

# KFC/Long John Silver's

9750 CA-53, Lower Lake, CA 95457





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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

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SECTION 1

# Executive Summary

OFFERING SUMMARY

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INVESTMENT HIGHLIGHTS

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PROPERTY PHOTOS

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ADDITIONAL PHOTOS

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REGIONAL MAP

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LOCATION MAP

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AERIAL MAP

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## OFFERING SUMMARY



Listing Price  
**\$1,690,000**



Cap Rate  
**6.29%**



Price/SF  
**\$572.49**

### FINANCIAL

Listing Price	\$1,690,000
Down Payment	100% / \$1,690,000
NOI	\$106,312
Cap Rate	6.29%
Price/SF	\$572.49
Monthly Rent/SF	\$3.00

### OPERATIONAL

Lease Type	Absolute Net
Guarantor	Franchisee Guarantee
Lease Expiration	08/30/2025
Gross SF	2,952 SF
Rentable SF	2,952 SF
Lot Size	0.81 Acres (35,283 SF)
Year Built	2005
APN#	024-235-150-000
On-Site Parking Spaces	33





# KFC/LONG JOHN SILVER'S

9750 CA-53, Lower Lake, CA 95457

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## INVESTMENT OVERVIEW

The subject property is a freestanding KFC & Long John's Silver co-branded fast food restaurant that has been in operation at this site since 2005. This +/-2,952 sq. ft. restaurant is situated on a large +/- .81 acre parcel of land that provides abundant on-site parking of 33 spaces and is equipped with a drive thru window and large monumental sign.

The city of Lower Lake is part of Lake County which has a population of approximately 68,163. Lake County has an abundance of outdoor recreational activities that draw visitors from the Sacramento Valley and San Francisco Bay Area. Clear Lake, which is located just a few miles north of the subject property is a destination location known for fishing, boating along with abundance of year-round outdoor recreational activities.

The subject property benefits from being situated within a .50 mile from Lower Lake High School and Lower Lake Elementary School. Downtown Lower Lake is situated just .20 miles away and a Wal Mart and Tractor Supply Company anchored shopping center is located 1.6 miles north on State Highway 53.

The current tenant is a 6-unit KFC franchisee with restaurants located throughout Northern California. The lease is absolute triple net (NNN) with no landlord responsibilities. The lease includes a percentage rent clause equal to 8.5% of gross sales reported monthly along with attractive twelve and a half (12.5%) percent fixed rent increases every 5 years. This experienced tenant is also a Papa John's Pizza and Burger King franchisee.

This property offers an unique opportunity to own a passive single tenant investment property located in Northern California situated within a few miles from local wineries such as Gregory Graham Winery and Fults Family Vineyards.

## INVESTMENT HIGHLIGHTS

- Absolute NNN lease-ZERO Landlord Responsibilities
- Attractive 12.5% fixed rent increases every 5 years
- Lease includes percentage rent clause which tenant triggered in past years
- Long Operating History-KFC has successfully operated at this location since 2005
- Property offers excellent frontage onto U.S. Highway 53
- Situated just 1.6 miles from Clear Lake Shopping Center anchored by Wal Mart & Tractor Supply Company



## PROPERTY PHOTOS // KFC Restaurant



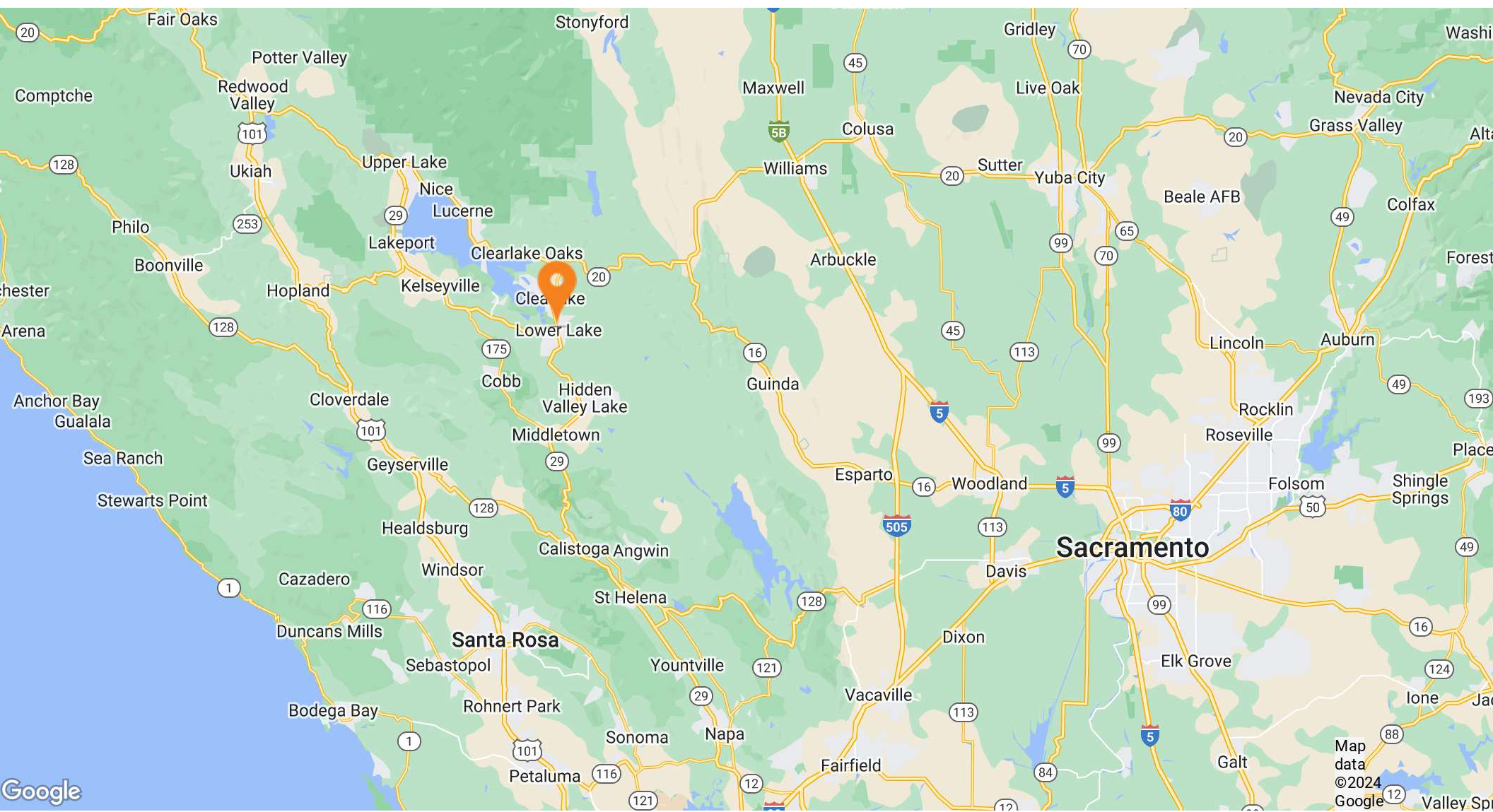


## KFC Restaurant // ADDITIONAL PHOTOS



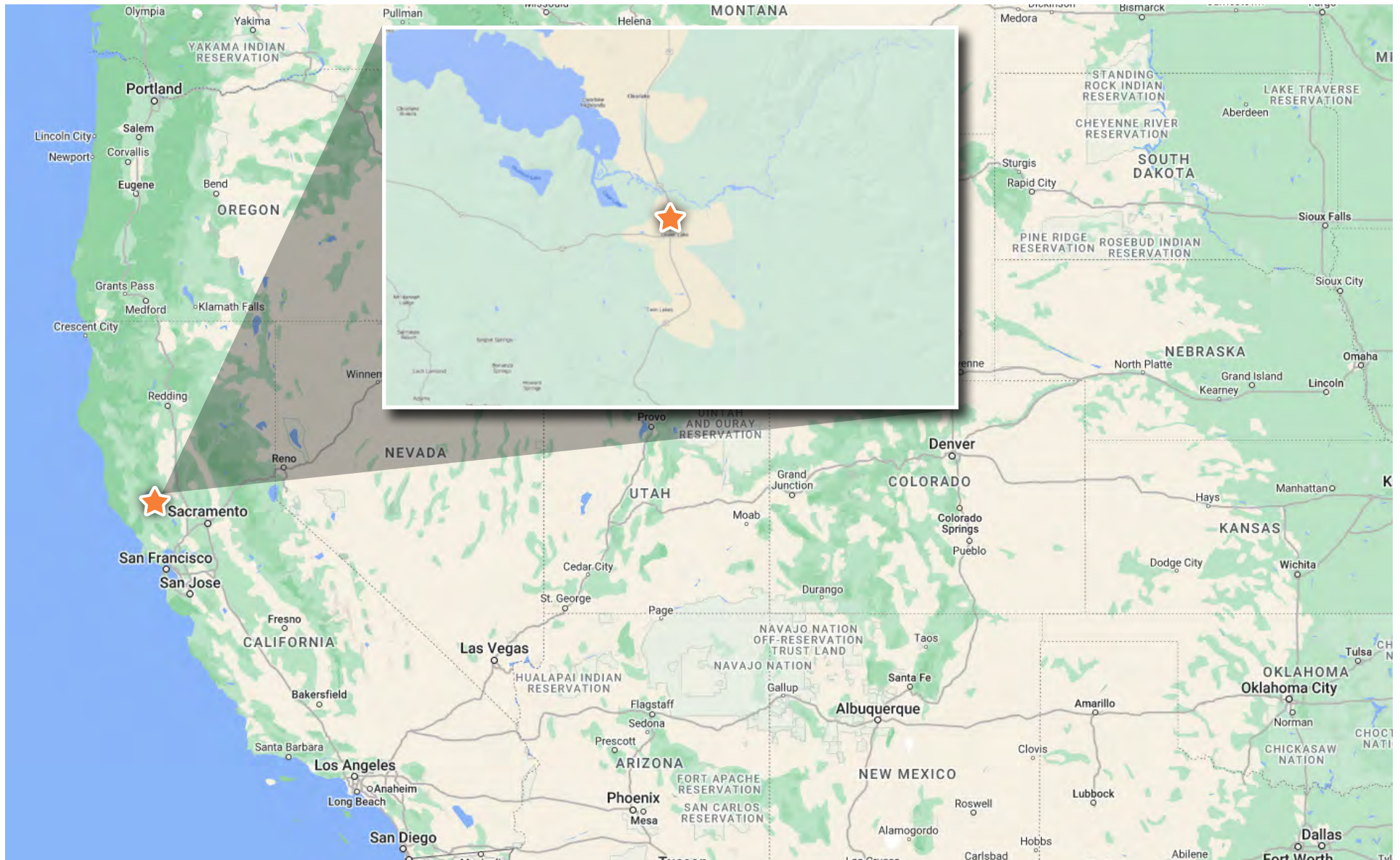


REGIONAL MAP // KFC Restaurant





## KFC Restaurant // LOCATION MAP







Lower Lake  
Elementary School

Lower Lake  
High School

Lower Lake  
Transit Authority

Jonas Energy  
Solutions

Bargain Alley



9750 CA-53

Danny's  
Roadside Kitchen

Fosters  
FRESH

Lower Lake  
Historic Museum

Main Street



DJ's Pizza

Redwood  
Credit Union

Northern  
Pacific Gas





SECTION 2

# Financial Analysis

FINANCIAL DETAILS

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# Property Summary

9750 Highway 53, Lower Lake, CA 95457



## The Offering

Price	\$1,690,000
Capitalization Rate	6.29%
Price/SF	\$572.49
Land Price/SF	\$47.39

## Property Description

Year Built	2005
Gross Leasable Area	2,952
Type of Ownership	Fee Simple
Lot Size	0.81 acres

## Lease Summary

Tenant	Venquest Investments & Properties, LLC
Rent Increases	12.5% every 5 years
Guarantor	Franchisee
Lease Type	Absolute NNN
Original Lease Commencement	9/1/2013
Lease Expiration	8/30/2025
Renewal Options	One-10 year
Lease Term	12 years
Term Remaining on Lease (Yrs)	1.4 years
Percentage Rent Clause	8.5% Gross Sales
Landlord Responsibility	None
Tenant Responsibility	Roof & Structure

## Rent Schedule

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
<b>Current</b>	\$106,312	\$8,859.37	\$36.01
<b>10 Year Option Period</b>			
9/1/2025 – 8/31/2028	\$106,312	\$8,859.37	\$36.01
9/1/2028 – 8/30/2033	\$119,601	\$9,966.79	\$40.51
9/1/2033 – 8/30/2035	\$134,552	\$11,212.64	\$45.57



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SECTION 3

# Market Overview

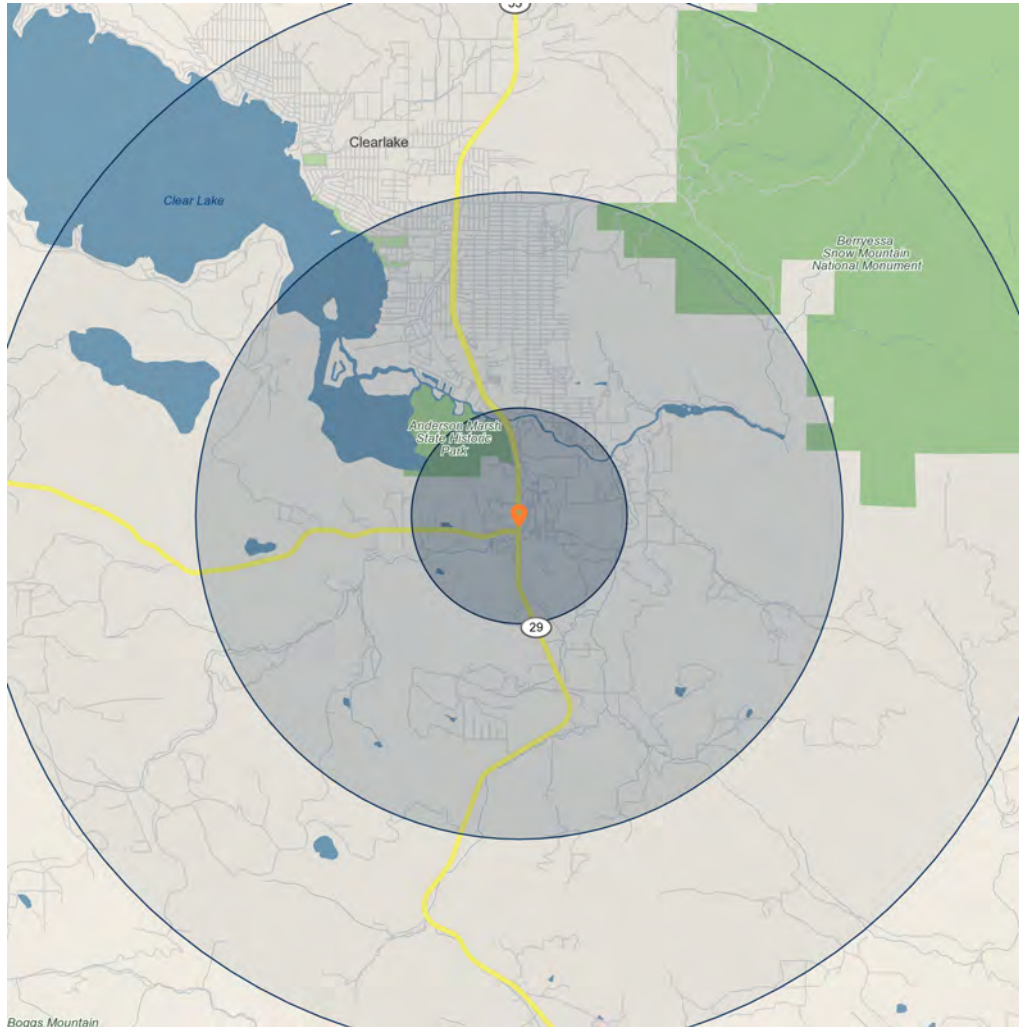
DEMOGRAPHICS

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## DEMOGRAPHICS // KFC Restaurant



### POPULATION

	1 Mile	3 Miles	5 Miles
2028 Projection	1,250	9,128	16,836
2023 Estimate	1,241	9,064	16,681
2020 Census	1,350	9,748	17,780
2010 Census	1,298	8,911	16,289

### HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
Average	\$58,166	\$46,726	\$51,061
Median	\$47,986	\$37,362	\$36,691
Per Capita	\$25,768	\$18,697	\$21,255

### HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2028 Projection	555	3,651	6,992
2023 Estimate	549	3,611	6,901
2020 Census	549	3,612	6,901
2010 Census	568	3,506	6,558

### HOUSING

	1 Mile	3 Miles	5 Miles
Median Home Value	\$245,828	\$186,122	\$199,190

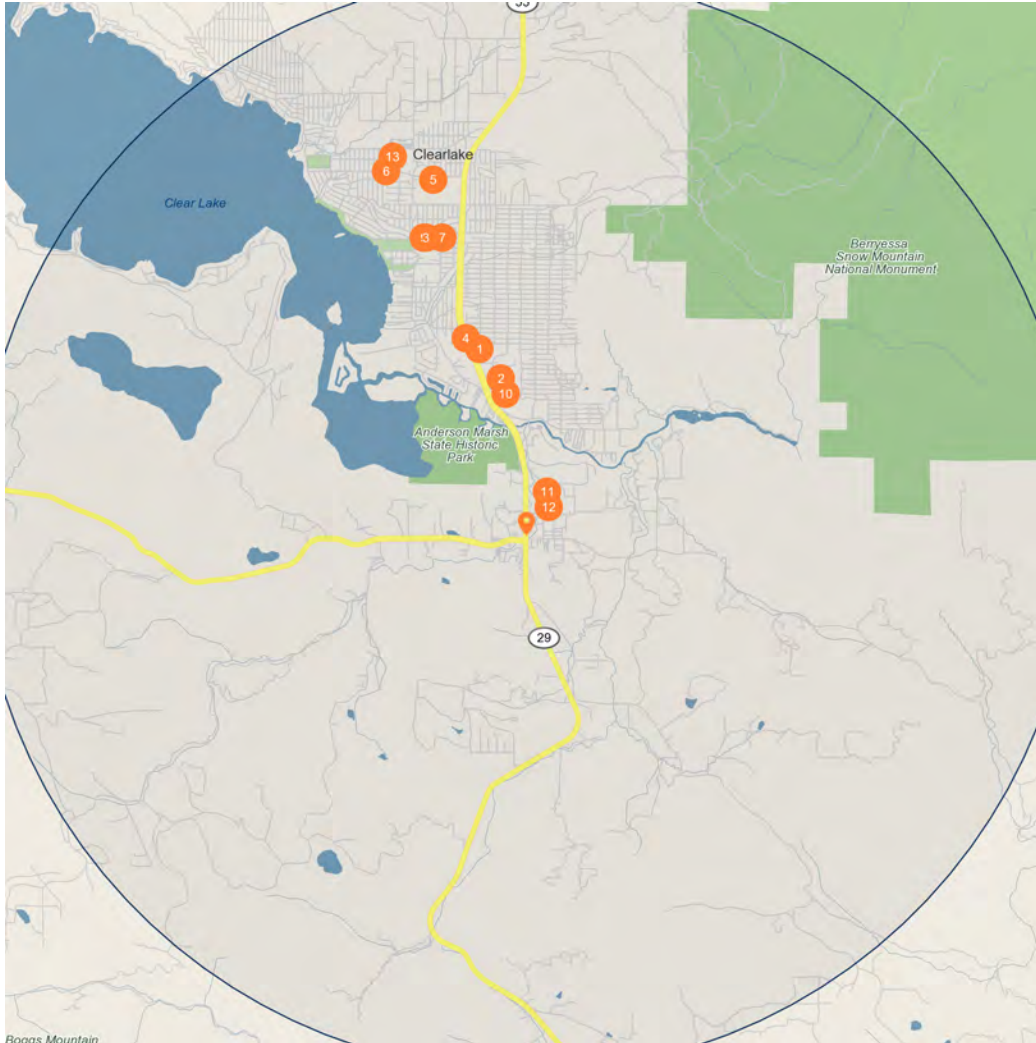
### EMPLOYMENT

	1 Mile	3 Miles	5 Miles
2023 Daytime Population	1,930	7,068	13,034
2023 Unemployment	4.34%	6.76%	6.91%
Average Time Traveled (Minutes)	36	31	30

### EDUCATIONAL ATTAINMENT

	1 Mile	3 Miles	5 Miles
High School Graduate (12)	29.50%	35.06%	34.61%
Some College (13-15)	36.15%	30.66%	30.20%
Associate Degree Only	8.84%	7.43%	7.94%
Bachelor's Degree Only	7.96%	5.44%	5.77%
Graduate Degree	2.76%	2.96%	2.80%





### Major Employers

### Employees

1	Adventist Hlth Clrlake Hosp In-Adventist Health Clearlake	287
2	Walmart Inc-Walmart	261
3	Adventist Hlth Clrlake Hosp In	199
4	Advintist Hlth Clearlake Hosp-ST HELANA HOSPITAL CLEARLAKE	114
5	Vindra Inc-Meadowood Nursing Center	100
6	Adventist Hlth Systm/West Corp-St Helena Hospital Clearlake	77
7	D-M-L-S Corporation-Susanville Supermarket	75
8	Joe Berry Corporation-Foods Etc	75
9	Bayberry Inc	71
10	C & K Market Inc-Rays Food Place 36	64
11	Konocti Unified School Dst-Lower Lake Elementary School	54
12	Konocti Unified School Dst-Lower Lake High School	54
13	Lake Cnty Fire Protection Dst-Lakeshore Fire Dept	53





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