

CONFIDENTIAL OFFERING MEMORANDUM

FOR SALE

KFC & TACO BELL

TAMPA, FL



**BLUE
WEST**
CAPITAL



KFC & TACO BELL
4302 N Armenia Avenue
Tampa, FL 33607

DEAL TEAM

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INVESTMENT HIGHLIGHTS

- Located in Tampa, the 4th largest MSA in the Southeast
- Long-term lease with over 11 years remaining
- 10% rental increases every five years (next in March 2023)
- Absolute triple net lease with zero landlord responsibilities
- Tenant (KBP Foods) is the largest KFC franchisee in the U.S. with 800+ locations and projected 2021 sales of \$950 million
- Positioned just south of the heavily trafficked signalized intersection of N Armenia Avenue and W M.L.K Jr. Blvd (55K VPD)
- Located approximately one-half mile east of St. Joseph's Hospital and one mile east of Raymond James Stadium (home of the Buccaneers)
- Positioned just east of Tampa International Airport
- Densely populated area with over 137,000 people living within three miles
- Florida is an income tax-free state
- Rare dual branded concept featuring KFC and Taco Bell as YUM! Brands is no longer issuing dual brand franchise agreements and this location is grandfathered in



LONG-TERM LEASE



Long-term lease with 10% increases every five years (next on March 2023)

STRONG TENANT



Tenant is the largest KFC operator in the U.S. with 800+ locations

EXCELLENT LOCATION



Infill location with over 137,000 people within three miles and high barriers to entry.

INVESTMENT OVERVIEW



KFC & TACO BELL
4302 N ARMENIA AVENUE
TAMPA, FL 33607

\$2,971,264
PRICE

4.35%
CAP RATE

\$129,250
NOI

1999
YEAR BUILT

39,790 SF
LAND SIZE

3,405 SF
BUILDING SIZE

LEASE OVERVIEW

RENT COMMENCEMENT	February 25, 2013
LEASE EXPIRATION	February 28, 2033
RENTAL ESCALATIONS	10% Every 5 Years
RENEWAL OPTIONS	Two 5-Year
TENANT	FQSR, LLC (dba KBP Foods, LLC)
LEASE TYPE	Absolute Triple Net
LANDLORD RESPONSIBILITIES	None

NOI SCHEDULE

DATE	NOI	PERIOD	INCREASE	CAP RATE
CURRENT	\$129,250	Primary Term	-	4.35%
03/01/2023	\$142,175	Primary Term	10.0%	4.79%
03/01/2028	\$156,393	Primary Term	10.0%	5.26%
03/01/2033	\$172,032	Option 1	10.0%	5.79%
03/01/2038	\$189,235	Option 2	10.0%	6.37%

SITE PLAN

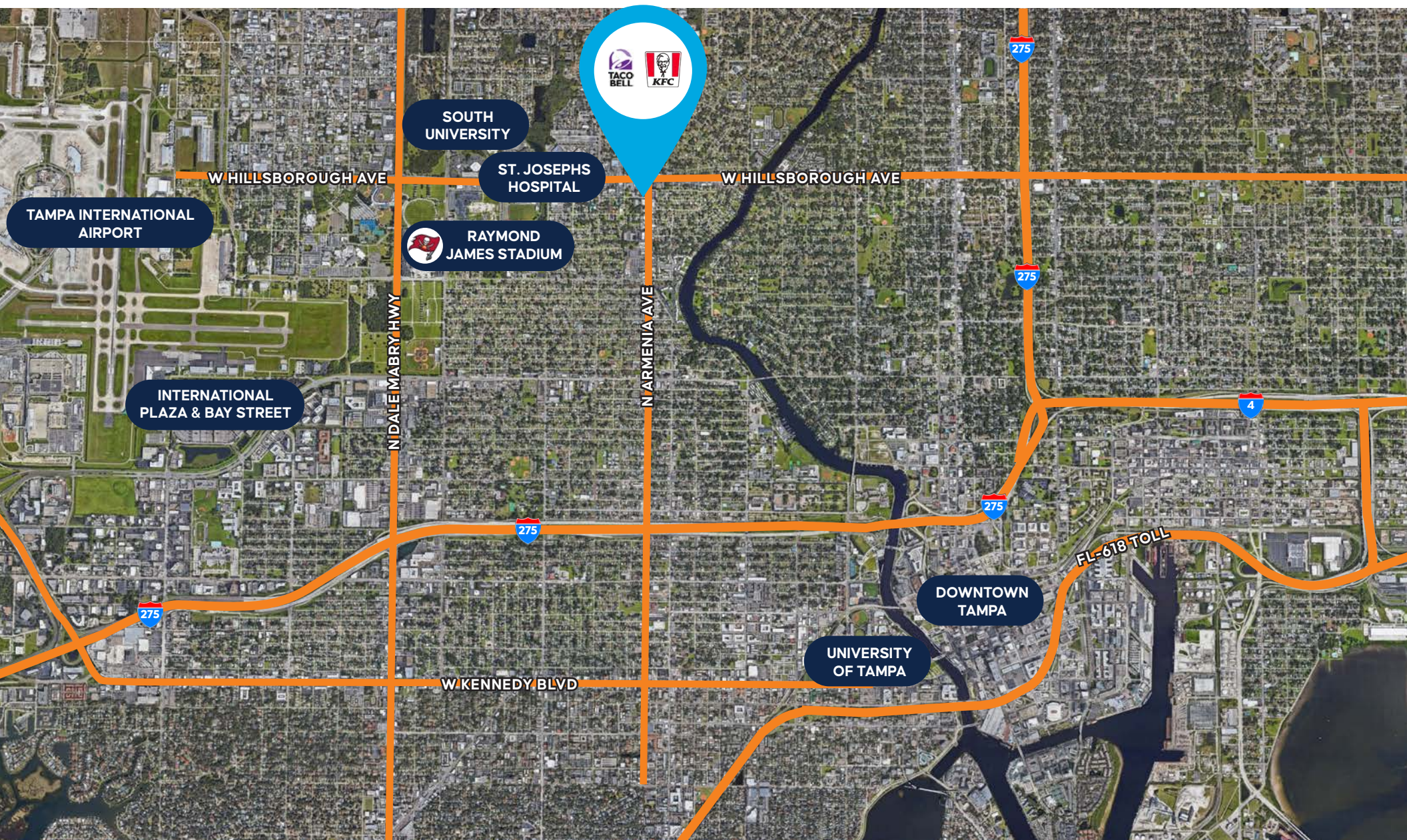


AERIAL SOUTHWEST



SITE SURROUNDINGS

TAMPA, FL





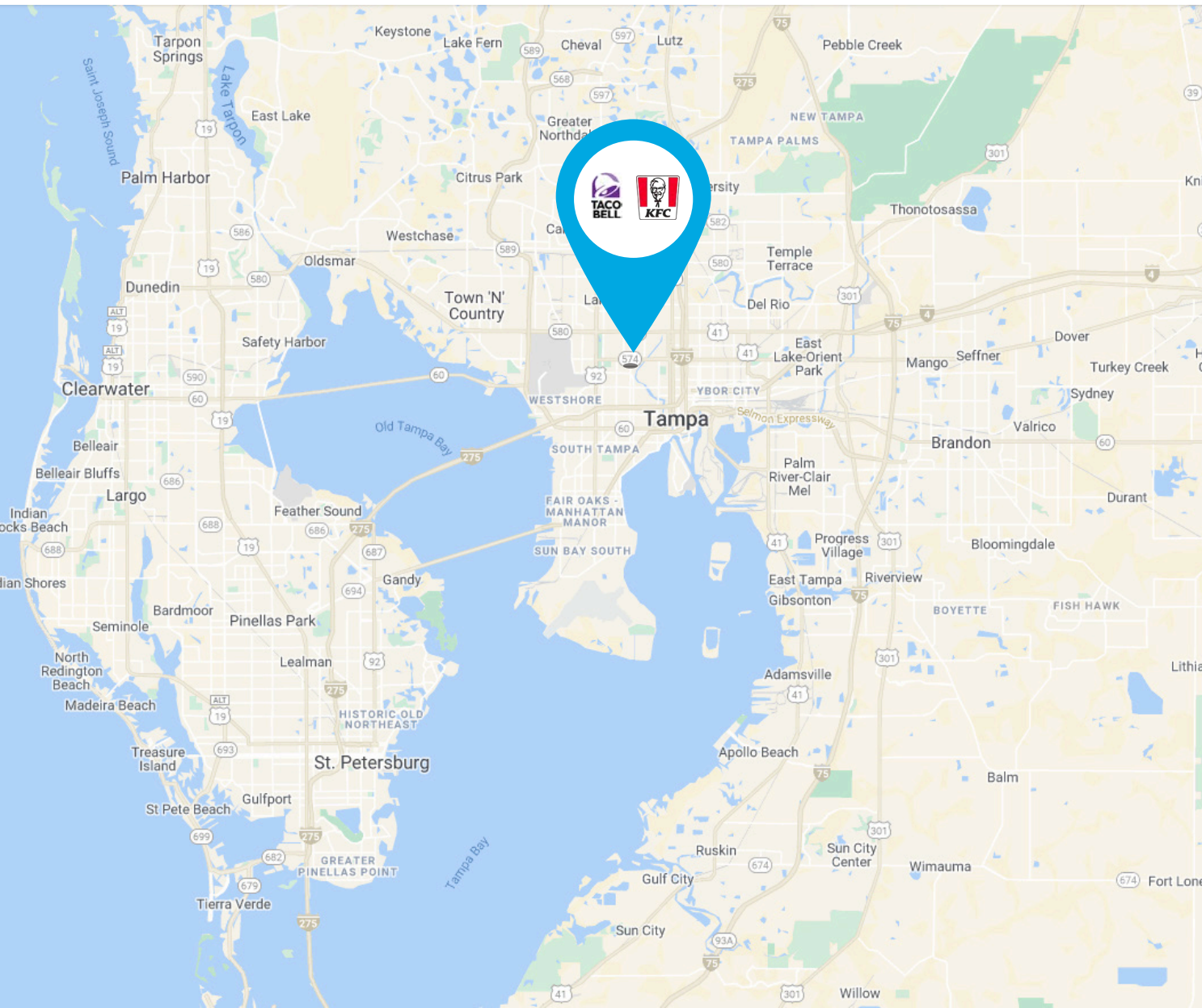
1 mile	15,538
3 miles	137,366
5 miles	298,613



1 mile	6,355
3 miles	55,319
5 miles	122,055



1 mile	\$55,624
3 miles	\$63,300
5 miles	\$80,311



TENANT OVERVIEWS



[KFC.COM](https://www.kfc.com)

Kentucky Fried Chicken (KFC) is an American fast food restaurant chain headquartered in Louisville, Kentucky that specializes in fried chicken. It is the world's second-largest restaurant chain (based on sales) after McDonald's and has over 24,000 locations globally in 145 countries. The chain is a subsidiary of Yum! Brands, a restaurant company that also owns the Pizza Hut, Taco Bell, The Habit Burger Grill and WingStreet chains.



[TACO BELL.COM](https://www.tacobell.com)

Taco Bell is an American-based chain of fast food restaurants originating in Irvine, CA. The restaurants serve a variety of Mexican-inspired foods, that include: tacos, burritos, quesadillas, nachos, novelty and specialty items, along with a variety of "value menu" items. There are over 7,000 Taco Bell locations.

KBP FOODS

KBP Foods is a KFC franchisee and is part of KBP Brands, which has been named one of the **10 Fastest-Growing Restaurant Chains** and one of the **Top 100 Fastest-Growing Businesses in North America**. Currently, KBP Brands operates 800+ restaurants across 25+ states throughout the U.S. KBP Foods was founded in 1999.

[KBP-FOODS.COM](https://www.kbp-foods.com)

LOCATIONS

24,000+
KFC

7,000+
TACO BELL

800+
KBP FOODS

LOCATION OVERVIEW

TAMPA, FL

TAMPA is a major city on the Gulf Coast of the U.S. state of Florida. The Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area is a four-county area composed of roughly 3.1 million residents, making it the second largest MSA in the state and the fourth largest in the Southeastern U.S., behind Washington, D.C., Miami, and Atlanta.

Finance, retail, healthcare, insurance, shipping by air and sea, national defense, professional sports, tourism, and real estate all play vital roles in the area's economy. There are several Fortune 1000 companies that are headquartered in the metropolitan area, including OSI Restaurant Partners, WellCare, TECO Energy, and Raymond James Financial. Other companies headquartered in Tampa include Greenway Health, Masonite International, Sykes Enterprises, Cott Corporation, Checkers and Rally's and The Mosaic Company.

Tampa is home to three professional sports teams, the Buccaneers, Lightning, and Rays. The city is home to the main campus of the University of South Florida (50,000 students) and University of Tampa (10,000 students).



PROFESSIONAL SPORTS TEAMS



COLLEGES

UNIVERSITY OF SOUTH FLORIDA
UNIVERSITY OF TAMPA

2ND

LARGEST MSA
IN FLORIDA

3.1^{MILLION}

RESIDENTS
IN MSA



ABOUT US

BLUE WEST CAPITAL

Blue West Capital focuses exclusively on the acquisition and disposition of single-tenant net leased properties, retail shopping centers, and commercial investment properties nationwide. We do this by leveraging our 70+ years of combined commercial real estate experience with our proprietary marketing process to deliver the highest value and results to our broad client base of developers, private capital investors, high-net-worth individuals, and investment funds. Blue West Capital is headquartered in Denver, Colorado.



NATIONWIDE REACH

Net lease investors across the US

70+
YEARS

EXPERIENCE TEAM

of dedicated net lease professionals



UNPARALLELED BROKER COOPERATION

Split fees 50-50 with all cooperating brokers



SHARED DATABASE

Collaborative proprietary national database

#1

ROCKY MOUNTAIN REGION LEADER

A year-over-year investment sales leader in the region

OUR TEAM



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\$2,971,264

FOR SALE

\$129,250

NOI

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This confidential Offering Memorandum, has been prepared by Blue West Capital, LLC ("Blue West Capital") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Blue West Capital recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as KFC/Taco Bell (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Blue West Capital or its brokers.

Blue West Capital makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Blue West Capital has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Blue West Capital and the Owner of the Property. Blue West Capital makes no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum in not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Blue West Capital and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Blue West Capital and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Blue West Capital shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Blue West Capital. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Blue West Capital at your earliest convenience.