

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



OVER 15 YEARS REMAINING | EXPERIENCED OPERATOR (89+ UNITS)



515 Walnut Street

MURPHYSBORO ILLINOIS

ACTUAL SITE



PRESENTED BY



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NATIONAL NET LEASE

Managing Broker: Kenneth Galvin, SRS Real Estate Partners-Midwest, LLC | IL License No. 471006635



OFFERING SUMMARY



OFFERING

Price	\$1,850,000
Net Operating Income	\$100,020
Cap Rate	5.40%
Guaranty	Franchisee
Tenant	Tasty Chick'n Midwest (89-Unit Operator)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	Yes

PROPERTY SPECIFICATIONS

Rentable Area	3,000 SF (Est.)
Land Area	0.39 Acres
Property Address	515 Walnut Street Murphysboro, Illinois 62966
Year Built	2019
Parcel Number	14-04-459-006
Ownership	Fee Simple (Land & Building Ownership)
Zoning	General Commercial
Parking Spaces	21

Over 15 Years Remaining | Experienced Operator (89 Units) | Well-Known Established Brand | Rent Override

- The tenant currently has over 15 years remaining on their current lease with 4 (5-year) options to extend
- There are no scheduled rent increases but a 7% rent to sales override that becomes due in March of each following year end
- Tasty Chick'n Midwest is an experienced KFC Franchisee currently operating 89 KFC restaurants
- KFC Corporation was founded in 1952, and currently has over 29,000 KFC restaurants in nearly 150 countries and territories around the world

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Near Signalized Intersection | SIH St. Joseph Memorial Hospital | Strong National/Credit Tenant Presence

- The subject property is located near the signalized intersection of Walnut St and N 2nd St, which average a combined 27,000 VPD
- Strong national/credit tenant presence including Walgreens, Circle K, O'Reilly Auto Parts, Regions, and many more
- The site benefits from close proximity to SIH St. Joseph Memorial Hospital, a 114-bed regional hospital, increasing consumer traffic to the site

Strong Demographics in 5-Mile Trade Area

- More than 15,000 residents and 6,000 employees support the trade area
- \$73,702 average household income



Tenant Name	Square Feet	LEASE TERM				RENTAL RATES					
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Tasty Chick'n Midwest	3,000	12/1/2019	12/1/2039	Current	-	\$8,335	\$2.78	\$100,020	\$33.34	NNN Absolute	4 (5-Year)
(Franchisee)	(Est.)				-						

1) Annually, the lease is subject to a rent override due the following March 1st. Any dollar amount in excess of 7% sales less then base rent is due by the tenant the following March. Contact agent for more details.



KFC

kfc.com

Company Type: Subsidiary

Locations: 29,000+

Parent: Yum! Brands

Credit Rating: S&P: BB+

2022 Employees: 36,000

2022 Revenue: \$6.84 Billion

2022 Net Income: \$1.33 Billion

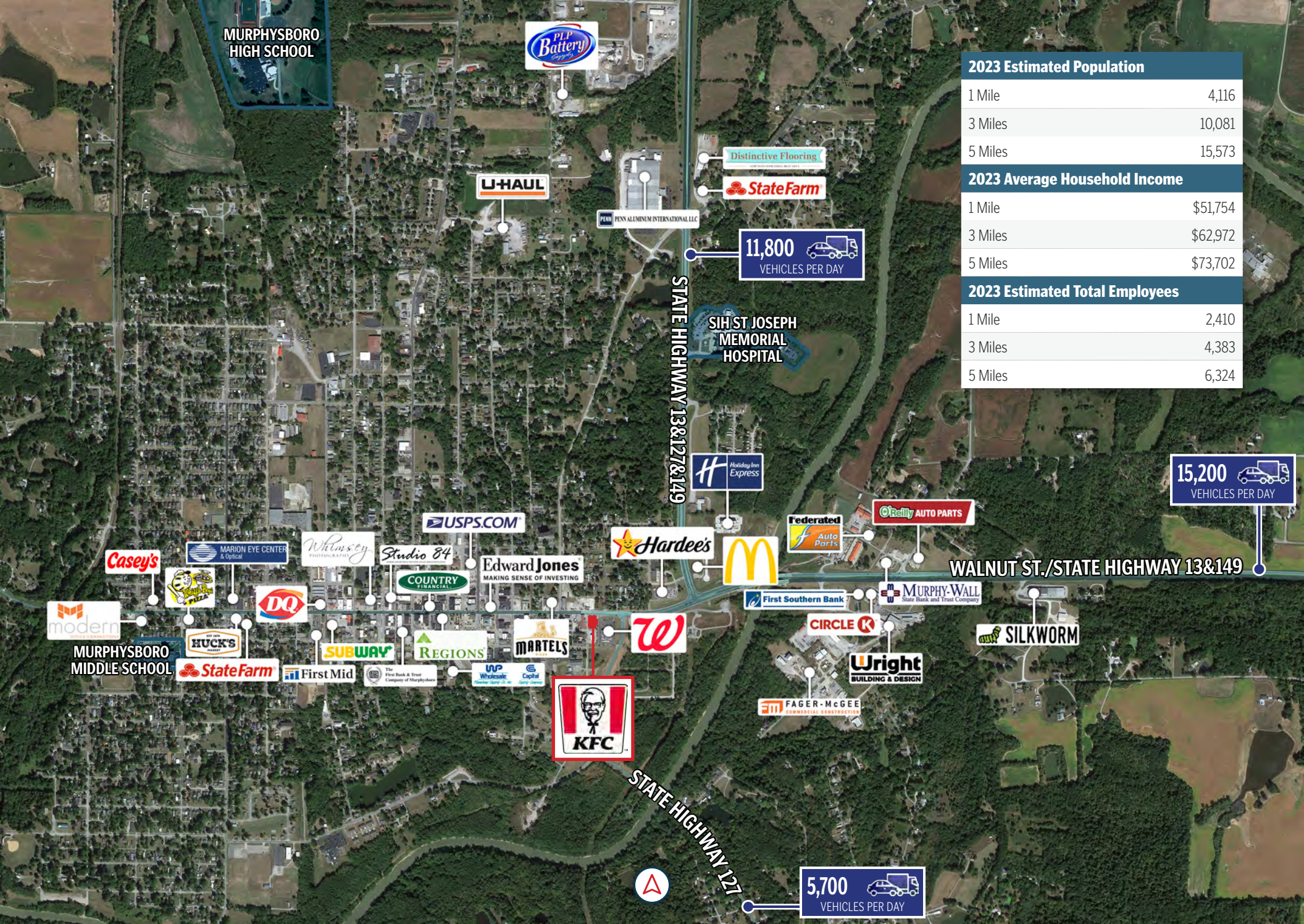
2022 Assets: \$5.85 Billion

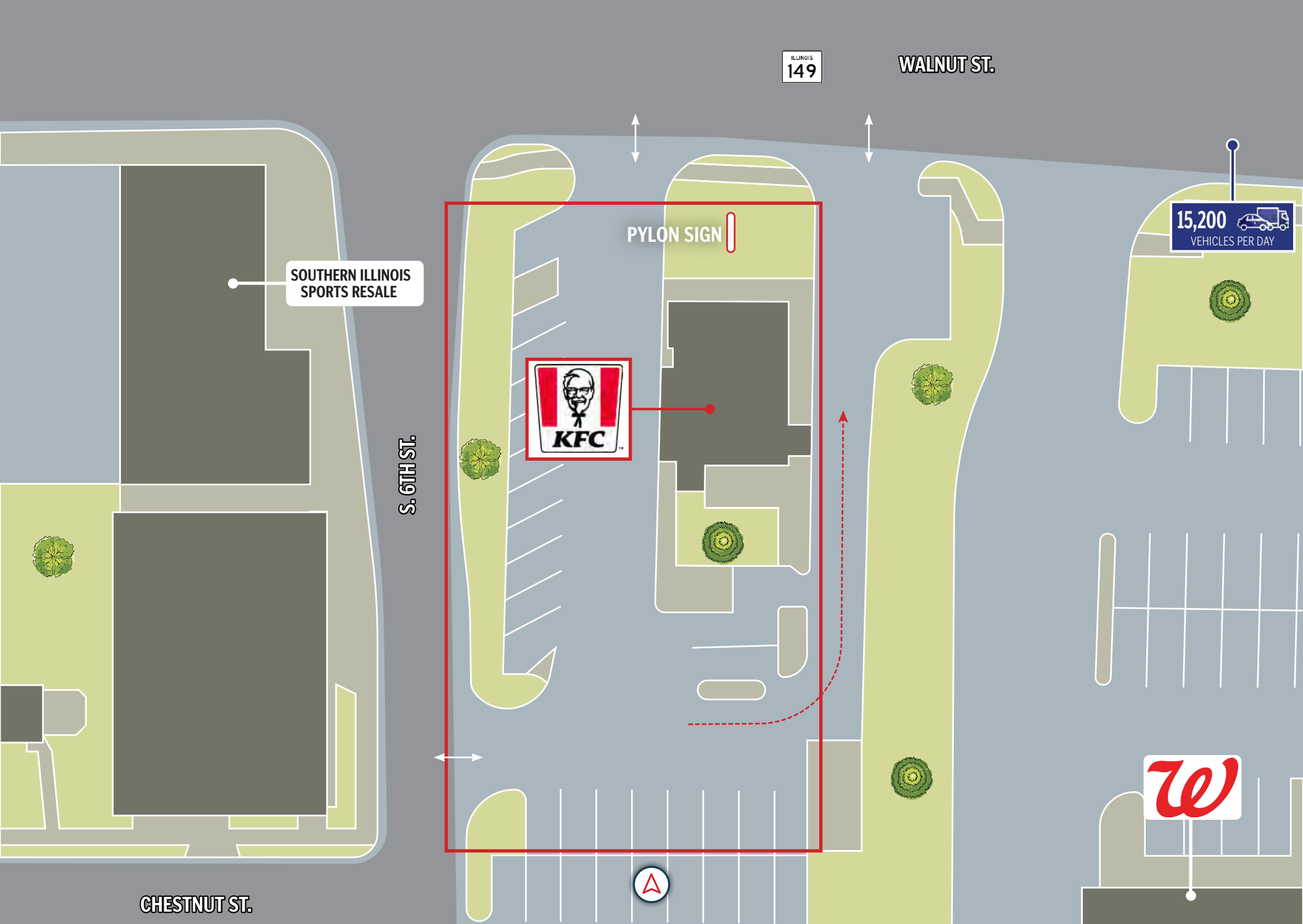
KFC Corporation, based in Louisville, Ky., has been serving joy through its Original Recipe® fried chicken and finger lickin' good food since 1952. KFC's Original Recipe represents the unmistakable taste of KFC – the top-secret, unique blend of 11 herbs & spices that was perfected by Colonel Harland Sanders and is still used today. Beyond bucket meals and homestyle sides, KFC specialties include KFC Chicken Nuggets, the KFC Chicken Sandwich in spicy and classic, Extra Crispy Tenders, KFC Famous Bowls, KFC Mac & Cheese Bowls, Pot Pies and Secret Recipe Fries. There are over 29,000 KFC restaurants in nearly 150 countries and territories around the world. KFC Corporation is a subsidiary of Yum! Brands, Inc., Louisville, Ky. (NYSE: YUM).

Source: global.kfc.com, finance.yahoo.com











THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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