

KFC

1500 Hamilton Blvd, Sioux City, IA 51103



*****Above Subject Property Scraped/Rebuilt 2024 to Newest KFC Image Below*****



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

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OFFERING SUMMARY



Listing Price
\$2,667,000



Cap Rate
6.00%



Price/SF
\$866.47

FINANCIAL

Listing Price	\$2,667,000
NOI	\$160,000
Cap Rate	6.00%
Price/SF	\$866.47

OPERATIONAL

Lease Type	Absolute Net
Guarantor	Franchisee Guarantee
Lease Term	15.0
Rentable SF	3,078 SF
Lot Size	0.73 Acres (31,798 SF)
Year Built	1985



Above Subject Property Scraped/Rebuilt 2024 to Newest KFC Image Below



KFC

1500 Hamilton Blvd, Sioux City, IA 51103

INVESTMENT OVERVIEW

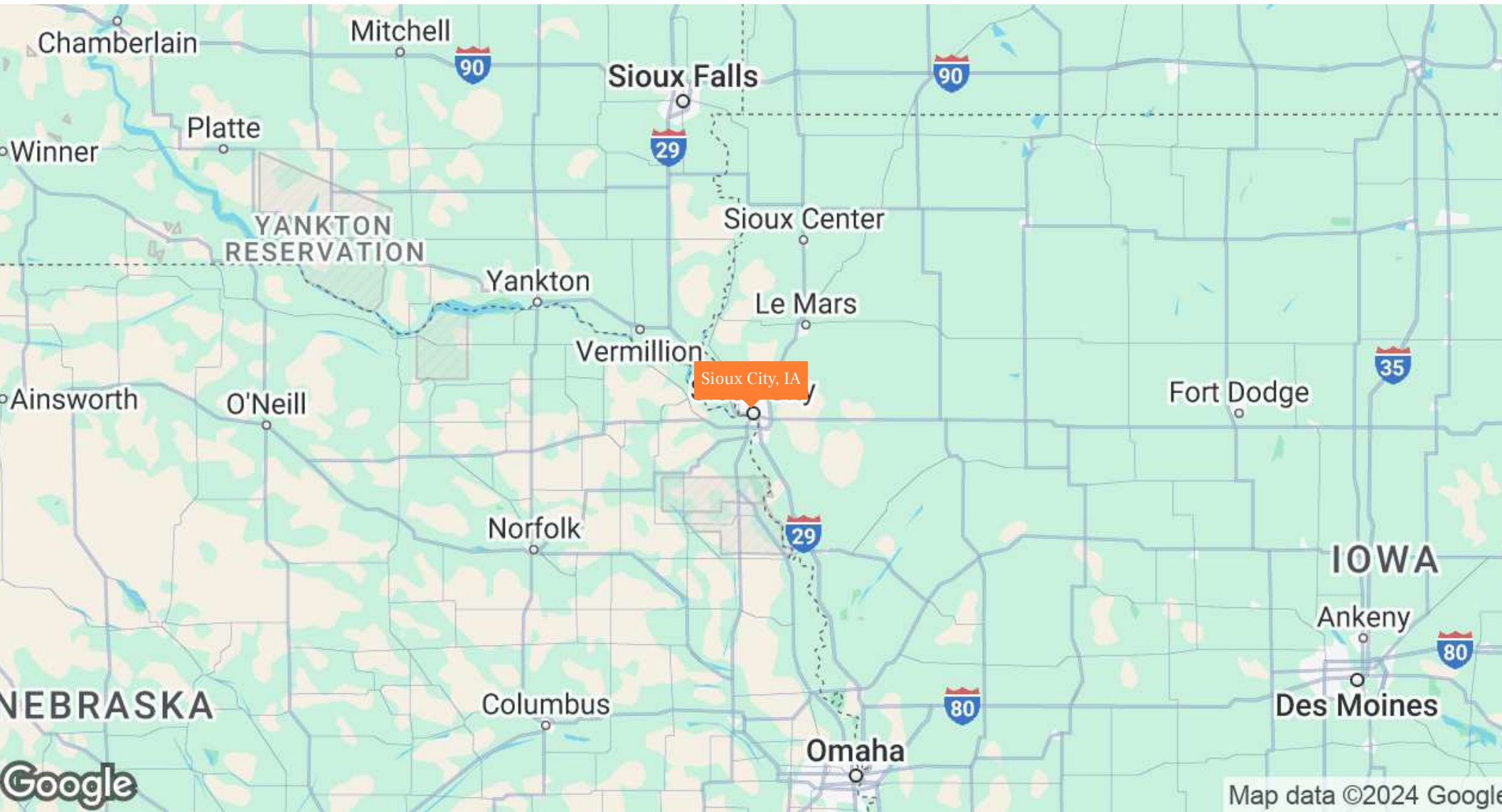
The subject property is located at 1500 Hamilton Boulevard in Sioux City IA which is 95 miles north of Omaha NE. This investment is a new Absolute NNN 15 Year Lease with one of the largest KFC Franchisees in the Nation and the 2023 KFC Franchisee of the Year. The Subject Property Lease is guaranteed by 130+ Stores. The Lease provides for long term stability with 8% increases every 5 years and there are (4) 5 Year Renewal Options after the primary 15-year lease term. Due to the high sales location, the KFC was scraped and rebuilt in 2024 to the newest KFC Image.

INVESTMENT HIGHLIGHTS

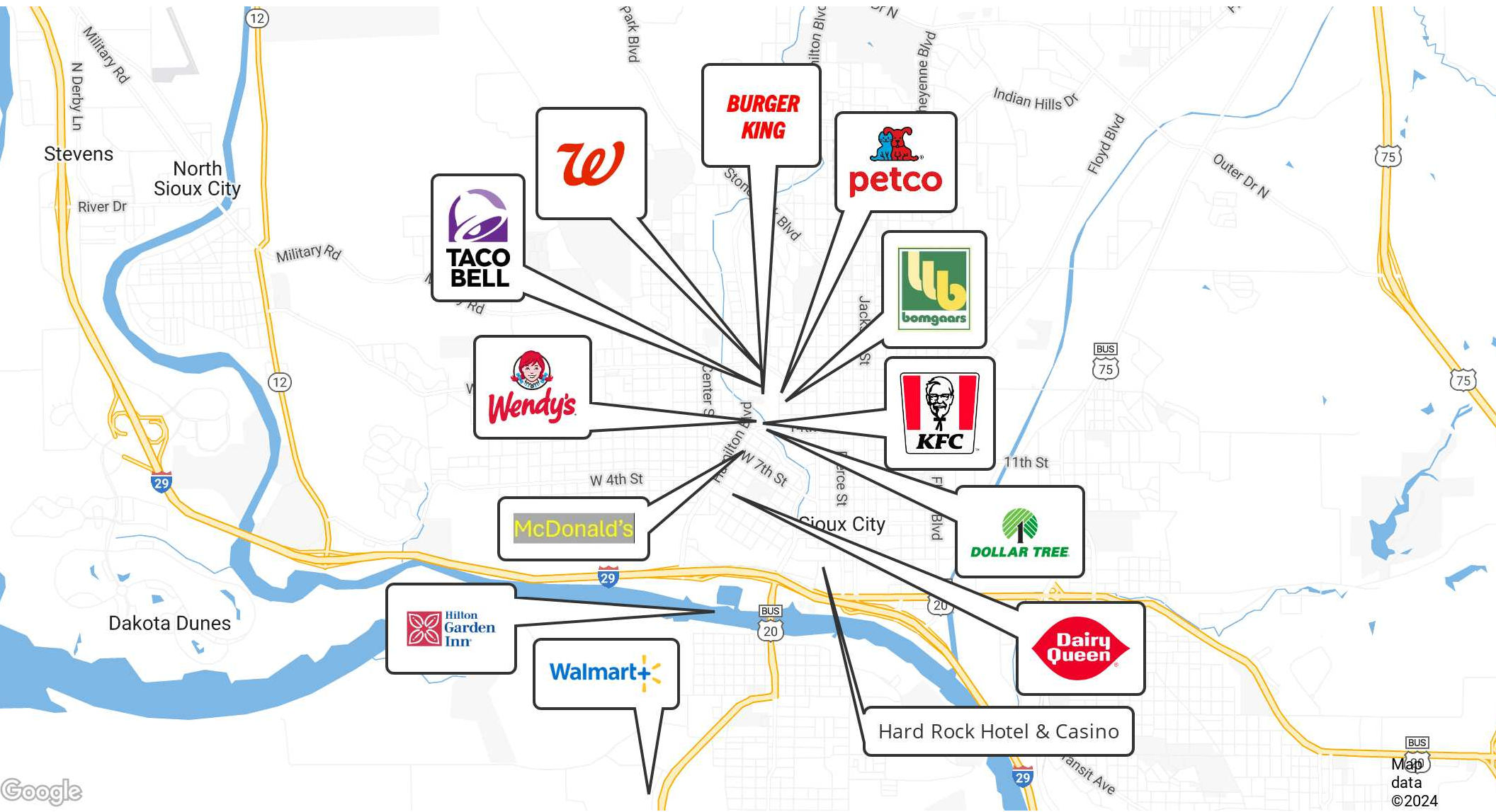
2024 Brand New Scrape/Rebuilt Building

New 15 Year Absolute NNN Lease commences at the Close of Escrow

High Volume Sales Location - Tenant was 2023 KFC Franchisee of the Year



RETAILER MAP // KFC



THE OFFERING	
Price	\$2,667,000
Capitalization Rate	6.00%
Price/SF	\$866.47

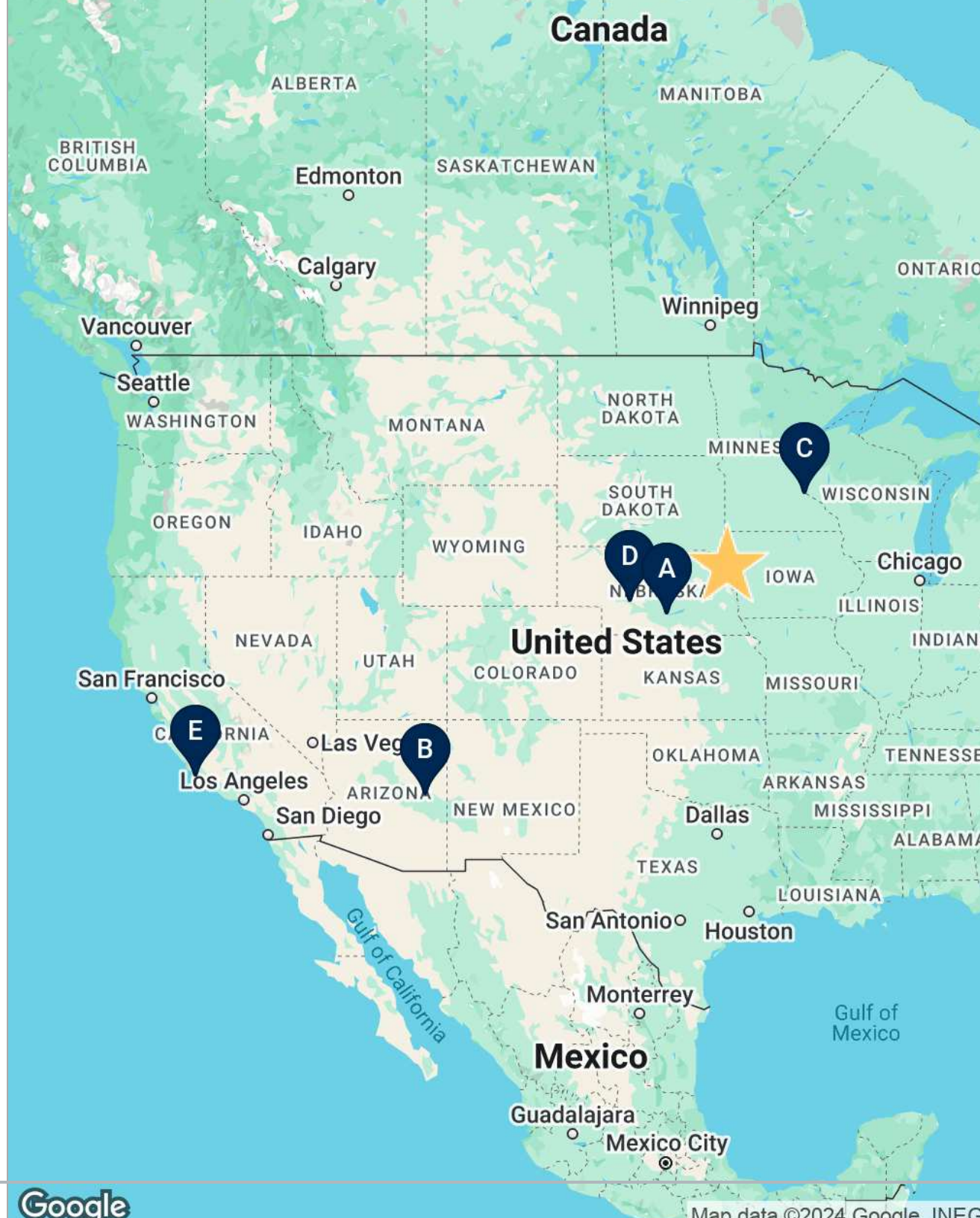
PROPERTY DESCRIPTION	
Year Built / Renovated	2024
Gross Leasable Area	3,078 SF
Type of Ownership	Fee Simple
Lot Size	0.73 Acres

LEASE SUMMARY	
Tenant	Argonaut Food Partners
Rent Increases	8% Every 5 Years
Guarantor	Franchisee Guarantee
Lease Type	Absolute Net
Lease Commencement	Close of Escrow
Initial Lease Term	15 Years Years
Renewal Options	(4) 5 Year Renewal Options
Term Remaining on Lease (Yrs)	15 Years
Landlord Responsibility	None - Absolute NNN
Tenant Responsibility	Absolute NNN







RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$160,000	\$13,333	\$51.98	6.00%
Year 1-5	\$160,000	\$13,333	\$51.98	6.00%
Year 6-10	\$172,800	\$14,400	\$56.14	6.48%
Year 11-15	\$186,624	\$15,552	\$60.63	7.00%
Option #1	\$201,554	\$16,796	\$65.48	7.56%
Option #2	\$217,678	\$18,140	\$70.72	8.16%
Option #3	\$235,092	\$19,591	\$76.38	8.81%
Option #4	\$253,900	\$21,158	\$82.49	9.52%

SALE COMPS MAP

- ★ KFC
- A KFC - Same Franchisee as Subject Property
- B KFC - Same Franchisee as Subject Property
- C KFC - Same Franchisee as Subject Property
- D KFC - Same Franchisee as Subject Property
- E KFC - Same Franchisee as Subject Property

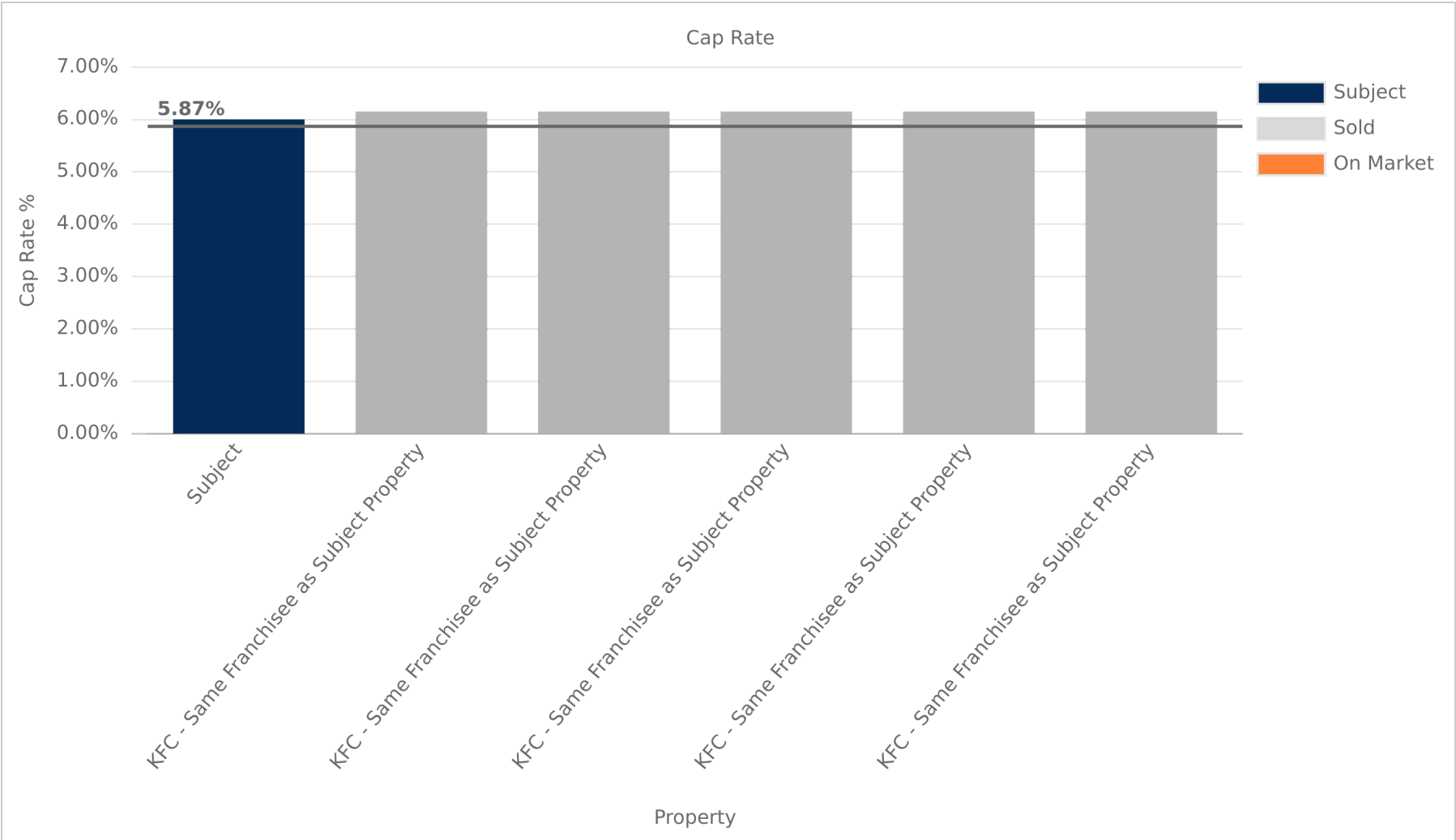


KFC // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	CAP RATE	# OF UNITS	CLOSE
	KFC 1500 Hamilton Blvd Sioux City, IA 51103	\$2,667,000	3,078 SF	6.00%	1	On Market
	SALE COMPARABLES	PRICE	BLDG SF	CAP RATE	# OF UNITS	CLOSE
	KFC - Same Franchisee as Subject Property 217 East 25th Street Kearney, NE 68847	\$1,837,300	2,984 SF	6.15%	-	05/01/2024
	KFC - Same Franchisee as Subject Property 180 N White Mountain Rd Show Low, AZ 85901	\$3,000,000	2,554 SF	6.00%	-	01/11/2024
	KFC - Same Franchisee as Subject Property 1726 Vermillion St Hastings, MN 55033	\$2,360,000	2,500 SF	6.10%	-	09/09/2024
	KFC - Same Franchisee as Subject Property 220 S Jeffers St North Platte, NE 69101	\$1,721,000	4,354 SF	6.10%	-	12/18/2024
	KFC - Same Franchisee as Subject Property 2326 S Broadway Santa Maria, CA 93454	\$4,800,000	3,256 SF	5.00%	-	11/01/2024

SALE COMPS SUMMARY // **KFC**

SUBJECT PROPERTY	PRICE	BLDG SF	CAP RATE	# OF UNITS	CLOSE
AVERAGES	\$2,743,660	3,130 SF	5.87%	-	-



SALE COMPS // KFC



★ **KFC**
1500 Hamilton Blvd, Sioux City, IA 51103

Listing Price:	\$2,667,000
Cap Rate:	6.00%
Lease Term:	15.0
COE Date:	On Market
Property Type:	Net Lease
Gross Leasable Area:	3,078 SF
Price/SF:	\$866.47
Lot Size:	0.73 Acres
Year Built:	1985



▲ **KFC - Same Franchisee As Subject Property**
217 East 25th Street Kearney, NE 68847

Sale Price:	\$1,837,300
Cap Rate:	6.15%
Years Remaining On Lease:	-
COE Date:	05/01/2024
Property Type:	Net Lease
Gross Leasable Area:	2,984 SF
Price/SF:	\$615.72
Lot Size:	-
Year Built:	1978



B KFC - Same Franchisee As Subject Property
180 N White Mountain Rd Show Low, AZ 85901

Sale Price:	\$3,000,000
Cap Rate:	6.00%
Years Remaining On Lease:	-
COE Date:	01/11/2024
Property Type:	Net Lease
Gross Leasable Area:	2,554 SF
Price/SF:	\$1,174.63
Lot Size:	-
Year Built:	1985



C KFC - Same Franchisee As Subject Property
1726 Vermillion St Hastings, MN 55033

Sale Price:	\$2,360,000
Cap Rate:	6.10%
Years Remaining On Lease:	-
COE Date:	09/09/2024
Property Type:	Net Lease
Gross Leasable Area:	2,500 SF
Price/SF:	\$944.00
Lot Size:	-
Year Built:	2023

SALE COMPS // KFC



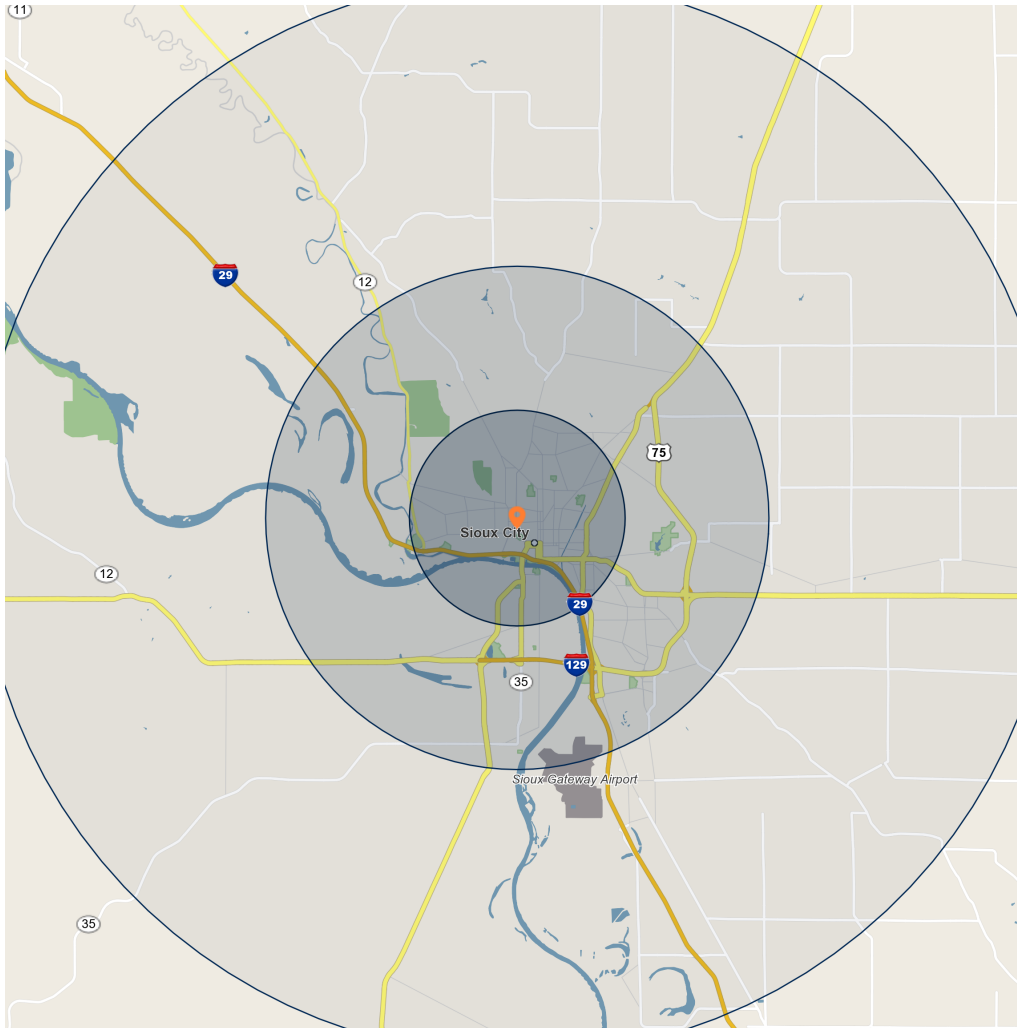
D KFC - Same Franchisee As Subject Property
220 S Jeffers St North Platte, NE 69101

Sale Price:	\$1,721,000
Cap Rate:	6.10%
Years Remaining On Lease:	-
COE Date:	12/18/2024
Property Type:	Net Lease
Gross Leasable Area:	4,354 SF
Price/SF:	\$395.27
Lot Size:	-
Year Built:	1967



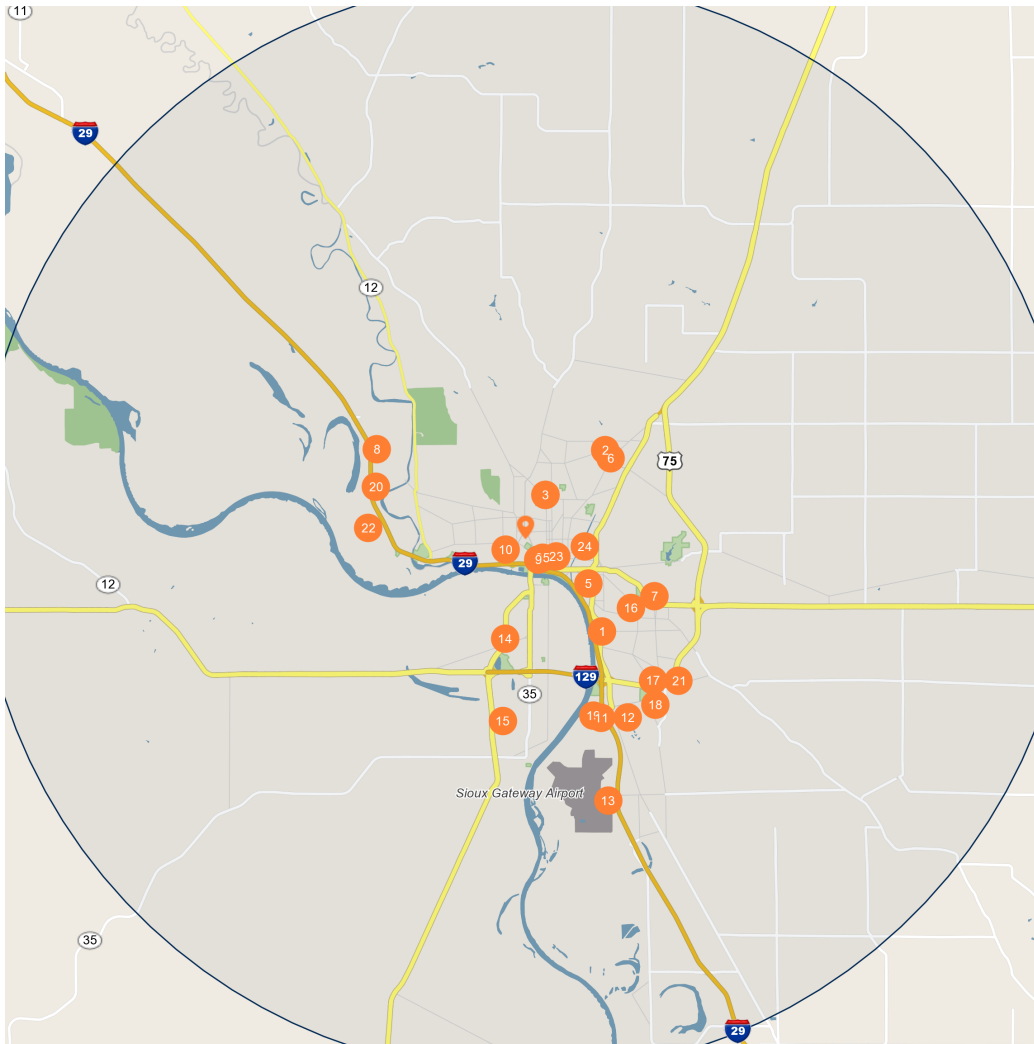
E KFC - Same Franchisee As Subject Property
2326 S Broadway Santa Maria, CA 93454

Sale Price:	\$4,800,000
Cap Rate:	5.00%
Years Remaining On Lease:	-
COE Date:	11/01/2024
Property Type:	Net Lease
Gross Leasable Area:	3,256 SF
Price/SF:	\$1,474.20
Lot Size:	-
Year Built:	1992



	3 Miles	7 Miles	15 Miles
POPULATION			
2028 Projection	60,866	117,424	134,436
2023 Estimate	60,149	115,384	132,083
2020 Census	60,603	114,966	131,006
2010 Census	59,115	109,090	124,224
HOUSEHOLD INCOME			
Average	\$70,600	\$82,118	\$85,376
Median	\$52,975	\$61,645	\$64,993
Per Capita	\$26,314	\$31,104	\$32,147
HOUSEHOLDS			
2028 Projection	22,549	44,233	50,395
2023 Estimate	22,190	43,287	49,321
2020 Census	21,951	42,666	48,612
2010 Census	21,687	40,887	46,460
HOUSING			
Median Home Value	\$124,414	\$143,718	\$152,084
EMPLOYMENT			
2023 Daytime Population	65,207	130,713	146,359
2023 Unemployment	3.80%	3.14%	3.15%
Average Time Traveled (Minutes)	19	18	18
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	33.01%	32.46%	32.18%
Some College (13-15)	19.01%	19.86%	20.00%
Associate Degree Only	8.74%	9.61%	10.02%
Bachelor's Degree Only	12.73%	14.94%	15.68%
Graduate Degree	5.81%	7.42%	7.65%

DEMOGRAPHICS // KFC



Major Employers		Employees
1	Qualicenters Sioux City LLC-Siouxland Dialysis	2,237
2	Qualicenters Sioux City LLC-FMC Dlysis Svcs Mdwst Dalysis	2,237
3	St Lukes Health System Inc-UNITYPOINT HEALTH	1,300
4	Northwest Iowa Hospital Corp-St Lukes Rgnal Med Ctr Soux Cy	1,200
5	Curlys Food Inc	994
6	New Jersey Herald-Ktiv Television	870
7	Western Iowa Tech Cmnty Cllege	525
8	Interbake Foods LLC	506
9	SCE Partners LLC-Anthem	500
10	Besser Company	486
11	Seaboard Triumph Foods LLC	468
12	Wilson Trailer Company	450
13	Kustom Pak Foods Ltd-Sherman Family Foods	450
14	Great West Casualty Company	450
15	Empirical Foods Inc	445
16	Morningside University	441
17	Hy-Vee Inc-Hy Vee 1614	439
18	Farm Credit Services America-Farm Credit Services	418
19	Sabre Communications Corp-Sabre Site Solutions Sales Off	415
20	Nutra-Flo Company-Nutra-Flo Equipment Co	380
21	Helping Hnds Nrsing Sltns Inc	350
22	Lunchtime Solutions Inc	350
23	Short Staffed Inc	310
24	Younglove Construction LLC-Younglove	300
25	Chiller Holdco LLC-Americold Logistics and Whses	300