









Pinnacle Real Estate Advisors is pleased to present investors with the opportunity to acquire a drive-thru equipped, dual concept KFC and Long Jon Silver's property located at 310 Perry Avenue in Big Rapids, Michigan. There is 13 years of term remaining on an absolute net lease, offering a landlord zero responsibilities. The tenant recently completed renovations to meet the most recent brand standard, demonstrating their commitment to this location. The tenant is a professional, 65-unit franchisee that operates under the brands Taco Bell, KFC, Long John Silver's and Blaze Pizza. The subject site is located along Perry Avenue (15,509 VPD) in a dense retail corridor with excellent visibility and significant highway frontage. This opportunity is just two blocks from S State Street (18,268 VPD) and Ferris State University having an enrollment of 14,167 students.





Investment Contact

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Broker of Record

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INVESTMENT HIGHLIGHTS





310 Perry Avenue | Big Rapids, Michigan

- 13-years of term remaining
- Franchisee guaranteed and experienced operator
- Absolute NNN lease with zero landlord responsibilities
- Excellent location and visibility which leads to increased sales
- Dense retail corridor, nearby Ferris State University (14,647 students)
- Strong demographics in 5-mile trade area







INVESTMENT HIGHLIGHTS





LIST PRICE: \$1,932,588 | **CAP RATE:** 6.00%

ADDRESS310 Perry Avenue

Big Rapids, MI 49307

NOI \$115,955.28

BUILDING AREA 2,608 SF **CAP RATE** 6.00%

LOT AREA 0.70 Acres TERM 13 Years

YOC/RENOVATED 1991/2019 GUARANTY Franchise

PARCEL # 5417-15-434-006 LEASE TYPE Absolute NNN

RENT SCHEDULE



Effective Date	Rent Amount	
2/1/2018	\$8,947.17	
2/1/2019	\$8,947.17	
2/1/2020	\$8,947.17	
2/1/2021	\$8,947.17	
2/1/2022	\$8,947.17	
2/1/2023	\$9,662.94	
2/1/2024	\$9,662.94	
2/1/2025	\$9,662.94	Current Rent
2/1/2026	\$9,662.94	
2/1/2027	\$9,662.94	
2/1/2028	\$10,435.96	Next Increase
2/1/2029	\$10,435.96	
2/1/2030	\$10,435.96	
2/1/2031	\$10,435.96	
2/1/2032	\$10,435.96	
2/1/2033	\$11,270.85	
2/1/2034	\$11,270.85	
2/1/2035	\$11,270.85	
2/1/2036	\$11,270.85	
2/1/2037	\$11,270.85	
	2/1/2018 2/1/2019 2/1/2020 2/1/2021 2/1/2022 2/1/2023 2/1/2024 2/1/2025 2/1/2026 2/1/2027 2/1/2028 2/1/2029 2/1/2030 2/1/2031 2/1/2032 2/1/2033 2/1/2034 2/1/2035 2/1/2036	2/1/2018 \$8,947.17 2/1/2019 \$8,947.17 2/1/2020 \$8,947.17 2/1/2021 \$8,947.17 2/1/2022 \$8,947.17 2/1/2023 \$9,662.94 2/1/2024 \$9,662.94 2/1/2025 \$9,662.94 2/1/2026 \$9,662.94 2/1/2027 \$9,662.94 2/1/2028 \$10,435.96 2/1/2030 \$10,435.96 2/1/2031 \$10,435.96 2/1/2032 \$10,435.96 2/1/2033 \$11,270.85 2/1/2034 \$11,270.85 2/1/2035 \$11,270.85 2/1/2036 \$11,270.85





FRANCHISE OVERVIEW











BELLS AND BIRDS, INC.

A franchise operator managing a portfolio of quickservice restaurants, including KFC and Taco Bell locations, across several states in the Midwest and Kentucky. The company operates under the management of Northland Investments, which also oversees Mariane, Inc. and 7 Bells, LLC. Collectively, these entities own over 65 restaurants and employ nearly 1,800 team members.

Industry	Food and Bevarage Services
Number of Locations	65 +
Employees	1,800 +
Headquartered	Michigan, USA
Year Founded	35+ years

TENANT OVERVIEW



KFC Corporation, also known as Kentucky Fried Chicken, operates a chain of chicken restaurants in the United States and internationally. The company provides sandwiches, sides, desserts, drinks, sauces, fill ups, buttermilk biscuits, and other products; big box meals, popcorn nuggets, and kid's meals; and chicken products, including chicken hot wings, chicken sandwiches, and fried chicken products. There are over 20,500 KFC outlets in more than 125 countries and territories around the world. The company also franchises its restaurants. KFC Corporation was founded in 1952 and is based in Louisville, Kentucky. KFC Corporation operates as a subsidiary of Yum! Brands

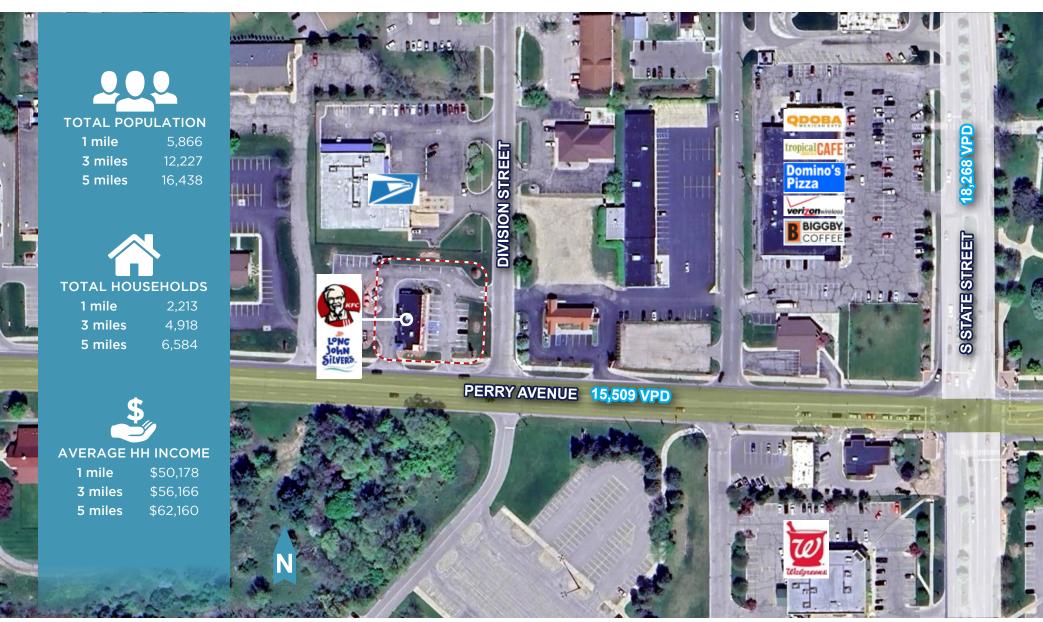


Long John Silver's is a classic American brand founded in 1969, and stands today as the nation's largest quick-service seafood chain with nearly 1,000 franchised and company-owned restaurants nationwide. Long John Silver's is famous for its pure, wild-caught Alaskan whitefish, hand-dipped in its signature batter and lightly cooked to golden perfection. The company headquatered in Louisville, Kentucky.



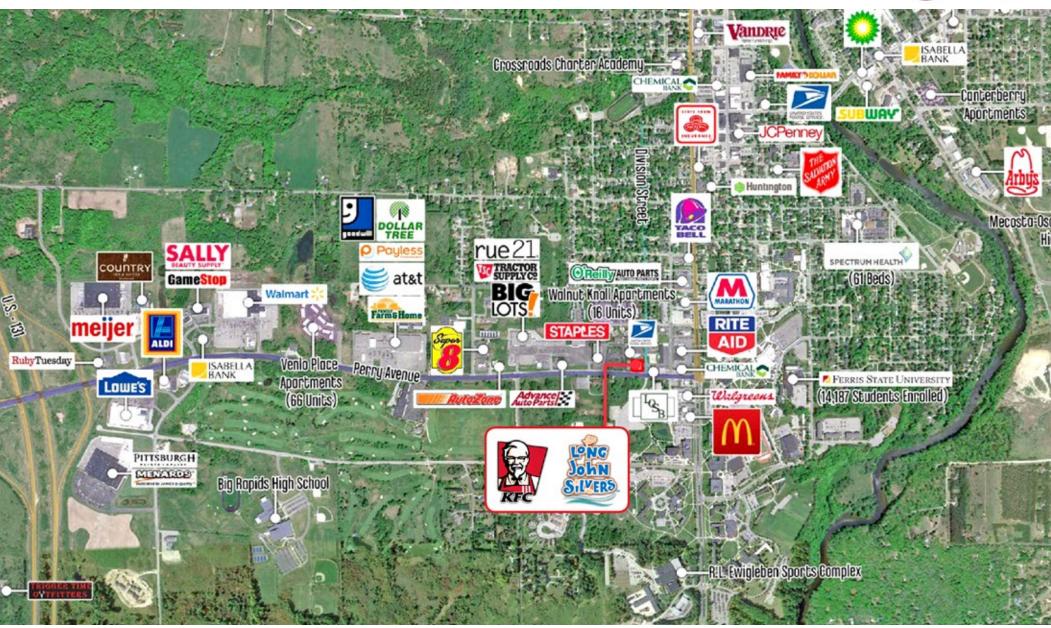
LOCATION OVERVIEW





LOCATION OVERVIEW





SITEPLAN





DISCLAIMER

This confidential Offering Memorandum (OM), has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 310 Perry Avaenue located in Big Rapids, MI (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum in not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate. Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.

Investment Contact:



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\$6.76B TRANSACTION VOLUME

2006 ESTABLISHED 3,652+
DEALS CLOSED

DENVER BUSINESS JOURNAL HEAVY HITTERS





THE DENVER POST

INVESTMENT CONTACT

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