



ACTUAL SITE

KFC
1222 WILBORN AVENUE
SOUTH BOSTON, VIRGINIA 24592

OFFERING MEMORANDUM

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COMMERCIAL INVESTMENT ADVISORS, INC. CIA BROKERAGE COMPANY

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In Association with Virginia Designated Broker:
Brian Brockman, CCIM | Bang Realty, Inc. | VA License # 225245999

CIA
commercial
investment
advisors

INVESTMENT OVERVIEW

KFC
SOUTH BOSTON, VIRGINIA

KFC

LOCATION	1222 Wilborn Avenue South Boston, Virginia 24592
MAJOR CROSS STREETS	Corner of Wilborn Ave & Easley St
TENANT	FQSR, LLC dba. KBP FOODS
PURCHASE PRICE	\$2,947,000
CAP RATE	4.75%
ANNUAL RENT	\$140,000
GROSS LEASEABLE AREA	±2,647 SF
RENTAL ESCALATIONS	7% Every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT REMODELED	1985 2014*
LOT SIZE	±0.609 Acre
LEASE EXPIRATION	November 30, 2041
OPTIONS	Two 5-Year Renewal Options

* According to Halifax County Assessor

POINTS OF INTEREST

SHOPPING | ENTERTAINMENT: Major retailers in South Boston include Walmart Supercenter, Lowe's Home Improvement, Tractor Supply Co., True Value, Dollar Tree, Dollar General, Family Dollar, Hibbett Sports, Belk, Roses Express, Cato Fashions, Sally Beauty, Shoe Dept., Goodwill, Aaron's, GameStop, Food Lion, AutoZone, NAPA Auto Parts, Advance Auto Parts, O'Reilly Auto Parts, Walgreens, CVS, T-Mobile, Victra (Verizon), U.S. Cellular, etc.; **Dining options** include McDonald's, Burger King, Wendys', KFC, Taco Bell, Long John Silver's, Hardee's, Subway, Pizza Hut, Little Caesars, Papa John's, Domino's Pizza, Huddle House, Applebee's, Bojangles, etc.

PUBLIC EDUCATION: South Boston has 2 elementary, 1 middle & 1 high schools within the 3-mile vicinity with total enrollment of 3,440

HEALTH CARE: Less than 1 mile from Sentara Halifax Regional Hospital (a general medical & surgical hospital with 49 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)

HIGH VOLUME SALES LOCATION | PENDING REMODEL: Successfully Open & Operating for Decades with an Attractive 7.92% Rent to Sales Ratio (Well-Above KFC National Average in Sales)! Slated for Remodel by YE 2025 - Showing Tenant's Commitment to the Location!

TRAFFIC COUNTS: Great Drive-By Visibility from Wilborn Ave where Traffic Counts Exceed 9,070 CPD!

2021 DEMOGRAPHICS (5-MI): Total Population: 13,224 | Average Household Income: \$59,653



FINANCIAL ANALYSIS

SUMMARY

TENANT	FQSR, LLC dba. KBP Foods	LOT SIZE	±0.609 Acre
PURCHASE PRICE	\$2,947,000	EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
CAP RATE	4.75%	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
GROSS LEASABLE AREA	±2,647 SF		
YEAR BUILT REMODELED	1985 2014		

RENT ROLL

TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ. FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
FQSR, LLC dba. KBP Foods	2,647	Years 1-5: 11/02/21 to 11/30/26	Current	\$140,000	4.75%
		Years 6-10: 12/01/26 to 11/30/31	7.00%	\$149,800	5.08%
		Years 11-15: 12/01/31 to 11/30/36	7.00%	\$160,286	5.44%
		Years 16-20: 12/01/36 to 11/30/41	7.00%	\$171,506	5.82%
RENEWAL OPTIONS		1st Option: 12/01/41 to 11/30/46	7.00%	\$183,511	
		2nd Option: 12/01/46 to 11/30/51	7.00%	\$196,357	

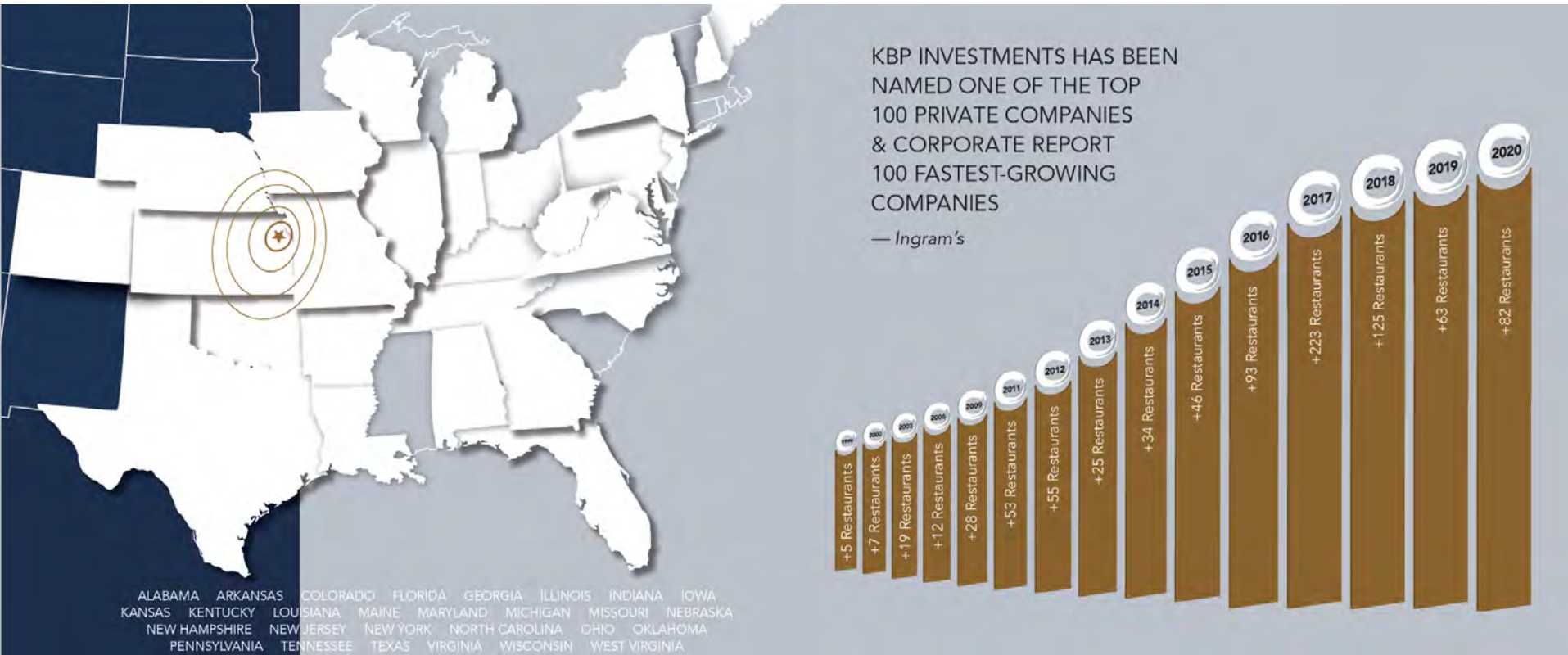
KFC | SOUTH BOSTON, VIRGINIA

TENANT OVERVIEW

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SOUTH BOSTON, 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.



SITE PLAN



LOT SIZE

±0.609 Acre

GLA

±2,647 SF

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

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SOUTH BOSTON CITY VIEW



WILLIAM M TUCK AIRPORT

HALIFAX COUNTY FAIRGROUNDS



South Boston VIRGINIA

WORLD OF SPORTS



R.O. HARRELL TRUCKING CO.

faneuil



Fairfield BY HARRIOTT

Supply Line DISCOUNTS



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LOCATION OVERVIEW

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South Boston is a town in Halifax County, Virginia. It is the most populous town in Halifax County. Once known as Boyd's Ferry, South Boston is home to a thriving, historic downtown area. South Boston sits just north of the Dan River with U.S. Route 501 passing through the center of the town in south central Virginia. South Boston has a total area of 13.2 square miles.

Hitachi ABB Power Grids is a pioneering technology leader that is helping to increase access to affordable, reliable, sustainable & modern energy.

Annin Flagmakers manufactures American, State, International & Custom flags & banners, provides jobs for 162 flag makers & warehouses over 3,000 different products.

Aquatic is a world-leading manufacturer of luxury hydrotherapy systems, everyday bathtubs and showers, and accessible bathing solutions with over 230 employees.

Offering a broad range of products available in Solid Wood, Plywood, and DuraWrap, **BHK** delivers a full line of quality drawer and component systems with over 40 employees.

Comfort Systems USA MidAtlantic, LLC is a leading building and service provider for HVAC, mechanical, sheet metal fabrication, and plumbing building systems.

Faneuil, Inc. is part of the business support services industry with 391 employees.

Other companies in South Boston include **Dollar General Distribution Center** (regional distribution center), **Felton Brothers Transit Mix, Inc.** (ready-mixed concrete business), **Augusta Sportswear Brands** (manufactures high quality & most consistent decorated headwear); **Voestalpine** (a leading steel & technology group).

2021 DEMOGRAPHICS			
	1-MI	3-MI	5-MI
Total Population	3,943	9,159	13,224
Daytime Demographics Age 16+	4,333	12,259	16,174
Population Median Age	42.2	44.3	44.3
Average Household Income	\$54,380	\$59,661	\$59,653

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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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