



REPRESENTATIVE PHOTO

KFC & TACO BELL
1991 MEMORIAL DRIVE
PULASKI, VIRGINIA 24301

**OFFERING
MEMORANDUM**

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COMMERCIAL INVESTMENT ADVISORS, INC.
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In Association with Virginia Designated Broker:
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CIA
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investment
advisors

INVESTMENT OVERVIEW

KFC & TACO BELL
PULASKI, VIRGINIA

KFC & TACO BELL

LOCATION	1991 Memorial Drive Pulaski, Virginia 24301
MAJOR CROSS STREETS	Corner of Memorial Dr & Bob White Blvd
TENANT	FQSR, LLC dba. KBP FOODS
PURCHASE PRICE	\$2,444,000
CAP RATE	4.50%
ANNUAL RENT	\$110,000
GROSS LEASEABLE AREA	±2,702 SF
RENTAL ESCALATIONS	7% Every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT REMODELED	1990 2018
LOT SIZE	±2.405 Acres
LEASE EXPIRATION	November 30, 2041
OPTIONS	Two 5-Year Renewal Options

POINTS OF INTEREST

SHOPPING | ENTERTAINMENT: Major retailers in Pulaski include Tractor Supply Co., Badcock Home Furniture, Dollar General, Dollar Tree, Family Dollar, Ollie's Bargain Outlet, Food Lion, Food City, Aaron's, Walgreens, CVS, Advance Auto Parts, O'Reilly Auto Parts, T-Mobile, etc.; 5 miles to the nearest Walmart Supercenter (Dublin); Dining options include McDonald's, Taco Bell, Wendy's, Sonic Drive-In, Hardee's, Little Caesars, Subway, etc.

HIGHER EDUCATION: 6 miles from New River Community College (a public community college offering various degree programs with a total enrollment of 4,419 students)

HEALTH CARE: 2 miles from LewisGale Hospital Pulaski (a general medical & surgical hospital with 147 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 ±800 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 Franchisee Agreements. This Store is Grandfathered in Offering the Best of YUM! Brands Under One Roof!

SEASONED SALES LOCATION | RECENT REMODEL: Successfully Open & Operating for Decades with an Attractive 7.82% Rent to Sales Ratio! Recently Remodeled to KFC's Newest "American Showman" Prototype in 2018 - Showing Tenant's Commitment to the Location!

LARGE PARCEL | TRAFFIC COUNTS: Situated on a Large ±2.405-Acre Lot | Positioned on a Signalized, Hard Corner of Memorial Dr & N Ridge St with Great Drive-By Visibility & Access where Traffic Counts Exceed 11,030 CPD!

2021 DEMOGRAPHICS (5-MI): Total Population: 17,824 | Average Household Income: \$67,464



FINANCIAL ANALYSIS

SUMMARY

TENANT	FQSR, LLC dba. KBP Foods	LOT SIZE	±2.405 Acres
PURCHASE PRICE	\$2,444,000	EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
CAP RATE	4.50%	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
GROSS LEASABLE AREA	±2,702 SF		
YEAR BUILT REMODELED	1990 2018		

RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY	
TENANT NAME	SQ. FT.	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
FQSR, LLC dba. KBP Foods	2,702	Years 1-5: 11/02/21 to 11/30/26	Current	\$110,000	4.50%
		Years 6-10: 12/01/26 to 11/30/31	7.00%	\$117,700	4.82%
		Years 11-15: 12/01/31 to 11/30/36	7.00%	\$125,939	5.15%
		Years 16-20: 12/01/36 to 11/30/41	7.00%	\$134,755	5.51%
					5.00% AVG ANNUAL RETURN
RENEWAL OPTIONS		1st Option: 12/01/41 to 11/30/46	7.00%	\$144,188	
		2nd Option: 12/01/46 to 11/30/51	7.00%	\$154,281	

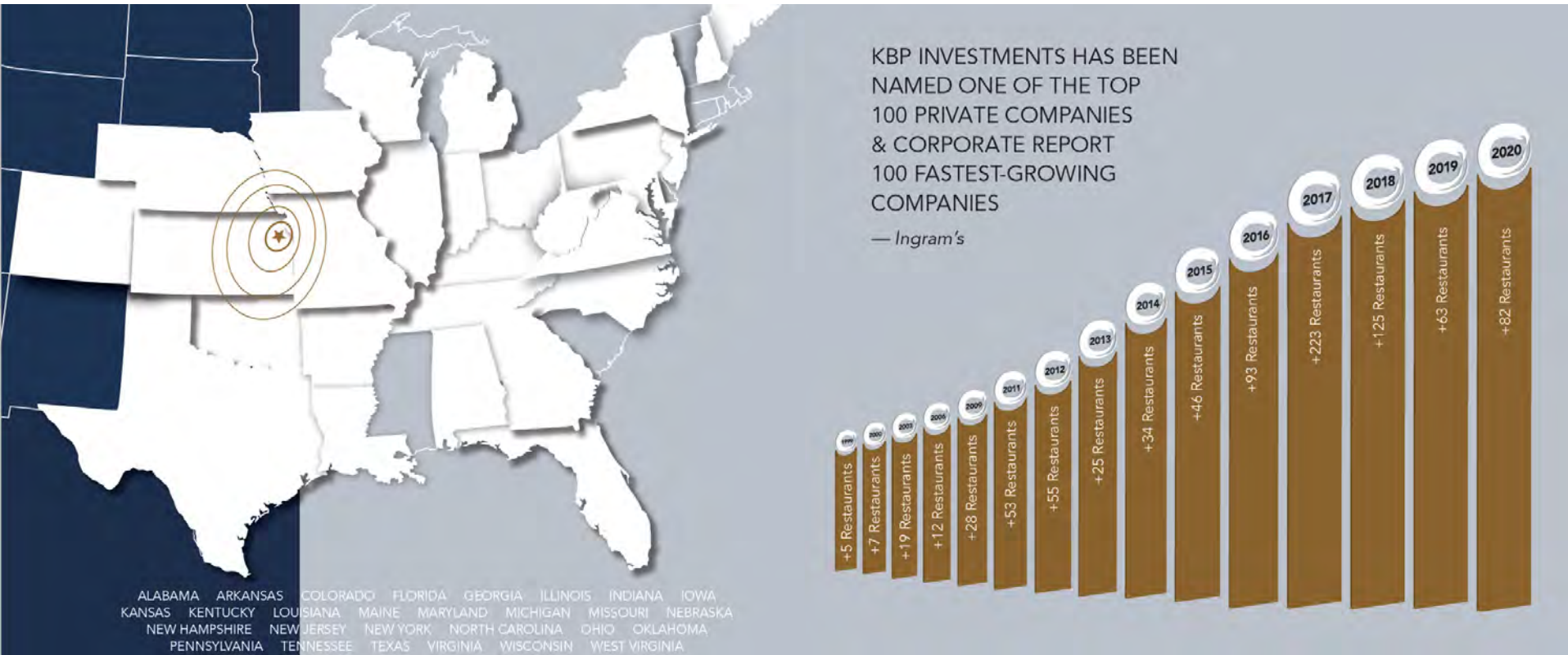
KFC & TACO BELL | PULASKI, VIRGINIA

TENANT OVERVIEW

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PULASKI, VIRGINIA



KBP Foods* operates ±800 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.



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±2,702 SF

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

PULASKI



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PULASKI CITY VIEW

**PULASKI COUNTY
HIGH SCHOOL**
1,311 STUDENTS



bimmerworld

**IMPERIAL
GROUP**

FONTAINE
PULASKI, VIRGINIA

GRUPO PHOENIX

FedEx

GALA GROUP
world of candles & scents

VOLVO
TRUCKS ASSEMBLY
PLANT

**PULASKI
ELEMENTARY**
527 STUDENTS

LewisGale Hospital
Pulaski
147 BEDS

OLLIE'S
GOOD STUFF CHEAP

the Y

**SOUTHWEST VIRGINIA
GOVERNOR'S SCHOOL**
152 STUDENTS



RICK USA
stamping corporation

**EAST PENN
MFG**

**NRV
PACKAGING**

**PULASKI
MIDDLE SCHOOL**
411 STUDENTS

**O'Reilly
AUTO PARTS**

**CRITZER
ELEMENTARY**
423 STUDENTS

JamesHardie

**THE TOWN OF
PULASKI
VIRGINIA**

FOOD CITY

CVS

**THE NEWCAN
COMPANY**

CINTAS

DOLLAR GENERAL

**Advance
Auto Parts**

Badcock & more
HOME FURNITURE
FAMILY DOLLAR **FOOD LION**

**DOLLAR
TREE**

KFC & TACO BELL | PULASKI, VIRGINIA

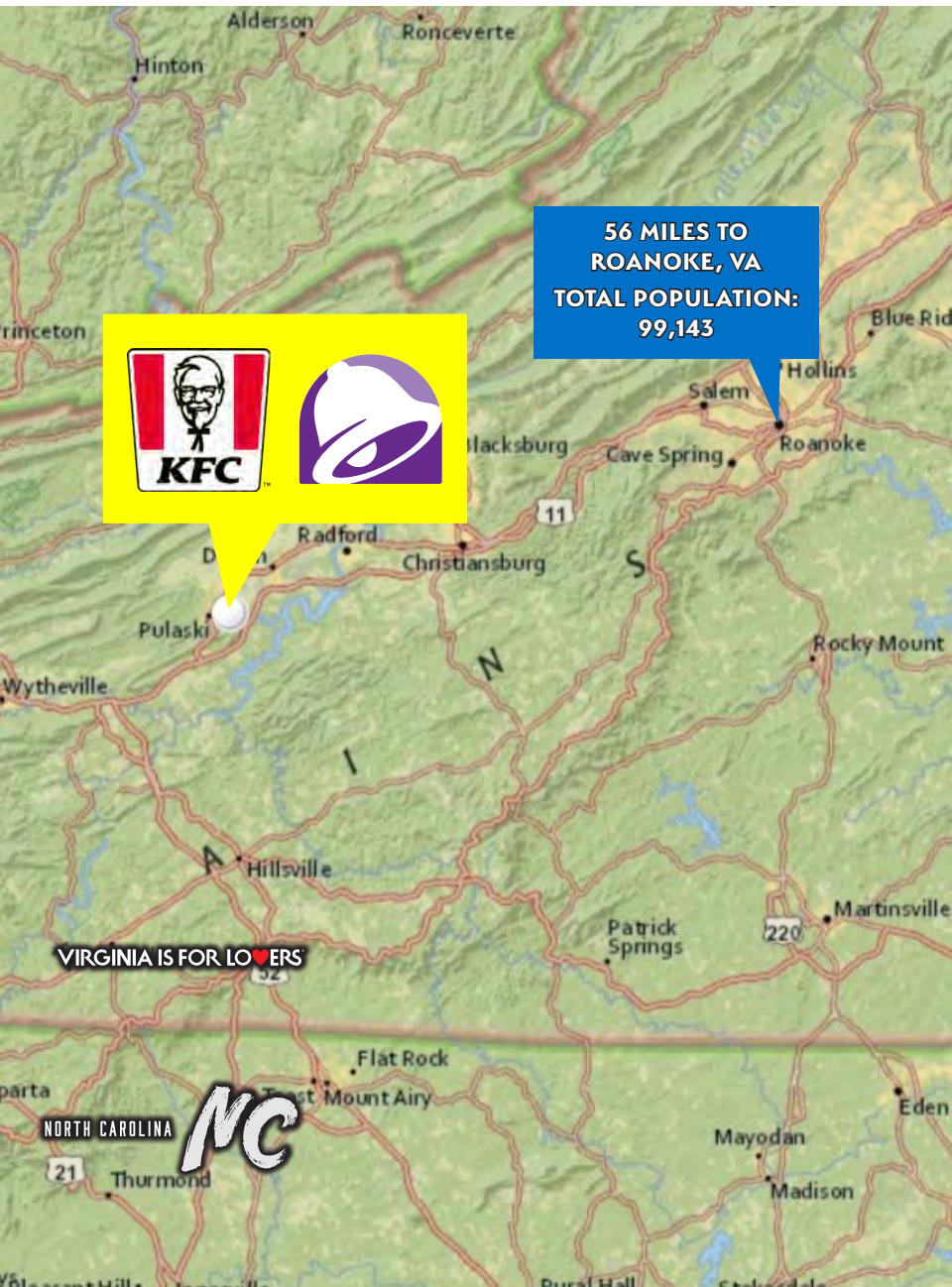
PULASKI/DUBLIN



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LOCATION OVERVIEW

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PULASKI, VIRGINIA



Pulaski is the county seat of Pulaski County. Pulaski is part of the Blacksburg–Christiansburg Metropolitan Statistical Area.

Centrally located in the heart of the New River Valley, Pulaski has direct access to I-81, is just 10 miles from I-77 and 10 hours from half of the U.S. population, and an international airport. **New River Community College** provides quality and affordable education for residents. Outdoor amenities like the two most-visited state parks in Virginia provide constant healthy entertainment. Not to mention, Pulaski County is also home to a number of international businesses, such as the largest **Volvo Trucks Assembly Plant** in the U.S. and **GALA North America Inc.**, an industry leading automated production facility.

Volvo Trucks Assembly Plant (Dublin) is the largest Volvo Truck manufacturing facility in the world (1.6 million SF). The plant is certified under the ISO 9001 quality, ISO 14001 environmental, and ISO 50001 energy standards. The New River Valley plant produces all Volvo trucks sold in North America, including the VNM, VNL, VNX, VHD and VAH models.

Gala Group (Dublin) manufactures high quality scented & unscented candles, home scents & home decor products.

Koinonia Foams (Dublin) produces technical parts & foam tapes for many market areas, for most diverse applications, like soundproofing, thermal insulation, anti-vibration, sealing & more.

Grupo Phoenix (Dublin) a rigid packaging who specializes in innovation custom solutions, focusing on plastic & paper cup solutions. They are currently the strategic packaging partner for multiple categories & segments such as desserts, dairy, coffee, beverages, ice cream, soups, spreads, cosmetics, etc.

Red Sun Farms (Dublin) the largest fully integrated high tech greenhouse company in North America to own & operate farms in all three NAFTA countries: Canada, Mexico & the U.S.

2021 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Total Population	3,330	11,499	17,824
Labor Population Age 16+	2,740	9,570	14,998
Population Median Age	43.8	45.2	45.5
Average Household Income	\$54,547	\$59,571	\$67,464

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By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

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