

KFC

1493 MOUNT ZION ROAD, MORROW (ATLANTA), GEORGIA



OFFERING MEMORANDUM

Marcus & Millichap



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Bath & Body Works
SOUTHLAKE MALL

TJ-maxx
Burlington

COSTCO
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THE HOME DEPOT
BEST BUY
Party City
Chick-fil-A
ROSS
DRESS FOR LESS
planet fitness
Ashley
HOMESTORE
PETSMART

Honda
Ford
Jeep
CALIBER
COLLISION

Olive Garden
ITALIAN KITCHEN

MOUNT ZION ROAD

JONESBORO ROAD

Where Restaurants Shop
RESTAURANT
EPOT

KFC

goodwill
BARNES & NOBLE
FRIDAYS
LA FITNESS
MEGA FURNITURE
TACO BELL
CARRABBA'S
ITALIAN GRILL

amc
THEATRES

publix
CHIPOTLE
Steak 'n Shake
ZAXBY'S
WAFFLE HOUSE
Wendy's



Executive Summary

1493 Mount Zion Road, Morrow (Atlanta), GA 30260

FINANCIAL SUMMARY

Price	\$2,120,400
Cap Rate	5.25%
Building Size	2,847 SF
Net Cash Flow	5.25% \$111,320
Year Built	2006
Lot Size	1 Acre

LEASE SUMMARY

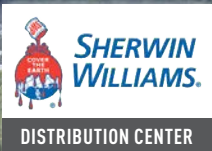
Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	FQSR, LLC
Guarantor	FQSR, LLC
Roof & Structure	Tenant Responsible
Lease Commencement Date	February 12, 2012
Lease Expiration Date	February 29, 2032
Lease Term Remaining	9 Years
Rental Increases	10% Every 5 Years
Renewal Options	2, 5 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current - 2/28/2027	\$111,320.04	5.25%
3/1/2027 - 2/29/2032	\$122,452.08	5.78%
Renewal Options	Annual Rent	Cap Rate
Option 1	\$134,697.24	6.35%
Option 2	\$148,167.00	6.99%

Base Rent	\$111,320
Net Operating Income	\$111,320
Total Return	5.25% \$111,320





31,300 CPD
JONESBORO RD

21,800 CPD
MOUNT ZION RD





COSTCO
WHOLESALE

UEI
COLLEGE

WAFFLE
HOUSE
direct
furniture

 **161,000 CPD**
INTERSTATE 75

THE HOME DEPOT
BEST BUY
Planet Fitness
Party City
Ashley
HOMESTORE
ROSS
DRESS FOR LESS
PET SMART

Publix
ZAXBY'S
Waffle House
Wendy's

AMC
THEATRES

Hampton
by HILTON

PNC BANK



U-HAUL

goodwill
BARNES & NOBLE
FRIDAYS
MEGA FURNITURE
TACO BELL
LA FITNESS
CARRABBA'S
ITALIAN GRILL

TJ-maxx
Burlington

21,800 CPD
MOUNT ZION RD



SecurCare
Self Storage



Property Description



INVESTMENT HIGHLIGHTS

- » **Absolute Triple-Net (NNN) Lease with 9 Years Remaining - Drive Thru Location**
- » Franchisee and Lease Guarantor is an 800+ Unit Operator of KFC and Taco Bell - Over \$1 Billion in Sales
- » **10 Percent Rental Increases Every Five Years**
- » 188,595 Residents within a Five-Mile Radius - Atlanta MSA
- » **Signalized Hard Corner Location Visible to a Combined 53,000+ Cars/Day at the Corner of Mount Zion Road and Jonesboro Road**
- » Dense Retail Corridor - Surrounding Retailers Include TJ Maxx, Burlington, Costco, Publix, AMC Theaters, The Home Depot, and LA Fitness
- » **Immediately Off the I-75, Providing a Direct Route to Downtown Atlanta and Hartsfield-Jackson Atlanta International Airport**
- » Two Miles South of Clayton State University (6,000+ Students)
- » **Across from Southlake Mall**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2027 Projection	4,711	76,171	188,040
2022 Estimate	4,711	76,529	188,595

Daytime Population

2022 Estimate	9,084	88,366	186,400
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Households

2027 Projection	1,980	27,190	67,899
2022 Estimate	1,973	27,093	67,434

Income

2022 Est. Average Household Income	\$51,375	\$54,319	\$57,151
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Tenant Overview



Louisville, Kentucky

Headquarters

Yum! Brands

Parent Company

26,000+

Locations

1930

Founded

www.kfc.com

Website

KFC is a global chicken restaurant brand with a rich, decades-long history of success and innovation. Colonel Harland Sanders created the original chicken recipe and founded the KFC brand more than 90 years ago. Today, over 800,000 team members are employed in more than 26,000 restaurants in over 145 countries and territories around the world. KFC believes in making chicken the right way, by using quality ingredients and freshly preparing them by hand every day. KFC is always evolving through digital innovation and building new restaurants with franchise partners. The franchisee of the subject KFC property, KBP Brands (d/b/a FQSR, LLC), is an 800+ unit operator of KFC and Taco Bell.

PARENT COMPANY: YUM! BRANDS

Yum! Brands (NYSE: YUM) operates a system of over 53,000 restaurants in 155 countries and territories under the company's concepts: KFC, Taco Bell, Pizza Hut, and The Habit Burger Grill. The Company's KFC, Taco Bell, and Pizza Hut brands are global leaders of the chicken, Mexican-style food, and pizza categories, respectively. The focus of Yum! Brands is to build the world's most loved, trusted, and fastest-growing restaurant brands in partnership with the best franchise operators in the business.

Property Photos



Location Overview



Morrow is a city in Clayton County, Georgia, part of the Atlanta metropolitan area. The city's population sits at just under 7,000 residents. Morrow is home to Clayton State University, a public university consisting of 192 acres and serving roughly 6,000 students. Additionally, Morrow is home to the main campus of the Georgia Archives, the Southeast Region Branch of the U.S. Archives, Reynolds Nature Preserve, and Spivey Hall (a world-renowned performance facility).

With an overall population of 5.9 million throughout the 29-county metro area in northwestern Georgia, Atlanta is the ninth-largest Metropolitan Statistical Area in the United States. Due to few natural barriers to limit development, tremendous population growth over the past decade expanded the metro's borders, thus increasing the metro's population. Over the next few years, the region is expected

to add over 290,000 residents. Meanwhile, Mercedes-Benz Stadium has been a catalyst for redevelopment in the urban core of Atlanta. New projects in the downtown and midtown sections of the city present a vast array of housing, entertainment, and retail opportunities.

Metro Atlanta is recognized as an international gateway city and is also considered to be both an emerging Tier 1 technology hub and the established economic engine of the Southeast. The city's thriving economy and job base, coupled with its high quality of life and low cost of living, make it an ideal destination to draw educated talent from the region's major universities. Atlanta has a heavy concentration of corporate headquarters, with 15 Fortune 500 firms located in the city, including UPS, Delta Airlines, and Coca-Cola.

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