



# KFC | LONG JOHN SILVER'S

OFFERING MEMORANDUM

# NON-ENDORSEMENT OVERVIEW

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ACTIVITY ID: ZAA0090319

1144 W HARVARD

ROSEBURG, OR

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TABLE OF CONTENTS

01.

Executive Summary

02.

Financial Analysis

03.

Comparable Set

EXECUTIVE SUMMARY



# PROPERTY SUMMARY

Marcus&Millichap is pleased to present 1144 W Harvard Avenue in Roseburg, Oregon. The property is home to KFC and Long John Silver's, who is on a 20-year lease, with 5% increases every 5 years.

- Net-Leased KFC & Long John Silver's
- 4+ Years Remaining on 20 Year Lease
- 4, 5-Year Options to Extend
- 5% Increase In Each Option Period
- High Traffic Count & High Visibility
- Zoned C-3 on 0.32 AC

## Property Details

Address:	1144 W Harvard
City, State	Roseburg, OR
Lot Size (Acres):	0.32 AC
Net Rentable SF:	2,736 SF
Year Built / Renovated:	1960
Parking Spaces:	18
Parking Ratio:	6.58 / 1,000
Frontage:	85'

## Financial Details

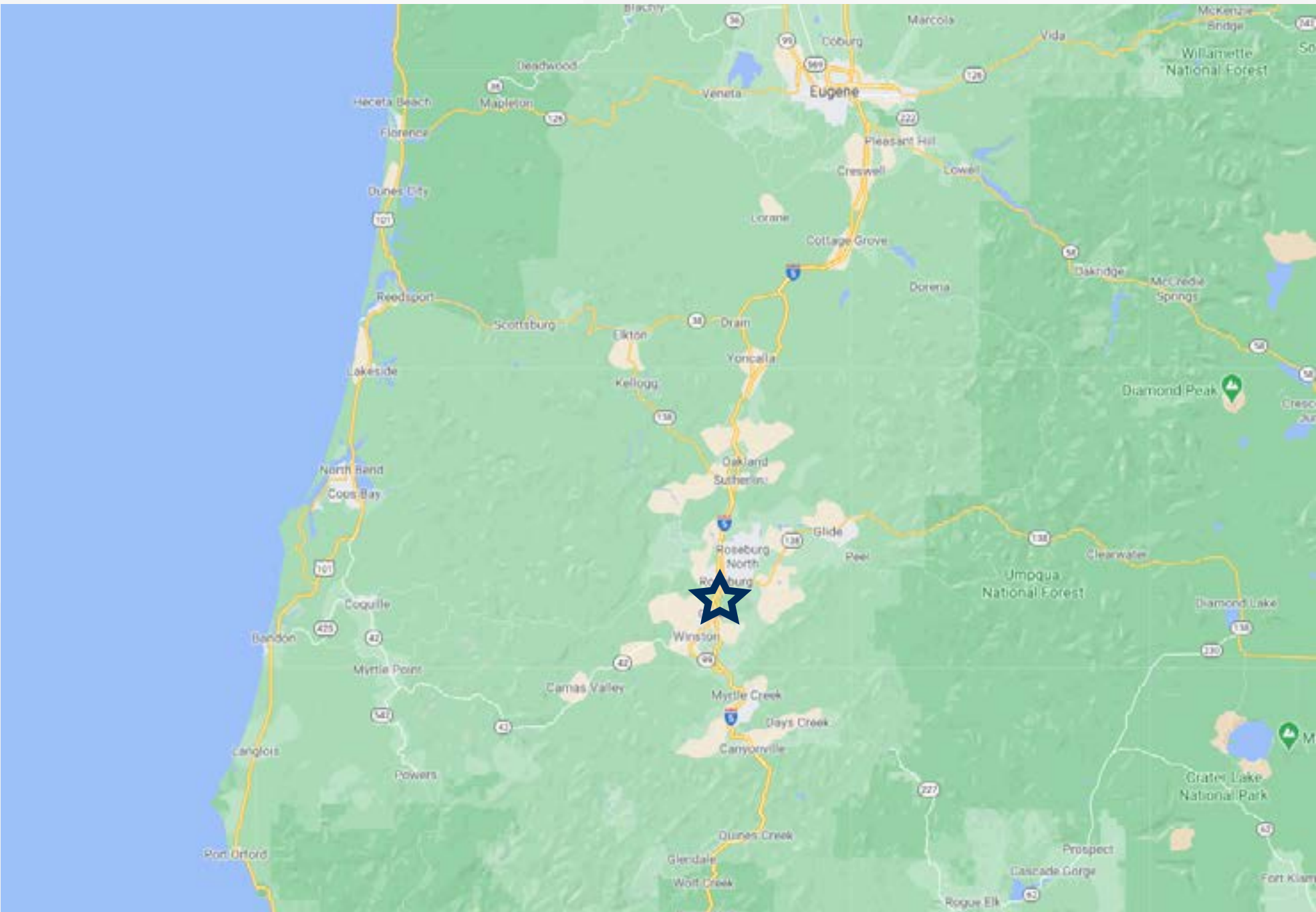
Price:	\$1,150,000
Price / SF:	\$420.32
CAP Rate – Current:	6.78%
Rent / SF:	\$36.22
Term:	4+ Years
Expiration Date:	8/31/2025
Lease Type:	Absolute Net
Increases:	5% Every 5 Years
Options:	4, 5-Year Options (Fixed)

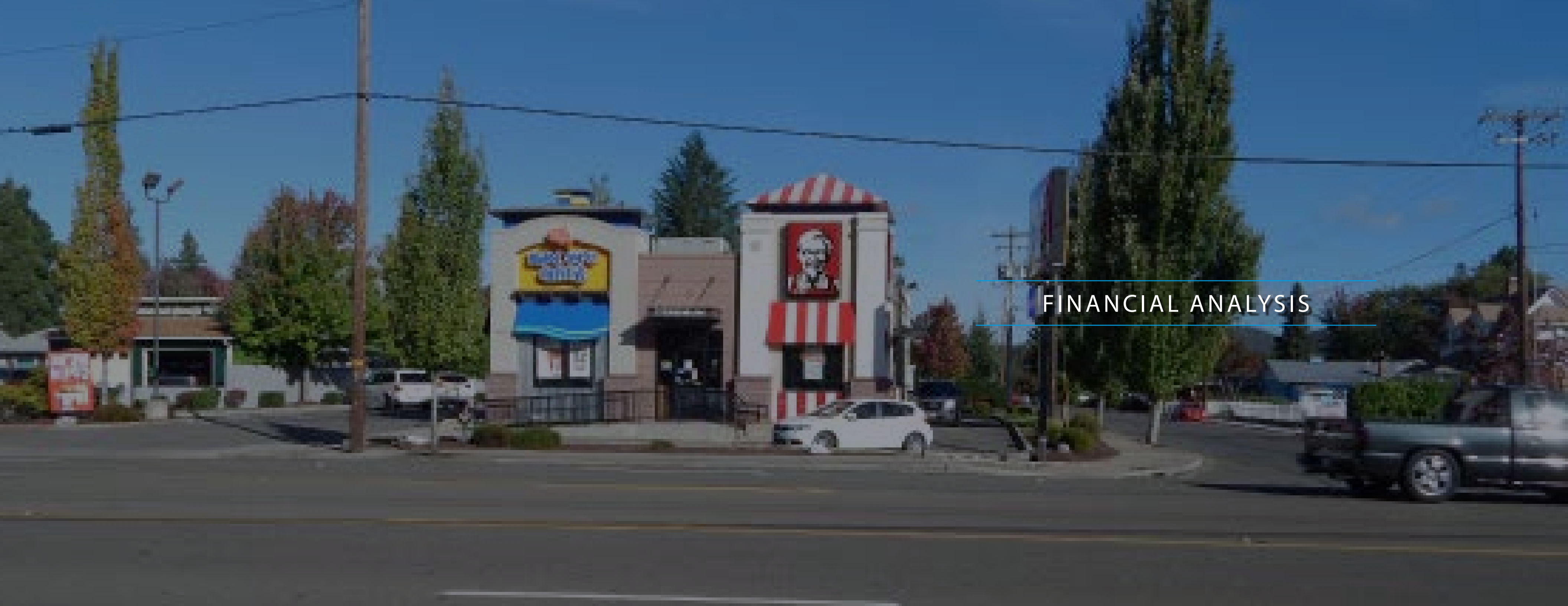


Parcel Map



Aerial Map





## FINANCIAL ANALYSIS



# CASHFLOW ANALYSIS

## FINANCIALS FIGURES

	CURRENT
PRICE:	\$1,150,000
PRICE / SF:	\$420.32
CAP RATE – CURRENT:	6.78%
RENT / SF:	\$36.22
TERM:	4+ Years
EXPIRATION:	8/31/2025
LEASE TYPE:	Absolute Net
INCREASES:	5% Every 5 Years
OPTIONS:	4, 5-Year Options (Fixed)

## Rent Roll

### Rent Schedule

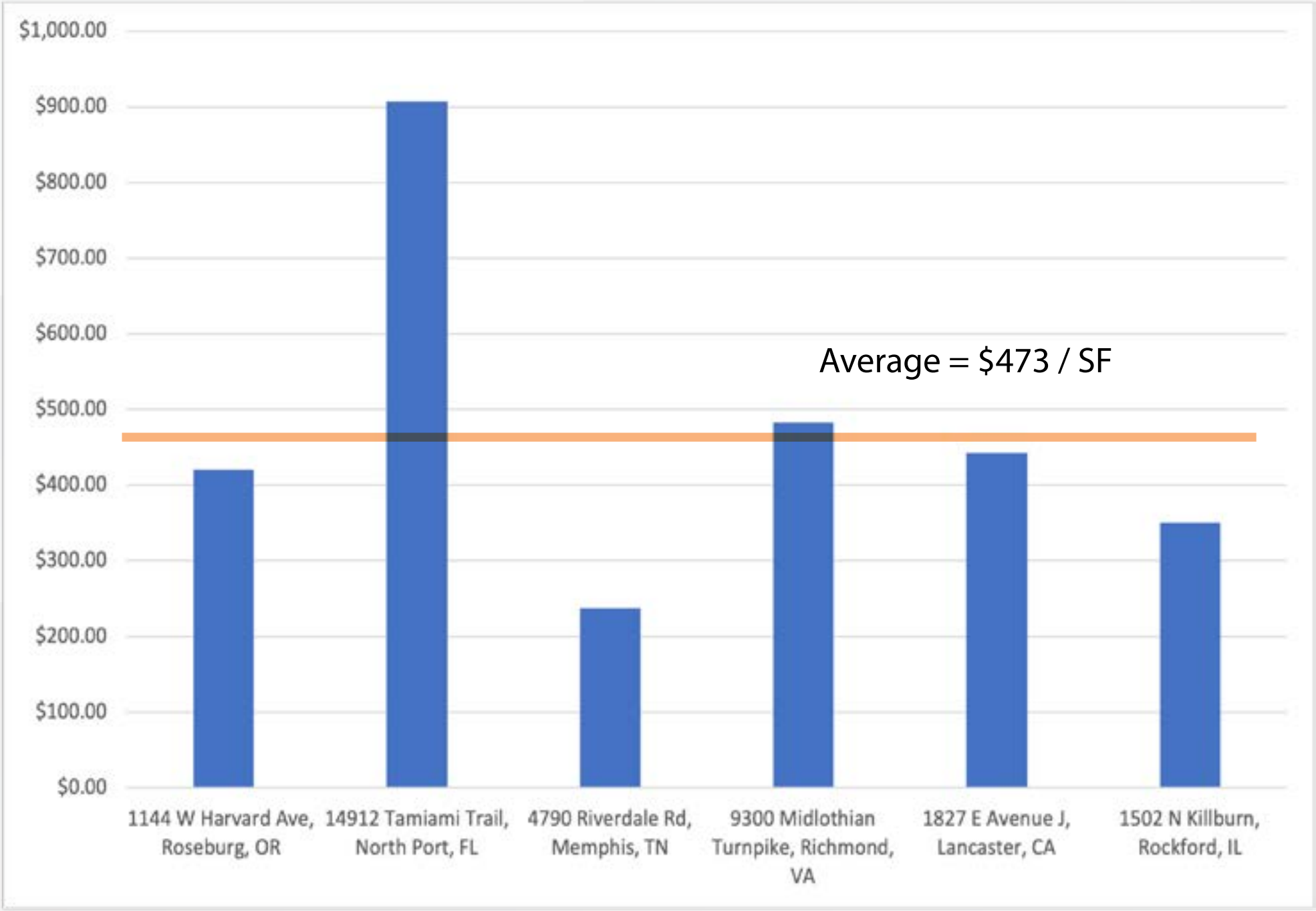
START	END	RENT / SF	ANNUAL RENT
9/1/2005	8/31/2010	\$2.61	\$85,614
9/1/2010	8/31/2015	\$2.74	\$89,895
9/1/2015	8/30/2020	\$2.87	\$94,389
9/1/2020	8/31/2025	\$3.02	\$99,109
9/1/2025 <sup>1</sup>	8/31/2030	\$3.17	\$104,064
9/1/2030	8/31/2035	\$3.33	\$109,268
9/1/2035	8/30/2040	\$3.49	\$114,731
9/1/2040	8/31/2045	\$3.67	\$120,467

<sup>1</sup>Begins Option Periods



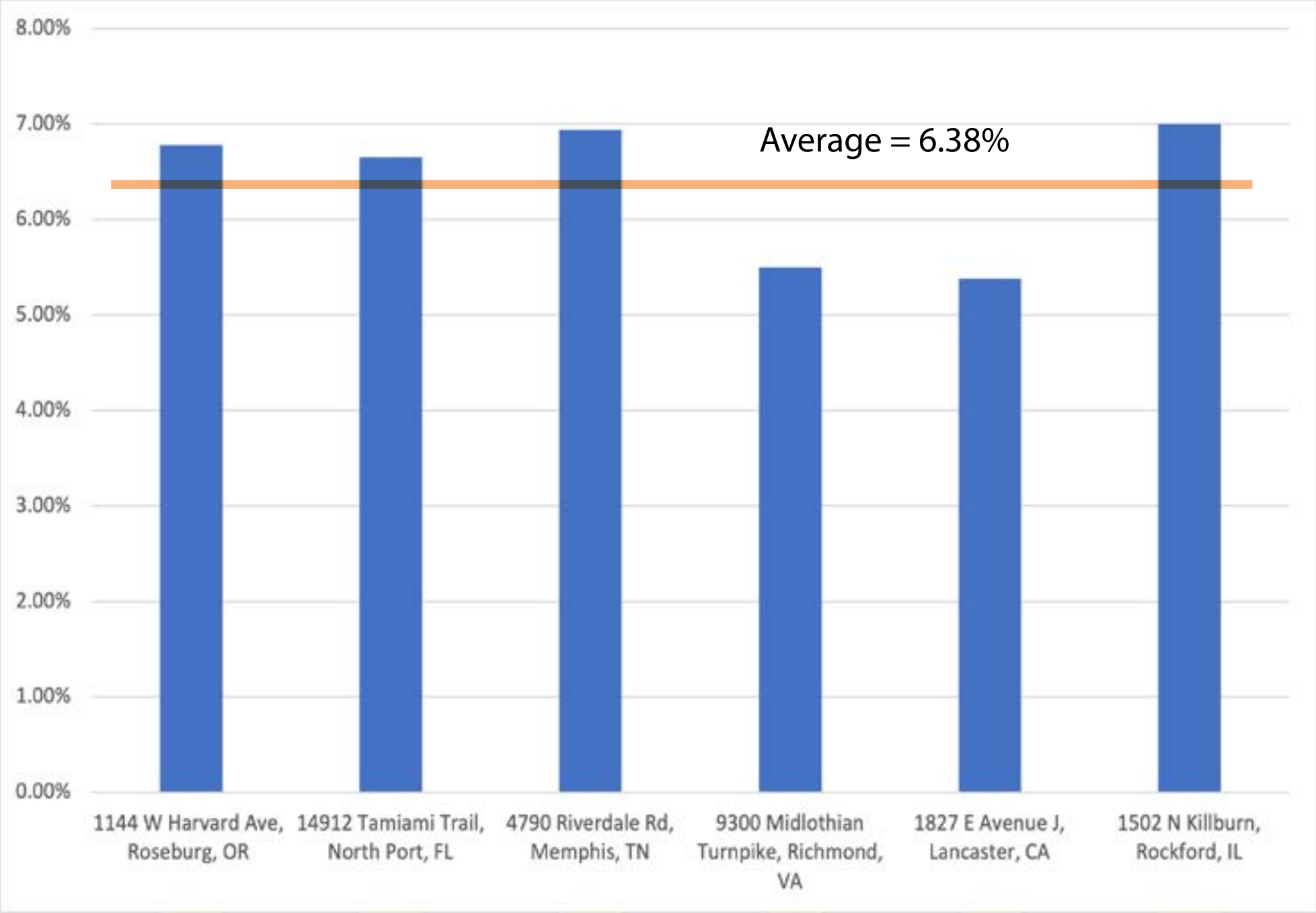
COMPARABLE SET

Average Price Per SF





Average CAP Rate



Sales Comparables

★

SUBJECT PROPERTY

1144 W HARVARD AVE, ROSEBURG, OR



COE Date	On Market
Sale Price	\$1,150,000
RBA	2,736
Price / SF	\$420.32
CAP Rate	6.78%
Term Remaining	4.2
Year Built	1960

1

KFC | TACO BELL

14912 TAMIAMI TRAIL, NORTH PORT, FL



COE Date	1/31/2020
Sale Price	\$2,581,400
RBA	2,847
Price / SF	\$906.71
CAP Rate	6.65%
Term Remaining	2.9
Year Built	2008

2

KFC

4790 RIVERDALE RD, MEMPHIS, TN



COE Date	10/8/2020
Sale Price	\$1,140,000
RBA	4,800
Price / SF	\$237.50
CAP Rate	6.94%
Term Remaining	3.6
Year Built	1989

Sales Comparables

3

KFC

9300 MIDLOTHIAN TURNPIKE, RICHMOND, VA



COE Date	11/13/2019
Sale Price	\$2,204,000
RBA	4,560
Price / SF	\$483.33
CAP Rate	5.50%
Term Remaining	4.8
Year Built	2002

4

KFC

1827 E AVENUE J, LANCASTER, CA



COE Date	6/18/2019
Sale Price	\$1,572,336
RBA	3,555
Price / SF	\$442.29
CAP Rate	5.38%
Term Remaining	6.5
Year Built	2004

5

KFC

1502 N KILLBURN, ROCKFORD, IL



COE Date	9/6/2019
Sale Price	\$700,000
RBA	1,999
Price / SF	\$350.18
CAP Rate	7.00%
Term Remaining	7.5
Year Built	1992

