KFC

211 W. California Avenue, Ruston, LA 71270

RETAIL PROPERTY FOR SALE



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Investment Real Estate Services

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PROPERTY INFORMATION

SECTION 1

KFC

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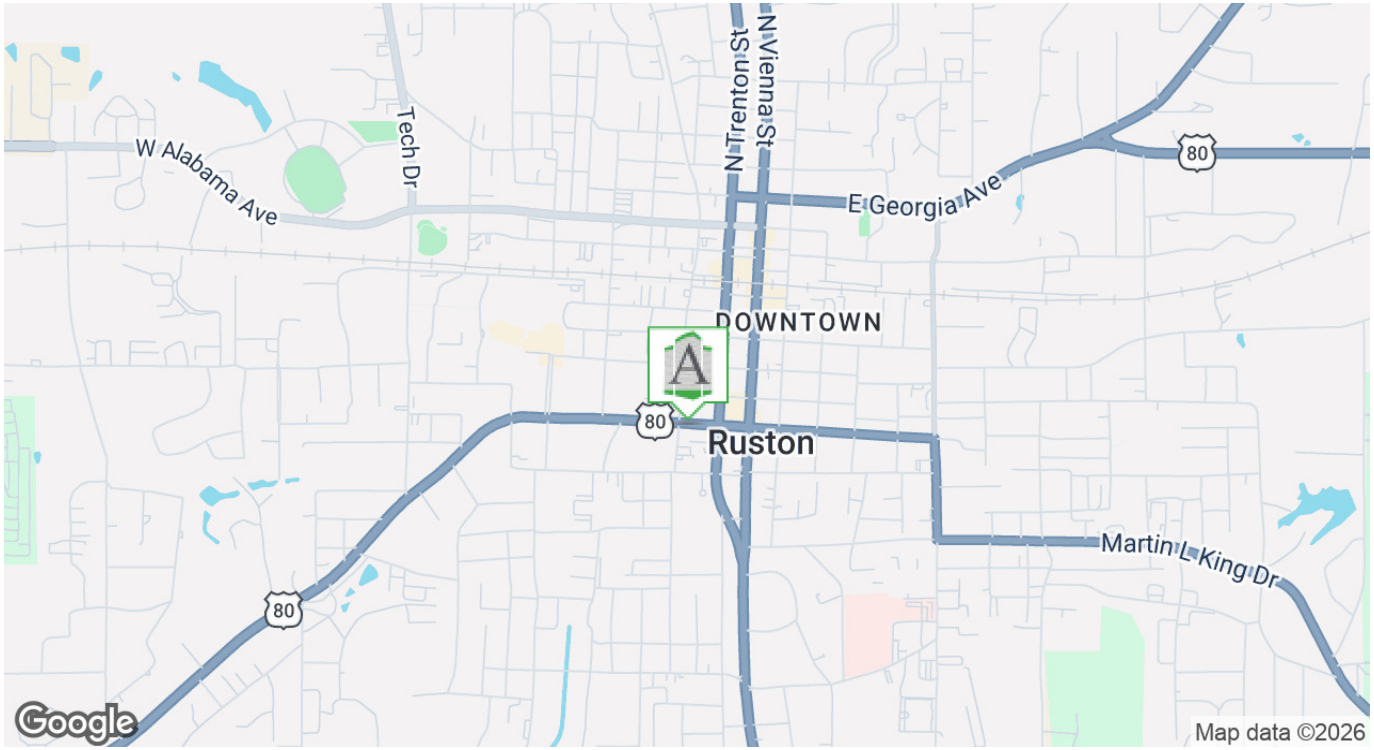
EXECUTIVE SUMMARY





OFFERING SUMMARY

SALE PRICE:	$1,497,624
PRICE / UNIT:	$1,497,624
PRICE / SF:	$599.05
CAP RATE:	7.0%
BUILDING SIZE:	2,500
LOT SIZE:	0.4 Acres
YEAR BUILT:	1991



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PROPERTY OVERVIEW

The subject property is a single-tenant, absolute NNN leased KFC restaurant offered at an 7% CAP. There are 10 years remaining on the original 20-year lease. The KFC property was remodeled in late 2010. There are attractive 10% rent increases every 5 years and in each of the four, five-year option
periods. There are no landlord maintenance responsibilities under the terms of the absolute net lease.
KBP Foods is headquartered in Overland Park, Kansas. The company currently operates over 1,100 restaurants across the United States.
KBP Foods has closed this location, and they continue to pay the rent as they try to source a new tenant.

Annualized Operating Data

Rent Increases	Annual Rent	Monthly Rent
2016	$86,639.44	$7,219.55
2017	$86,639.44	$7,219.55
2018	$86,639.44	$7,219.55
2019	$86,639.44	$7,219.55
2020	$86,639.44	$7,219.55
2021	$95,303.38	$7,941.94
2022	$95,303.38	$7,941.94
2023	$95,303.38	$7,941.94
2024	$95,303.38	$7,941.94
2025	$95,303.38	$7,941.94
2026	$104,833.72	$8,736.14
2027	$104,833.72	$8,736.14
2028	$104,833.72	$8,736.14
2029	$104,833.72	$8,736.14

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PROPERTY HIGHLIGHTS

- • Absolute Triple Net (NNN) Lease
- • Tenant is KBP Foods - One of the Largest KFC Franchisees in the Country
- • 10 Years Lease Remaining on the 20 Year Lease
- • High Traffic Counts
- KBP Foods Is Currently Looking for a New Tenant for This Location





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PROPERTY DESCRIPTION

SECTION 2

PROPERTY DETAILS

SALE PRICE	$1,497,624

LOCATION INFORMATION

BUILDING NAME	KFC
STREET ADDRESS	211 W. California Avenue
CITY, STATE, ZIP	Ruston, LA 71270
COUNTY	Lincoln

BUILDING INFORMATION

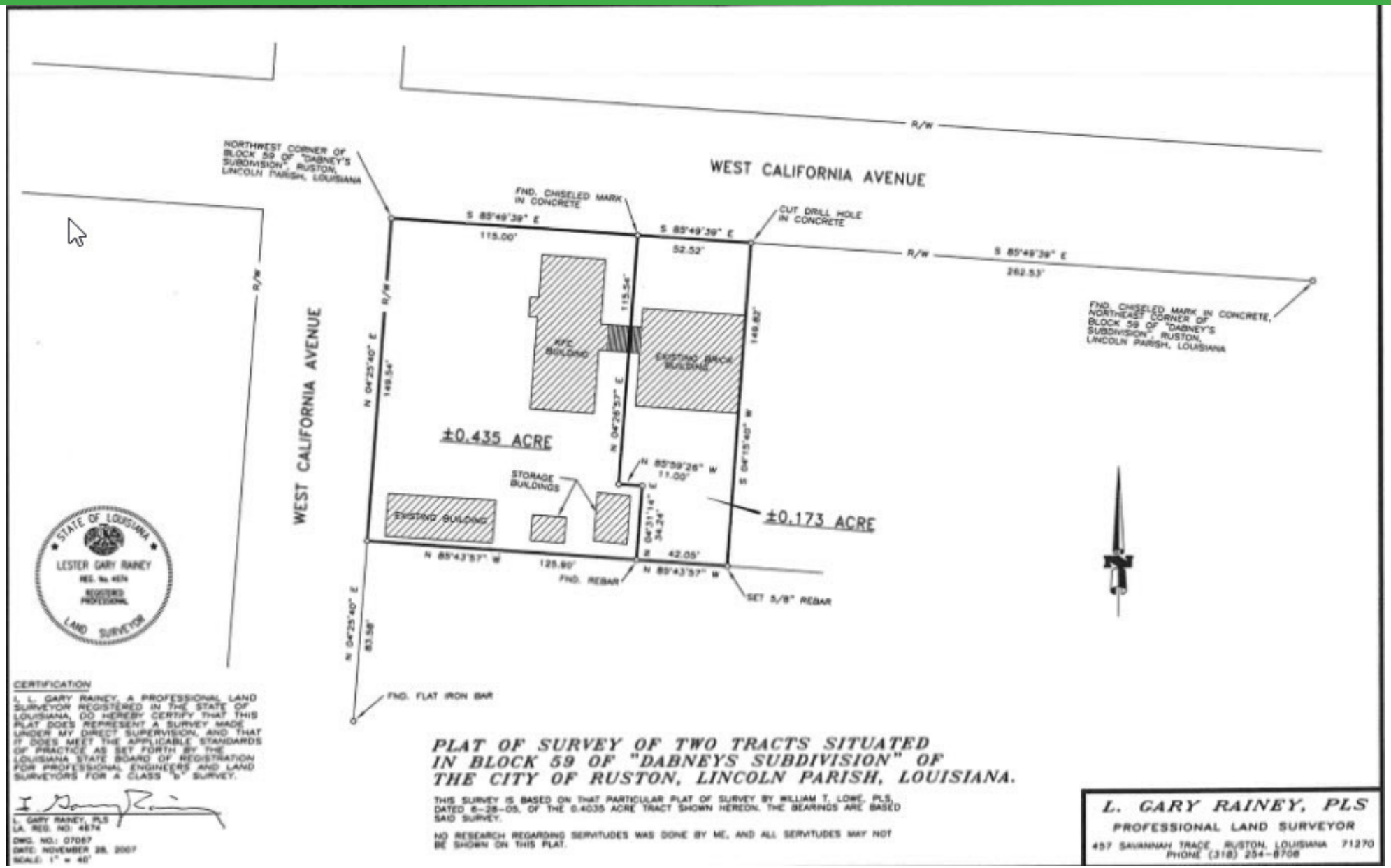
BUILDING SIZE	2,500 SF
NOI	$104,833.72
CAP RATE	7.0
OCCUPANCY %	100.0%
TENANCY	Single
YEAR BUILT	1991
YEAR LAST RENOVATED	2011

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Free Standing Building
LOT SIZE	0.4 Acres

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SITE PLANS



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LOCATION INFORMATION

SECTION 3





LOCATION OVERVIEW

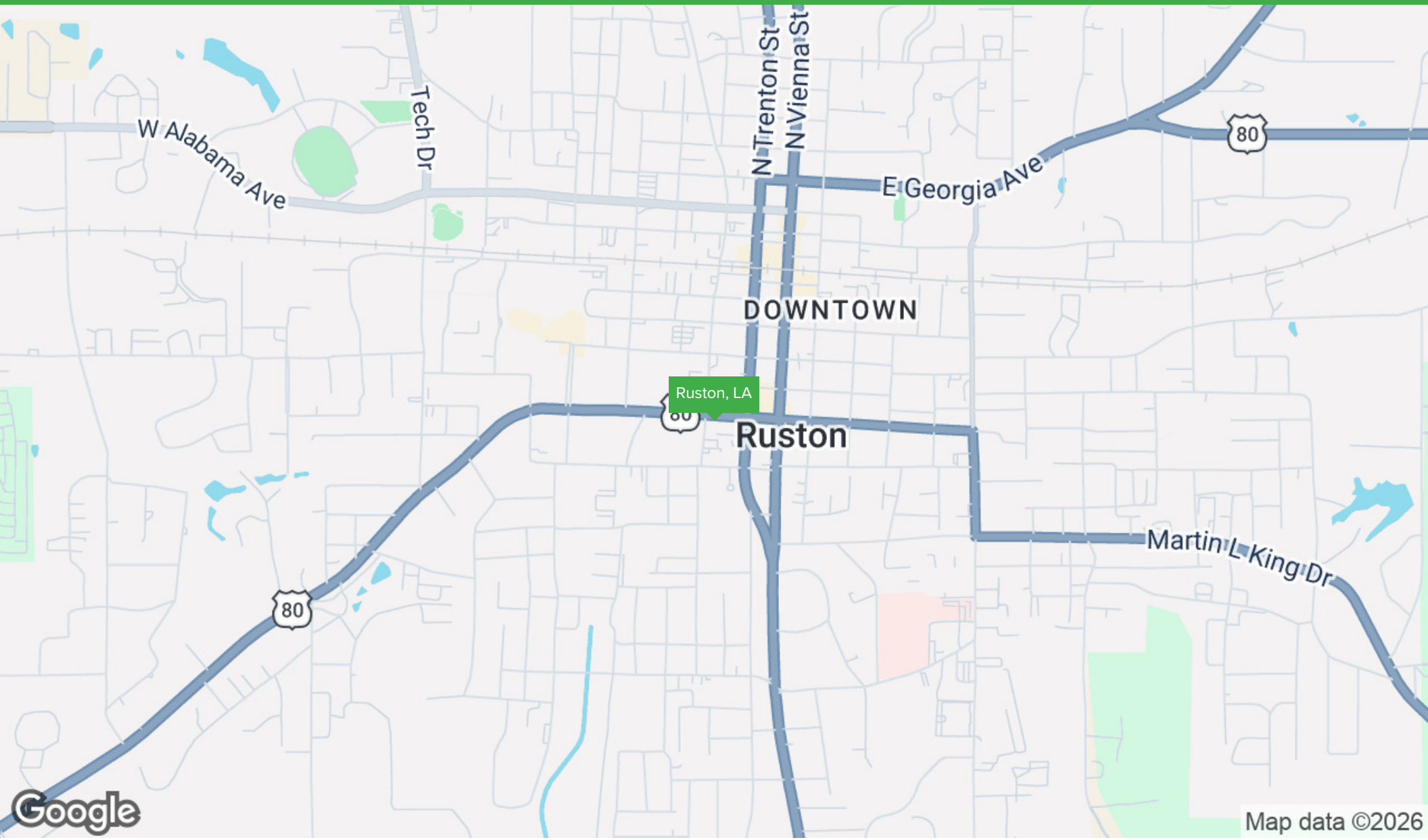
Located in the bustling city of Ruston, LA, this prime retail location offers an array of nearby attractions and conveniences. Just minutes away, investors will find the historic downtown district, Louisiana Tech University, and the picturesque Railroad Park. With easy access to major roadways and a vibrant local community, the area is a hotbed for retail and free-standing building investment opportunities. From popular restaurants to charming boutiques, the surrounding neighborhood caters to diverse consumer demands, making it an enticing prospect for investors looking to make their mark in this thriving market.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,289	6,137	11,113
Total Population	3,328	17,089	32,223
Average HH Income	$32,959	$50,299	$49,885

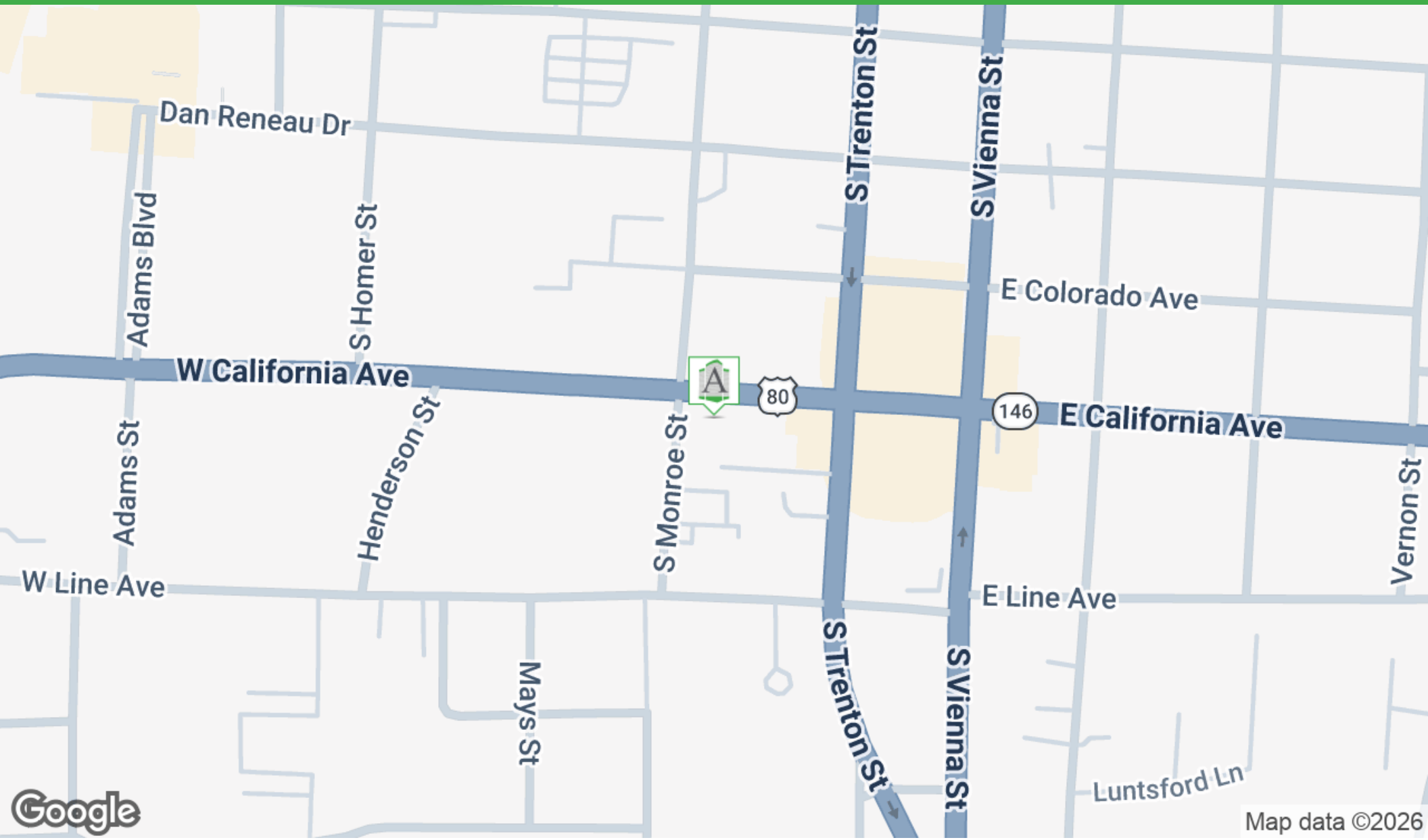
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REGIONAL MAP



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LOCATION MAP



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RETAILER MAP



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FINANCIAL ANALYSIS

SECTION 4

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	
PRICE	$1,497,624
PRICE PER SF	$599
PRICE PER UNIT	$1,497,624
CAP RATE	7%

OPERATING DATA	
NET OPERATING INCOME	$104,834

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RENT ROLL

UNIT	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
-	KFC	2,500 SF	100%	$41.93	$104,834	$41.93	$104,825	9/1/2016	9/1/2036
TOTALS		**2,500 SF**	**100%**	**$41.93**	**$104,834**	**$41.93**	**$104,825**		
AVERAGES		**2,500 SF**	**100%**	**$41.93**	**$104,834**	**$41.93**	**$104,825**		

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DEMOGRAPHICS

SECTION 5

	1 MILE	3 MILES	5 MILES
Total population	3,328	17,089	32,223
Median age	29.7	27.9	27.3
Median age (male)	28.9	25.5	25.0
Median age (female)	30.8	29.9	29.5
Total households	1,289	6,137	11,113
Total persons per HH	2.6	2.8	2.9
Average HH income	$32,959	$50,299	$49,885
Average house value	$151,371	$147,698	$147,626
Total Population - White	1,100	8,786	15,793
% White	33.1%	51.4%	49.0%
Total Population - Black	2,008	7,237	14,788
% Black	60.3%	42.3%	45.9%
Total Population - Asian	188	679	877
% Asian	5.6%	4.0%	2.7%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	1	25	42
% American Indian	0.0%	0.1%	0.1%
Total Population - Other	9	194	369
% Other	0.3%	1.1%	1.1%
Total Population - Hispanic	31	505	934
% Hispanic	0.9%	3.0%	2.9%

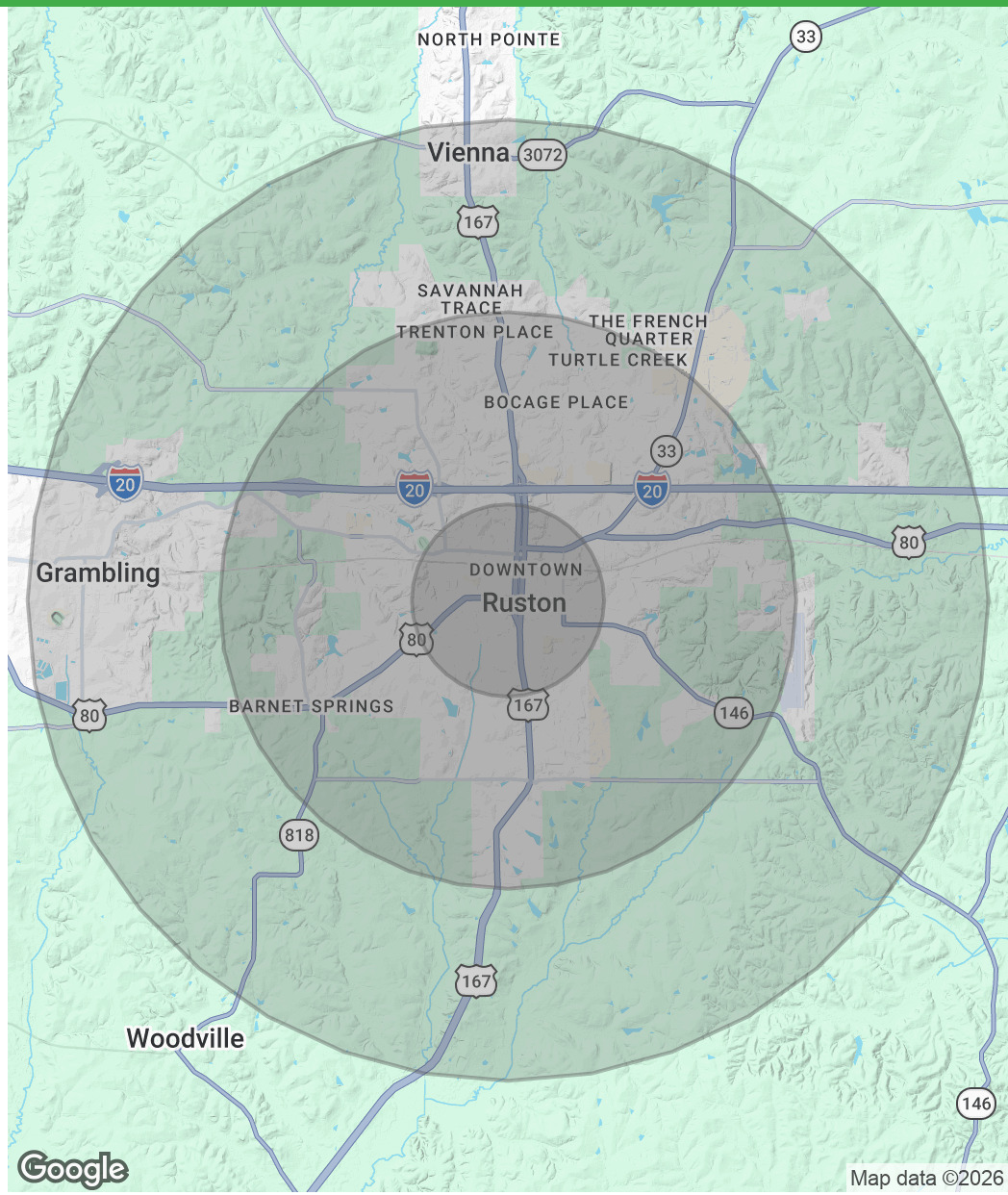
** Demographic data derived from 2020 ACS - US Census*

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,328	17,089	32,223
AVERAGE AGE	29.7	27.9	27.3
AVERAGE AGE (MALE)	28.9	25.5	25.0
AVERAGE AGE (FEMALE)	30.8	29.9	29.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,289	6,137	11,113
# OF PERSONS PER HH	2.6	2.8	2.9
AVERAGE HH INCOME	$32,959	$50,299	$49,885
AVERAGE HOUSE VALUE	$151,371	$147,698	$147,626

2020 American Community Survey (ACS)



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