OFFERING MEMORANDUM
SUBJECT PROPERTY



POPeyes

*LOUISIANA KITCHEN

3166 North Maize Road Wichita, Kansas

\$2,833,333

6.00%

\$170,000

INVESTMENT SUMMARY

Lease Type	Absolute-Net
Landlord Responsibility	None
Year Built	2023
Building Area	3,050 SF
Land Area	0.73 Acres

INVESTMENT HIGHLIGHTS

BRAND NEW 25-YEAR ABSOLUTE-NET LEASE

Features 7.5% Rent Increases Every Five Years, with No Landlord Responsibilities—Tenant Covers all Maintenance, Taxes, Insurance, Roof, and Structure.

LEASED TO JHAH PROPERTY HOLDINGS

An Experienced Operator that Currently Operates Restaurants in Four Different States; Kansas, Missouri, Oklahoma, and Texas

CONVENIENT LOCATION

Just 15 Minutes from Downtown Wichita, KS, Strategically Positioned as an Outparcel to a High-Traffic Sam's Club and Adjacent to one of Kansas' Largest Open-Air Shopping Centers (Over 840,000 SF of Retailers).

HIGH-TRAFFIC RETAIL HUB

Situated across from a Rare Super Target (One of only 239 in the U.S.), Offering Exceptional Visibility in a Busy Retail Corridor.

PREMIUM CORNER LOT

Boasts a Prime Corner Location with Excellent Visibility and a Double Drive-Thru, Ideal for Maximizing Traffic Flow and Customer Convenience.















TENANT SUMMARY

POPeyes

***LOUISIANA KITCHEN ***

3,500 LOCATIONS IN THE U.S.

\$6.5 B

ANNUAL REVENUE

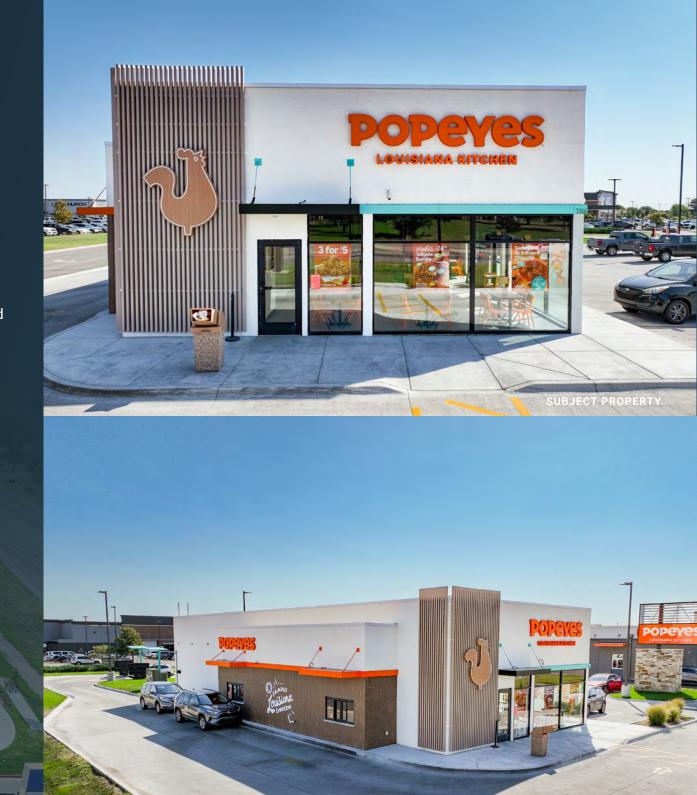
26,118 EMPLOYEES

1972 FOUNDED

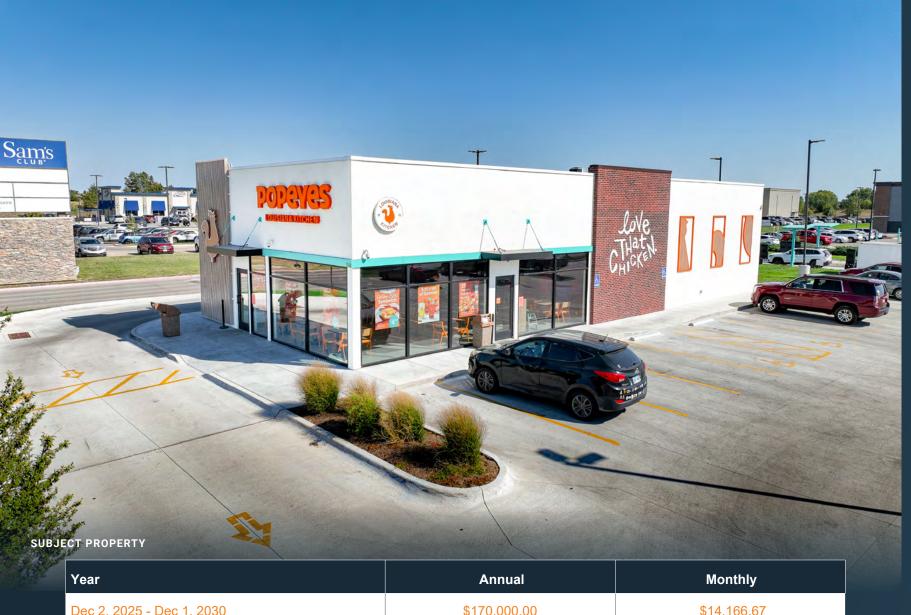
MIAMI, FL HEADQUARTERS Popeyes Louisiana Kitchen, Inc. is the second largest "quick-service chicken restaurant group" measured by number of units with more than 3,400 locations in more than 40 states, the District of Columbia, Puerto Rico and 30 countries worldwide. Popeyes was founded in 1972 and has more than 40 years of history and culinary tradition. Popeyes distinguishes itself with a unique New Orleans style menu featuring spicy chicken, chicken tenders, fried shrimp and other regional items. About 40 locations are company owned with the remainder franchised.

JHAH PROPERTY HOLDINGS JHAH

Property Holdings is a long-time operator that currently operates restaurants in four different states; Kansas, Missouri, Oklahoma, and Texas.



SUBJECT PROPERTY



YearAnnualMonthlyDec 2, 2025 - Dec 1, 2030\$170,000.00\$14,166.67Dec 2, 2030 - Dec 1, 2035\$182,750.00\$15,229.17Dec 2, 2035 - Dec 1, 2040\$196,456.25\$16,371.35Dec 2, 2040 - Dec 1, 2045\$211,190.47\$17,599.21Dec 2, 2045 - Dec 1, 2050\$227,029.75\$18,919.15

LEASE SUMMARY

Tenant:	AHTVSH Group Corporation dba Popeye's
Guaranty:	AHTVSH Group Corporation, 24 Units
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	Dec 2, 2025
Lease Expiration:	Dec 1, 2050
Term Remaining:	25 Years
Increases:	7.5% Every 5 Years
Options:	Four, 5 Year



WICHITA, KANSAS

\$46.46B GPD (MSA)

652,939
POPULATION
OF MSA

399,411
POPULATION
(CITY OF WICHITA)

5,000 EMPLOYEES AT THE UNITED STATES GOVERNMENT

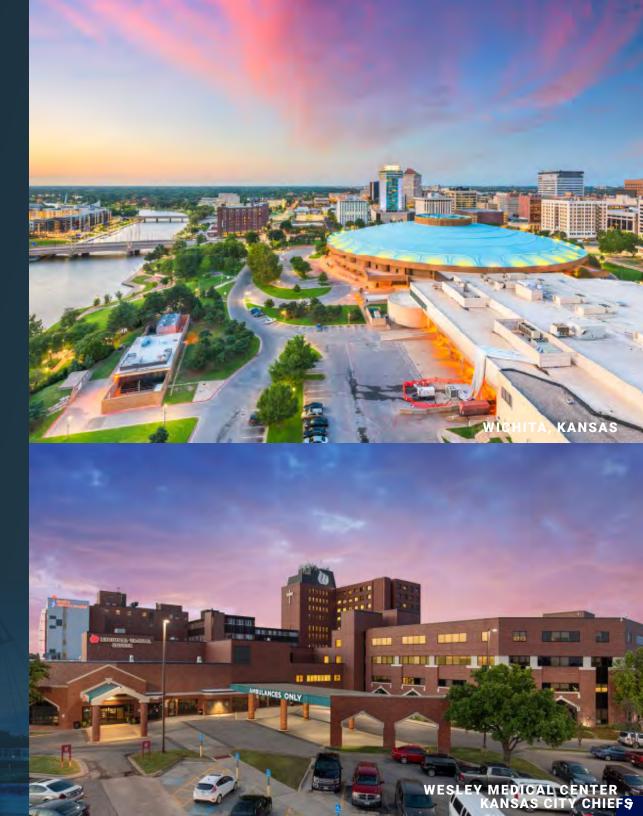
7,000

EDUCATION
EMPLOYMENT IMPACT

Wichita, Kansas, stands out as a city of economic strength and growth, offering a unique blend of industry, innovation, and community. Known as the "Air Capital of the World," Wichita is a global center for aviation manufacturing, attracting leading companies and highly skilled professionals from across the nation and beyond. Beyond aviation, the city boasts a diverse economy with thriving sectors in healthcare, finance, technology, and energy, creating a wealth of employment and business opportunities for residents and investors alike.

Wichita's real estate market is both accessible and promising, featuring residential and commercial properties that cater to investors, families, and entrepreneurs seeking long-term growth. The city combines affordable living with top-quality schools, vibrant cultural offerings, historic districts, and extensive recreational amenities, making it an ideal location for both personal and professional development. Residents enjoy a strong sense of community, safe neighborhoods, and a city committed to forward-thinking infrastructure and sustainable growth.

With its stable economy, welcoming atmosphere, and reputation as a center of innovation and reliability, Wichita represents a smart, future-focused investment for those looking to secure their place in a city where opportunities flourish, quality of life thrives, and economic growth is a consistent reality.





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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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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 quarantees, 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 leased property.

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