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KYLE B. MATTHEWS
Broker of Record
LIC # 67120 (GA)



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EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

STABILIZED FAST FOOD NET LEASE INVESTMENT IN GEORGIA:

- ±9.40 years remaining on the Base Lease
- **Established Location** - Continuous Operations since 1990
- **Absolute NNN Investment with Zero Landlord Responsibilities** – Great for Out of State Investors
- Existing Drive Through Operations and Essential Business Labeling provide security against Pandemic Concerns
- **Healthy Rent to Sales Ratio** - Store Sales are Reported per the Lease

IDEAL RETAIL FAST FOOD RESTAURANT LOCATION:

- Located Off of Interstate 278
- Excellent Visibility and Consistent Traffic Counts
- Strong Demographics with over 120,671 residents in a 5-mile radius
- **Great Retail Synergy with Surrounding Tenants** - Taco Bell, Dairy Queen, Subway, and many others
- Close Proximity to Powder Springs Premium Outlets

TOP TIER BRAND AND REPUTABLE OPERATOR:

- Kentucky Fried Chicken is one of the most recognizable Fast-Food concepts in the World
- Property is Leased to KBP Foods which is the largest KFC Franchisee in the US
- KBP operates 820 locations in 30 states with annual sales more than \$1 Billion



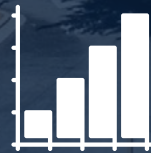


MARIETTA ST SW ±16,000 VPD

FINANCIAL OVERVIEW



\$1,330,820
LIST PRICE



5.00%
CAP RATE



\$66,541
NOI

BUILDING INFO

| | |
|----------------------|---|
| Address | 4022 Powder Springs RD SW Powder Springs, GA 30127 |
| Square Footage (GLA) | ±2,867 SF |
| Lot Size (AC) | ±0.79 AC |
| Year Built/Renovated | 1989/2016 |
| Drive Thru | Yes |
| Number of Stories | 1 |

TENANT SUMMARY

| | |
|-----------------------|----------------------------|
| Tenant Name | Kentucky Fried Chicken |
| Ownership | Fee Simple |
| Lease Guaranty | KBP FOODS LLC |
| Lease Type | NNN |
| Roof, Structure, Park | Tenant Responsibility |
| Term Remaining | ±9.5 Years |
| Original Lease Term | 20 Years |
| Lease Expiration Date | 2/29/2032 |
| Increases | 10% Increase Every 5 Years |
| Options | 2, 5 Year Options |

ANNUALIZED OPERATING DATA

| Lease Schedule | Monthly Rent | Annual Rent | Annual Rent PSF |
|------------------------------|--------------|-------------|-----------------|
| Current - 2/29/2027 | \$5,545.83 | \$66,549.96 | \$23.21 |
| 3/01/2027 - 2/29/2032 | \$5,934.04 | \$71,208.46 | \$24.84 |
| Option 1: 1/01/39 - 12/31/43 | \$6,349.42 | \$76,193.05 | \$26.58 |
| Option 2: 1/01/44 - 12/31/48 | \$6,793.88 | \$81,526.56 | \$28.44 |

FINANCING INQUIRES

For financing inquires please reach out to:

Patrick Flanagan
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TENANT OVERVIEW



» **Company Name**

KFC

» **Ownership**

PUBLIC

» **Year Founded**

1952

» **Parent Company**

YUM! BRANDS

» **Headquarters**

LOUISVILLE, KY

» **Website**

WWW.KFC.COM

Founded more than 65 years ago and based in Louisville, Kentucky, KFC Corporation is the franchisor of the world's most popular chicken restaurant chain, KFC. There are over 25,000 KFC outlets in more than 150 countries and territories worldwide, serving in excess of 12 million customers per day. KFC is a part of Yum! Brands, Inc. ("Yum!"), the parent company for iconic restaurant brands - KFC, Taco Bell and Pizza Hut – with nearly 52,000 restaurants in more than 150 countries and territories worldwide. Yum! is publicly traded on the New York Stock Exchange (Ticker: YUM) with a market capitalization in excess of \$40.7 billion to date.

STRATEGY

Franchising has allowed YUM! Brands to expand its worldwide presence through a far-reaching network of local operators, eliminating much of the expense involved in building such a large restaurant chain. In exchange for royalties and franchise fees, each franchisee is allowed to use the company's branding and other intellectual property. YUM! Brands maintain food quality consistency throughout its chain by centralizing where the restaurants buy food items.



POWDER SPRINGS RD
± 34,000 VPD



ERNEST COOK AUTOMOTIVE

SUBJECT PROPERTY

DAVID BETHUNE'S
CUSTOMS & RESTORATIONS



MARIETTA ST SW
± 16,000 VPD

AUSTELL POWDER SPRINGS
± 11,000 VPD



DOWNTOWN ATLANTA
± 22 MILES

Walmart
Supercenter

FAMILY DOLLAR

SEVEN SPRINGS

Madalyn's HOUSE
24 HOUR CHILD CARE

POWDER SPRINGS RD
± 34,000 VPD

ERNEST COOK AUTOMOTIVE



SUBJECT PROPERTY



STARS CAR WASH



AUSTELL POWDER SPRINGS
± 11,000 VPD



YOYO'S HAND CAR WASH LLC

MARIETTA ST SW
± 16,000 VPD







AREA OVERVIEW

DEMOGRAPHICS

| POPULATION | 1 Mile | 3 Mile | 5 Mile |
|------------------------------------|----------|----------|----------|
| 2027 Estimate | 6,002 | 43,775 | 124,697 |
| 2022 Census | 5,918 | 42,836 | 120,671 |
| 2010 Census | 5,499 | 37,987 | 106,611 |
| Growth 2010-2027 | 1.42% | 2.19% | 3.34% |
| Growth 2010-2022 | 7.62% | 12.77% | 13.19% |
| HOUSEHOLD | 1 Mile | 3 Mile | 5 Mile |
| 2027 Estimate | 2,230 | 15,061 | 43,620 |
| 2022 Estimate | 2,184 | 14,687 | 42,207 |
| 2010 Census | 1,993 | 12,967 | 37,261 |
| Growth 2010-2027 | 2.13% | 2.54% | 3.35% |
| Growth 2010-2022 | 9.57% | 13.27% | 13.27% |
| INCOME | 1 Mile | 3 Mile | 5 Mile |
| 2022 Est. Average Household Income | \$87,734 | \$95,985 | \$95,748 |

ATLANTA, GA

Being the capital of Georgia and the cradle of the Civil Rights movement, Atlanta is the most populous city in Georgia with nearly 500,000 residents. The city pays homage to its culture and past with the Atlanta History center as well as the Martin Luther King Jr. National Historic Site which is dedicated to the African American leader's life and times. It is the principal commercial and transportation center of the southeastern United States. Also serving as a major educational center, Atlanta is home to many prestigious schools including Emory University, Georgia Institute of Technology and Georgia State University. The educated workforce is what attracts corporations to conduct business operations in the city.



#8 BEST CITY IN THE SOUTH

- Southern Living, “The South’s Best Cities, 2020”

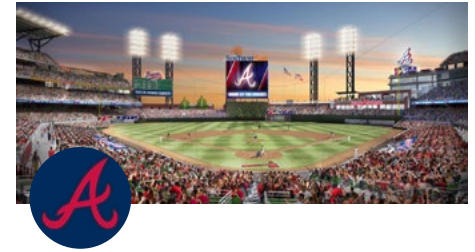
ATLANTA TOURISM

Tourism happens to be a \$68.96 billion industry in Georgia, which is a leading contributor to its economic growth and prosperity. Composed of a large and vibrant city, Atlanta offers Southern charm with a major multi-cultural aspect. Being that it is not a traditional Southern culture, Atlanta possesses one of the most multi-ethnic cities in the country displayed through a unique cultural combination. The art district midtown, quirky neighborhoods on the eastside, and culturally diverse district all portray Atlanta’s mix of diversity. Atlanta is best known for its Centennial Olympic Park, World of Coca-Cola, Georgia Aquarium, Stone Mountain Park, and Zoo Atlanta. The number one tourist attraction is Stone Mountain Park, which allows guests to enjoy theme-park thrills while bathing among natural beauty and experiencing local history.

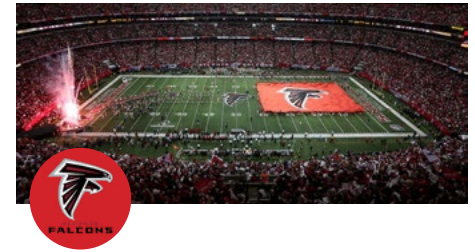


ATLANTA EVENTS

Atlanta celebrates various events and festivals each year. Food festivals include the Beer, Bourbon, and BBQ Festival in the spring, the Atlanta Food and Wine Festival in the summer, the Atlanta Greek Festival in the fall, and the Oyster fest in the winter. Music and film festivals include the Shaky Knees Music Festival in the spring, the Tunes from the Tombs at Historic Oakland Cemetery in the summer, the Imagine Music Festival in the fall, and the Atlanta Jewish Film Festival in the winter.



ATLANTA BRAVES
(Major League Baseball)



ATLANTA FALCONS
(National Football League)



ATLANTA HAWKS
(National Basketball Association)



ATLANTA UNITED FC
(National Premier Soccer League)

ATLANTA ECONOMY

Metro Atlanta is recognized as an international gateway and the economic engine of the Southeast, and the metro area has the fifth largest population in the country with nearly 6 million residents. As the largest economy of all metros in the region, metro Atlanta offers diverse businesses and services, with dominant sectors including logistics, professional and business services, media operations, and information technology. Being a trade and transportation hub of the southeast, the city's economy is driven by the service, communications, retail trade, manufacturing, finance, and insurance industries. The Atlanta metropolitan economy is the 10th largest in the country and has a GDP of \$385 billion. Home to major corporations like Coca-Cola, The Home Depot, Chick-Fil-A, and UPS, Atlanta has the 3rd largest concentration of Fortune 500 companies. Additionally, the Hartsfield-Jackson Atlanta International Airport serves as a major component to its economic growth and is one of the busiest airports in the world where Delta Air Lines is the city's largest employer.

The economy of Atlanta employs about 262,000 people. The largest industries include Professional, Scientific, & Technical Services (51,423), Educational Services (29,357), and Health Care & Social Assistance (23,198). The highest paying industries are Information (\$86,684), Finance & Insurance (\$83,359), and Professional, Scientific, & Technical Services (\$82,272). The state's top domestic production includes Motorized vehicles (\$68.9B), Mixed Freight (\$63.5B), and Electronics (\$51.2B). Georgia's most common trade partners are Florida, Tennessee, and North Carolina.

Recently, it was announced that one of Tesla's rivals, Rivian Automotive, is launching the largest economic development project in Georgia's history with a \$5B electric vehicle assembly plant an hour east of Downtown Atlanta. Rivian expects to hire close to 7,500 people, a number that could grow to 10,000 employees over several years. Being home to prestigious institutions, Georgia's technology base and talent pool are alluring factors for EV companies, which are in need of a more highly skilled worker base than traditional automakers.

GLOBAL HEADQUARTERS



TECHNOLOGY

Atlanta is home to world-class technology community – from startups to FORTUNE 500 companies with strengths in FinTech, cybersecurity, IoT/mobile, health IT, digital media, and supply chain. Headquartered in Atlanta's Technology Square, the Advanced Technology Development Center (ATDC) is a startup incubator at Georgia Tech that helps technology entrepreneurs in Georgia launch and build successful companies. ATDC serves as the hub for technology entrepreneurship in Georgia. ATDC Select is a three-year incubator program for high potential technology companies. In addition, ATDC provides services open to all technology entrepreneurs in Georgia. According to Forbes, ATDC is one of the twelve business incubators changing the world.



globalpayments



Secureworks
A Dell Technologies Company

SUPPLY CHAIN & ADVANCED MANUFACTURING

Atlanta is the global logistics hub for the Southeast with an extensive intermodal network of air, road, rail, and port. Atlanta ranks 5th in the nation for metro area transportation and logistics employment and is the 6th largest U.S. industrial real estate market. Strengths include supply chain management software, distribution services, food processing, aerospace, and automotive.

#1 METRO AREA TECH HUB

- Business Facilities, "2020 Metro Rankings Report"

#3 BEST CITY FOR YOUNG ENTREPRENEURS

- Forbes

#4 METRO AREA FOR STEM PROFESSIONALS

- WalletHub, 2020

MAJOR EMPLOYERS

| COMPANY | # OF EMPLOYEES |
|------------------------------------|----------------|
| Accenture LLP | 2,419 |
| Allen Enterprises Inc | 2,020 |
| Allied Universal Security Services | 2,046 |
| Cortland Development LLC | 6,995 |
| Cortland Management LLC | 2,270 |
| Deloitte Consulting LLP | 1,610 |
| Delta Air Lines, Inc. | 5,718 |
| E Cee Excursions LLC | 4,200 |
| The Coca-Cola Co | 3,369 |
| Wrapa Loc Products Inc | 2,020 |

#3 CITY FOR WORK-FROM-HOME CONDITIONS

- Site Selection Group, "2020 Tech City Ranking Report"

#3 METRO AREA FOR CORPORATE HEADQUARTERS

- Business Facilities, "2020 Metro Rankings Report"

#5 METRO AREA FOR ANNUAL JOB GROWTH

- Metro Atlanta Chamber analysis of U.S. Bureau of Labor Statistics, 2020

#6 METRO AREA FOR STARTUP ECOSYSTEM

- Business Facilities, "2020 Metro Rankings Report"

ECONOMIC DEVELOPMENTS

COMMON TO OPEN SECOND HEADQUARTERS

Common, one of the nation's leading residential brands and operators of multifamily properties for renters, is planning on opening its second regional headquarters in Atlanta. The \$7 million investment will create 274 additional jobs in the Atlanta metro area.

BOSTON CONSULTING GROUP EXPANSION

Boston Consulting Group (BCG), one of the world's leading management consulting firms, is expanding the company's Atlanta Business Services Center. The \$18 million investment will add nearly 60,000 square feet of space to the current Nexus office in Atlanta and bring 331 new jobs to Fulton County.

KAINOS TO OPEN NORTH AMERICAN SALES & IT OFFICE IN ATLANTA

Kainos, a UK-based software company, is planning on opening a North America sales and IT office in the Buckhead district of Atlanta. The \$1.2 million investment will bring around 137 jobs to Fulton County.



DULUTH
ASBURY AUTO GROUP
PRIMERICA

DUNWOODY
UPS WORLD HQ
NEWELL BRANDS
WESTROCK
VERITIV COPORATE
BEAZER HOMES
GLOBAL PAYMENTS INC

NORTH BUCKHEAD
PULTEGROUP
GRAY TELEVISION INC

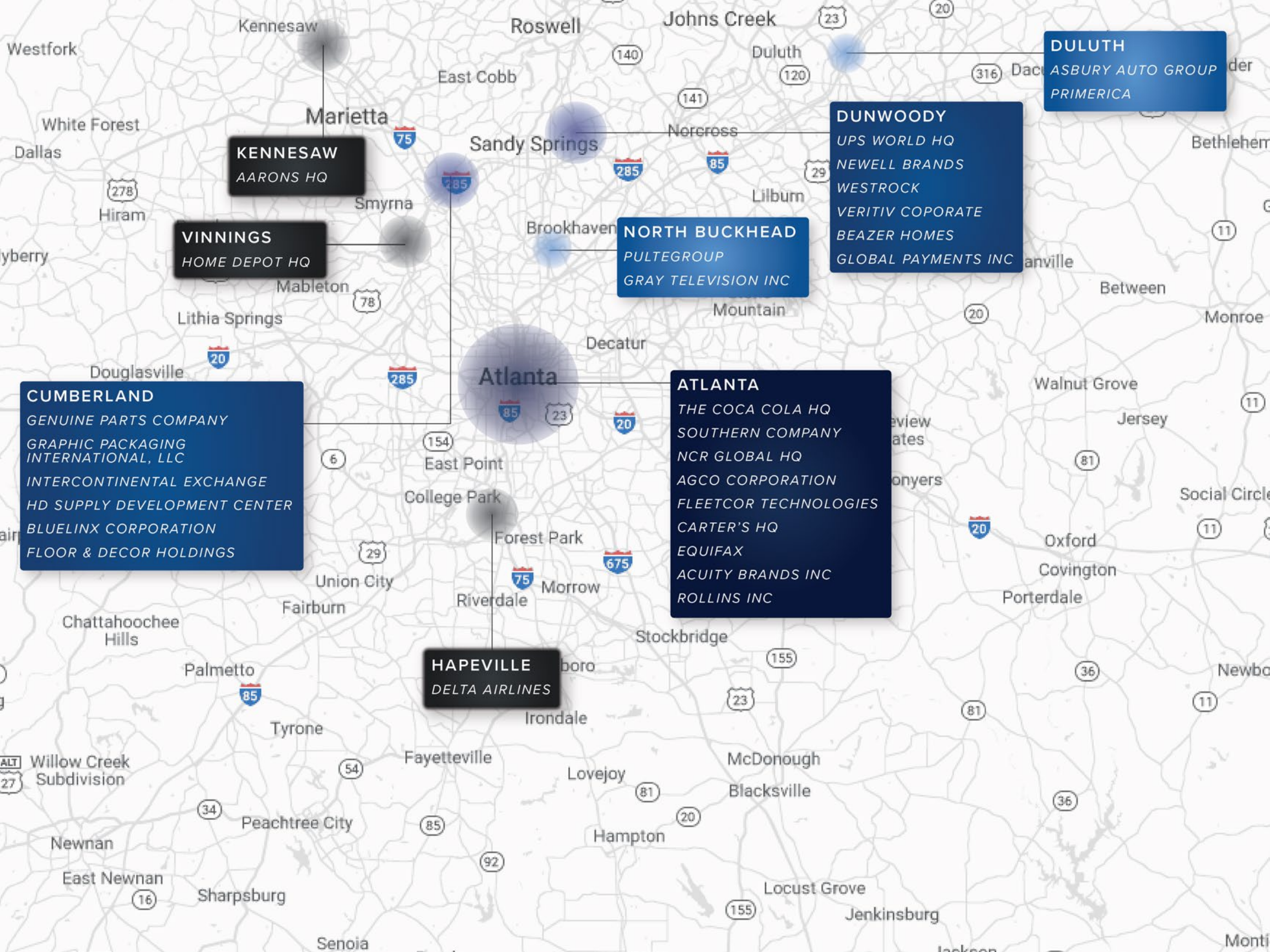
ATLANTA
THE COCA COLA HQ
SOUTHERN COMPANY
NCR GLOBAL HQ
AGCO CORPORATION
FLEETCOR TECHNOLOGIES
CARTER'S HQ
EQUIFAX
ACUITY BRANDS INC
ROLLINS INC

HAPEVILLE
DELTA AIRLINES

KENNESAW
AARONS HQ

VINNINGS
HOME DEPOT HQ

CUMBERLAND
GENUINE PARTS COMPANY
GRAPHIC PACKAGING
INTERNATIONAL, LLC
INTERCONTINENTAL EXCHANGE
HD SUPPLY DEVELOPMENT CENTER
BLUELINX CORPORATION
FLOOR & DECOR HOLDINGS



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **KFC** located at **4022 Powder Springs Rd SW, Powder Springs, GA 30127** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

A photograph of a KFC restaurant building, a single-story structure with white horizontal siding and red awnings over the windows. A large red and white KFC sign is visible on the right side of the building. The building is situated in a parking lot with a few cars parked. In the background, there are trees and a clear sky. The image is overlaid with a semi-transparent dark blue filter.

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