



INTERACTIVE OFFERING MEMORANDUM





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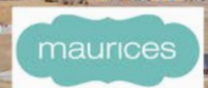
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INVESTMENT HIGHLIGHTS

- **Strong Lease Guarantee** – The lease is guaranteed by Franchise Management Investors, US a subsidiary of Franchise Management Group who operates approximately 350 Pizza Hut, KFC, Taco Bell, Burger King, and Panera Bread locations across the United States and Canada.
- **Recent Remodel** – The building recently underwent a major remodel showing financial commitment to the site from the tenant.
- **Strategically Located** – The property sits out front of a Walmart Superstore and adjacent to I-80 which sees ±25,000 vehicles per day.
- **No Landlord Responsibilities** – This lease is an Absolute NNN lease with no obligations to the Landlord.
- **Strong Brand Recognition** – The dual concept of Taco Bell and KFC are internationally recognized as they each claim the #1 spot in number of locations for their respective food category.
- **Recession & Pandemic Resistant Tenant** – Historically, quick service restaurants maintain success in an economic recession and have seen an increase in sales growth throughout the Covid-19 pandemic.



LINCOLN AVE ± 14,000 VPD

INTERSTATE 80 ± 25,000 VPD





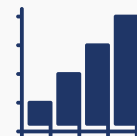
\$1,298,626

LIST PRICE



\$97,397

NOI



7.50%

CAP RATE

PROPERTY SUMMARY

Property Address 3803 S. Lincoln Avenue, York, NE 68467

Gross Leasable Area ±2,796 SF

Lot Size ±1.08 AC

FINANCING INQUIRIES

For financing options reach out to:

Patrick Flanagan
(214) 550-0277
patrick.flanagan@matthews.com

LEASE SUMMARY

Tenant Taco Bell & KFC

Lease Guarantor Franchise Management Investors US, LLC

Lease Commencement Date 12/1/2006

Rent Commencement Date 12/22/2006

Lease Expiration Date 11/30/2026

Original Lease Term 20 Years

Lease Term Remaining ±3.5 Years

Rent Increases 7% Every 5 Years

Option Periods Four, 5-Year Options

Lease Type Absolute NNN Fee Simple

ROFR None

ANNUALIZED OPERATING DATA

	YEARS	MONTHLY RENT	ANNUAL RENT	RENT INCREASES
Base Term	Current - 11/30/2026	\$8,116.42	\$97,397.00	-
Option 1	12/1/2026 - 11/30/2031	\$8,684.58	\$104,215.00	7.00%
Option 2	12/1/2026 - 11/30/2036	\$9,292.50	\$111,510.00	7.00%
Option 3	12/1/2036 - 11/30/2041	\$9,943.00	\$119,316.00	7.00%
Option 4	12/1/2041 - 11/30/2046	\$10,639.00	\$127,668.00	7.00%



LINCOLN AVENUE
VPD ±14,000

TENANT PROFILE



HEADQUARTERS

Louisville, KY

YEAR FOUNDED

Louisville, KY

WEBSITE

www.yum.com

LOCATIONS

53,424+

PARENT COMPANY

Yum! Brands isn't your average Fortune 500 company. As one of the world's largest restaurant company, Yum! Brands, Inc. has over 50,000 restaurants in more than 150 countries and territories primarily operating the company's restaurant brands – KFC, Pizza Hut and Taco Bell – global leaders of the chicken, pizza and Mexican-style food categories. The Company's family of brands also includes The Habit Burger Grill, a fast-casual restaurant concept specializing in made-to-order chargrilled burgers, sandwiches and more.

The company operates its business through six operating segments: YUM Restaurants China, YUM Restaurants International, Taco Bell U.S., KFC U.S., Pizza Hut U.S. and YUM Restaurants India. It develops, operates, franchises and licenses a worldwide system of restaurants which prepare, package and sell a menu of competitively priced food items. The company's each concept has proprietary menu items and emphasizes the preparation of food with various ingredients, as well as recipes and special seasonings to provide appealing and tasty food. Its traditional restaurants feature dine-in, carryout and drive-thru or delivery service. The company's non-traditional units, which are principally licensed outlets, include express units and kiosks which have a more limited menu and operate in non-traditional locations, such as malls, airports, gasoline service stations, train stations, subways, convenience stores, stadiums, amusement parks and colleges.



**HEADQUARTERS**

Louisville, KY

WEBSITE

kfc.com

YEAR FOUNDED

1952

LOCATIONS

27,000+

KFC is a global chicken restaurant brand with a rich, decades-long history of success and innovation. It all started with one cook, Colonel Harland Sanders, who created a finger lickin' good recipe more than 75 years ago—a list of 11 secret herbs and spices scratched out on the back of his kitchen door. Today, we still follow his formula for success, with real cooks breaded and freshly preparing our delicious chicken by hand in more than 27,000 restaurants in over 145 countries and territories around the world. They are grounded in their heritage but looking forward to the future. KFC is always evolving to make it easier for its guests to enjoy chicken. They do this through digital innovation and building new restaurants with valued franchise partners. In fact, every six hours, a new KFC restaurant opens somewhere in the world. KFC is committed to growing responsibly through commitments like their 2025 global plastic packaging goal, the realization of their 2018 commitment to stop purchasing chicken raised with antibiotics important to human medicine in the US and the KFC Harvest program, which to date has donated over 80 million pounds of food to our local communities around the world.

**HEADQUARTERS**

Irvine, CA

WEBSITE

tacobell.com

YEAR FOUNDED

1962

LOCATIONS

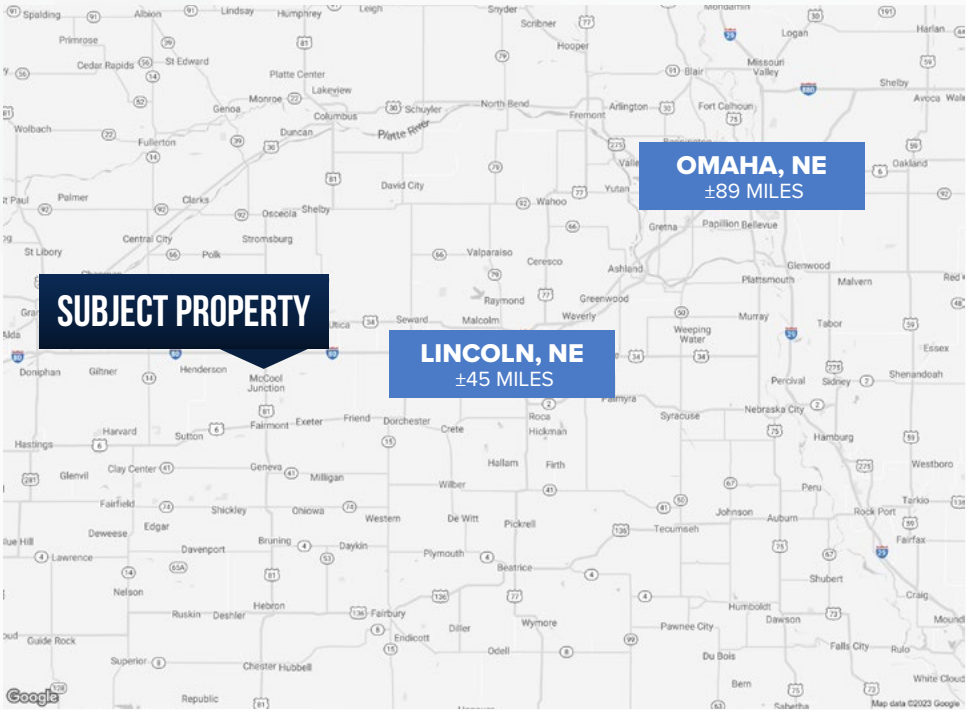
8,000+

Taco Bell is the nation's leading Mexican-inspired quick service restaurant, operating in over 20 countries around the world. There are currently 8,000+ Taco Bell locations that serve over 42 million customers weekly, primarily within the United States. Taco Bell opened a record number of new restaurants in 2015, added 300 new restaurants in 2016, and has plans to add 2,000 more internationally in the next decade. The division generates over \$9 billion in global sales on an annual basis. Taco Bell is a subsidiary of Yum! Brands is a compaKY with more than 43,500 restaurants in 135 countries and territories. Yum! is ranked #218 on the Fortune 500 with revenues of over \$10.3 billion in 2018 systemwide sales, and is recognized as one of the Aon Hewitt Top Companies for Leaders in North America. The CompaKY's restaurant brands – KFC, Pizza Hut, and Taco Bell – are the global leaders of the chicken, pizza, and Mexican-style food categories. Worldwide, the Yum! Brands system opens over 6 new restaurants per day on average, making it a leader in global retail development.

AREA OVERVIEW

YORK, NE

Just an hour west of Lincoln, the capital of Nebraska, York is a city in and the county seat of York County. Home to over 8,000 residents, York offers a variety of facilities to provide its residents with a great quality of life such as Levitt Stadium, Family Aquatic Center, and several parks such as Beaver Creek Park, Mincks Park, Harrison Park, and many more. Points of interest in the city include York Children’s Museum, Clayton Museum of Ancient History, and Wessels Living History Farm. Situated at the intersection of Interstate 80 and Highway 81, York’s local economy is supported by health care, hospitality, and education. Industrial companies located in York include an ethanol plant, an aerospace component manufacturer, and companies that trade both nationally and internationally. York is also home to York College, which offers more than 30 programs of study. Overall, York showcases all the character of a small town with the advantages of a large metropolitan. With an excellent workforce, a great quality of life, and a low cost of living, York is an ideal place to live.



DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
2023 Estimate	4,117	8,802	10,966
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2023 Estimate	1,647	3,539	4,411
2010 Census	1,685	3,545	4,461
Annual Growth 2010-2023	0.4%	0.5%	0.4%
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$85,614	\$76,905	\$79,273



LINCOLN, NE

Lincoln is the capital city of the U.S. state of Nebraska, located in the Midwestern region of the country. With a population of around 290,000 people, it is the second-most populous city in Nebraska after Omaha.

Lincoln is known for its rich history, cultural diversity, and vibrant arts and entertainment scene. The city is home to the University of Nebraska-Lincoln, which contributes significantly to its economy and cultural life. It is also the location of the Nebraska State Capitol, a striking building that dominates the city's skyline.

In terms of outdoor recreation, Lincoln offers many parks and green spaces, including the popular Pioneers Park and Wilderness Park. The city also has a variety of museums, galleries, and performing arts venues, such as the Sheldon Museum of Art, the Lied Center for Performing Arts, and the Lincoln Children's Zoo.

Lincoln is a relatively affordable city to live in compared to other major U.S. cities, and its cost of living is lower than the national average. The city's economy is diverse and includes industries such as education, healthcare, technology, and manufacturing.

UNIVERSITY OF NEBRASKA-LINCOLN

The University of Nebraska-Lincoln (UNL) is a public research university located in Lincoln, Nebraska, United States. It was founded in 1869 and is the flagship institution of the University of Nebraska system. UNL is classified as an R1 Doctoral University with high research activity by the Carnegie Classification of Institutions of Higher Education.

Academic programs at UNL are offered through nine colleges, including the College of Agricultural Sciences and Natural Resources, the College of Architecture, the College of Arts and Sciences, the College of Business, the College of Education and Human Sciences, the College of Engineering, the College of Journalism and Mass Communications, the College of Law, and the College of Public Affairs and Community Service. The university offers over 150 undergraduate majors and minors, more than 100 graduate programs, and several professional degree programs, including law, medicine, and veterinary medicine.

The campus of UNL covers over 2,815 acres and features over 300 buildings, including state-of-the-art research facilities, residence halls, and academic buildings. The university has a student population of approximately 25,000 students, with about 19,000 undergraduate students and 6,000 graduate students. The student body is diverse, with students from all 50 states and over 100 countries.

UNL is known for its research in several areas, including agricultural sciences, computer science, materials science, and applied sciences. The university is also home to several research centers and institutes, including the Nebraska Center for Energy Sciences Research, the Robert B. Daugherty Water for Food Institute, and the National Strategic Research Institute.

The university's athletic teams, known as the Cornhuskers, compete in the NCAA Division I and are members of the Big Ten Conference. The university has a strong athletic tradition, particularly in football, and has won several national championships.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3803 S. Lincoln Avenue, York, NE 68467** ("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. Neither 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.

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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 Owner 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 of this Offering Memorandum.

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TACO BELL & KFC

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