



KFC

713 Hardy Road - Vinton, VA 24179

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 4,188 SF KFC Located at 713 Hardy Road in Vinton, VA. This Deal Includes a 20-Year Absolute NNN With Scheduled Rent Increases & Options and Zero Landlord Responsibilities, Providing For a Secure Investment.

Sale Price	\$1,911,009
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OFFERING SUMMARY

Cap Rate:	5.75%
NOI:	\$109,883
Price / SF:	\$456.31
Guarantor:	Franchisee

BUILDING INFORMATION

Street Address:	713 Hardy Rd
City, State, Zip:	Vinton, VA 24179
County:	Bedford
Building Size:	4,188 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 Vinton, VA Location | Surrounded By Major Economic Drivers:

- **Strategic Vinton, VA Location:** Situated on Hardy Rd., This KFC Benefits From High Visibility and Consistent Traffic, With Over 15,000 Vehicles Passing Daily; The Property is Located in a Thriving Area of Vinton, a Growing Suburb of Roanoke, VA, Ensuring Steady Customer Flow and Reinforcing its Value as a Dependable Investment

- **Proximity to Major Economic Drivers:** The Property is Strategically Located Near Carilion Roanoke Memorial Hospital, One of the Region's Largest Employers With Over 13,000 Employees, and Roanoke College, Which Has an Enrollment of Approximately 2,000 Students; These Nearby Institutions Contribute to a Stable and Growing Customer Base, Enhancing the Property's Attractiveness and Ensuring Consistent Business
- **Robust Retail Environment:** The Location is Part of a Well-Established Commercial Corridor, Surrounded By Popular National Retailers like Food Lion, CVS, and Dollar Tree, Driving Significant Foot Traffic to the Area; This Vibrant Retail Environment Ensures Sustained Visibility and Customer Engagement

Strong Demographics | Affluent Population | Proven Market Performance:

- **Solid Local Demographics:** The Vinton Area Boasts a Population of Over 90,000 Residents Within a 5-Mile Radius, With an Average Household Income of Approximately \$70,000; 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 Vinton 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

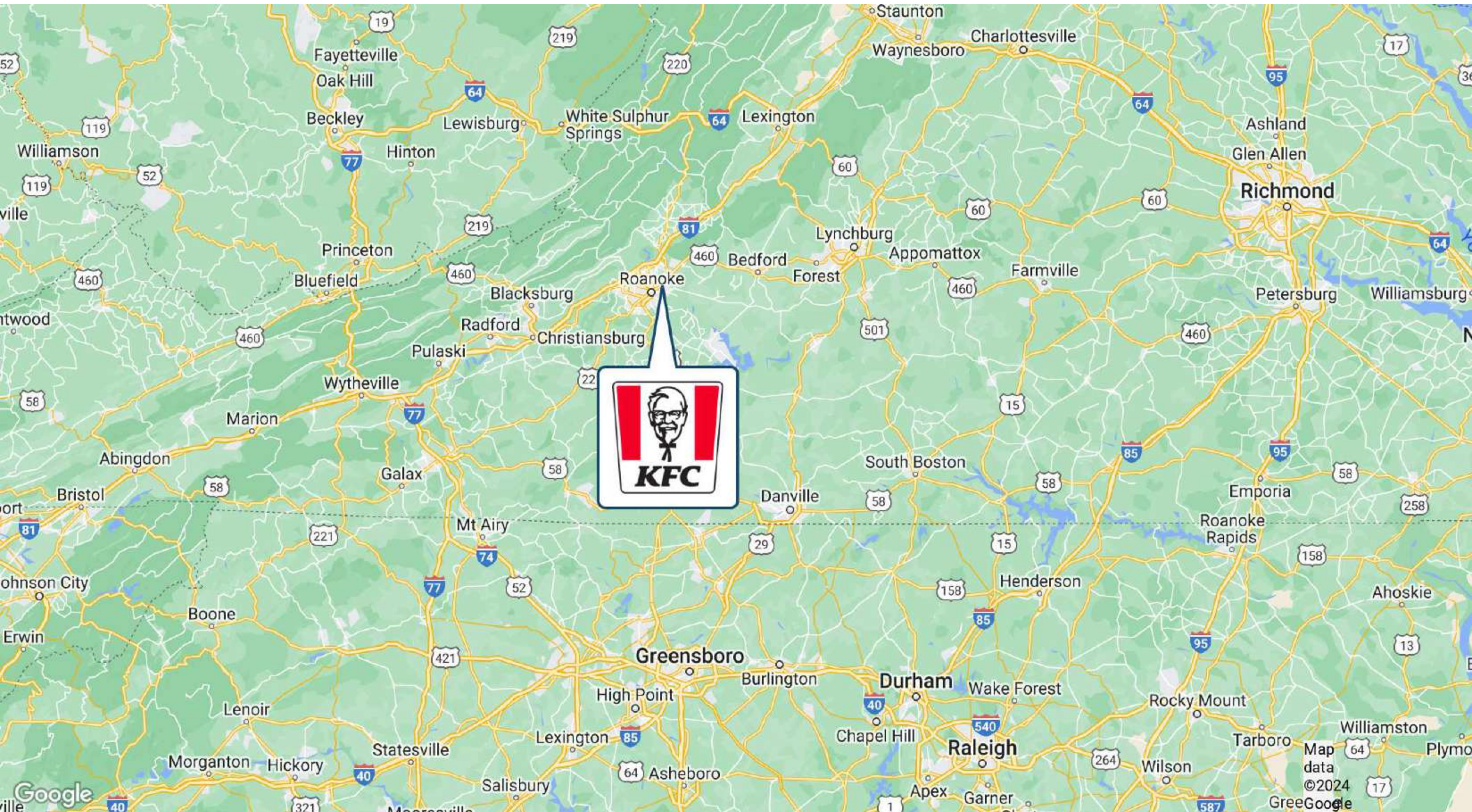
Tenant:	Tasty Chick'n, LLC
Premises:	4,188 SF
Base Rent:	\$109,883
Rent Per SF:	\$26.24
Lease Commencement:	09/27/2024
Rent Commencement:	10/01/2024
Lease Expiration:	09/30/2044
Lease Term:	20 Years Remaining
Renewal Options:	4 x 5 Years Options
Rent Increases:	1.5% Annually, Starting in Year 7
Lease 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



AERIAL MAP



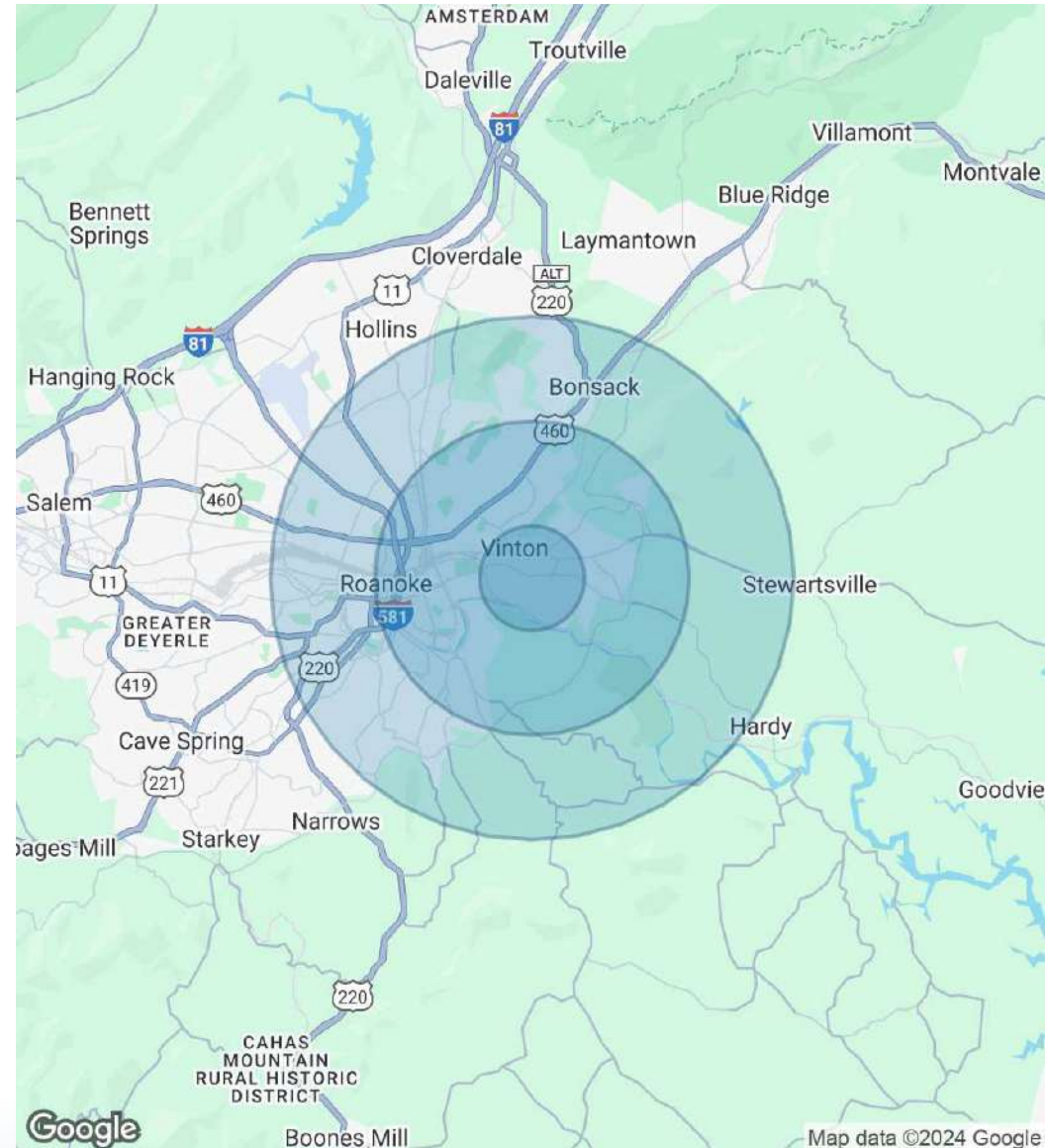
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,769	38,787	94,931
Average Age	43	43	42
Average Age (Male)	40	40	40
Average Age (Female)	46	46	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,006	16,739	41,467
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$77,147	\$66,626	\$70,159
Average House Value	\$166,827	\$167,417	\$179,070

TRAFFIC COUNTS

Hardy Rd	25,823 VPD
E Washington Ave	23,841 VPD
U.S Hwy 221	40,571 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Vinton, VA



Vinton War Memorial Festival

VINTON, VA

The Town of Vinton is located in the southern end of the Shenandoah Valley, in the southwestern region of Virginia. Vinton is a part of the Roanoke Metropolitan Statistical Area, which includes the Cities of Roanoke and Salem and Counties of Roanoke, Botetourt, and Craig. The Town is a compact, urban area of 3.2 square miles located within eastern Roanoke County and shares a common border with the City of Roanoke. It is approximately 170 miles west of Richmond, Virginia, the State capital. Vinton is part of the Roanoke Metropolitan Statistical Area and the Roanoke Region of Virginia. The Town of Vinton had a population of 8,184 as of July 1, 2024.

The small town atmosphere is characterized by a low crime rate; small, locally, and regionally owned businesses; and moderately priced homes. The location of the Town provides quick and easy access from neighboring jurisdictions via US Interstates 81 and 581, U.S. Routes 460 and 220, and Virginia Routes 24 and 634. This also provides an opportunity for citizens to be able to drive to a community college, two private colleges, and two public universities in less than one hour. The Town's location also means that its economy is impacted by the economic conditions of its neighbors, and by decisions made by these larger neighboring jurisdictions. The Roanoke Region's workforce, of which Vinton is a part, represents a range of talent combined with top-quality training. The labor draw extends far beyond the boundaries of the region, attracting workers from areas within a 60-mile radius. That means the total labor supply consists of more than 300,000 people. Transportation and access to the rest of the Roanoke Valley still play a significant role in Vinton's growth. Major employers include: Berkshire, Kroger, Precision Fabrics Group, Inc, Roanoke County Schools (Vinton) and Rosie's Gaming Emporium

Vinton is strategically located beside the Blue Ridge Parkway on Route 24, one of eight Parkway exits in Virginia's Blue Ridge. It is also the gateway to Explore Park, a 1,100 acre historical and recreation park. The Town is a major gateway to the recreational attractions of Smith Mountain Lake and the Blue Ridge Parkway. Vinton is also known state-wide as host to the oldest festival in the Roanoke Valley, the Vinton Dogwood Festival, held each spring. Vinton's best-known landmark is the Vinton War Memorial, a stately civic building dedicated in 1948 to honor Vinton's soldiers. Local attractions include: Glade Creek Greenway, Gladetown Trail, Tinker Creek Canoe Launch, Veterans' Monument and Vinton Farmers' Market among the few.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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 Sands Investment Group 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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