



KFC

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EXCLUSIVELY LISTED BY:**ROBERT BENDER**

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INVESTMENT SUMMARY

List Price:	\$1,193,292
Current NOI:	\$77,564.00
Initial Cap Rate:	6.50%
Land Acreage:	1.96
Year Built	2000
Building Size:	3,179 SF
Price PSF:	\$375.37
Lease Type:	NNN
Lease Term:	20 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present a long-term net lease investment opportunity featuring a freestanding KFC located at 311 US-31, Traverse City, Michigan. The property is secured by a 20-year triple net (NNN) lease, providing investors with a passive income stream and minimal landlord responsibilities, as the tenant is responsible for taxes, insurance, and maintenance. The building spans approximately 3,179 square feet and is situated on a generous 1.96-acre parcel, offering strong underlying real estate value and potential future redevelopment flexibility. With a nationally recognized quick-service restaurant tenant, this asset benefits from consistent consumer demand and brand stability.

The property generates a current net operating income (NOI) of \$77,564 annually, making it an attractive option for investors seeking stable, long-term cash flow. Positioned along US-31, a primary commercial corridor in Traverse City, the site benefits from strong visibility and accessibility, enhancing customer traffic and tenant performance. While rent escalations and renewal options are not specified, the long-term lease structure provides security of income and reduces near-term rollover risk. This investment is well-suited for buyers seeking a dependable, management-free asset backed by an established national tenant.



PRICE \$1,193,292



CAP RATE 6.50%



LEASE TYPE NNN



TERM REMAINING 14 Years

INVESTMENT HIGHLIGHTS

- 20-year triple net (NNN) lease offering passive, management-free income
- Leased to KFC, a nationally recognized quick-service restaurant brand
- Annual NOI of \$77,564 providing stable cash flow
- Freestanding 3,179 SF building on a large 1.96-acre lot
- Strong visibility and access along US-31 in Traverse City, MI
- Minimal landlord responsibilities with tenant covering operating expenses
- Long-term lease reduces vacancy and rollover risk
- Underlying land value with potential future redevelopment opportunity



FINANCIAL SUMMARY

INCOME		PER SF
GROSS INCOME	-	-
EXPENSE		PER SF
GROSS EXPENSES	-	-
NET OPERATING INCOME	\$77,564.00	\$24.40

PROPERTY SUMMARY

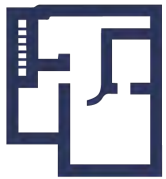
Year Built:	2000
Lot Size:	1.96 Acres
Building Size:	3,179 SF
Zoning:	C-G ENERAL

LEASE SUMMARY

Tenant:	KFC
Lease Type:	NNN
Primary Lease Term:	20 Years
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	April 07, 2020
Lease Expiration Date:	April 30, 2040
WALT:	14.05
Lease Term Remaining:	14 Years
Tenant Website:	www.kfc.com



TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
KFC		3,179	April 07, 2020	April 30, 2040	\$77,564.00	100.0		\$24.4
Totals/Averages		3,179			\$77,564.00			\$24.4



TOTAL SF

3,179



TOTAL ANNUAL RENT

\$77,564.00



OCCUPANCY RATE

100.0%



AVERAGE RENT/SF

\$24.40



NUMBER OF TENANTS

-



OVERVIEW

Company:	KFC
Founded:	1930
Total Revenue:	\$27.9 Billion
Net Worth:	\$20 Billion
Headquarters:	Louisville, Kentucky
Website:	www.KFC.com

TENANT HIGHLIGHTS

- Over 24,000 Locations in 145 countries
- KFC donates one million pieces of chicken to America's seniors who were disproportionately impacted by COVID-19
- KFC cooks their chicken from scratch and their restaurants celebrate that story. They use natural, high-quality materials and have all the conveniences to make their guests feel welcome and comfortable

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
Current	\$77,564.00	\$6,463.66	-

TENANT BACKGROUND

KFC (abbr. for Kentucky Fried Chicken) is an American fast food restaurant chain headquartered in Louisville, Kentucky that specializes in fried chicken. It is the world's second-largest restaurant chain (as measured by sales) after McDonald's, with over 24,000 locations globally in 145 countries. The chain is a subsidiary of Yum! Brands, a restaurant company that also owns the Pizza Hut, Taco Bell and WingStreet chains.

KFC's original product is pressure fried chicken pieces, seasoned with Sanders' recipe of 11 herbs and spices. The constituents of the recipe are a trade secret. Larger portions of fried chicken are served in a cardboard "bucket", which has become a feature of the chain since it was first introduced by franchisee Pete Harman in 1957. Since the early 1990s, KFC has expanded its menu to offer other chicken products such as chicken fillet sandwiches and wraps, as well as salads and side dishes such as French fries and coleslaw, desserts and soft drinks; the latter often supplied by PepsiCo. KFC is known for its slogans "It's Finger Lickin' Good!", "Nobody does chicken like KFC" and "So good".

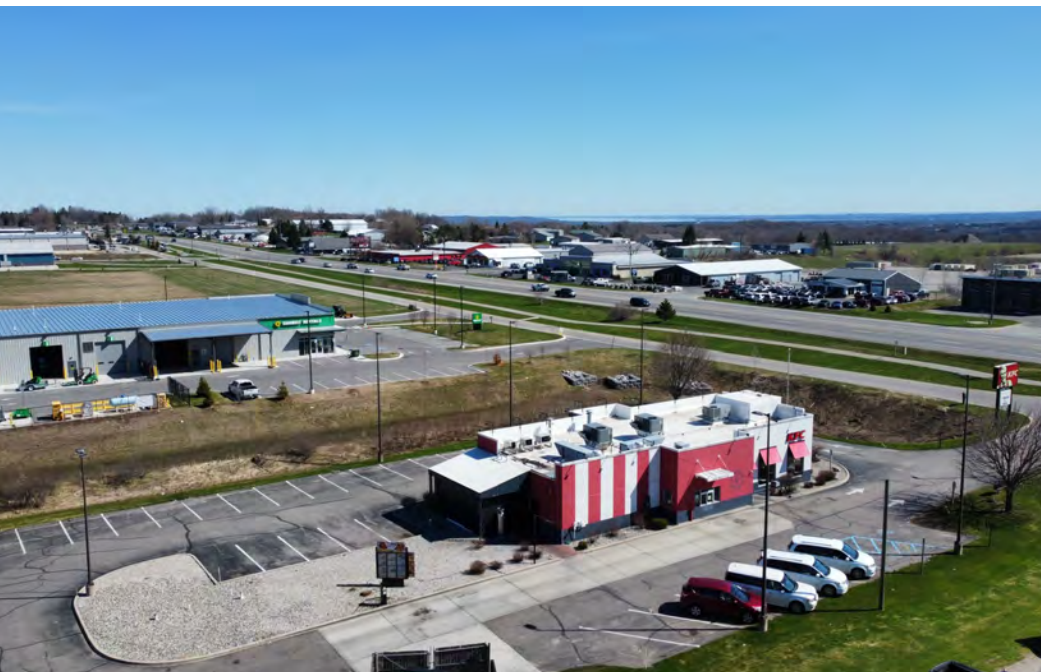


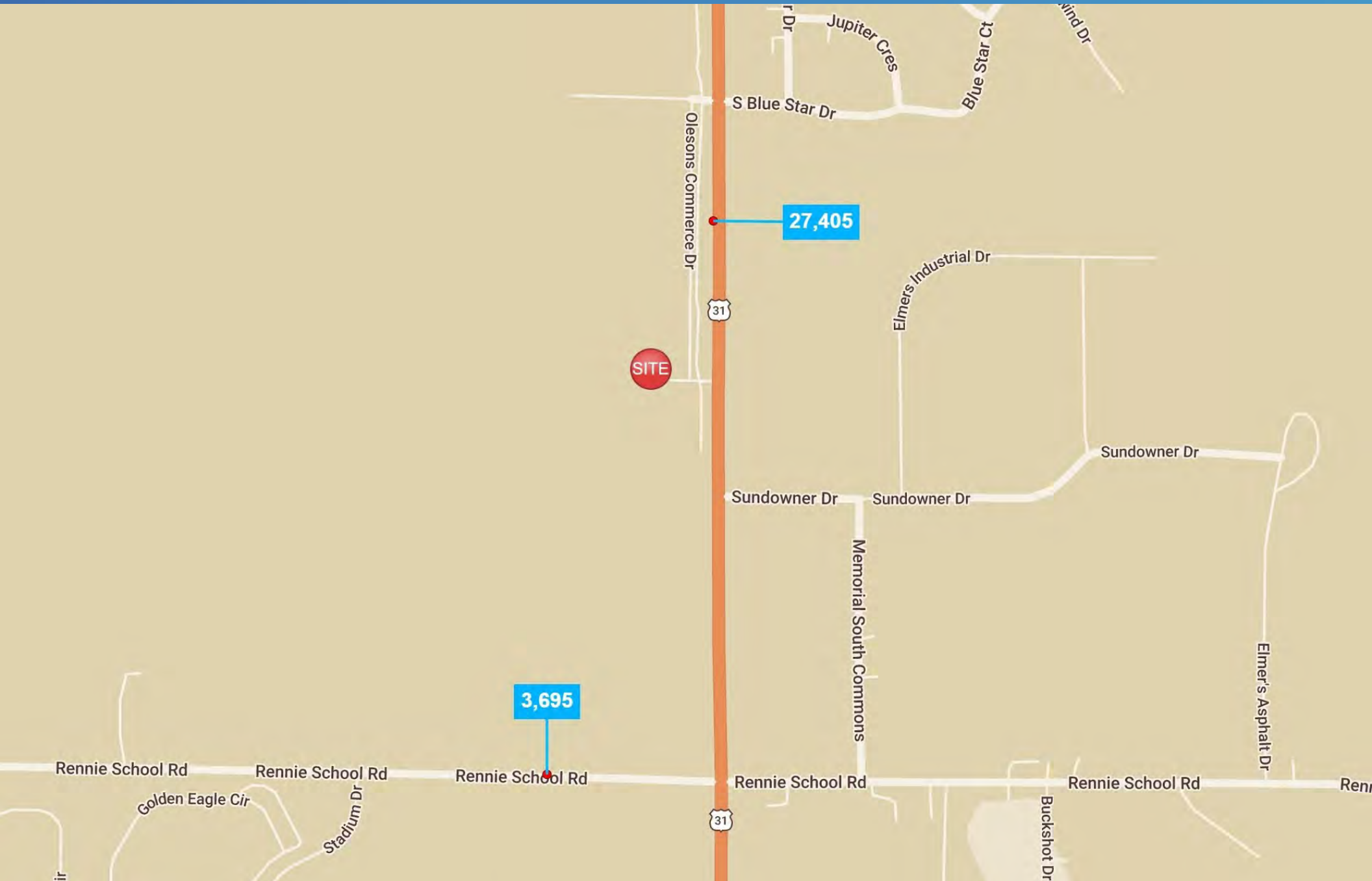


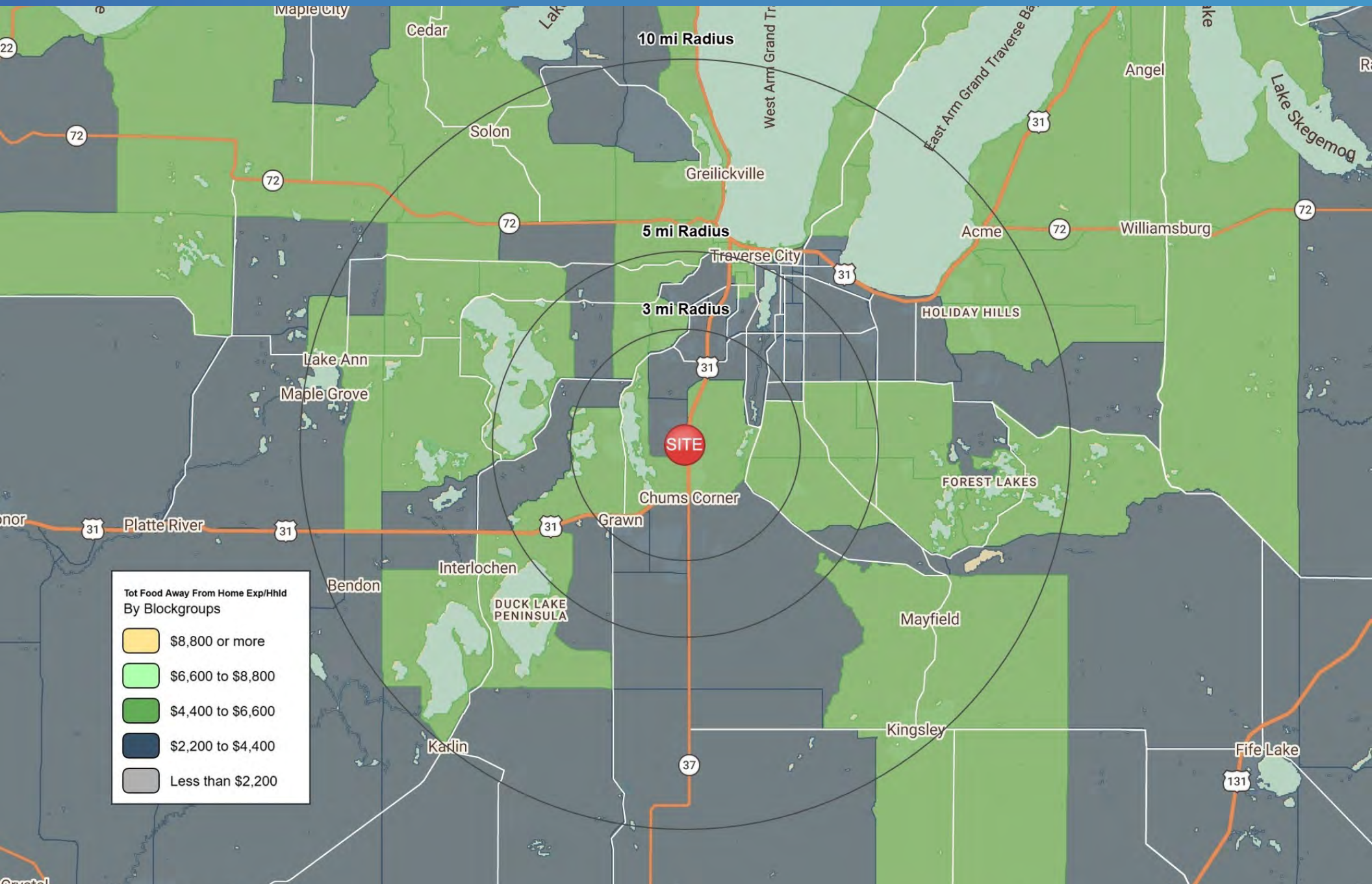
KFC

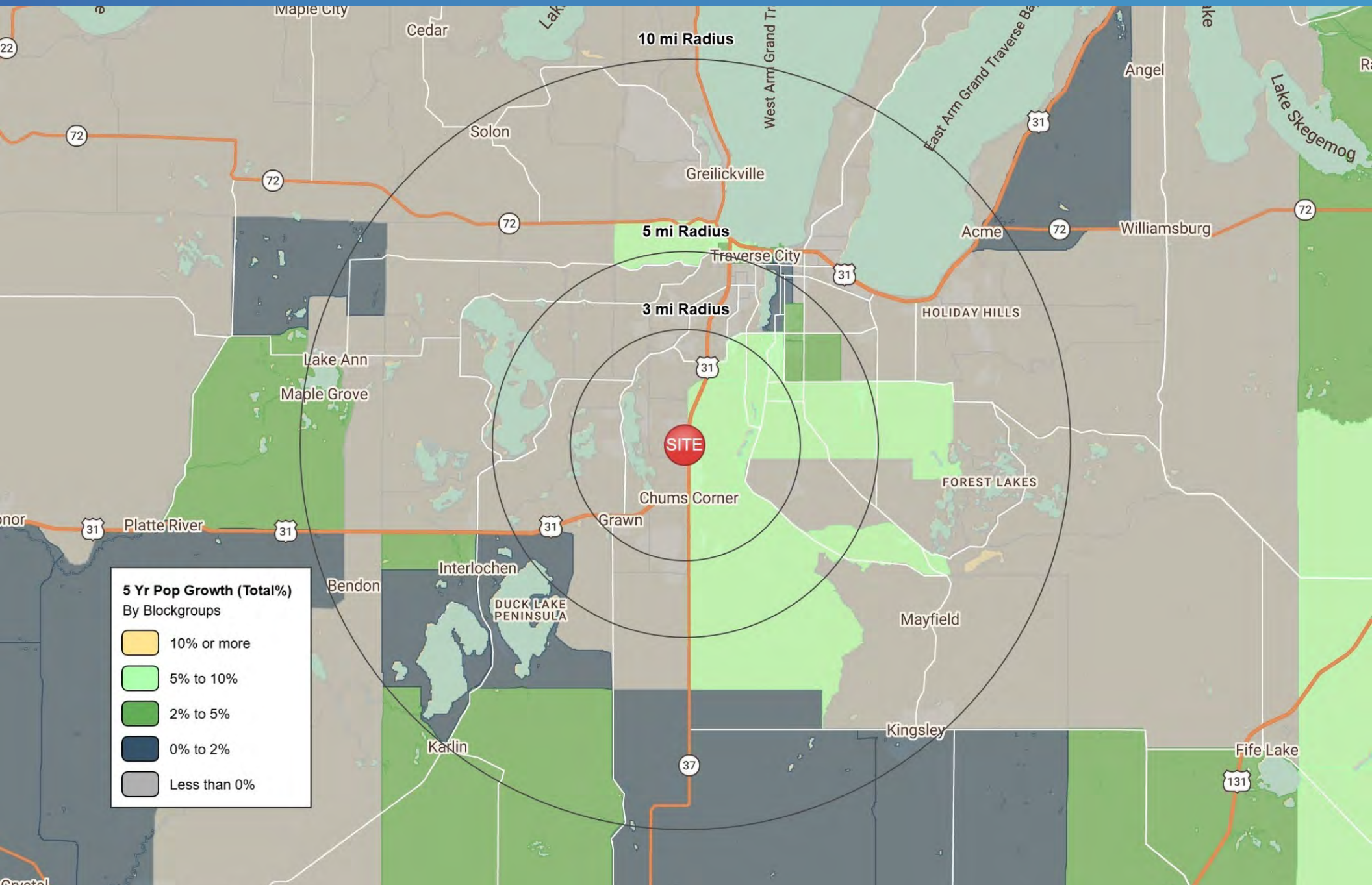
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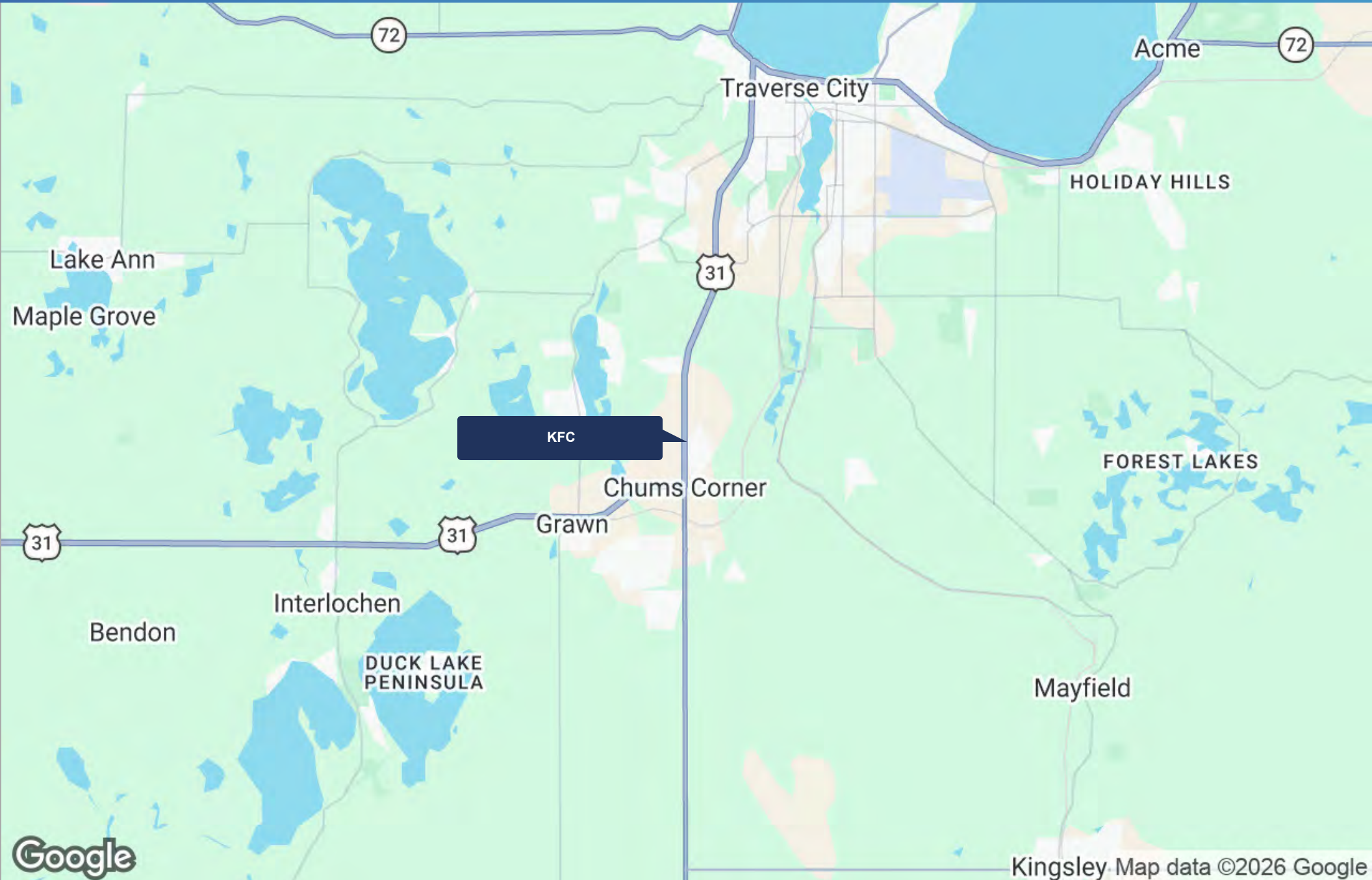
FORTIS NET LEASE™













KFC



POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2025	14,625	39,096	89,401
Total Population 2030	14,682	39,177	89,062
Median Age	39.5	41.6	42.9
# of Persons per HH	2.4	2.2	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	6,105	17,214	38,393
Average HH income	\$107,094	\$111,919	\$126,803
Median House Value	\$307,877	\$312,318	\$347,612
Consumer Spending	\$562.91 M	\$1.54 B	\$3.73 B

Traverse City, Michigan, is a vibrant community located in the northwestern part of Michigan’s Lower Peninsula, along the shores of Grand Traverse Bay. Known as the “Cherry Capital of the World,” the city is famous for its annual National Cherry Festival and its significant role in cherry production. Traverse City also serves as a gateway to the scenic Sleeping Bear Dunes National Lakeshore, offering stunning natural landscapes and outdoor recreation opportunities. Its picturesque setting and small-town charm make it a popular destination for visitors year-round.

In addition to its natural beauty, Traverse City has a thriving arts, culture, and food scene. The city is home to numerous wineries, breweries, and farm-to-table restaurants, showcasing the region’s agricultural richness. A lively downtown features boutique shops, galleries, and theaters, while events like the Traverse City Film Festival draw national attention. Combined with a strong local economy and a welcoming atmosphere, Traverse City offers both residents and visitors an appealing mix of culture, nature, and community.





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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