



OFFERING MEMORANDUM

KFC INVESTMENT PROPERTY

7228 Maynardville Pike, Knoxville, TN 37918

Dana Berggren
Designated Managing Broker
eXp Commercial
(702) 326-3535

OFFERING MEMORANDUM | Table of Contents

7228 Maynardville Pike, Knoxville, TN 37918

PROPERTY INFORMATION	3
OFFERING SUMMARY	4
RETAIL MAP	5
TENANT PROFILE	7
PHOTO	8

eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein. It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment. eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages. By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net. The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived. The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

Dana Berggren
Designated Managing Broker
eXp Commercial
(702) 326-3535





PROPERTY INFORMATION

Dana Berggren
Designated Managing Broker
eXp Commercial
(702) 326-3535

OFFERING MEMORANDUM | Offering Summary

7228 Maynardville Pike, Knoxville, TN 37918



FINANCIAL SUMMARY

Offering Price:	\$1,866,807
Current Rent:	\$8,167.28/month
Cap Rate:	5.25% (target marketing cap)
Net Operating Income (NOI):	~\$98,007/year (based on \$8,167.28/month)
Lease Type:	Absolute NNN
Lease Term (Years):	20 Years
Lease Start Date:	June 18, 2021
Lease Expiration Date:	June 18, 2041
Rent Increases:	8% every 5 years
First Rent Increase:	July 1, 2026 to \$8,820.66/month
Renewal Options:	Four (4) 5-year options on the same terms with scheduled rent increases

PROPERTY INFORMATION

Situated on a prominent corner lot along Maynardville Pike, this 2,357 SF KFC restaurant occupies a full 1.00-acre parcel and benefits from 67 feet of frontage and a dedicated turn lane, enhancing ease of access and drive-thru flow. Operating under a 20-year absolute NNN lease, the property features minimal landlord responsibilities and an 8% rent increase every five years (next increase July 2026), with four (4) 5-year renewal options available.

Located in a dense North Knoxville retail trade area, the asset sees nearly 39,000 vehicles per day and is positioned near major national retailers such as Walmart, Food City, and CVS. As a critical connector between the I-640/I-75 corridor and the growing residential neighborhoods in Union County, this location offers exceptional long-term investment fundamentals and steady foot traffic.

Dana Berggren
Designated Managing Broker
eXp Commercial
(702) 326-3535



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

OFFERING MEMORANDUM | Retail Map

7228 Maynardville Pike, Knoxville, TN 37918



Dana Berggren
Designated Managing Broker
eXp Commercial
(702) 326-3535



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

OFFERING MEMORANDUM | Retail Map

7228 Maynardville Pike, Knoxville, TN 37918



Dana Berggren
Designated Managing Broker
eXp Commercial
(702) 326-3535



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

OFFERING MEMORANDUM | Tenant Profile: Tasty Restaurant Group (KFC Operator)

7228 Maynardville Pike, Knoxville, TN 37918



Tasty Restaurant Group (TRG), headquartered in Dallas, TX, is a rapidly growing, multi-brand quick-service restaurant (QSR) operator backed by Triton Pacific Capital Partners. With a portfolio of over **470 restaurants** across premier national brands—including KFC, Pizza Hut, Dunkin', Burger King, Baskin-Robbins, and Taco Bell—TRG has established itself as a top-tier operator known for scalability, operational precision, and disciplined growth strategy.

In 2024, TRG significantly expanded its KFC footprint by acquiring **64 high-performing KFC units** throughout the Central and Southeastern U.S. These locations were strategically selected for their strong unit economics, including **above-brand-average sales volumes and robust cash flow**. This acquisition underscores TRG's long-term confidence in the KFC brand and strengthens its presence as a dominant fried chicken operator under the "Tasty Chick'n" division.

TRG's success is driven by a world-class leadership team, including **Rick Gestring**, Brand Officer of Tasty Chick'n, who brings over 30 years of experience with top QSR brands such as Taco Bell, Dunkin', Starbucks, and Arby's. Supported by seasoned executives in operations, marketing, finance, and development, TRG maintains a culture centered on performance, process, and people. Their proprietary training platform, **Tasty Academy**, ensures a pipeline of skilled operators and promotes consistent excellence across all locations.

As a KFC tenant, Tasty Restaurant Group offers investors the security of a well-capitalized, experienced operator with a proven growth track record and a strong operational foundation. Their focused expansion strategy, performance-driven culture, and commitment to operational integrity make TRG a high-quality tenant and a stable long-term partner.

Highlights

- **470+ QSR Units Nationwide** across six major brands
- **Above-Average Store Performance** – Strong cash flow & unit volumes
- **Seasoned Executive Leadership** – 30+ years of QSR expertise
- **Backed by Triton Pacific Capital Partners** – Financially secure and growth-oriented

Dana Berggren
Designated Managing Broker
eXp Commercial
(702) 326-3535



OFFERING MEMORANDUM | Photos

7228 Maynardville Pike, Knoxville, TN 37918



Dana Berggren
Designated Managing Broker
eXp Commercial
(702) 326-3535



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.