



KFC & TACO BELL
808 MAIN STREET
PRESQUE ISLE, MAINE 04769

OFFERING MEMORANDUM

Represented By:
JUSTIN ZAHN
justin@ciadvisors.com

Represented By:
JUSTIN CARLSON
jcarlson@ciadvisors.com

COMMERCIAL INVESTMENT ADVISORS, INC. CIA BROKERAGE COMPANY

9383 East Bahia Drive, Suite 130 | Scottsdale, Arizona 85260
480.214.5088 – Office | www.ciadvisors.com

In Association with Maine Designated Broker:
Brian Brockman | Bang Realty-New England, Inc. | ME License # DB921170

CIA
commercial
investment
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INVESTMENT OVERVIEW

KFC & TACO BELL
PRESQUE ISLE, MAINE

KFC & TACO BELL

LOCATION	808 Main Street Presque Isle, Maine 04769
MAJOR CROSS STREETS	On Main Street, South of Maysville St
TENANT	FQSR, LLC dba. KBP FOODS
PURCHASE PRICE	\$3,333,000
CAP RATE	5.25%
ANNUAL RENT	\$175,000
GROSS LEASEABLE AREA	±3,369 SF
RENTAL ESCALATIONS	7% Every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT REMODELED	1987 2013
LOT SIZE	±1.71 Acres
LEASE EXPIRATION	July 31, 2041
OPTIONS	Two 5-Year Renewal Options

POINTS OF INTEREST

SHOPPING | ENTERTAINMENT: Major retailers in Presque Isle include Walmart Supercenter, Lowe's Home Improvement, Tractor Supply Co., Dollar Tree, JCPenney, Marden's, Harbor Freight Tools, Rent-A-Center, Graves' Supermarket, IGA, AutoZone, O'Reilly Auto Parts, Advance Auto Parts, NAPA Auto Parts, Walgreens, Wireless Zone (Verizon), US Cellular, etc.

HIGHER EDUCATION: 2 miles from Northern Maine Community College (a public community college offering associate degree programs with 829 students); 2 miles from University of Maine at Presque Isle (a public university offering 1 master degree, 22 bachelor's degree, 7 associate degrees, 40 minors & 5 certificate programs with 666 students)

HEALTH CARE: Less than 3 miles from Northern Light AR Gould Hospital (the largest hospital in Northern Maine with 89 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)

RARE DUAL BRANDED CONCEPT: YUM! Brands is No Longer Issuing New Dual Brand Franchise Agreements. This Store is Grandfathered in Offering the Best of YUM! Brands Under One Roof!

HIGH VOLUME SALES LOCATION | PENDING REMODEL: Successfully Open & Operating for Decades with Sales Well Above National Average & an Attractive 7.20% Rent to Sales Ratio! Remodeled in 2013 with Next Remodel Slated for 2025 - Showing Tenant's Commitment to This Location!

LARGE PARCEL | TRAFFIC COUNTS: Situated on a Large ±1.71 Acre-Parcel at a Signalized Intersection with Great Drive-By Visibility & Access on Main St (Main North/South Thoroughfare), Across the Street from Walmart Supercenter in Dominant Retail Corridor where Traffic Counts Exceed 23,060 CPD!

2021 DEMOGRAPHICS (5-MI): Total Population: 9,509 | Average Household Income: \$68,561



FINANCIAL ANALYSIS

SUMMARY

TENANT	FQSR, LLC dba. KBP Foods	LOT SIZE	±1.71 Acres
PURCHASE PRICE	\$3,333,000	EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
CAP RATE	5.25%	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
GROSS LEASABLE AREA	±3,369 SF		
YEAR BUILT REMODELED	1987 2013		

RENT ROLL

TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ. FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
FQSR, LLC dba. KBP Foods	3,369	Years 1-5: 07/27/21 to 07/31/26	Current	\$175,000	5.25%
		Years 6-10: 08/01/26 to 07/31/31	7.00%	\$187,250	5.62%
		Years 11-15: 08/01/31 to 07/31/36	7.00%	\$200,358	6.01%
		Years 16-20: 08/01/36 to 07/31/41	7.00%	\$214,383	6.43%
RENEWAL OPTIONS		1st Option: 08/01/41 to 07/31/46	7.00%	\$229,389	
		2nd Option: 08/01/46 to 07/31/51	7.00%	\$245,447	

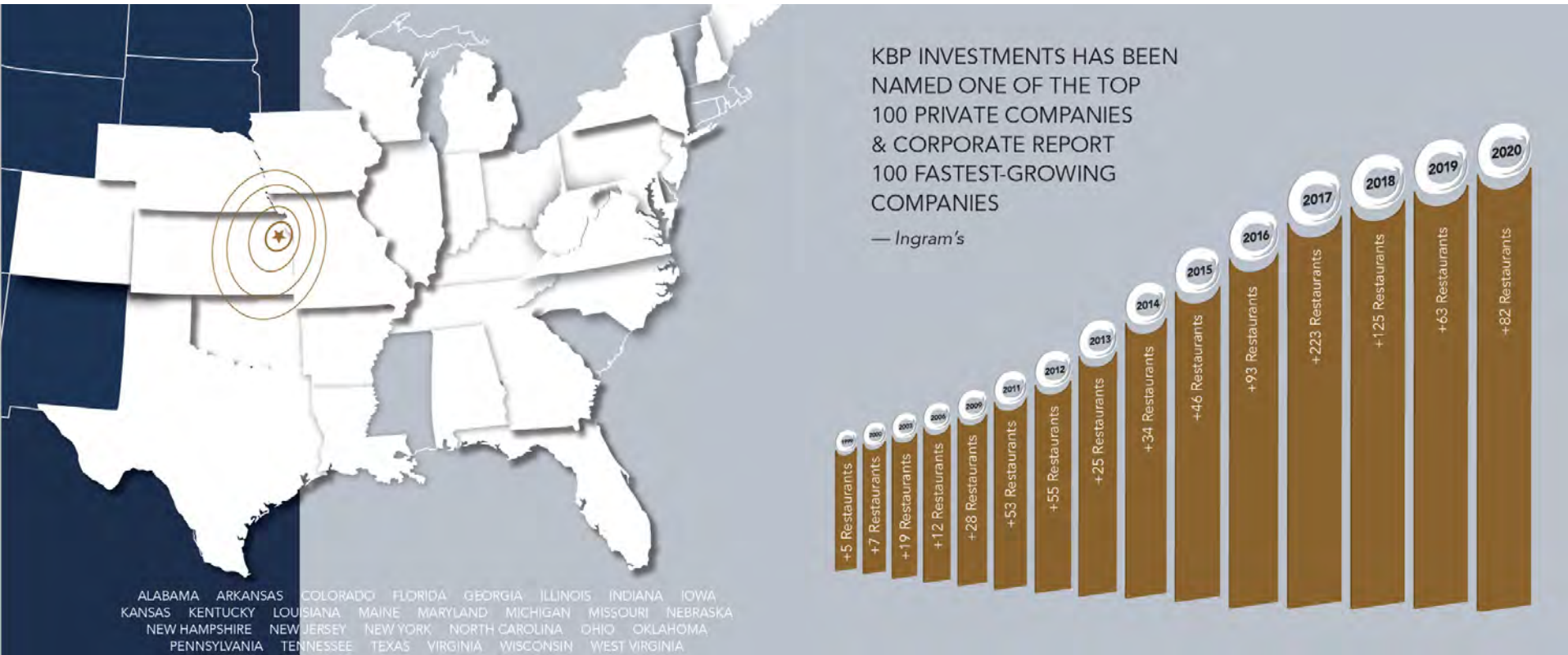
KFC & TACO BELL | PRESQUE ISLE, MAINE

TENANT OVERVIEW

KFC & TACO BELL
PRESQUE ISLE, MAINE



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

SITE PLAN

N

MAYSVILLE ST 7,855 CPD

1

MAIN ST 15,212 CPD



LOT SIZE
±1.71 Acres
GLA
±3,369 SF

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COMMERCIAL INVESTMENT ADVISORS, INC. | CIA BROKERAGE CO. | 9383 EAST BAHIA DRIVE | SUITE 130 | SCOTTSDALE, AZ 85260 | WWW.CIADVISOR.COM
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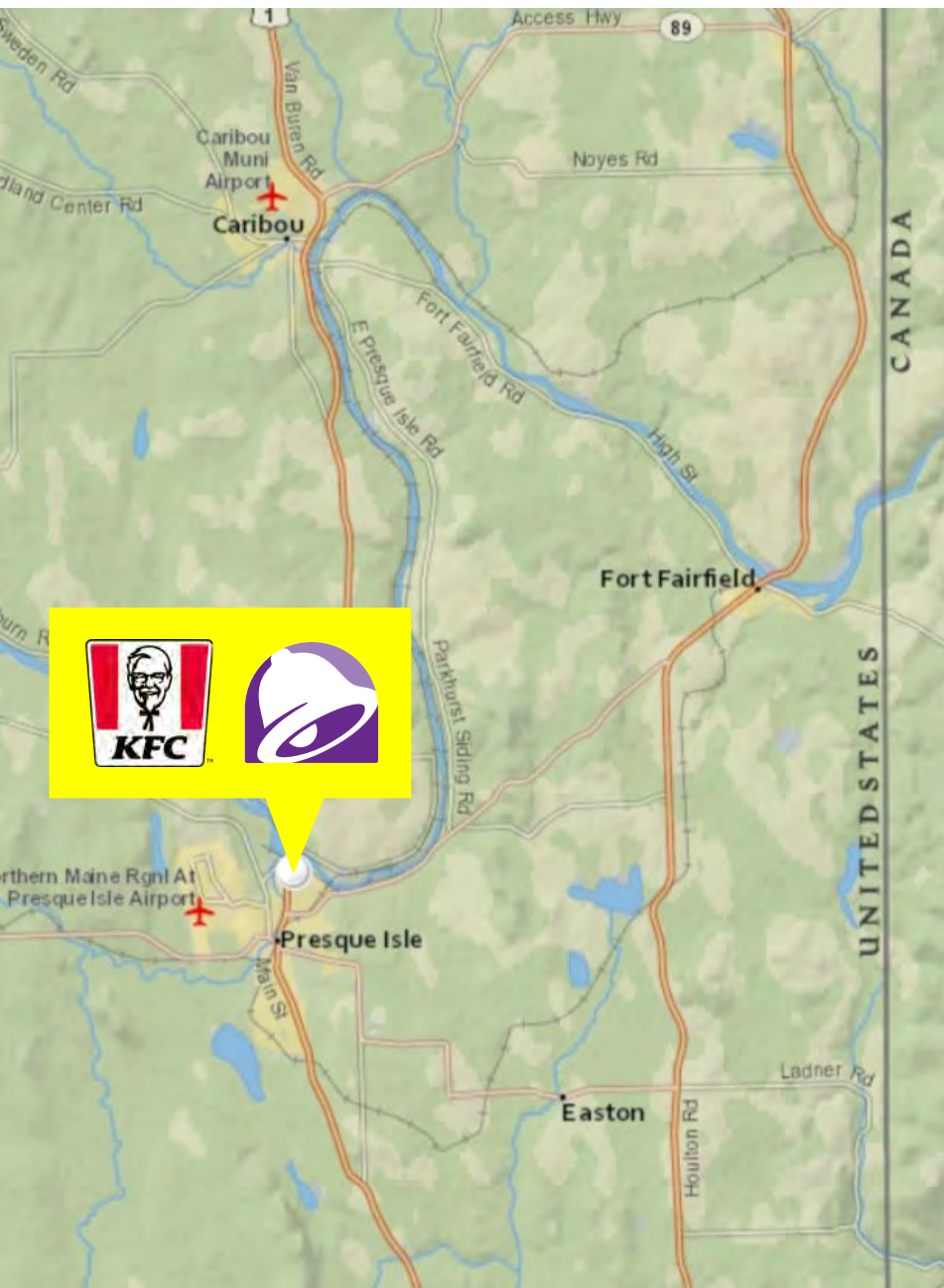
PRESQUE ISLE CITY VIEW



KFC & TACO BELL | PRESQUE ISLE, MAINE

LOCATION OVERVIEW

KFC & TACO BELL
PRESQUE ISLE, MAINE



Presque Isle is the commercial center and largest city in Aroostook County. Due to being Aroostook County's largest city, Presque Isle is the retail center for a large number of both American and Canadian towns. The Aroostook Centre Mall became a major shopping center for residents during the 1990s. A Walmart Supercenter also attracts a large number of shoppers. Agriculture remains a top industry of Presque Isle and the surrounding area, with potatoes being the top crop. During the winter months many local businesses rely on the snowmobiling industry as there is a highly regarded trail system connecting far away towns and cities with Presque Isle. Presque Isle is also home to a significant industrial park near the Presque Isle International Airport.

The **University of Maine at Presque Isle** is a public university, it is part of the University of Maine System. UMPI currently offers 1 master's degree program, 22 baccalaureate degree programs, 7 associate degrees, 40 minor programs, and 5 certificate programs. In addition, the university also offers a Geographic Information Systems certificate program, a Mental Health Rehabilitation Technician/Community Certification, and a 1-year Teacher Certification Program with 666 students.

Northern Light AR Gould Hospital, a leading provider of healthcare services in Northern Maine, is an acute care hospital located in Presque Isle. The connection with Northern Light Health allows A.R. Gould Hospital to offer a wide range of healthcare services not typically available in rural communities. A.R. Gould has more than 60 physicians on their active medical staff and a team of more than 1,000 employees. A.R. Gould Hospital offers a variety of services including advanced cancer care, cardiology, dialysis, sleep medicine, imaging, emergency response, orthopedic services, primary care, pediatric primary care, OBGYN services, as well as mental and behavioral health services with 89 licensed beds.

2021 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Total Population	1,910	7,688	9,509
Daytime Demographics Age 16+	3,483	11,972	12,709
Population Median Age	38.7	41.5	41.8
Average Household Income	\$49,801	\$64,301	\$68,561

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FOR MORE INFORMATION:

JUSTIN ZAHN

Vice President
O +1 480 718 5555
C +1 402 730 6021
justin@ciadvisors.com

JUSTIN CARLSON

Senior Investment Advisor
O +1 480 214 5089
C +1 480 580 8723
jcarlson@ciadvisors.com

BRIAN BROCKMAN

Designated Broker
ME License # DB921170

