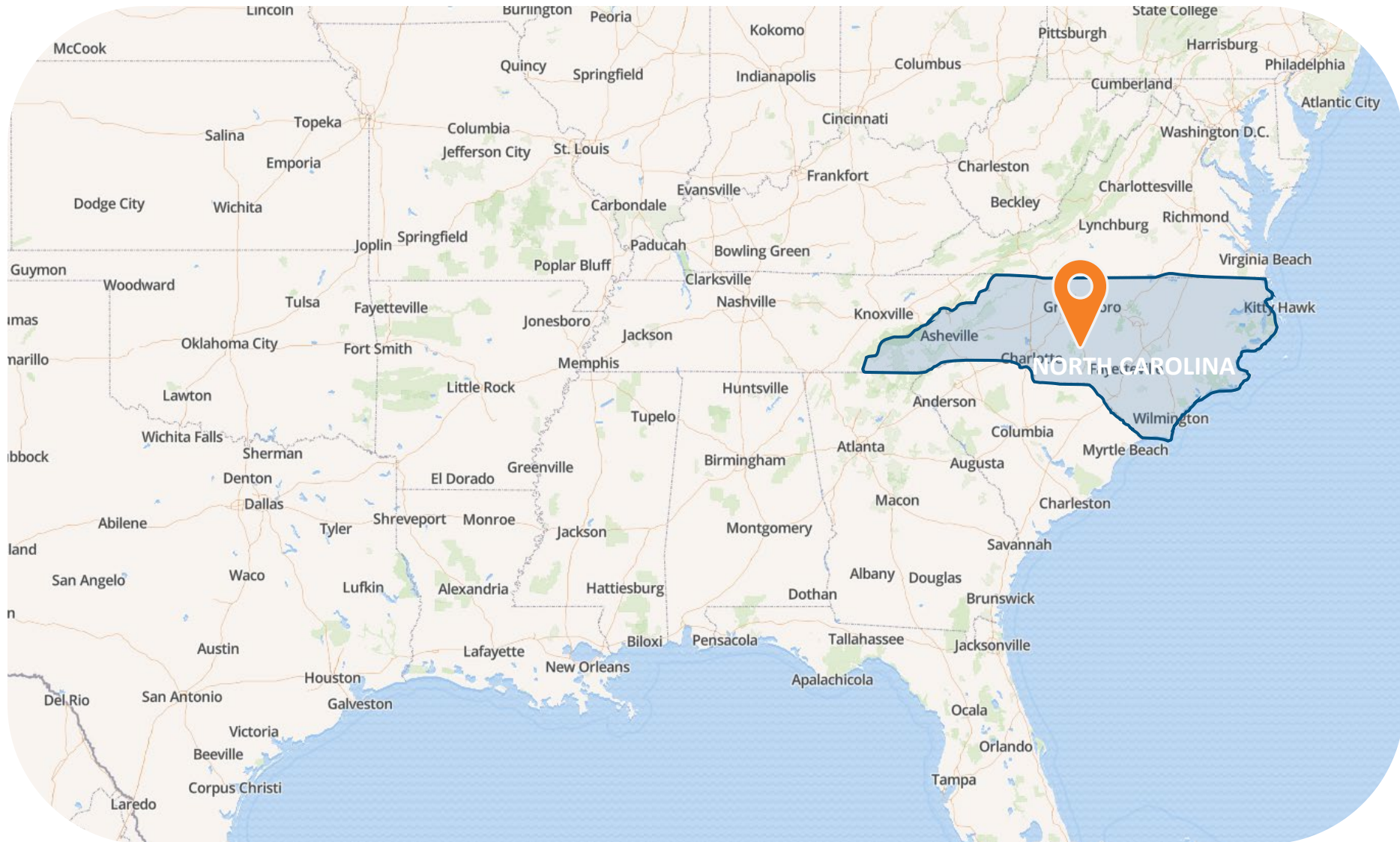






# Regional Map

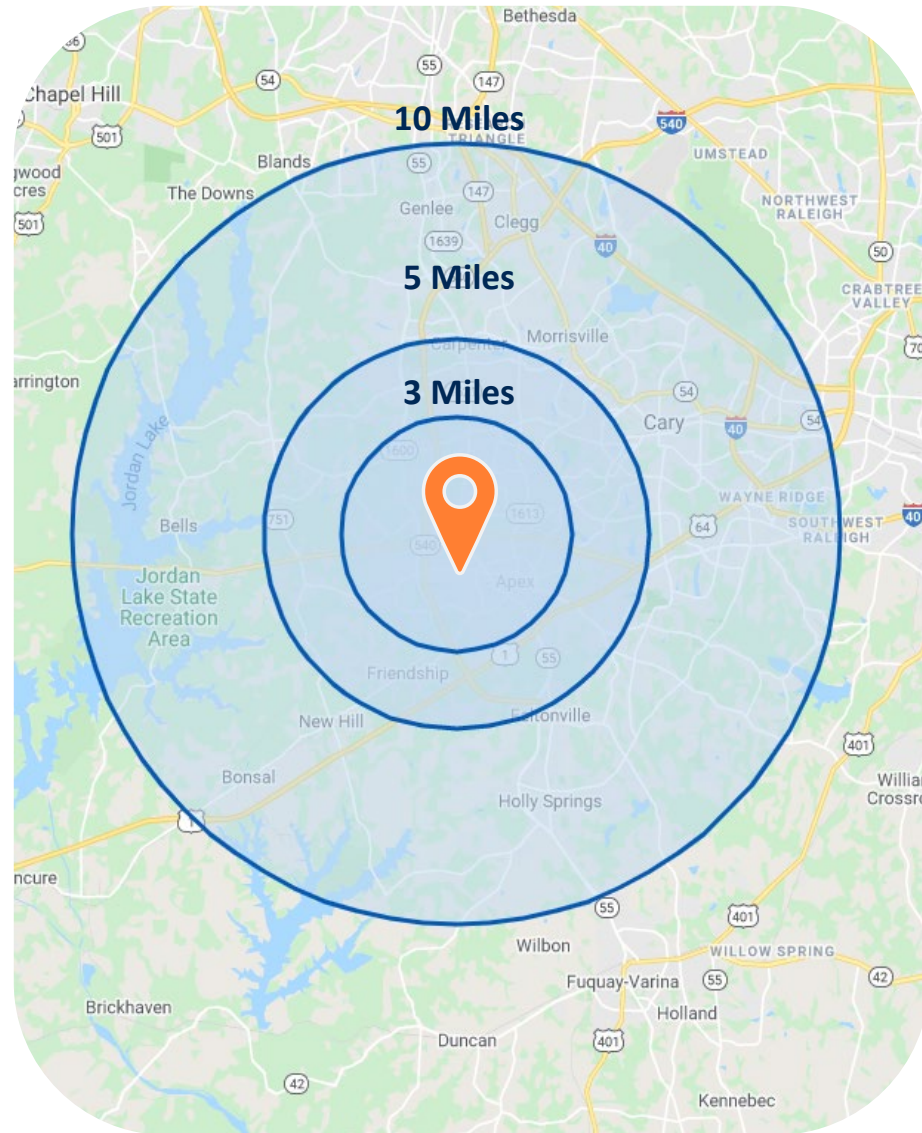
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# Demographics

1403 West Williams St., Apex, NC 27523



## POPULATION

	3 Miles	5 Miles	10 Miles
2025 Projection	81,133	158,511	428,702
2020 Estimate	69,062	137,162	371,160
2010 Census	50,551	104,501	280,383
2000 Census	31,137	66,889	184,978

## INCOME

	3 Miles	5 Miles	10 Miles
Average	\$139,724	\$149,914	\$133,433
Median	\$111,364	\$112,693	\$99,050
Per Capita	\$47,799	\$53,670	\$51,365

## HOUSEHOLDS

	3 Miles	5 Miles	10 Miles
2025 Projection	27,858	56,699	165,480
2020 Estimate	23,617	49,092	142,825
2010 Census	17,101	37,301	107,388
2000 Census	10,706	24,074	70,347

## HOUSING

	3 Miles	5 Miles	10 Miles
2020	\$337,647	\$351,046	\$337,496

## EMPLOYMENT

	3 Miles	5 Miles	10 Miles
2020 Daytime Population	51,760	117,132	419,212
2020 Unemployment	2.38%	2.51%	2.46%
2020 Median Time Traveled	26 Mins	26 Mins	26 Mins

## RACE & ETHNICITY

	3 Miles	5 Miles	10 Miles
White	73.25%	72.31%	68.86%
Native American	0.06%	0.07%	0.08%
African American	5.86%	6.43%	10.62%
Asian/Pacific Islander	15.01%	15.88%	14.05%





# Market Overview

1403 West Williams St., Apex, NC 27523



*Raleigh, North Carolina*

**Apex** is a city located less than twenty miles outside of Raleigh, North Carolina. With an estimated population of 458,880 distributed over a land area of about 143 square miles, Raleigh is the capital of North Carolina, and the second largest city behind Charlotte. Located at the northeast part of the state, the city is the center of the Raleigh-Durham-Chapel Hill Combined Statistical Area (CSA), one of the states most populous areas. The estimated population of the Raleigh-Durham-Chapel Hill Statistical Area is just over 2.3 million. Raleigh's industrial base includes banking/finance services, electrical, medical, electronic, telecommunications equipment, clothing and apparel, food processing, paper products, and pharmaceuticals. Raleigh is a part of North Carolina's research triangle one of the country's largest and most successful research parks, and a major centers in the United States for high-tech and biotech research. The city also holds many prestigious public and private research institutions including North Carolina State University, Shaw University, and St. Augustine's University. Raleigh Public schools are also nationally respected and praised for their innovative efforts to maintain a socially, economically, and racial balanced system by using income as a prime factor in assigning students to schools.

Raleigh, while being a great place to call home is also a great place to visit with many fine attractions and points of interest. Art lovers can appreciate the North Carolina Museum of Art while those with an interest in science can enjoy The North Carolina Museum of Natural Sciences. History buffs can take a tour of the North Carolina State Capitol and a jaunt through the North Carolina Museum of History. And for outdoor lovers, Raleigh contains a number of parks, including Umstead and Pullen. Sports fans can also stop and watch the National Hockey League's Carolina Hurricanes.



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