

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



SELLER FINANCING AVAILABLE



Actual Site

914 Saxon Blvd

Orange City, FL

OVER 13+ YEARS REMAINING WITH CORPORATE GUARANTY





914 Saxon Blvd – Orange City, FL

PRICE: \$1,548,000 | 4.25% CAP | RENT:\$65,730

PROPERTY DESCRIPTION

Property	KFC
Property Address	914 Saxon Blvd
City, State, ZIP	Orange City, FL 32763
Lot Size (Acres)	0.80
Building Size (SF)	3,340
Year Built	2004
Type of Ownership	Fee Simple

THE OFFERING

Price	\$1,548,000
CAP Rate	4.25%
Net Operating Income (Rent)	\$65,730

LEASE SUMMARY

Property Type	Retail / QSR
Credit Type	Corporate
Guarantor	KFC Corporation
Original Lease Term	20 Years
Lease Term Remaining	13.2 Years
Lease Commencement	11/13/2017
Lease Expiration	11/30/2037
Lease Type	Absolute Triple-Net (NNN)
Landlord Responsibilities	None
Options to Renew	Two, 5-Year Options
Rental Increases	5% Every 5 Years (Including in Options)

INVESTMENT HIGHLIGHTS

- Corporate Guaranteed Lease | KFC Corporation
- Absolute NNN Lease
- No Landlord Responsibilities
- Seller Financing Available
- Below Market Rent
- Long-Term Lease with 13.2 Years Remaining
- Landlord Recently Completed On-Site Upgrades
- KFC has been operating successfully at this location for over 20-years
- Located in a No Income Tax State



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INVESTMENT SUMMARY

The subject property is a KFC Restaurant located at 914 Saxon Blvd in Orange City, Florida. The property consists of 3,340 rentable square feet of building space on an estimated 0.80 acres of land. This KFC property is subject to a 20-year Absolute triple-net (NNN) Corporate guaranteed lease, which commenced on November 13, 2017. The current annual rent is \$65,730 and is scheduled to increase by 5% every 5 years throughout the base term and in each of the two, 5-year renewal options. KFC has operated successfully at this location for over 20 years.



ANNUALIZED OPERATING DATA

Net Operating Income (Annual Rent)	\$65,730
Rent Escalations	5% Every 5-Years

RENT SCHEDULE

Lease Year	Annual Rent	Monthly Rent	Rent Increase
Current - 11/30/2027	\$65,730	\$5,478	-
12/1/2027 - 11/30/2032	\$69,017	\$5,751	5.00%
12/1/2032 - 11/30/2037	\$72,467	\$6,039	5.00%
Renewal Options:			
12/1/2037 - 11/30/2042	\$76,091	\$6,341	5.00%
12/1/2042 - 11/30/2047	\$79,895	\$6,658	5.00%



TENANT SUMMARY

KFC Corporation is based in Louisville, KY and was founded by Colonel Harlan Sanders, an entrepreneur who began selling fried chicken in 1930 from a roadside service station in Corbin, Kentucky. Sanders spent the next nine years perfecting his secret blend of 11 herbs and spices, as well as the basic cooking techniques still used today. There are now over 26,000 KFC outlets in more than 145 countries and territories around the world.

The chain is a subsidiary of Yum! Brands (NYSE: YUM), a restaurant company that also owns the Pizza Hut and Taco Bell chains which had Total Revenues in 2023 of over \$7 Billion.



KFC CORPORATION

[kfc.com](https://www.kfc.com)

Company Type: Subsidiary

Locations: 26,000+

Parent: Yum! Brands

2022 Employees: 36,000

2022 Revenue: \$6.84 Billion

2022 Net Income: \$1.33 Billion

2022 Assets: \$5.85 Billion

Credit Rating: S&P: BB





Traffic Counts and Demographics

The subject property is located along Orange City's prime retail corridor and across from AdventHealth Fish Memorial Hospital (175 beds). The Property is directly on Saxon Blvd and close to the intersection with Enterprise Rd, which has traffic counts of over 65,000 vehicles per day.

Within a five-mile radius, this property has access to a population of approximately 110,000 people and over 58,000 people within three miles. In addition, the population has an average household income of over \$115,000 within 1 mile.

	1 Miles	3 Miles	5 Miles
POPULATION			
2029 Projection	6,809	59,443	112,400
2024 Projection	6,745	58,469	109,239
2020 Census	5,927	56,127	103,720
INCOME			
Average	\$115,740	\$106,672	\$113,468
Median	\$82,422	\$84,308	\$90,830
Per Capita	\$49,922	\$43,887	\$45,059
HOUSEHOLDS			
2029 Projection	2,921	24,559	44,529
2024 Projection	2,851	23,795	42,622
2020 Census	2,494	22,753	40,133

KFC | Orange City, Florida

Orange City, Florida

Located in the heart of Southwest Volusia County, Orange City offers a wide variety of opportunities for people to live, work, visit and play. Orange City was established in 1882 and since has grown to be the commercial, medical, recreational, and shopping hub of West Volusia County. The city's proximity to I-4 and the Orlando Metropolitan area to the south, beautiful beaches to the east, and the St. Johns River and Ocala National Forest to the west, make Orange City an ideal place to work, live and play.

Orange City is one of the region's major centers of retail and commerce and boasts a healthy business community with everything from retail to industrial, all while fostering a strong entrepreneurial spirit for new business. Orange City has the unique advantage of being midway between two metropolitan areas (Orlando and Daytona Beach) while retaining its small-town charm. The city's first-class quality of life is exemplified by its growing hospital and health care systems, great schools, inviting neighborhoods, and hometown charm. The city's appeal can be attributed to its scenic parks, warm hospitality and its ability to offer some of the best events in Volusia County; such as the Halloween Block Party, Annual Christmas Parade and Fourth of July Fireworks.



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