



ACTUAL SITE

KFC
 104 CROSSROADS BOULEVARD
 DAWSONVILLE, GEORGIA 30534
 (ATLANTA MSA)

OFFERING MEMORANDUM

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In Association with Georgia Designated Broker:
 Rebecca Davis | Summit Real Estate | License # 234538

CIA
 commercial
 investment
 advisors

INVESTMENT OVERVIEW

KFC
DAWSONVILLE (ATLANTA MSA), GEORGIA

KFC

LOCATION	104 Crossroads Boulevard Dawsonville, Georgia 30534
MAJOR CROSS STREETS	On Crossroads Blvd, South of Dawson Forest Rd E
TENANT	FQSR, LLC dba. KBP FOODS
PURCHASE PRICE	\$3,333,000
CAP RATE	4.50%
ANNUAL RENT	\$150,000
GROSS LEASEABLE AREA	±2,150 SF (Est.)
RENTAL ESCALATIONS	7% Every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	December 2021
LOT SIZE	±0.86 Acre
LEASE EXPIRATION	December 31, 2041
OPTIONS	Two 5-Year Renewal Options

POINTS OF INTEREST

OUTLET MALL: Close to **North Georgia Premium Outlets** - an outdoor Georgian-style village with more than 140 designer & name brand outlets including **Burberry, Coach, Kate Spade New York, Nike & Polo Ralph Lauren Outlet, Armani, Gucci, Versace, Prada, Hugo Boss, Lucky Brand, Jimmy Choo, Under Armour, Columbia, True Religion, Coach, Tory Burch, Kate Spade, Williams Sonoma**, etc.

HIGHER EDUCATION: 15 miles from **University of North Georgia Dahlonega** - one of the public senior military college residential campus in Georgia, offering 60+ undergraduate & graduate programs with about 7,300 students

HEALTH CARE: 18 miles from **Northeast Georgia Medical Center Gainesville** - a general medical & surgical hospital with 557 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 ±820 Locations in 27 States** (20% of Locations in the U.S. System) and will **Generate Sales in Excess of \$1 Billion in 2022** (FQSR, LLC is the Tenant on the Lease, Encompasses All Restaurant Locations)

BRAND NEW CONSTRUCTION | STRONG SALES PERFORMANCE: New, High Quality, Build-to-Suit Construction of KFC's Newest "American Showman" Prototype in 2021. Sales are Tracking to Hit an Attractive 8.33% Rent to Sales Ratio (If Annualized)!

TRAFFIC COUNTS: Great Visibility on GA 400 S where Traffic Counts Exceed 39,780 CPD!

PAD SITE | DOMINANT RETAIL CORRIDOR: Pad site to a Publix Anchored Shopping Center; Across the Street from Walmart, Home Depot, Hobby Lobby, Marshalls, Burlington, Ross Dress for Less, Bealls Outlet, Five Below, Dollar Tree, Ulta Beauty, Kirkland's, Kroger Marketplace, etc.

AFFLUENT 2021 DEMOGRAPHICS (5-MI): Total Population: 33,111 | **Average Household Income: \$95,459**



FINANCIAL ANALYSIS

SUMMARY

TENANT	FQSR, LLC dba. KBP Foods
PURCHASE PRICE	\$3,333,000
CAP RATE	4.50%
GROSS LEASABLE AREA	±2,150 SF (Est.)
YEAR BUILT	December 2021

LOT SIZE

±0.86 Acre

EXPENSE REIMBURSEMENT

This is an **Absolute NNN lease**.
Tenant is responsible for all expenses.

FINANCING

All Cash or Buyer to obtain new
financing at Close of Escrow.

RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN	
FQSR, LLC dba. KBP Foods	2,150	Years 1-5: 12/22/21 to 12/31/26	Current	\$150,000	4.50%	
		Years 6-10: 01/01/27 to 12/31/31	7.00%	\$160,500	4.82%	
		Years 11-15: 01/01/32 to 12/31/36	7.00%	\$171,735	5.15%	
		Years 16-20: 01/01/37 to 12/31/41	7.00%	\$183,756	5.51%	
RENEWAL OPTIONS		1st Option: 01/01/42 to 12/31/46	7.00%	\$196,619		
		2nd Option: 01/01/47 to 12/31/51	7.00%	\$210,383		

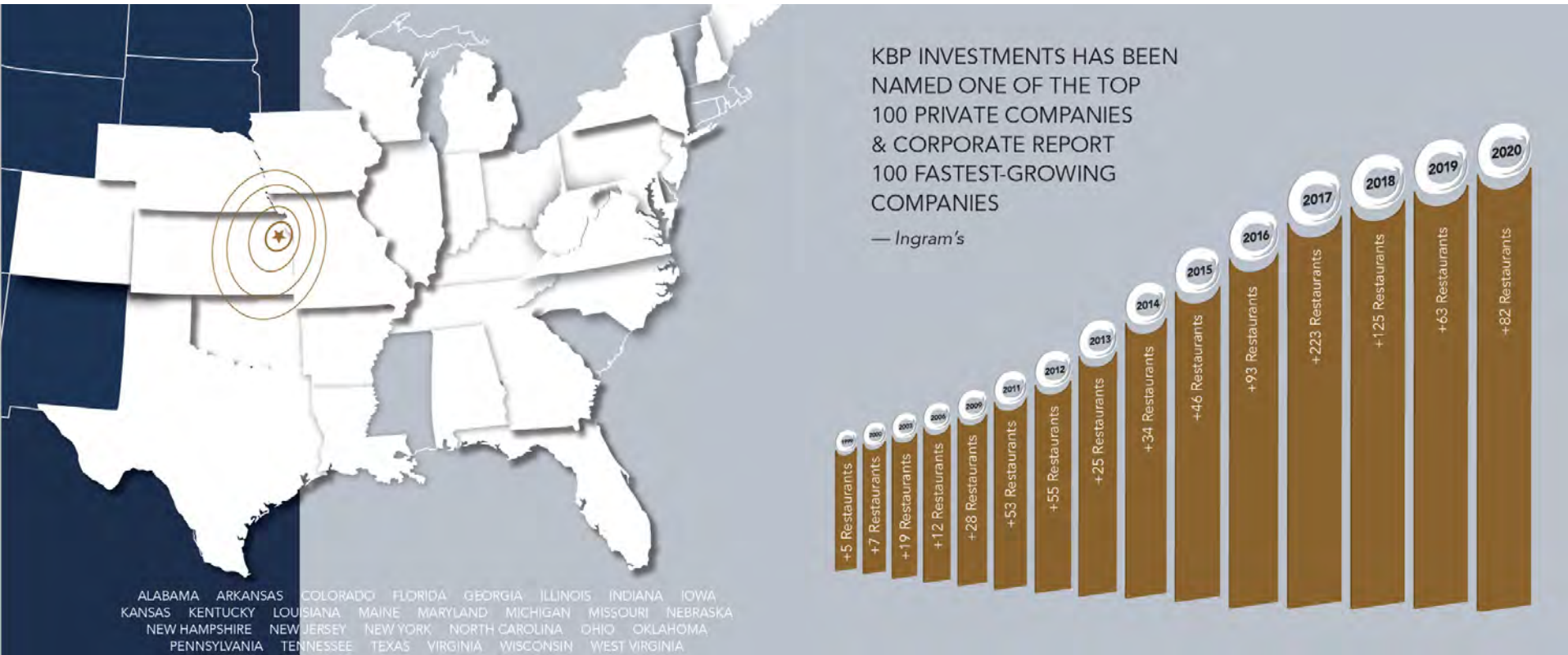
KFC | DAWSONVILLE (ATLANTA MSA), GEORGIA

TENANT OVERVIEW

KFC
DAWSONVILLE (ATLANTA MSA), GEORGIA



KBP Foods* operates ±820 restaurants in 27 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.



ACTUAL EXTERIOR SITE PHOTOS

AS OF APRIL 2022



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FACING EAST



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FACING WEST



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DAWSONVILLE



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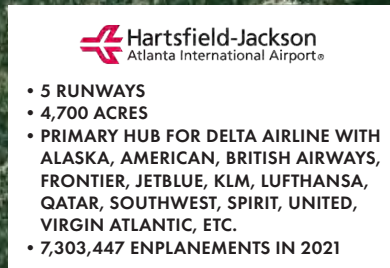
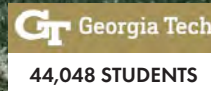
DAWSONVILLE

CITY VIEW



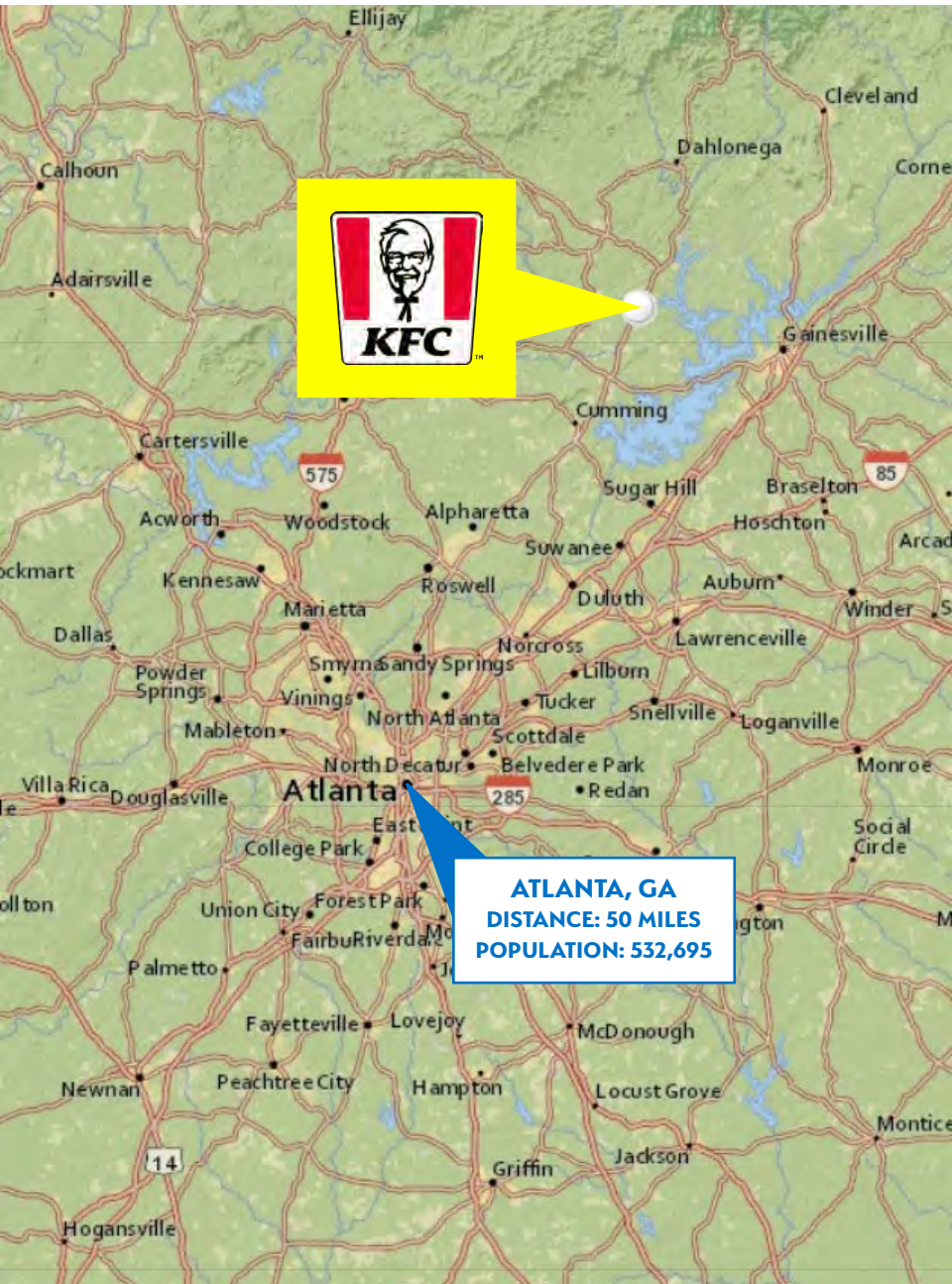
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ATLANTA METRO VIEW



KFC | DAWSONVILLE (ATLANTA MSA), GEORGIA

LOCATION OVERVIEW



Dawsonville is the county seat of Georgia's Dawson County, it is included in the Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area.

The city's community is known in the auto racing circles for its long tradition of involvement in the sport; many racing skills originally developed as a consequence of moonshine activity in the area.

Dawson County is about 90 minutes from 4 major universities; 60 miles to Hartsfield-Jackson Atlanta International Airport; 50 miles to Atlanta, 3 rank for top growth counties in the U.S. and 500 mileage range to reach 45% of the population in the U.S.

Top Employers in Dawson: **BTD Manufacturing Inc.; Chick-Fil-A; Gold Creek Foods, LLC; Gold Creek Processing, LLC; Longhorn Steakhouse; Publix Supermarket; Sleeve Co.; The Home Depot; Under Armor Retail & Walmart.**

Atlanta is the capital and most populous in Georgia. Situated among the foothills of the Appalachian Mountains at an elevation of just over 1,000 ft above sea level, it features unique topography that includes rolling hills, lush greenery, and the most dense urban tree coverage of any major city in the United States.

With a gross domestic product (GDP) of \$406 billion, Atlanta has the 10th largest economy of cities in the U.S. and the 20th largest in the world. Corporate operations play a major role in Atlanta's economy, as the city claims the nation's third-largest concentration of Fortune 500 companies. It also hosts the global headquarters of several corporations such as **The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, Georgia-Pacific, Chick-fil-A, Norfolk Southern Railway, Newell Brands, and UPS.** Over 75% of Fortune 1000 companies conduct business operations in the city's metro area, and the region hosts offices of over 1,250 multinational corporations.

2021 DEMOGRAPHICS			
	1-MI	3-MI	5-MI
Total Population	1,793	14,111	33,111
Estimated Population (2026)	2,263	16,939	39,003
Labor Population Age 16+	1,455	11,329	26,404
Population Median Age	38.0	39.1	38.7
Average Household Income	\$79,041	\$84,668	\$95,459

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