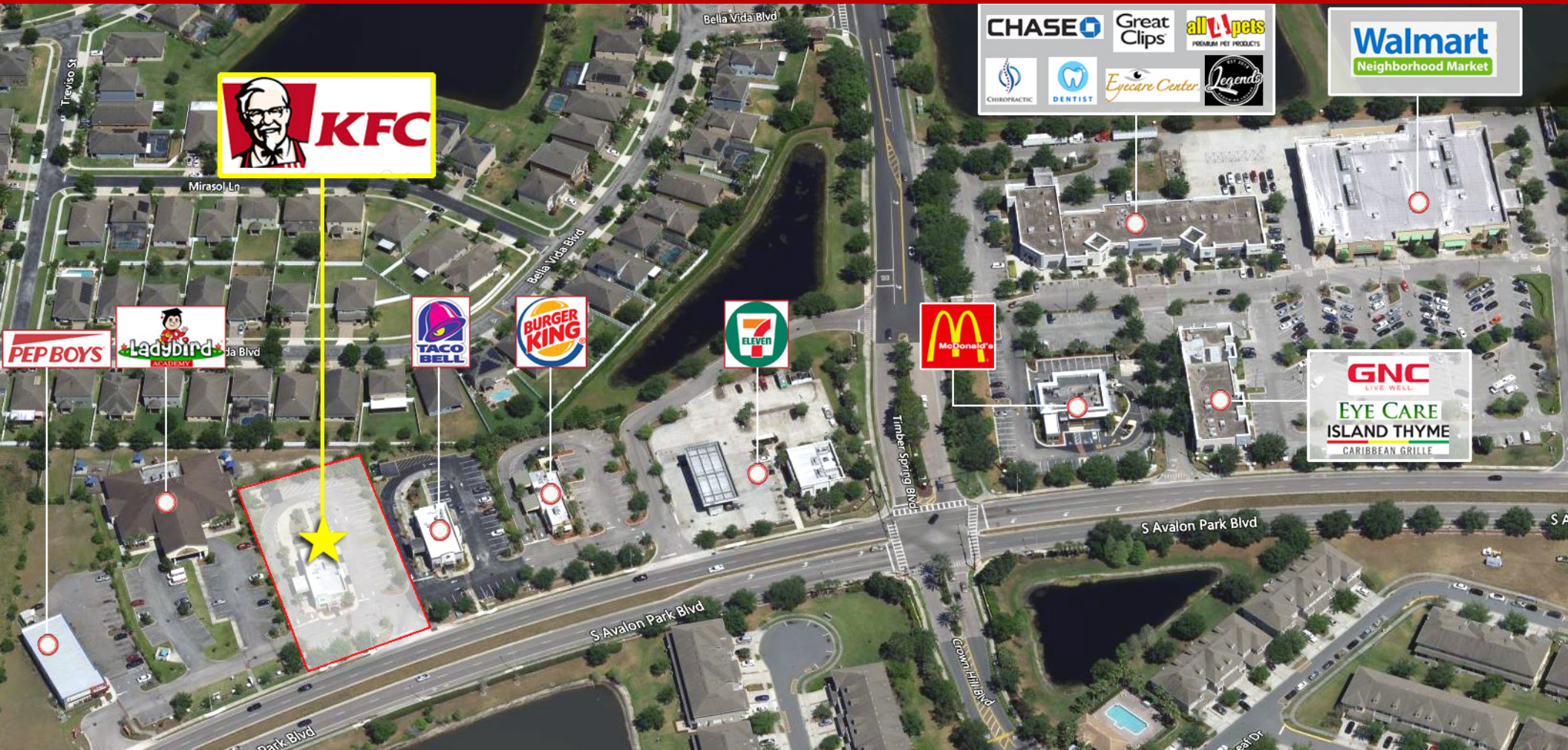


CORPORATE KFC GROUND LEASE (Dark)

ORLANDO, FL

Price \$1,820,971 | 5.15% CAP | NOI \$93,780



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Demographics	1-Mile	3-Mile	5-Mile
Total Population	11,340	70,517	138,127
Avg. HH Income	\$127,805	\$111,733	\$98,038

PROPERTY / LEASE OVERVIEW

363 S Avalon Park Blvd. Orlando, FL 32838

Asking Price	\$1,820,971
CAP Rate	5.15%
NOI	\$93,780
Years Left on Lease	7.3± Years
Rent Increases	10% Every 5 Years
Lease Commencement	December 9, 2008
Lease Expiration	December 8, 2028
Building Size	3,433± SF
Lot Size	0.86 ± AC
Options to Renew	4 x 5 Years
Year Built	2008
Tenant	KFC U.S. Properties, Inc. Subsidiary of YUM! Brands
Lease Guarantor	Corporate
Lease Type	Ground Lease (fee simple)
Roof & Structure	Tenant Responsible

Solid Investments is proud to present an absolute NNN Ground Lease **Corporately Guaranteed by KFC U.S. Properties, Inc.** There are approx. 7.3 years remaining on the Lease with 10% increases every five years and 4 x 5 year options.

10% rent increase in 2.3 years will increase the CAP rate to 5.67%

The Property is located along Avalon Park Blvd with excellent visibility and access to almost 30,500 vehicles per day. Avalon Park Blvd is the main route through Avalon Park, a booming 1,860-acre walkable community with approximately 3,400 single-family units, 1,431 multi-family units, and more than half a million square feet of commercial space. Minutes from UCF, the 2nd largest University in the USA.

There are several schools within the immediate area with over 11,033 students, making this an ideal location for SweetFrog's. Timber Creek High School (3,500 students), East River High School (2,043 students), Corner Lake Middle School (2,133 students), Avalon Elementary (933 students), Timber Lake Elementary (921 students), Castle Creek Elementary (829 students) and Camelot Elementary (700 students).

This property is located directly adjacent to Ladybird Academy (pre-school early learning from ages 6 weeks to 12 years), Taco Bell and Burger King. Other retailers in the immediate area include; 7-Eleven, McDonald's, Walmart Neighborhood Market, Publix, Starbucks, Chase Bank, AutoZone, Pep Boys, Walgreens, Great Clips, GNC and more.



PROPERTY HIGHLIGHTS

About the Investment

- ✓ **Absolute NNN Corporate KFC Ground Lease** - ZERO Landlord Responsibilities
- ✓ **Long Term Lease – 7.3± Years Left on the Primary Term** with 4 x 5 Year Options
- ✓ **10% Rent Increases Every 5-Years. Next Increases in 2.3 Year Increases CAP rate to 5.67%**
- ✓ **Below Market Rent of only \$27.32 PSF**
- ✓ **Strong Corporate Guaranteed Lease** – KFC Operates Over 24,000 Locations in 145 Countries
- ✓ **KFC is the 2nd Largest Restaurant Chain** by Revenue (\$27.9B) and 4th Largest by Number of Locations (24,000)
- ✓ **KFC is Ranked # 13** on The Top 50 Quick Service Restaurant Chains (2019 QSR Magazine)

About the Location

- ✓ **Excellent Location** – Located Along Avalon Park Blvd with Excellent Visibility and Access to Almost 30,500 VPD
- ✓ **Solid Demographics** – Total Population of 138,127 Within 5-miles with an Average Household Income of \$127,805 in 1-mile
- ✓ **10 Schools Located In the Immediate Area** - Over 11,033 Students Providing for a Built-In Customer Base
- ✓ **Strong Trade Area** - Nearby Tenants Include; Taco Bell, Burger King, 7-Eleven, McDonald's, Walmart, Chase Bank, Starbucks, AutoZone, Ladybird Academy, Great Clips, GNC, Pep Boys, Tire Choice and more
- ✓ **Located 5± Miles South of University of Central Florida** - UFC is the Largest University in Florida with Almost 72,000 Students
- ✓ **Approx 15 Miles From Downtown Orlando** - The Orlando MSA is the 3rd largest in the State with 2.1 Million Residents
- ✓ **Florida has No State Income Tax**





Avalon
Elementary School
(933 students)

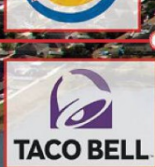


Timber Lakes
Elementary School
(921 students)

Timber Creek
High School
(3,476 students)



Golden Isle Boulevard
(2,545 AADT)



K. Hovnanian At Spring Isle
housing development - 90 units
(under construction)

Avalon Park Boulevard
(30,439 AADT)



Waterford Lakes Town Center



Walgreens

Avalon Park Boulevard
(30,439 AADT)

Camelot
Elementary School
(700 students)

Castle Creek
Elementary School
(829 students)

(Under Construction)
CareSpot

AutoZone
(Under Construction)

K. Hovnanian At Spring Isle
housing development - 90 units
(under construction)

Golden Isle Boulevard
(2,545 AADT)

KFC

CHASE
(Under Construction)



TACO BELL



TIRE CHOICE
AUTO SERVICE CENTERS



PEP BOYS



Corner Lake
Middle School
(2,043 students)

East River High School
(2,043 students)



Golden Isle Boulevard
(2,545 AADT)

CHASE
(Under Construction)



TIRE CHOICE
AUTO SERVICE CENTERS

PEP BOYS

TACO BELL



K. Hovnanian At Spring Isle
housing development - 90 units
(under construction)

(Under Construction)
Care Spot

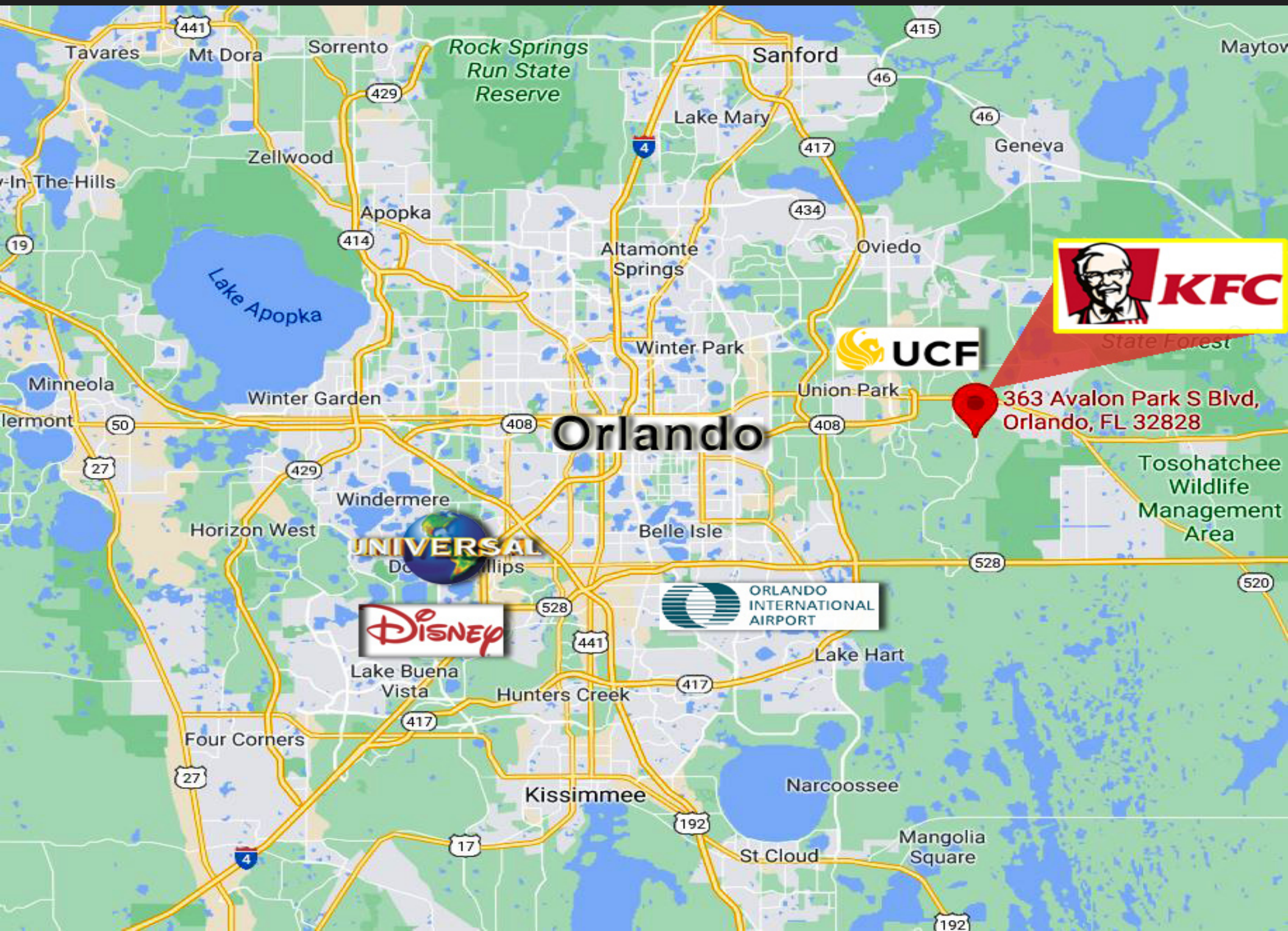
Timber Springs
DENTAL

KFC

Avalon Park Boulevard
(30,439 AADT)

AutoZone
(Under Construction)

LOCATION



LOCATION HIGHLIGHTS

Avalon Park is an 1,860-acre neighborhood located in southeast Orange County, approximately 14 miles east of Downtown Orlando. Avalon Park is a walkable community that includes a mix of housing types, civic uses, office and commercial buildings, and a town center. The area includes approximately 3,400 single-family units, 1,431 multi-family units, and more than half a million square feet of commercial space. Avalon Park has 240 acres of wetlands, 400 acres of upland preserve, 250 acres of man-made lakes, walking and biking trails, and a pool with a cabana located in the center of each neighborhood village.

Orlando, population 285,713, is the fourth largest city in Florida and is the county seat of Orange County. With a population of 1.3 million, Orange County is the fifth most populated county in Florida. Its county seat is Orlando, and Orange County is the central county of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA), also known as Greater Orlando. By population, Greater Orlando is the third largest metropolitan area in Florida and the fifth largest in the southeastern US, with a population of over 2.5 million. Greater Orlando is best known for its tourism industry, which attracts millions of visitors each year. Famous attractions include Walt Disney World, SeaWorld Orlando, and Universal Orlando. In recent years, Orlando's economy has greatly diversified from tourism, and the area is now considered a primary city for the modeling, simulation, and training (MS&T) industry. As a high-tech industrial hub, Orlando has the largest research park in Florida, Central Florida Research Park. Orlando is targeting the biotechnology and life sciences industries, with major new projects clustering in the Lake Nona Medical City, a 650-acre health and life sciences park. Orlando is also home to the University of Central Florida, the largest university in the United States by undergraduate enrollment, as well as the largest by total enrollment, with over 66,000 students.

- Orlando International Airport is the busiest airport in Florida and the 11th busiest airport in the U.S. by total passenger traffic Serving over 22 million passengers annually.
- Orlando is home to Walt Disney World Resort, which covers 27,258 acres, an area twice the size of Manhattan. The resort is the flagship destination of Disney's worldwide worldwide corporate enterprise and is the most visited vacation resort in the world, with an average attendance of over 54 million people annually. Additionally, Disney World is the largest employer in the Orlando MSA and the largest single-site employer in the U.S., with over 74,000 employees.
- The Central Florida Research Park is a research park abutting the main campus of the University of Central Florida in Orlando. CFRP is the largest research park in Florida, the fourth largest in the US by number of companies and the 7th largest research park in the US by number of employees. CFRP is home to numerous centers hosted by the US Department of Defense, UCF, and private corporations.

MAJOR EMPLOYERS IN ORLANDO MSA	# OF EMPLOYEES
WALT DISNEY WORLD RESORT	74,000
UNIVERSAL ORLANDO	20,000
ADVENTIST HEALTH SYSTEM / FLORIDA HOSPITAL	19,304
ORLANDO HEALTH	15,174
UNIVERSITY OF CENTRAL FLORIDA	12,733
LOCKHEED MARTIN	7,000
WESTGATE RESORTS	6,500
SEAWORLD PARKS & ENTERTAINMENT	6,032
DARDEN RESTAURANTS	5,221
SIEMENS	4,448



TENANT PROFILE



KFC was founded by Colonel Harland Sanders in 1930 and is headquartered in Louisville, KY. Colonel Sanders built KFC into what is now the second largest restaurant chain in the world behind only McDonalds in terms of total sales. KFC **operates over 24,000 restaurants in 145 Countries** and is the most popular fried chicken restaurant chain in the world. KFC led all of the Yum! brands concepts in 2018 with 6% sales growth and 2% same store sales growth which beat analysts estimates.

This performance is the result of Yum!’s “Always Original” brand campaign, new initiatives like delivery, and investment in its stores and operations. KFC is currently opening 100 new units per year.

QUICK FACTS

TRADE NAME	KFC
PARENT COMPANY	YUM!
STOCK SYMBOL	YUM (NYSE)
HEADQUARTERS	Louisville, KY
LOCATIONS	24,000
EMPLOYEES	90,000
REVENUE	\$27.9 Billion
WEBSITE	kfc.com

RENT ROLL

KFC's Rent Roll

Rent Schedule	Monthly Rent	Annual Rent	Increases
Years 1-5	\$6,458.33	\$77,500	10%
Years 6-10	\$7,104.00	\$85,248	10%
Years 11-15	\$7,815.00	\$93,780	10%
Years 16-20	\$8,596.00	\$103,152	10%
Option Periods			
Years 21-25	\$9,456.00	\$175,692	10%
Years 26-30	\$10,401.25	\$193,261	10%
Years 31-35	\$11,442.00	\$212,587	10%
Years 36-40	\$12,585.50	\$233,846	10%

KFC
FRIDAY
Specials

SAVE 30%

KFC's 4X SAFETY
SCREENING • SANITIZATION • CONTACTLESS • SOCIAL DISTANCING

4pc HOT & CRISPY
6pc HOT WINGS
6pc HOT WINGS
4pc HOT WINGS

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions

* T&C Apply

STATE OVERVIEW

FLORIDA OVERVIEW

Florida had the second-biggest population gain of any state in the nation, behind only Texas. The Sunshine State, adding more than 1,000 people a day, is nearly up a half-million people on New York, which it surpassed a year ago to become the third most-populous state, according to U.S. Census Bureau estimates released Tuesday. Florida, with an estimated 20,271,272 residents as of July 1, is also growing faster than a year earlier, when 803 people a day were being added to the state's head count. "Gov. [Rick] Scott is proud that more people continue to move to Florida," Scott spokeswoman Jackie Schutz said in a statement. "Our hardworking businesses have created more than 1 million jobs in just five years, we have historic funding for education and we are in a 44-year low on our crime rate." Part of the state's growth is attributed to an exodus from the economically challenged U.S. territory of Puerto Rico, which the Census report said declined in population by 1.7 percent over the past year. In overall population, Florida remains behind California, now with 39.14 million residents, and Texas, with 27.5 million people. Only Texas had more net population growth in the past year than Florida, growing by 490,036 residents to Florida's 365,703. California added 352,527 people. Georgia was fourth with 117,728 new residents. Florida's talent pipeline is consistently ranked among the best in the nation. Much credit for the excellent skills of the Florida workforce can be given to the state's excellent educational institutions and unique workforce training programs. As of July 2018, Florida has become a \$1 trillion economy. *If Florida was its own nation, it would be the 18th largest economy in the world.*

Ranked No. 1 state in the Nation for *higher education* (2019, 2018, 2017) by U.S. News & World Report

No. 1 for *natural environment* In U.S. by U.S. News & World Report

No. 2 state in the nation for *economic growth* By U.S. News & World Report

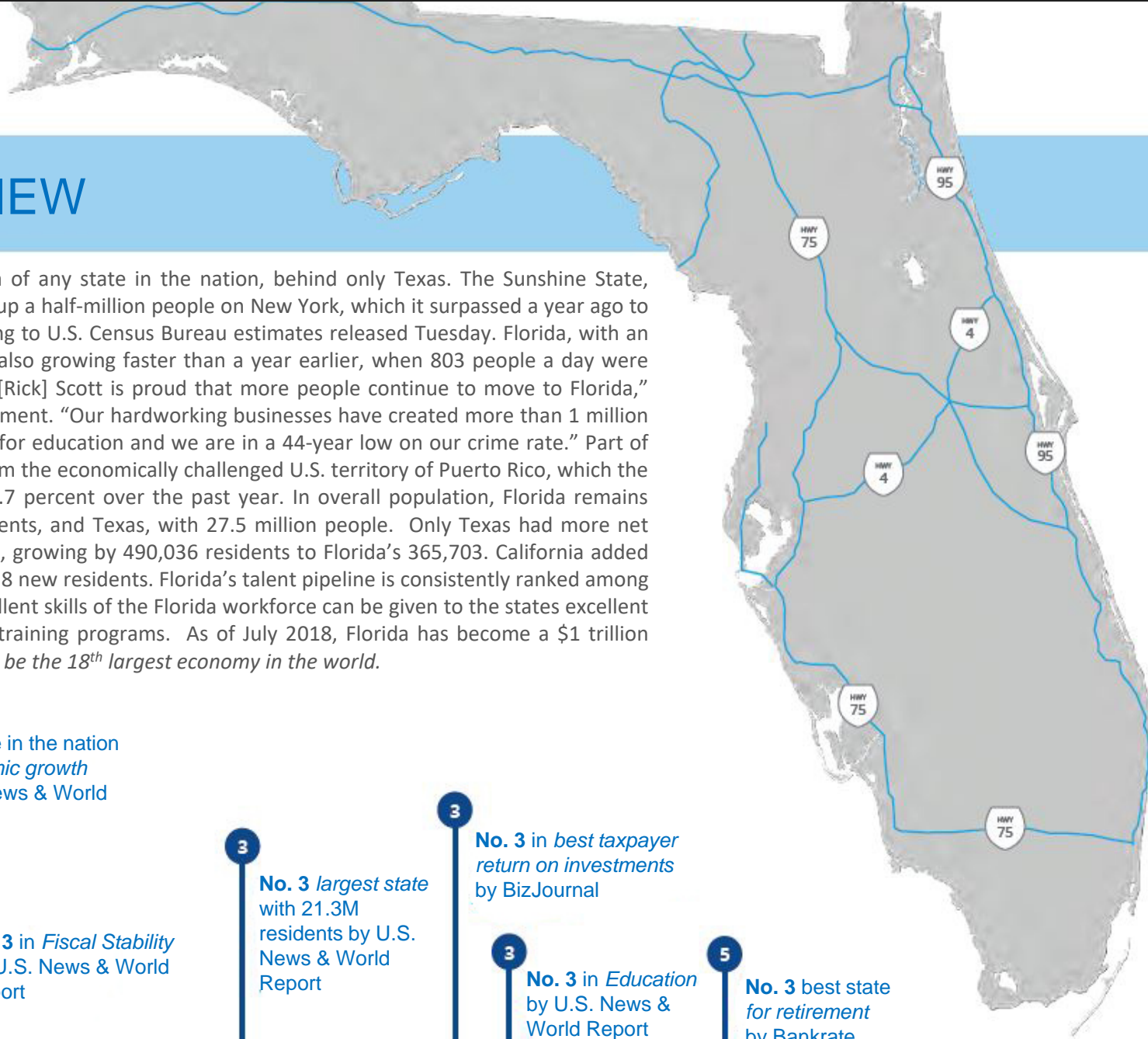
No. 3 in *Fiscal Stability* By U.S. News & World Report

No. 3 largest state with 21.3M residents by U.S. News & World Report

No. 3 in *best taxpayer return on investments* by BizJournal

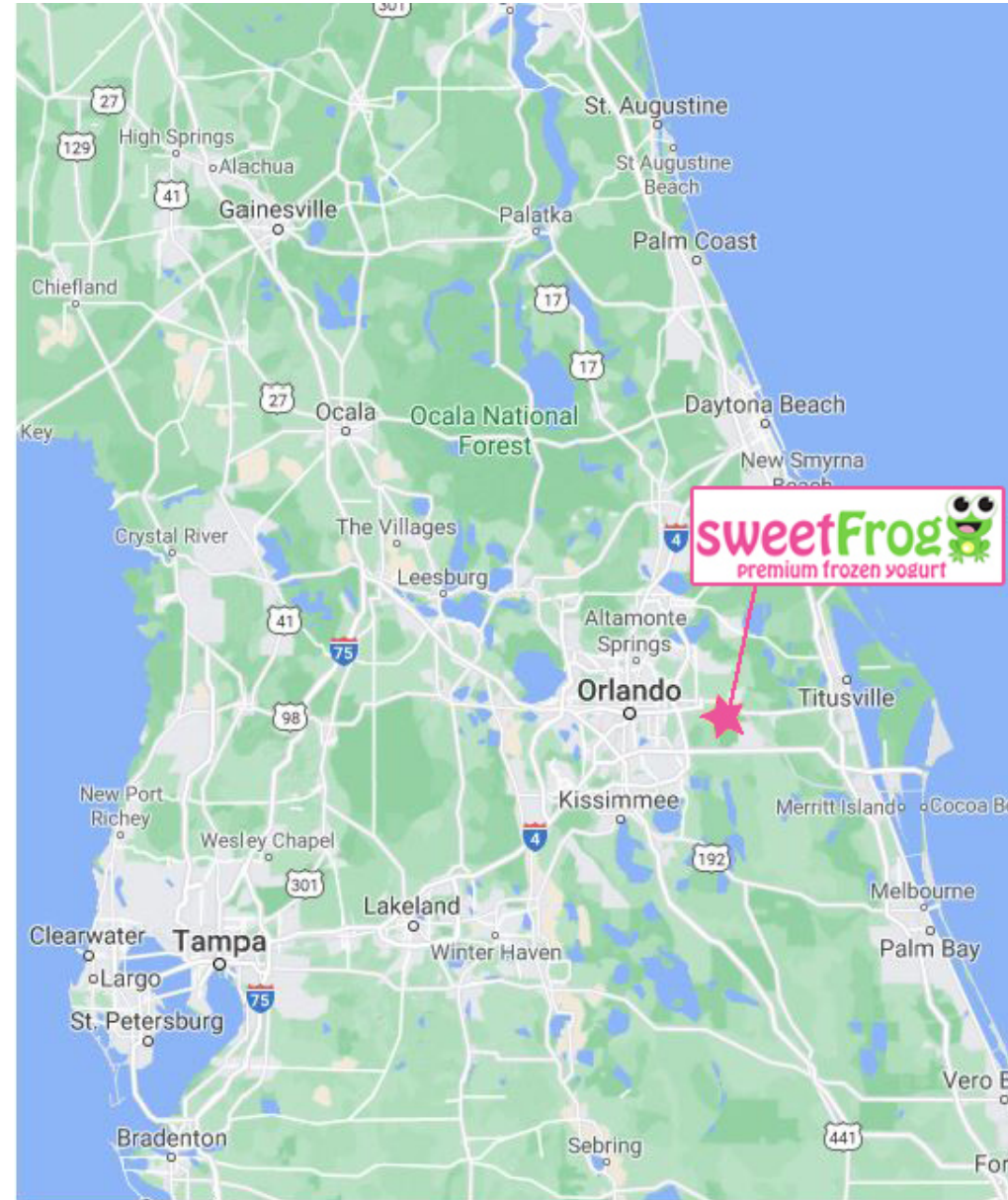
No. 3 in *Education* by U.S. News & World Report

No. 3 best state for *retirement* by Bankrate



DEMOGRAPHICS

2020 SUMMARY	1 Mile	3 Miles	5 Miles
Population	11,340	70,517	138,127
Households	3,384	23,943	45,141
Families	2,559	17,073	30,077
Average Household Size	3.35	2.88	2.80
Owner Occupied Housing Units	2,422	16,369	27,454
Renter Occupied Housing Units	962	7,575	17,687
Median Age	32.5	33.3	30.8
Average Household Income	\$112,181	\$98,633	\$87,687
2025 ESTIMATE	1 Mile	3 Miles	5 Miles
Population	12,113	75,659	148,191
Households	3,598	25,648	48,523
Families	2,717	18,240	32,271
Average Household Size	3.36	2.89	2.81
Owner Occupied Housing Units	2,578	17,562	29,589
Renter Occupied Housing Units	1,021	8,086	18,934
Median Age	33.3	34.4	31.8
Average Household Income	\$127,805	\$111,733	\$98,038



NET LEASE DISCLAIMER

Solid Investments hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Solid Investments has not and will not verify any of this information, nor has Solid Investments conducted any investigation regarding these matters. Solid Investments makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Solid Investments expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all Legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Solid Investments and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

Exclusively Marketed By

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