



ACTUAL PHOTO

 201 E 1ST AVE, CROSSETT, AR 71635

Marcus & Millichap



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this Kentucky Fried Chicken restaurant located at 201 E. 1st Avenue in Crossett, Arkansas. Crossett is the largest city in Ashley County Arkansas with a population over 10,752. Georgia-Pacific Corporation and Georgia Pacific Resins Corporation are located in Crossett, Arkansas and employ over 660 people. The cost of living is extremely low in Crossett, making it one of the most affordable places to live in the U.S. A pleasant climate with warm summers and mild winters adds to the appeal of Crossett, Arkansas.

Colleges and universities in close vicinity to this Kentucky Fried Chicken include UAM College of Technology-Crossett and The University of Arkansas. Also located nearby is Ashley County Medical Center.

Only a short eight mile drive from this property is the Felsenthal National Wildlife Refuge with 76,000 acres and water resources dominated by the Quachita and Saline Rivers and Felsenthal Pool and serving thousands of visitors each year.

Many apartment complexes are located nearby this property including Oakhurst Apartments with 77 Units, Village Creek Apartments with 76 Units and Turtle Creek Apartments with 216 Units.

KFC, also known as Kentucky Fried Chicken, is an American fast food restaurant chain headquartered in Louisville, Kentucky, that specializes in fried chicken. It is the world's second-largest restaurant chain (as measured by sales) after McDonald's, with 22,621 locations globally in 136 countries as of December 2019. The chain is a subsidiary of Yum! Brands, a restaurant company that also owns the Pizza Hut, Taco Bell, and WingStreet chains.

INVESTMENT HIGHLIGHTS

- KFC Absolute NNN Lease with 7.5% Increases Every 5 Years in the Base Term and Options
- KFC Located in Crossett, Arkansas Population Over 10,752 and Home To Georgia-Pacific Corporation
- Crossett, Arkansas Has Very Low Cost of Living Making it One of Most Affordable Places to Live in the U.S.
- Colleges and Universities Close to this KFC Include UAM College of Technology-Crossett and The University of Arkansas
- Kentucky Fried Chicken Located Nearby Ashley County Medical Center
- Short 8 Mile Drive From Felsenthal National Wildlife Refuge With 76,00 Acres and Thousands of Visitors Each Year
- Kentucky Fried Chicken is the World's Second Largest Restaurant Chain (As Measured By Sales)
- After McDonald's With 20,952 Locations Globally in 123 Countries and Territories
- KFC is considered an Essential Tenant

THE OFFERING

KFC
201 E 1ST Avenue
Crossett, Arkansas 71635



PROPERTY DETAILS

Lot Size	28,314 SF (0.65 Acres)
Rentable Square Feet	2,614 SF
Price/SF	\$291.33
Year Built	1990

FINANCIAL OVERVIEW

List Price	\$761,538
Down Payment	100% / \$761,538
Cap Rate	6.50%
Type of Ownership	Fee Simple

PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
Year 1 - 5 (Current)	\$4,125	\$49,500
Year 6 - 10 (Option 1)	\$4,434	\$53,213
Year 11 - 15 (Option 2)	\$4,767	\$57,203
Year 16 - 20 (Option 3)	\$5,124	\$61,494
Year 21 - 25 (Option 4)	\$5,509	\$66,106
Base Rent (\$18.94 / SF)		\$49,500
Net Operating Income		\$49,500.00
TOTAL ANNUAL RETURN	CAP 6.50%	\$49,500

LEASE ABSTRACT

Tenant Trade Name	KFC
Tenant	Franchisee
Ownership	Private
Guarantor	Franchisee Guarantee (FMI Group 64 Units)
Lease Type	NNN
Lease Term	5 Years
Lease Commencement Date	05/01/2023
Rent Commencement Date	COE
Expiration Date of Base Term	COE
Options	Four 5-Year Options
Increases	7.5% Increases every 5 Years during Base Term and Option Periods
Term Remaining on Lease	5 Years
Property Type	Net Leased Restaurant
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	Yes









ABOUT

KFC Corporation, based in Louisville, Kentucky, is one of the few brands in America that can boast a rich, decades-long history of success and innovation. It all started with one cook who created a soon-to-be world-famous recipe more than 70 years ago, a list of secret herbs and spices scratched out on the back of the door to his kitchen. That cook was Colonel Harland Sanders, of course, and now KFC is the world’s most popular chicken restaurant chain, specializing in that same Original Recipe® along with Extra Crispy™ chicken, home-style sides and buttermilk biscuits. There are over 22,621 KFC outlets in more than 136 countries and territories around the world. And you know what? There’s still a cook in a kitchen in every last one of them, freshly preparing delicious, complete family meals at affordable prices owned stores.



NAME	Kenstucky Fried Chicken
HQ	Louisville, Kentucky
NUMBER OF LOCATIONS	22,000+
WEBSITE	www.kfc.com



Franchise Management Inc. is one of the largest restaurant franchisees in North America. They currently own and operate more than 360 Pizza Hut, KFC, Taco Bell, Panera Bread, Robin's Donuts and Convenience Store businesses across 18 different provinces and states. With presence in Saskatchewan, Manitoba, Ontario, Quebec, New Brunswick, Prince Edward Island, Nova Scotia, Newfoundland, Vermont, New Hampshire, Massachusetts, Mississippi, Louisiana, Arkansas, Wisconsin, Illinois, Iowa and Nebraska, FMI is proud to employ over 7000 people. All operations are administered from their Support Center in Woodstock, New Brunswick.

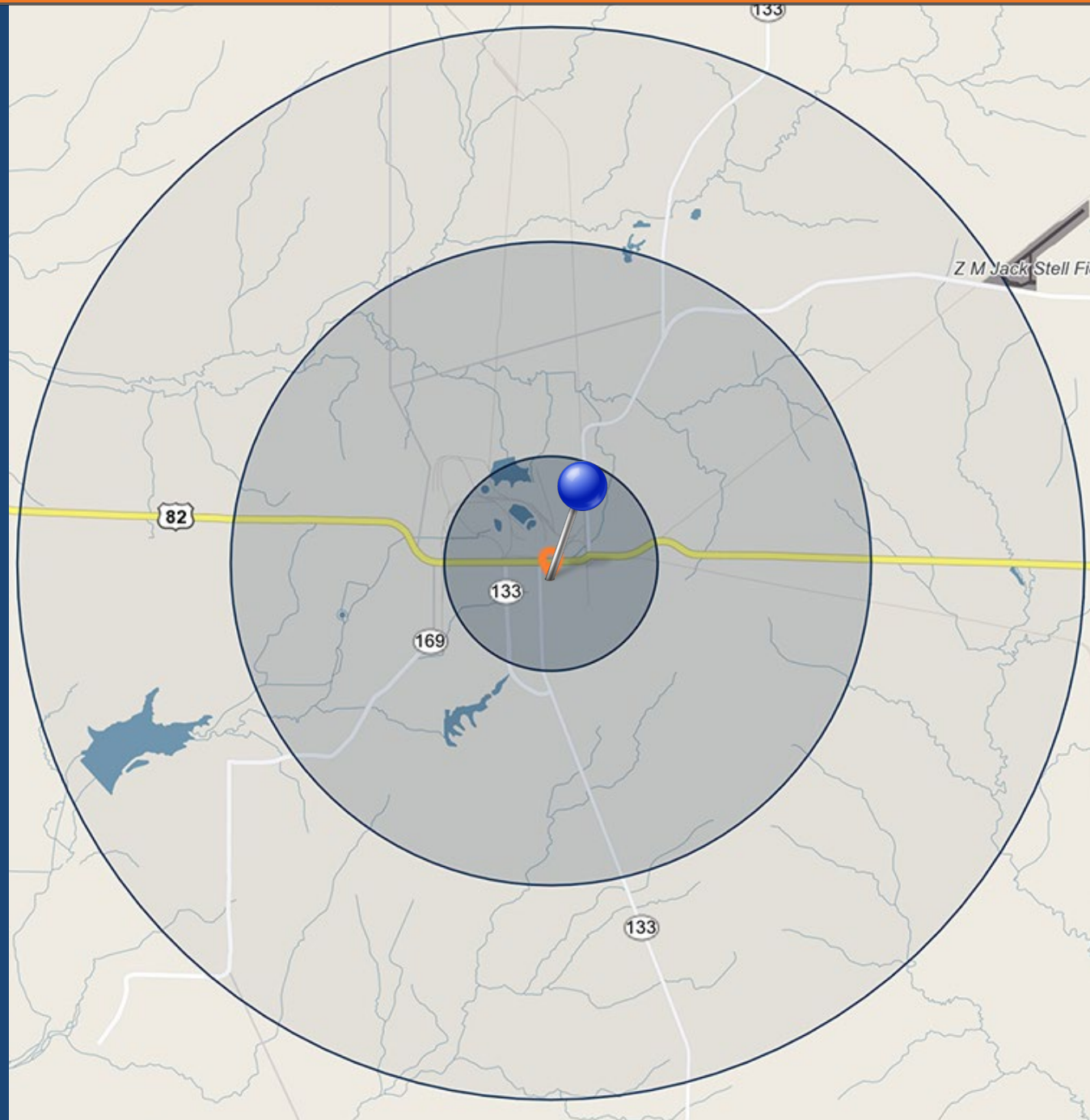
In the early 90s, the company (later named FMI) was formed as a management company to administer a small number of local businesses. Over time, that focus has evolved to growing and supporting a portfolio of successful businesses, relevant within their respective trade areas across North America.

WEBSITE	www.fmigroup.ca
INDUSTRY	Restaurants
LOCATIONS	360+
HEADQUARTERS	Woodstock, New Brunswick (Canada)



Burger King





POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	2,417	7,777	10,142
2021 Estimate			
Total Population	2,484	7,914	10,289
2010 Census			
Total Population	2,760	8,745	11,323
2000 Census			
Total Population	3,101	9,928	12,713
Daytime Population			
2021 Estimate	4,192	8,438	9,752
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Households	1,022	3,191	4,103
2021 Estimate			
Total Households	1,041	3,227	4,139
Average (Mean) Household Size	2.4	2.4	2.5
2010 Census			
Total Households	1,182	3,626	4,631
2000 Census			
Total Households	1,284	3,979	5,031
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2026 Projection	1,389	4,204	5,401
2021 Estimate	1,392	4,186	5,367

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	1.4%	2.1%	2.0%
\$150,000-\$199,999	2.2%	1.5%	1.5%
\$100,000-\$149,999	8.3%	9.6%	10.0%
\$75,000-\$99,999	6.7%	9.7%	11.1%
\$50,000-\$74,999	20.2%	17.8%	18.6%
\$35,000-\$49,999	11.2%	13.8%	14.1%
\$25,000-\$34,999	10.2%	12.2%	11.7%
\$15,000-\$24,999	16.9%	15.5%	14.2%
Under \$15,000	23.0%	17.8%	16.8%
Average Household Income	\$49,765	\$57,008	\$58,455
Median Household Income	\$34,825	\$40,318	\$42,849
Per Capita Income	\$20,941	\$23,315	\$23,587

GEOGRAPHY: 5 MILE



POPULATION

In 2021, the population in your selected geography is 10,289. The population has changed by -19.1 percent since 2000. It is estimated that the population in your area will be 10,142 five years from now, which represents a change of -1.4 percent from the current year. The current population is 48.1 percent male and 51.9 percent female. The median age of the population in your area is 43.2, compared with the U.S. average, which is 38.4. The population density in your area is 131 people per square mile.



HOUSEHOLDS

There are currently 4,139 households in your selected geography. The number of households has changed by -17.7 percent since 2000. It is estimated that the number of households in your area will be 4,103 five years from now, which represents a change of -0.9 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2021, the median household income for your selected geography is \$42,849, compared with the U.S. average, which is currently \$65,694. The median household income for your area has changed by 26.4 percent since 2000. It is estimated that the median household income in your area will be \$41,458 five years from now, which represents a change of -3.2 percent from the current year.

The current year per capita income in your area is \$23,587, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$58,455, compared with the U.S. average, which is \$94,822.



EMPLOYMENT

In 2021, 4,036 people in your selected area were employed. The 2000 Census revealed that 43.4 percent of employees are in white-collar occupations in this geography, and 56.6 percent are in blue-collar occupations. In 2021, unemployment in this area was 9.0 percent. In 2000, the average time traveled to work was 12.0 minutes.



HOUSING

The median housing value in your area was \$80,255 in 2021, compared with the U.S. median of \$227,827. In 2000, there were 3,637 owner-occupied housing units and 1,394 renter-occupied housing units in your area. The median rent at the time was \$306.



EDUCATION

The selected area in 2021 had a lower level of educational attainment when compared with the U.S. averages. Only 3.0 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.0 percent, and 10.0 percent completed a bachelor's degree, compared with the national average of 19.5 percent.

The number of area residents with an associate degree was lower than the nation's at 5.7 percent vs. 8.3 percent, respectively.

The area had more high-school graduates, 45.0 percent vs. 27.2 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 23.8 percent in the selected area compared with the 20.5 percent in the U.S.

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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Marcus & Millichap

The Retail Real Estate Investment Leader

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