



ACTUAL SITE

KFC + A&W
1113 SOUTH MAIN STREET
BRYAN, OHIO 43506

OFFERING MEMORANDUM

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OH License # BRK.2010000364

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INVESTMENT OVERVIEW

KFC + A&W
BRYAN, OHIO

KFC + A&W

LOCATION	1113 South Main Street Bryan, Ohio 43506
MAJOR CROSS STREETS	On S Main St, South of E South St
TENANT	FQSR, LLC dba. KBP FOODS
PURCHASE PRICE	\$1,860,000
CAP RATE	5.00%
ANNUAL RENT	\$93,000
GROSS LEASEABLE AREA	±2,952 SF*
RENTAL ESCALATIONS	7% Every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT REMODELED	2004 2017
LOT SIZE	±4.00 Acres*
LEASE EXPIRATION	June 30, 2041
OPTIONS	Two 5-Year Renewal Options

* According to Williams County Assessor

POINTS OF INTEREST

SHOPPING | ENTERTAINMENT: Nearby major retailers include Walmart Supercenter, Tractor Supply Co., Ace Hardware, True Value, Dollar Tree, Dollar General, Peebles, Goodwill, Rent-A-Center, AutoZone, O'Reilly Auto Parts, NAPA Auto Parts, Chief Supermarket, Shoe Sensation, GameStop, Walgreens, Rite Aid, Verizon, Cricket Wireless, Anytime Fitness; Dining options include McDonald's, Taco Bell, Burger King, Sonic Drive-In, Arby's, Wendy's, Dairy Queen, Little Caesars, Pizza Hut, Domino's Pizza, Marcos Pizza, Subway, etc.

HIGHER EDUCATION: 15 miles from Northwest State Community College - Archbold (a public 2-year college offering nearly 70 degree & certificate programs with 2,857 students)

HEALTH CARE: 1 mile from Bryan Hospital (a flagship campus hosts CHWC's regional interventional cardiology program, New Beginnings Birthing Center, radiation oncology and other specialty & surgical services with 129 beds)

INVESTMENT HIGHLIGHTS

LEASE: Brand New 20-Year Absolute NNN Lease with Attractive 7.00% Rental Escalations Every 5 Years!

TENANT: KBP Foods (the Largest KFC Franchisee in the U.S.) **Operates ±755 Locations in 30 States** (19% of Locations in the U.S. System) and will Generate Sales in Excess of \$950 Million in 2021 (FQSR, LLC is the Tenant on the Lease, Encompasses All Restaurant Locations)

EXCELLENT SALES PERFORMANCE | RECENT REMODEL: Successfully Open & Operating Since 2004 with an Attractive 7.50% Rent to Sales Ratio! Recently Remodeled to KFC's Newest "American Showman" Prototype in 2017 - Showing Tenant's Commitment to the Location!

TRAFFIC COUNTS: Great Drive-By Visibility on S Main St (Next to Walmart Supercenter) Where Traffic Counts Exceed 13,710!

2020 DEMOGRAPHICS (5-MI): Total Population: 13,475 | Average Household Income: \$69,912

LOW UNEMPLOYMENT RATE: Ohio's Rate at 4.7% - National Rate at 6.1% (Bureau of Labor Statistics April 2021)



FINANCIAL ANALYSIS

SUMMARY

TENANT	FQSR, LLC dba. KBP Foods	LOT SIZE	±4.00 Acres
PURCHASE PRICE	\$1,860,000	EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
CAP RATE	5.00%	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
GROSS LEASABLE AREA	±2,952 SF		
YEAR BUILT REMODELED	2004 2017		

RENT ROLL

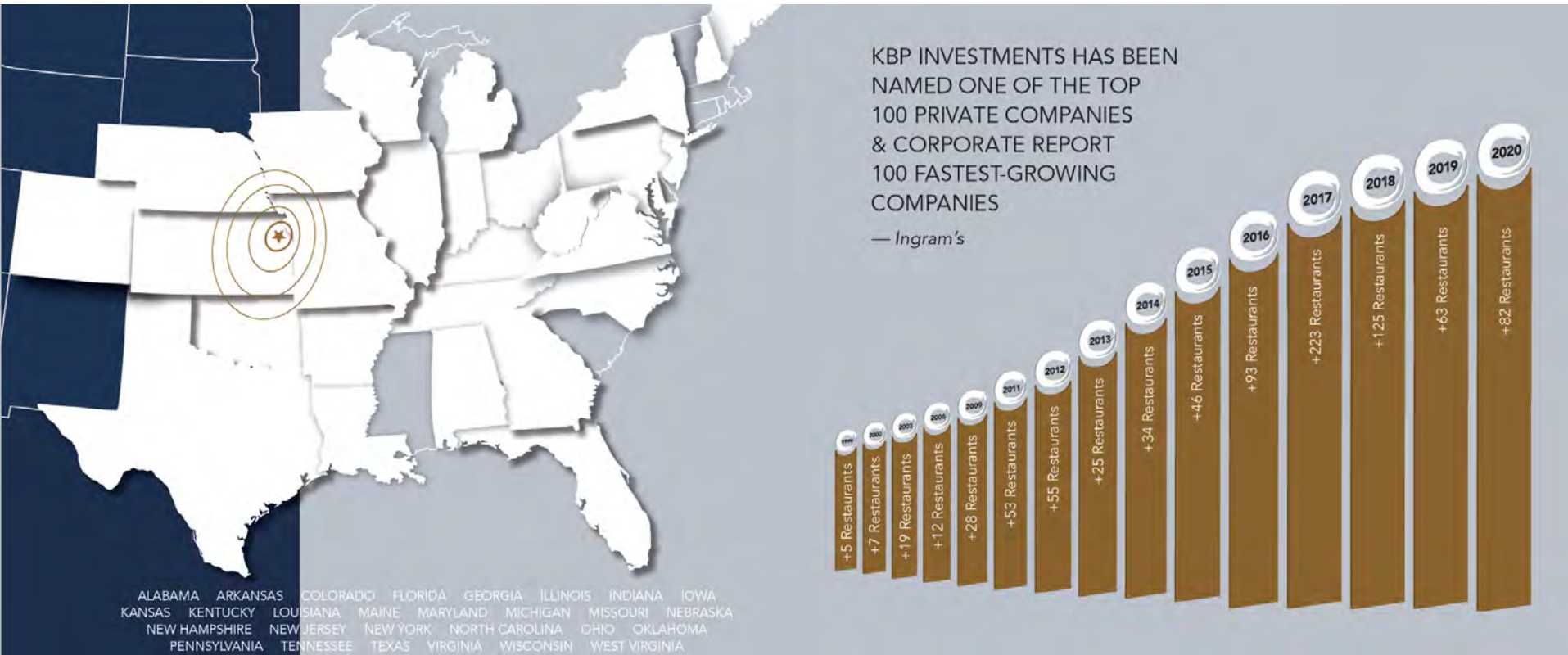
TENANT INFO		LEASE TERMS	RENT SUMMARY			
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN	
FQSR, LLC dba. KBP Foods	2,952	Years 1-5: 06/28/21 to 06/30/26	Current	\$93,000	5.00%	
		Years 6-10: 07/01/26 to 06/30/31	7.00%	\$99,510	5.35%	
		Years 11-15: 07/01/31 to 06/30/36	7.00%	\$106,476	5.72%	
		Years 16-20: 07/01/36 to 06/30/41	7.00%	\$113,929	6.13%	
					5.55% AVG ANNUAL RETURN	
		RENEWAL OPTIONS				
		1st Option: 07/01/41 to 06/30/46	7.00%	\$121,904		
		2nd Option: 07/01/46 to 06/30/51	7.00%	\$130,437		

TENANT OVERVIEW

KFC + A&W
BRYAN, OHIO



KBP Foods* operates **±755 restaurants in 30 states** and has Regional Vice Presidents in every major geographical region. The Corporate Office and Restaurant Support Center are located in Overland Park, Kansas.



The success KBP Foods has had with growth through acquisition is directly correlated to diligent selection criteria, prudent and responsible capital structure and industry leading operational talent. Ultimately giving their people significant opportunity to grow themselves personally, professionally and financially.

You can find out more about the Tenant by visiting their website: <https://kbp-foods.com/>

* Tenant on lease is FQSR, LLC and encompasses all KFC restaurant locations.



STORY OF KBP FOODS

FACING SOUTHEAST



KFC + A&W | BRYAN, OHIO

The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

FACING SOUTHWEST

 **BRYAN
HIGH SCHOOL**
1,021 STUDENTS



127



N MAIN ST
10,730 CPD



KFC + A&W | BRYAN, OHIO

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FACING NORTH

CWC
COMMUNITY HOSPITALS
& WELLNESS CENTERS
129 BEDS

Spangler Candy

Bard
SINCE 1914

ARROW
MOVING FORWARD

BRYAN
PACKAGING

CIRCLE K



E SOUTH ST 2,985 CPD

N MAIN ST 10,730 CPD

ENC FABRICATION
DIESEL PERFORMANCE

127



O'Reilly
AUTO PARTS

Auto Zone

KFC + A&W | BRYAN, OHIO

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BRYAN



KFC + A&W | BRYAN, OHIO

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BRYAN CITY VIEW



KFC + A&W | BRYAN, OHIO

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LOCATION OVERVIEW

KFC + A&W
BRYAN, OHIO



Bryan is the county seat of Williams County, in the northwest corner of Ohio. Bryan is approximately a one-hour drive from both Toledo and Fort Wayne. Chicago, Detroit, Indianapolis, Cleveland, Columbus and Cincinnati are all within a few hours by car, with some accessible by train as well.

Bryan was formed in 1840 and named after John A. Bryan, a former Ohio auditor and the person who donated the land for the county seat. Also known as the Fountain City, Bryan earned the nickname thanks to a network of underground springs. These cold, artesian wells were valued to the area's first settlers, both as a means of fresh water and as a way to preserve food before modern refrigeration.

Bryan's manufacturers produce a diversity of items. However, it is best known for products made by two companies headquartered in the city. Dum Dum lollipops, Saf-T-Pops and Marshmallow Circus Peanuts are made by **Spangler Candy Company** (the largest producer of candy canes in the world), and the Etch A Sketch (now manufactured in China) was developed by the **Ohio Art Company**. **Allied Moulded Products**, premier manufacturer of electrical enclosures, has been located in Bryan for 60 years. The city is also home to **Titan Tire Corporation**, makers of Goodyear- and Titan-brand off-road tires. **Bard Manufacturing** and **Aro Corporation** have called Bryan Home. Other companies in Bryan include **Nostrum Laboratories** (pharmaceutical company), **Johnson Controls**, **Oktagon Mfg Co**, **Bryan Plastics Processing** (plastic fabrication company), **Swivel-Tek Industries** (machining manufacturer), **Arrow-Tru Line**, **Precise Metal Form**, **Potter, Inc.** (manufacturer), etc.

2020 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Total Population	4,866	10,711	13,475
Daytime Demographics Age 16+	6,196	11,521	12,881
Population Median Age	41.2	41.5	42.2
Average Household Income	\$66,960	\$67,654	\$69,912

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