Offering Memorandum

KFC Restaurant
640 S. Walnut Street, Starke, FL 32091

New 15-Year Absolute NNN Lease

For More Information Contact:
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Orion Real Estate Group
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INVESTMENT SUMMARY

- Pricing: $1,200,000
- Net Operating Income: $63,000
- Cap Rate: 5.25%
- Tenant: D.E. Foods (50+ Unit Operator)
- Lease Expiration: December 31, 2033
- Landlord Responsibilities: None. Absolute NNN
- Building Size: 1,912 SF
- Land Size: 47,712 SF
- Rent Increase: Every 5 Years, the lessor of 10% or 1.25 times change in CPI
- Options: Four, 5-Year Options
<table>
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<tr>
<th>2018</th>
<th>3 Mile</th>
<th>5 Mile</th>
<th>10 Mile</th>
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</thead>
<tbody>
<tr>
<td>Population</td>
<td>8,701</td>
<td>11,959</td>
<td>25,003</td>
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<tr>
<th>2018 Ave HH</th>
<th>3 Mile</th>
<th>5 Mile</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Income</td>
<td>$45,536</td>
<td>$47,894</td>
<td>$53,344</td>
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**KFC Restaurant**
640 S. Walnut Street, Starke, FL 32091
KFC Corporation, based in Louisville, Kentucky, is one of the few brands in America that can boast a rich, decades-long history of success and innovation. It all started with one cook who created a soon-to-be world-famous recipe more than 70 years ago. That cook was Colonel Harland Sanders, and now KFC is the world’s most popular chicken restaurant chain, specializing in that same Original Recipe. There are over 21,000 KFC outlets in more than 130 countries and territories around the world.

Yum! Brands, Inc., based in Louisville, Kentucky, has over 45,000 restaurants in more than 140 countries and territories and is one of the Aon Hewitt Top Companies for leaders in North America. In 2017, Yum! Brands was named to the Dow Jones Sustainability North America Index. The company’s restaurant brands—KFC, Pizza Hut and Taco Bell—are the global leaders of the chicken, pizza and Mexican-style food categories.

D.E. Foods, LLC is a KFC franchisee that owns and operates 52 locations in Connecticut and Florida. D.E. Foods is an experienced operator with over 30 years of experience operating KFC Restaurants.
CONFIDENTIALITY AGREEMENT

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BY ACCEPTING THIS OM, YOU AGREE TO RELEASE ORION AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF ANY PROPERTY.

FOR ADDITIONAL INFORMATION:

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