



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

KFC

ABSOLUTE NNN LEASED OFFERING

3099 HARRISON AVE, BUTTE, MT 59701

OFFERING MEMORANDUM
PRESENTED BY:

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INVESTMENT OVERVIEW



The subject offering is a NNN leased offering for a KFC in Butte, Montana. There are scheduled increases in rent every five years in the initial term. This KFC just experienced a recent image update and recently extended their lease for an additional 20 years. The asset is well situated on a hard corner and benefits from excellent access and visibility.

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASE

RECENTLY EXTENDED 20 YEAR LEASE

ZERO LANDLORD OBLIGATIONS

RECENT IMAGE UPDATE

SCHEDULED INCREASES IN RENT

STRONG AND EXPERIENCED OPERATOR - 21 UNIT OPERATOR

OFFERING SPECIFICATIONS

PRICE \$850,000

CAP RATE 5.50%

NET OPERATING INCOME \$46,800

SQUARE FOOTAGE 2,700

FINANCIAL SUMMARY

KFC • ABSOLUTE NNN LEASE OFFERING

3099 HARRISON AVE, BUTTE, MT 59701

\$850,000 • 5.50% CAP

SUMMARY

TENANT NAME	KFC
SQUARE FOOTAGE	2,700
LEASE START	January 1, 2020
LEASE ENDS	December 31, 2039
ANNUAL RENT	\$46,800
INCREASES	7% Every 5 Years

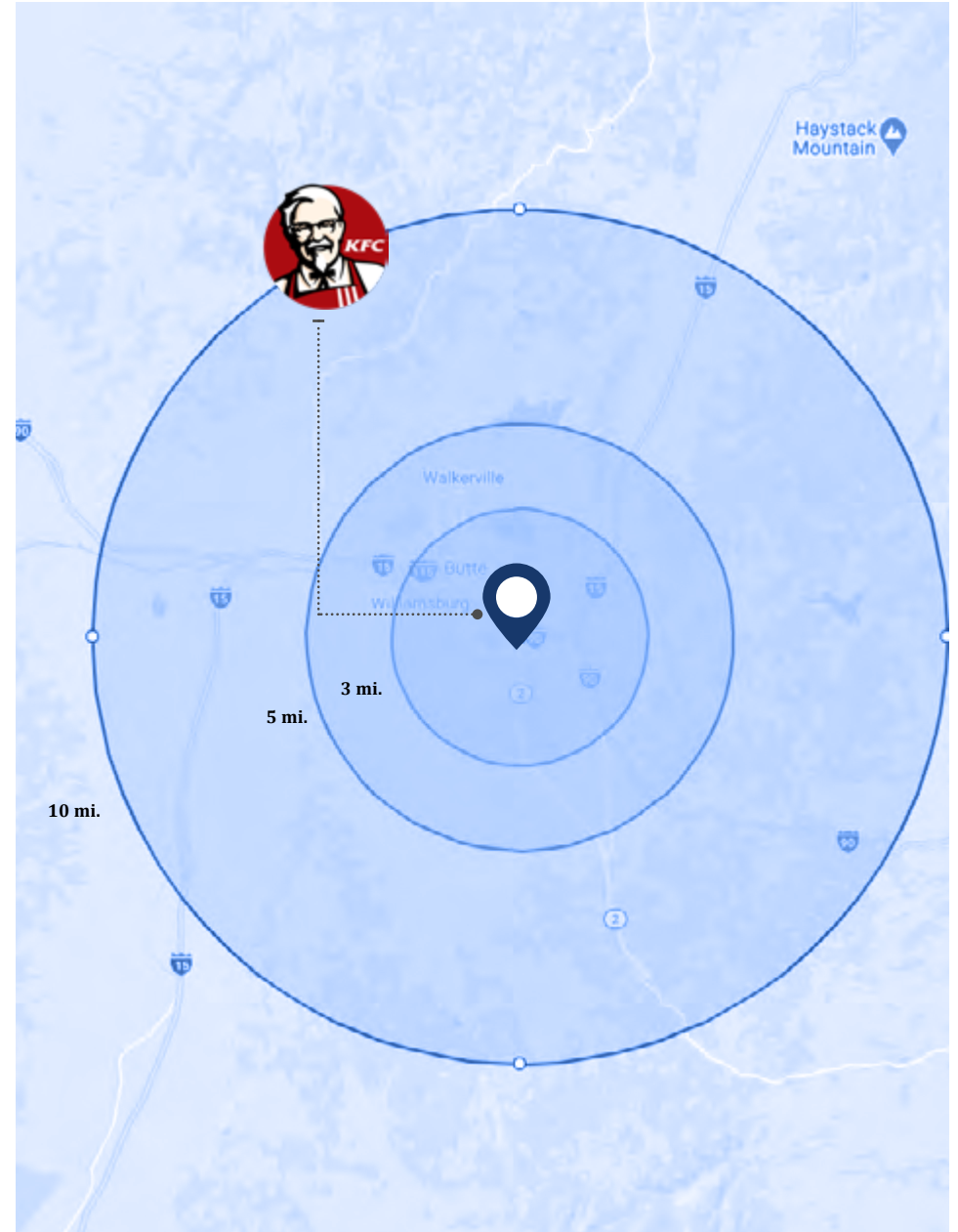
OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
2020 - 2024	\$46,800	5.50%
2025-2029	\$50,400	5.93%
2030-2034	\$60,000	7.06%
2035-2039	\$68,400	8.05%

LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,329	27,514	33,225
TOTAL HOUSEHOLDS	3,248	12,223	14,601
AVERAGE HOUSEHOLD INCOME	\$62,954	\$60,557	\$61,332
AVERAGE AGE	41.8	40.3	39.7

AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,329	27,514	33,225
TOTAL HOUSEHOLDS	3,248	12,223	14,601
PERSONS PER HOUSEHOLD	2.2	2.2	2.2
AVERAGE HOUSEHOLD INCOME	\$62,954	\$60,557	\$61,332
AVERAGE HOUSE VALUE	\$157,608	\$157,242	\$157,047
AVERAGE AGE	41.8	40.3	39.7
WHITE	6,990	25,730	31,100
BLACK	25	211	260
AMERICAN INDIAN/ALASKAN NATIVE	110	659	782
ASIAN	67	224	280
HAWAIIAN & PACIFIC ISLANDER	4	32	34
TWO OR MORE RACES	134	658	768
HISPANIC ORIGIN	341	1,457	1,742

BUTTE, MONTANA

Butte is the county seat of Silver Bow County, Montana, United States. In 1977, the city and county governments consolidated to form the sole entity of Butte-Silver Bow. The city covers 718 square miles and, according to the 2010 census, has a population of 33,503, making it Montana’s fifth largest city. It is served by Bert Mooney Airport with airport code BTM.

Established in 1864 as a mining camp in the northern Rocky Mountains on the Continental Divide, Butte experienced rapid development in the late-nineteenth century, and was Montana’s first major industrial city. In its heyday between the late-nineteenth and early-twentieth centuries, it was one of the largest copper boomtowns in the American West. Employment opportunities in the mines attracted surges of Asian and European immigrants, particularly the Irish; as of 2017, Butte has the largest population of Irish Americans per capita of any city in the United States



BUTTE, MONTANA



The Kase Group

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