



ACTUAL SITE

KFC

**1513 SOUTH LIMIT AVENUE
SEDALIA, MISSOURI 65301**

**OFFERING
MEMORANDUM**

Represented By:

JUSTIN ZAHN

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**COMMERCIAL INVESTMENT ADVISORS, INC.
CIA BROKERAGE COMPANY**

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In Association with Missouri Designated Broker:
Bryan King | King Realty Advisors | License # 2008036027

CIA
commercial
investment
advisors

INVESTMENT OVERVIEW

KFC
SEDALIA, MISSOURI

KFC

LOCATION	1513 South Limit Avenue Sedalia, Missouri 65301
MAJOR CROSS STREETS	NEC S Limit Ave & W 16th St
TENANT	FQSR, LLC dba. KBP FOODS
PURCHASE PRICE	\$2,272,000
CAP RATE	5.15%
ANNUAL RENT	\$117,000
GROSS LEASEABLE AREA	±3,309 SF
RENTAL ESCALATIONS	7% Every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT REMODELED	1967 2019
LOT SIZE	±0.64 Acre
LEASE EXPIRATION	September 30, 2042
OPTIONS	Two 5-Year Renewal Options

POINTS OF INTEREST

RETAIL | ENTERTAINMENT: Major retailers in Sedalia include Walmart, Lowe's Home Improvement, Menards, Kohl's, Hobby Lobby, Ashley, Family Center Farm & Home, Big Lots, T.J. Maxx, Maurices, PetSmart, ALDI, Save-A-Lot, Woods Supermarket, Rent-A-Center, Hibbett Sports, Staples, JCPenney, American Freight, Sutherlands, Tractor Supply Co, Ace Hardware, etc.

HIGHER EDUCATION: 1 mile from State Fair Community College Sedalia - a flagship campus offering continuing education & workforce development programs & classes with 3,785 students

HEALTH CARE: 2 miles from Bothwell Regional Health Center - a 145-bed hospital serving west-central Missouri providing full range of diagnostic, medical & surgical services

Missouri State Fair includes daily concerts, exhibits & competition of animals, homemade crafts, shows & many food stands that only lasts 11 days every summer with an estimated crowd of 350,000 annually. The Missouri State Fair Speedway is a half-mile dirt oval race track with events such as Shoot Out Truck & Tractor Pull, Motocross, Flat Track TT Race, Demolition Derby, POWRi 410 Sprint Car Races, and much more.

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 ±850 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)

SEASONED SALES LOCATION | RECENT REMODEL: Successfully Open & Operating for Decades with an Attractive 8.30% Rent to Sales Ratio! Remodeled in 2019 to KFC's "American Showman" Prototype in 2019, Slated to be Remodeled in 2029 - Showing Tenant's Commitment to the Location!

TRAFFIC COUNTS: Positioned Just Off the Hard Corner with Great Drive-By Visibility on S Limit Ave (Across the Street from Woods Supermarket & State Fair Grounds/Speedway) where Traffic Counts Exceed 32,660 CPD!

2022 DEMOGRAPHICS (5-MI): Total Population: 30,947 | Average Household Income: \$64,135



FINANCIAL ANALYSIS

SUMMARY

TENANT	FQSR, LLC dba. KBP Foods	LOT SIZE	±0.64 Acre
PURCHASE PRICE	\$2,272,000	EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
CAP RATE	5.15%	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
GROSS LEASABLE AREA	±3,309 SF		
YEAR BUILT REMODELED	1967 2019		

RENT ROLL

TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
FQSR, LLC dba. KBP Foods	3,309	Years 1-5: 10/03/22 to 09/30/27	Current	\$117,000	5.15% ★ ★
		Years 6-10: 10/01/27 to 09/30/32	7.00%	\$125,190	5.51%
		Years 11-15: 10/01/32 to 09/30/37	7.00%	\$133,953	5.90%
		Years 16-20: 10/01/37 to 09/30/42	7.00%	\$143,330	6.31%
					5.72% AVG ANNUAL RETURN
RENEWAL OPTIONS		1st Option: 10/01/42 to 09/30/47	7.00%	\$153,363	
		2nd Option: 10/01/47 to 09/30/52	7.00%	\$164,099	

KFC | SEDALIA, MISSOURI

TENANT OVERVIEW

KFC
SEDALIA, MISSOURI



KBP Foods* operates ±850 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.



SITE PLAN

S Limit Ave | US Rte 65
18,133 CPD

LOT SIZE ±0.64 Acre
GLA ±3,309 SF

W 16th St
14,533 CPD

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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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14,533 CPD

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SEDALIA



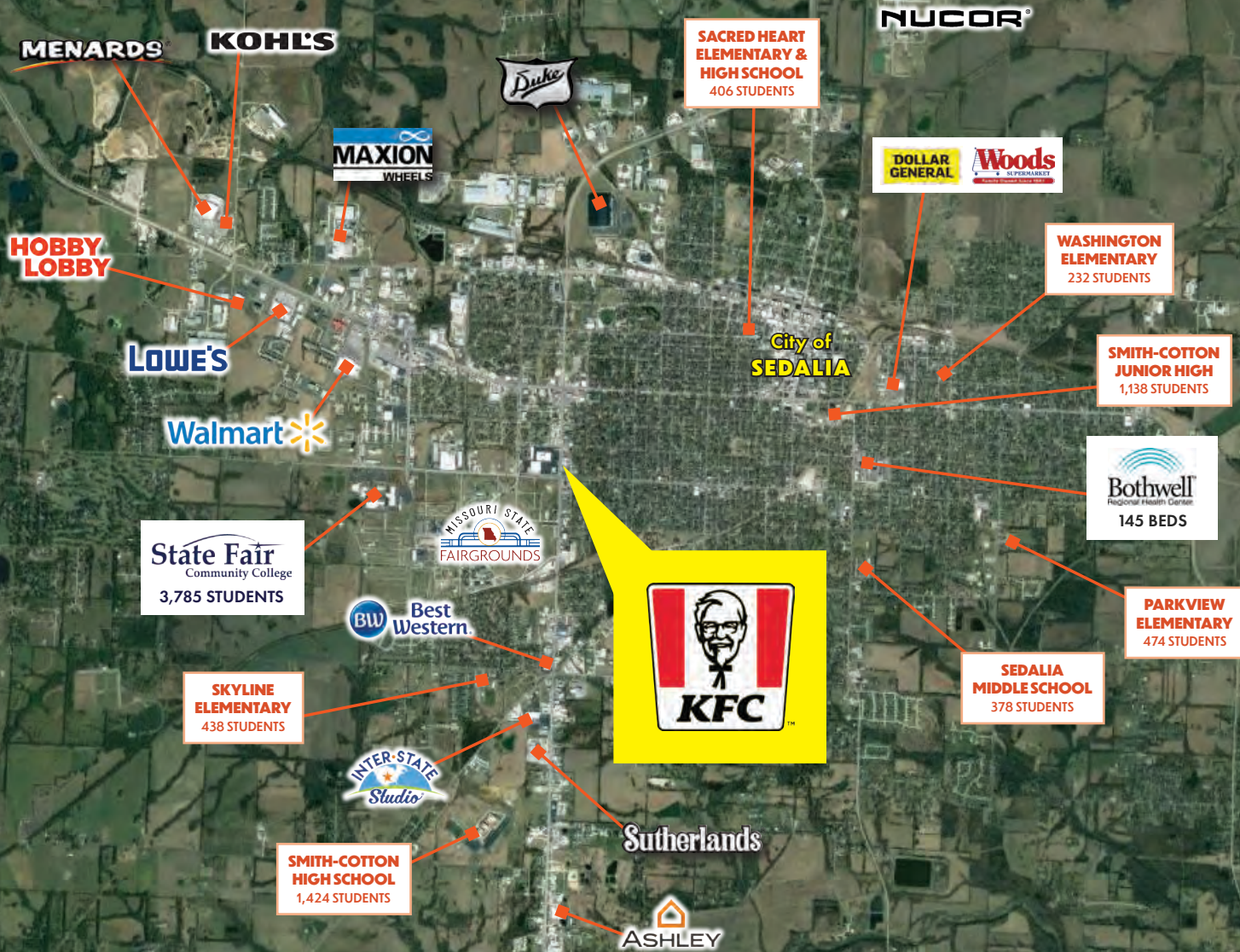
KFC | SEDALIA, MISSOURI

SEDALIA ZOOMED OUT



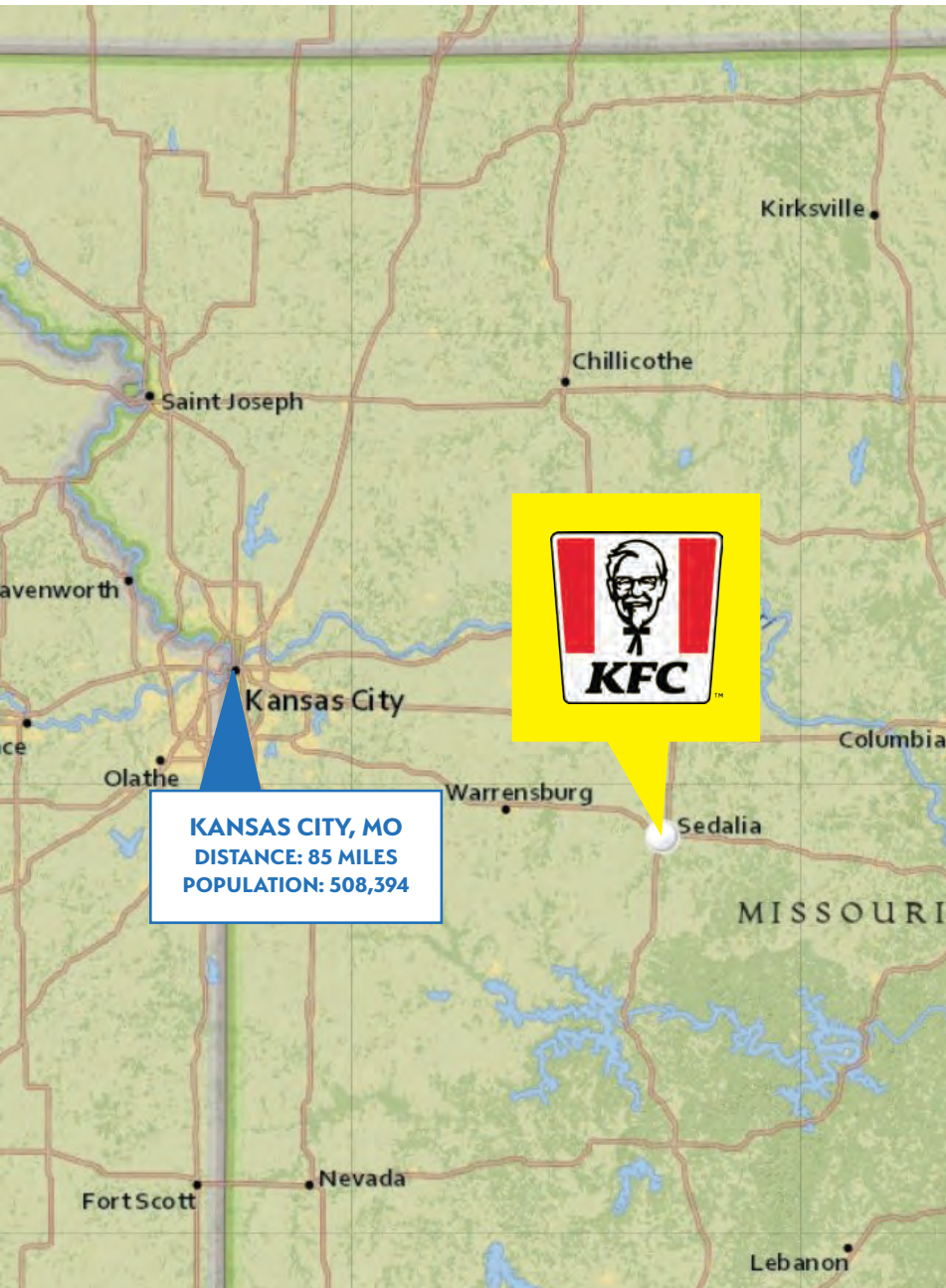
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SEDALIA CITY VIEW



KFC | SEDALIA, MISSOURI

LOCATION OVERVIEW



The City of Sedalia, founded in October 1860, is the seat of Pettis County in west-central Missouri. Located about 90 miles east of Kansas City and about 190 miles west of St. Louis, Sedalia's location at the intersection of US routes 50 & 65 gives residents & businesses easy access to Interstate 70, state capital Jefferson City and the Lake of the Ozarks recreational area.

Sedalia is a thriving, diverse community, home to both large & small businesses. More than 40 industries in the Pettis County area account for 24% of the personal income generated. Manufacturing employment represents 28% of all jobs in Sedalia & Pettis County

Major Employers in Sedalia/Pettis County

- **Bothwell Regional Health Center** - Medical
- **City of Sedalia** - Government
- **Duke Manufacturing** - a global food service equipment pioneer that's been delivering profitable & innovative solutions for the food industry
- **Four Seasons Living Center** - a senior living facility
- **Gardner Denver Machinery** - a leading global provider of compressors, blowers & vacuum pumps
- **Hayes Lemmerz International aka Maxion Wheels** - world's leading manufacturer of steel & aluminum wheels for passengers, commercial & specialty vehicles
- **Inter-State Studio** - it is North America's largest family-owned school photography, planner & yearbook publishing company (headquartered in Sedalia)
- **NUCOR** - manufactures of steel products such as carbon & alloy steel, hollow structural section tubing, electrical conduit, cold steel finish, etc.

2022 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Total Population	8,352	26,821	30,947
Daytime Demographics Age 16+	6,025	24,009	27,966
Population Median Age	35.9	36.4	37.1
Average Household Income	\$58,482	\$63,842	\$64,135

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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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