



KFC

2236 Highway 41 North - Henderson, KY 42420

KFC - HENDERSON, KY

EXCLUSIVELY MARKETED BY

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,925 SF KFC Located at 2236 Highway 41 North in Henderson, KY. This Deal Includes a 20-Year Absolute NNN Lease, Passive Income, an Experienced Operator and the Lease Features 1.5% Annual Rental Increases, Starting in Year 7, Throughout the Initial Term and in the Option Periods, Steadily Increasing NOI and Hedging Against Inflation, Providing For a Secured Investment.

Sale Price	\$2,028,883
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OFFERING SUMMARY

Cap Rate:	6.00%
NOI:	\$121,733
Price / SF:	\$693.64
Guarantor:	Franchisee

BUILDING INFORMATION

Street Address:	2236 Hwy 41 N
City, State, Zip:	Henderson, KY 42420
County:	Henderson
Building Size:	2,925 SF



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS

20-Year Absolute NNN | Scheduled Rent Increases & Options | Experienced Operator:

- **Strong 80-Unit Corporate Guarantee From Tasty Chick'n, LLC:** A Subsidiary of Tasty Restaurant Group (TRG), a Premier Franchise Operator Managing Over 400 Restaurants Across Top-Tier Brands, Including KFC, Pizza Hut, Burger King, Dunkin' and Taco Bell; TRG is an Affiliate of Triton Pacific Capital Partners
- **Brand Strength:** Operating Under the Globally Recognized KFC Brand, This Location Benefits From TRG's Extensive Experience and Market Presence; With 80 KFC Locations Under Their Management, the Combined Strength of Tasty Restaurant Group and KFC Provides Unparalleled Stability, Making This an Attractive and Secure Investment
- **Rent Increases & Options:** The Lease Features 1.5% Annual Rental Increases Starting in Year 7, Throughout the Initial Term, and in the Option Periods, Steadily Increasing NOI and Hedging Against Inflation

Prime Henderson, KY Location | Surrounded By Major Economic Drivers:

- **Strategic Henderson, KY Location:** Located on Hwy 41 N, This KFC Benefits From High Visibility and Significant Traffic, With Over 24,000 Vehicles Passing Daily; The Property is Well-Positioned in a Thriving Area of Henderson, Ensuring Consistent Customer Traffic and Reinforcing its Value as a Dependable Investment

- **Proximity to Major Economic Drivers:** The Property is Strategically Located Near Deaconess Henderson Hospital, Which Employs Over 500 Healthcare Professionals, and Tyson Foods, a Major Regional Employer With Over 1,400 Employees; These Key Institutions Contribute to a Stable and Growing Customer Base, Enhancing the Property's Attractiveness and Ensuring Steady Business
- **Robust Retail Environment:** The Location is Part of a Well-Established Commercial Corridor, Surrounded By National and Regional Retailers such as Walmart, Lowe's, and Kroger, Driving Significant Foot Traffic to the Area; This Vibrant Retail Environment Ensures Sustained Visibility and Customer Engagement

Strong Demographics | Affluent Population | Proven Market Performance:

- **Strong Local Demographics:** The Henderson Area Boasts a Population of Over 30,000 Residents Within a 5-Mile Radius, With an Average Household Income of Approximately \$65,000; These Strong Demographics Support Sustained Demand and Long-Term Stability For the Tenant
- **Established Success and Community Presence:** This KFC Location Has Become a Trusted and Recognized Establishment Within the Lynchburg Community; the Strong Sales Performance and Long-Standing Presence Make This Property a Proven and Secure Investment



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

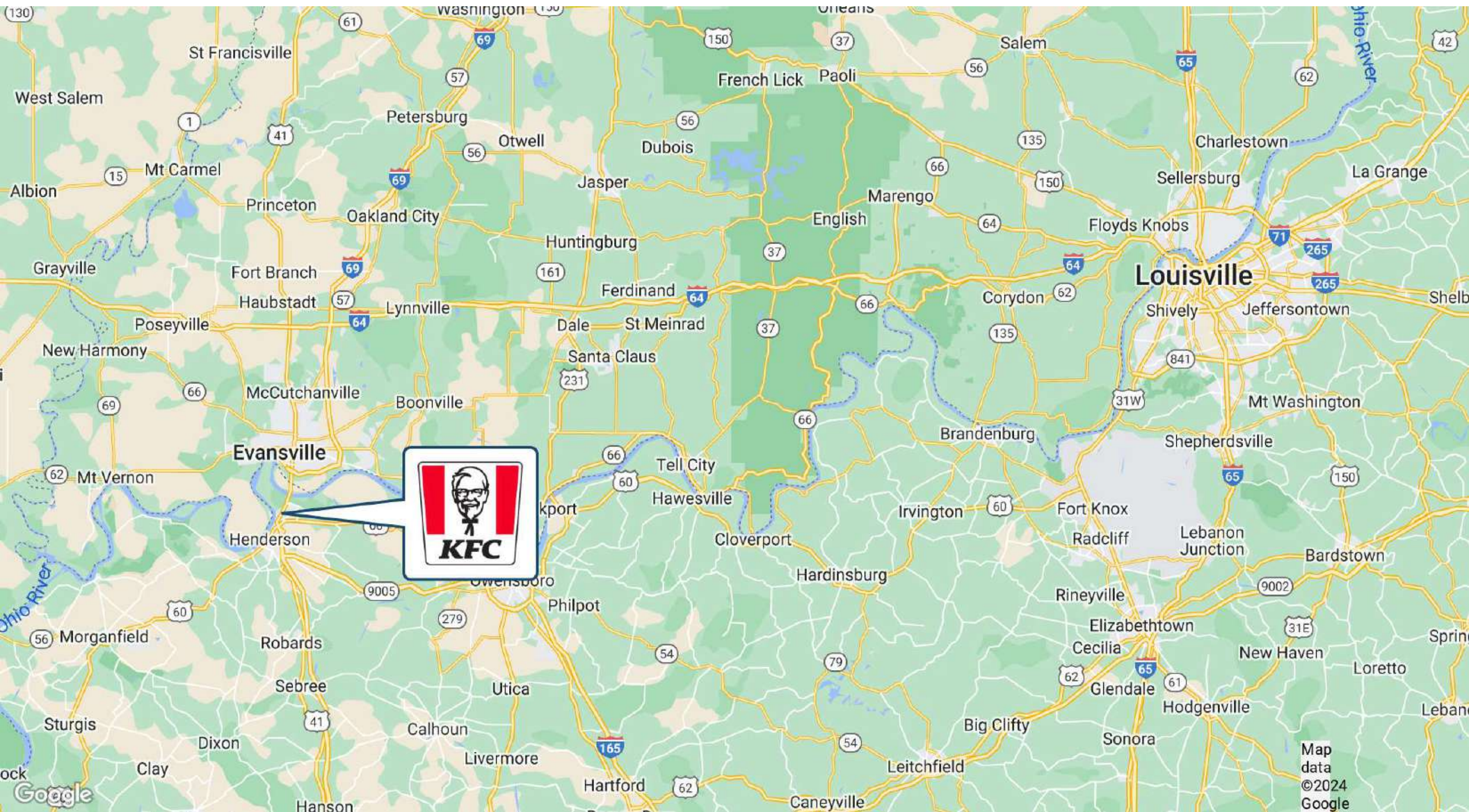
Tenant:	Tasty Chick'n LLC
Premises:	2,925 SF
Base Rent:	\$121,733
Rent Per SF:	\$41.62
Lease Commencement:	09/27/2024
Rent Commencement:	10/01/2024
Lease Expiration:	09/30/2044
Lease Term:	20 Years Remaining
Renewal Options:	4 x 5 Years Options
Rent Increases:	1.5% Annually, Starting in Year 7
Lease Type:	Absolute Triple Net (NNN)
Use:	Fast Food
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	Yes
Guarantor:	Franchisee



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



Actual Property Image



Actual Property Image



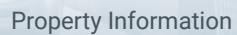
Actual Property Image



Actual Property Image



Actual Property Image



AERIAL MAP

DOWNTOWN EVANSVILLE

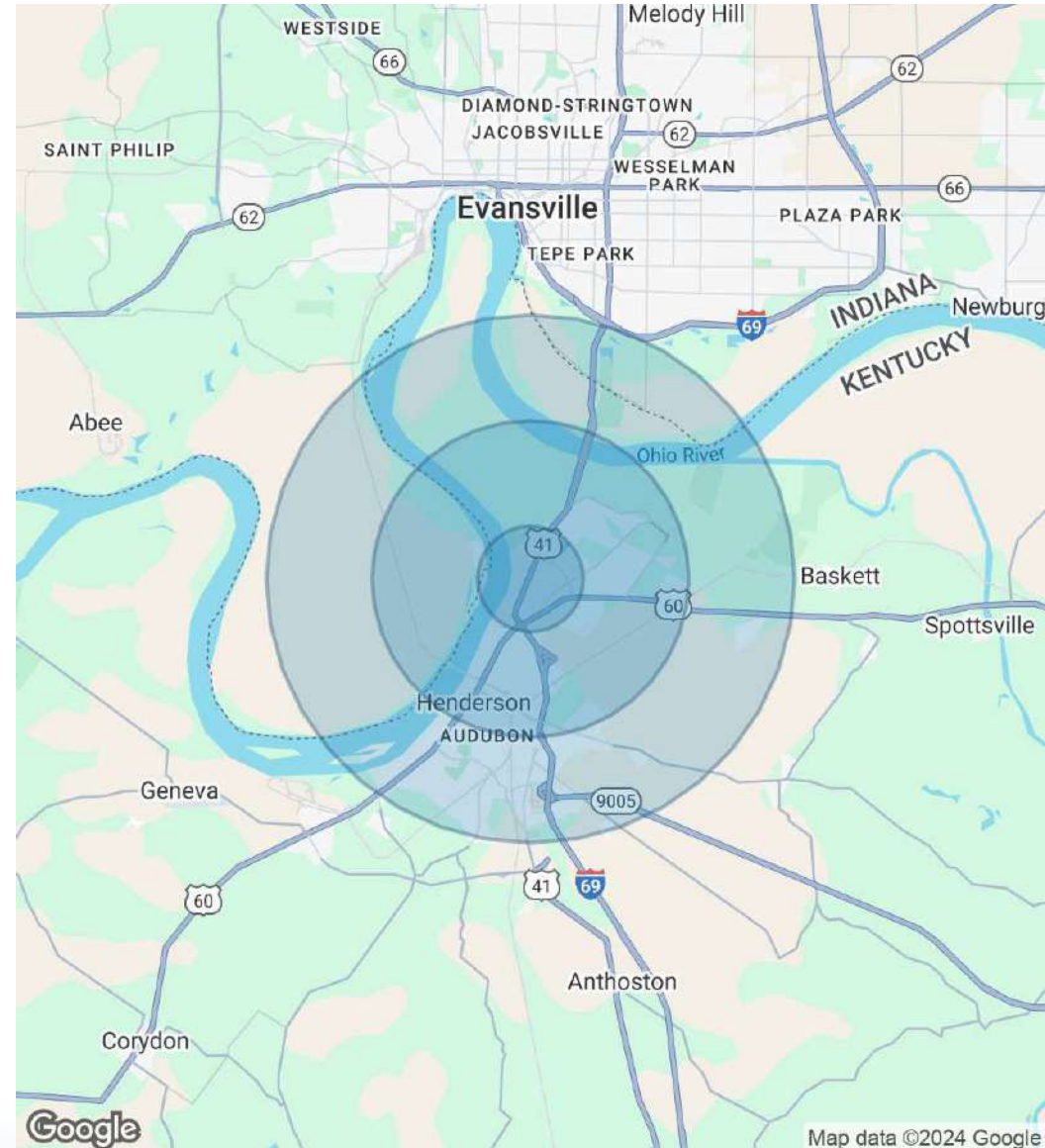


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,582	17,147	30,369
Average Age	42	42	43
Average Age (Male)	40	41	41
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,588	7,615	12,819
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$55,211	\$61,834	\$65,295
Average House Value	\$141,655	\$148,257	\$146,486

TRAFFIC COUNTS			
U.S Hwy 41			41,109 VPD
U.S Hwy 60			25,205 VPD
Watson Ln			7,373 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Deaconess Henderson Hospital



W.C. Handy Blues & Barbecue Festival

HENDERSON, KY

The City of Henderson was incorporated as a town in 1810 and as a City in 1867. Henderson is located in the Evansville, IN-KY Metropolitan Statistical Area (MSA). Based on 2022 estimates, Henderson is the 15th largest city in Kentucky. The Henderson area has grown steadily and is known for its friendly people and southern hospitality. Henderson is the county seat of Henderson County, Kentucky, and lies on the southern banks of the Ohio River, one of the nation's major waterways, in the western Kentucky coal field region. Henderson is located 10 miles south of Evansville, Indiana, and is 140 miles north of Nashville, Tennessee, 128 miles southwest of Louisville, Kentucky and 196 miles southeast of St. Louis, Missouri. Henderson is nearly 18 square miles. The City of Henderson had a population of 27,630 as of July 1, 2024.

The Henderson area is home to several diverse industries, attracting major manufacturing and processors in aluminum, coal mining, steel, plastics, paper and agriculture. Locally produced commodities include aluminum ingot, automotive parts, truck axles and wheels, and poultry products. Henderson's industrial potential is enhanced by the well-planned and well-located industrial parks within the city's environs. The new plants and rehabilitated older ones have been redesigned and upgraded to meet the requirements of modern industry and are an important part of the Henderson industrial economy. Deaconess Henderson Hospital, a 192-bed acute care hospital, is one of Henderson County's largest employers, with 700 employees at both the hospital and ancillary outpatient facilities. 13 major automotive manufacturers, and numerous tier 1 automotive suppliers are located within 200 miles of Northwest Kentucky and Henderson County. Henderson Community College offers a high-quality, targeted education to meet the professional and personal goals of all Kentuckians.

Available to area citizens are a wide range of recreational and cultural activities. The Henderson area is home to some of the finest duck and goose hunting in the United States, as well as many other outdoor activities. Audubon State Park is home to the John James Audubon Museum. The facility hosts visitors from all over the world who come to view Audubon's works and study his life. Community activities include music, theatre, and visual arts. Cultural activities play a major role in the lives of Hendersonians. The 965-seat Henderson Fine Arts Center located at the Henderson Community College provides quality entertainment with many of the top acts in the United States performing on a regular basis. The summer is highlighted with the W.C. Handy Blues & Barbecue Festival. The City also hosts four other major summer music festivals: SummerFest in May, PorchFest in June, The Sandy Lee Watkins Songwriters Festival in July and the Bluegrass in the Park Folklife Festival in August.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



Actual Property Image



Actual Property Image



TENANT OVERVIEW

Company:	Tasty Restaurant Group LLC (TRG)
Founded:	2018
Locations:	400+
Headquarters:	Plano, TX
Website:	tastyrg.com

TASTY RESTAURANT GROUP LLC

Tasty Restaurant Group, LLC (TRG), an affiliate of Triton Pacific Capital Partners, is based in Dallas, TX, and manages over 400 restaurants under well-known brands such as Pizza Hut, Burger King, Dunkin', Baskin-Robbins, Kentucky Fried Chicken, and Taco Bell. TRG was founded on the belief that strong teams are essential to building great brands, delivering outstanding service, and ensuring high-quality guest experiences. The company is dedicated to every detail that contributes to a brand's long-term success and growth. With a singular focus on providing exceptional service, care, and added value, TRG continuously enhances its current restaurants, develops new ones, and expands through acquisitions. By prioritizing talent development, fostering positive guest experiences, and engaging with communities, TRG supports its restaurants in achieving excellence while meeting both operational and financial goals.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, SIG and ParaSell have not verified, and will not verify, any of the information contained herein, nor have SIG and ParaSell conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release SIG and ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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