



REPRESENTATIVE PHOTO

KFC | Brawley, CA

Offering Memorandum

MONTGOMERY
REALTY ADVISORS

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Offered Exclusively By:

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Investment Highlights

Montgomery Realty Advisors is pleased to offer for sale a new 20-year absolute NNN lease KFC investment located in Brawley, CA. The subject property features brand new construction and is a strong performing KFC restaurant, having operated at this location for over 20 years. The NNN lease contains a strong personal guaranty from the operator. The property is situated on West Main Street, which serves as the main retail corridor for Brawley. Neighboring retailers include, but are not limited to, Von's, Rite Aid, McDonald's, Jack in the Box, and Carl's Jr.

Purchase Price:
\$2,130,000

Cap Rate:
5.00%



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BRAND NEW 20-YEAR SALE LEASEBACK

New 20-year absolute NNN lease with 10% rental increases every five (5) years through the primary term and renewal option periods

NEW CONSTRUCTION

The subject property is a longstanding KFC location that was recently demolished and rebuilt to KFC's new build prototype, demonstrating long term commitment to the site

STRONG STORE SALES

The subject site is a high performing location for the Tenant generating sales well above the KFC system's sales average and strong year over year sales growth

HIGH TRAFFIC COUNTS

The subject property is located near the intersection of W Main Street and Western Avenue, and benefits from strong traffic counts (combined 34,000 VPD)

Lease Abstract

Brand:	Kentucky Fried Chicken (KFC)
Building Address:	215 W Main Street, Brawley, CA
Tenant:	Noble Pursuit, LLC (Personal Guaranty)
Building SF:	Approx 1,440 SF
Land Area:	Approx 0.28 Acres

Rent Commencement	August 29, 2017
Lease Term:	20 years
Annual Rent:	\$106,490
Rent Increases:	10.0% every Five (5) years
Renewal Options:	Four (4), Five (5) year options
Expenses:	Absolute NNN

Rent Schedule

Years 1-5	\$106,490
Years 6-10	\$117,139
Years 11-15	\$128,853
Years 16-20	\$141,738
Years 21-25 (Option 1)	\$155,912
Years 26-30 (Option 2)	\$171,503
Years 31-35 (Option 3)	\$188,653
Years 36-40 (Option 4)	\$207,519



Market Overview

Brawley is located in Imperial County, approximately 13 miles from El Centro, California, 70 miles from Yuma, Arizona, and 130 miles east of San Diego. The 2010 census reports a population of approximately 25,000 residents.

The tourist season in Brawley is in the winter, offering warm sunny California winter weather to visitors and retirees from across the US.

The major industry in the area is cattle and feed and the climate offers year-round agriculture. The major employers in Brawley include Pioneers Memorial Hospital, Clinicas de Salud del Pueblo, and Spreckles Sugar Company.

Area attractions include the Imperial Sand Dunes, Colorado River, Salton Sea, desert hiking, and several golf courses. The most popular yearly event is the Brawley Cattle Call Rodeo. There are two weeks of entertainment and activities surrounding the event.



Tenant Overview

KFC Corporation

Founded more than 65 years ago and based in Louisville, Kentucky, KFC Corporation is the franchisor of the world's most popular chicken restaurant chain, KFC.



There are over 20,500 KFC outlets in more than 125 countries and territories worldwide, serving in excess of 12 million customers per day.

KFC is a part of Yum! Brands, Inc. ("Yum!"), the parent company for iconic restaurant brands - KFC, Taco Bell and Pizza Hut - with nearly 44,000 restaurants in more than 135 countries and territories worldwide.

Yum! is publicly traded on the New York Stock Exchange (Ticker: YUM) with a market capitalization in excess of \$26 billion as of September 1, 2017.

Noble Pursuit, LLC

Noble Pursuit, LLC ("Noble Pursuit") is a Southern California-based KFC restaurant operator run by a former executive of The Pillsbury Company and General Mills; Noble Pursuit is strategically focused on the operation and expansion of world-class, high performing KFC restaurants in select Southern California and Arizona markets.



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Demographics

POPULATION

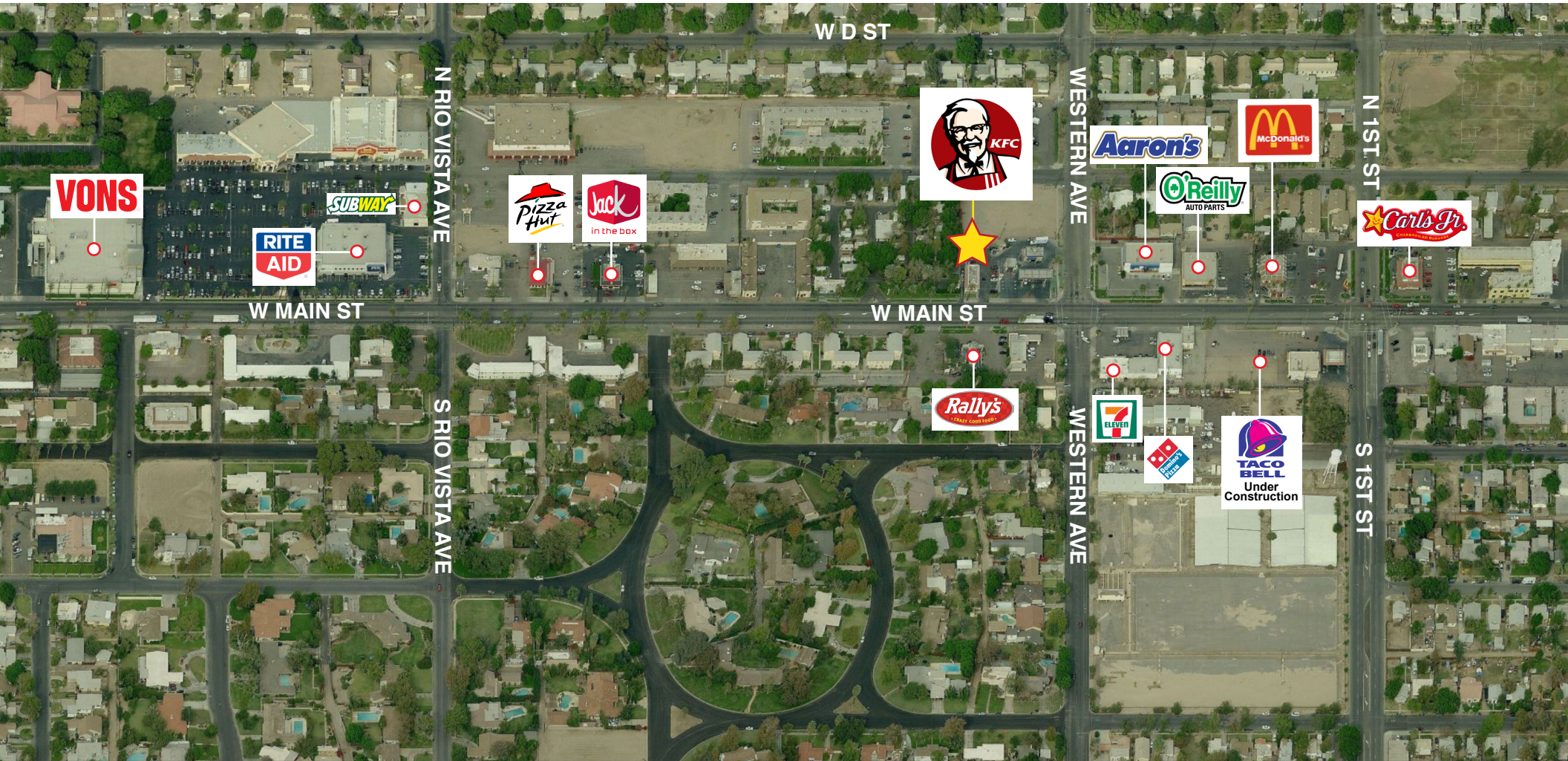
Total Population 27,267

Total Households 7,859

INCOME

Median Household Income \$40,076

Average Household Income \$54,994



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