

NNN
RETAIL INVESTMENT GROUP, LLC

OFFERING MEMORANDUM



ABSOLUTE NNN \$2,226,086
4023 W 3RD STREET, DAYTON, OHIO



[CLICK HERE FOR DRONE VIDEO](#)

KFC

CONTENTS

Executive Summary

Executive Summary	5
Location Summary	6

Property Description

Aerial Map	7
Radius Map	8
Regional Map	9
Parcel Map	10
Property Photos	11
Tenant Profile	12

Demographics

Demographics	14
Demographic Charts	15

Steven Davis

Managing Member

480-429-4580

Lic: 101032000

steven@retail1031.com

Mark McLoone

Associate

Lic: 673250000

mark@retail1031.com

Sean Stephenson

Associate

Lic: 672380000

sean@retail1031.com

Blair Wood

Ohio Broker of Record

Lic: 2014002997

NNN
RETAIL INVESTMENT GROUP, LLC

8255 East Raintree Drive Suite 100
Scottsdale, AZ 85260

CONFIDENTIALITY AND DISCLAIMER:

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. 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. Retail Investment Group 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 of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or 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 reliable; however, Retail Investment Group has not verified, and will not verify, any of the information contained herein, nor has Retail Investment Group 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.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT RETAIL INVESTMENT GROUP FOR MORE DETAILS.



OFFERING SUMMARY

ADDRESS	4023 W 3rd Street Dayton OH 45417
COUNTY	Montgomery
LEASE TYPE	Absolute NNN
CAP RATE	5.75%
BUILDING SQUARE FEET	±2,243
LAND SQUARE FEET	±19,646
LAND ACRES	±0.45
YEAR BUILT	2017
TENANT	KFC
OWNERSHIP TYPE	Fee Simple
LESSEE & GUARANTEE	Chicken Little Ventures, LLC
INCREASES	8.5% Increases Every 5 Years

FINANCIAL SUMMARY

OFFERING PRICE	\$2,226,086
PRICE PSF	\$992.46
OCCUPANCY	100 %
NOI (CURRENT)	\$128,000
CAP RATE	5.75 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	8,674	55,341	141,264
2017 Median HH Income	\$26,253	\$26,174	\$30,869
2017 Average HH Income	\$34,313	\$37,229	\$46,871

- New 20 Year Absolute NNN Lease
- 5 x 5 Year Options
- 8.5% Increases Every 5 Years
- Adjacent retailers including Aldi's, CVS Pharmacy, USPS, and Pizza Hut
- Built in 2017. Replaced original 1970 Constructed KFC.
- Large Area Generators including Dayton VA Medical Center and University of Dayton
- 28 Unit Guarantee, 50+ Unit Franchisee

Retail Investment Group is pleased to offer a KFC located in Dayton, Ohio. This property is ±2,243 square feet and is on ±.45 acres. The property was built in 2017.

This property is located in Dayton, Ohio and has a high five-mile radius population of ±147,600 people. Nearby retailers include Shell Gas Station, Aldi's, CVS Pharmacy, USPS, Ashley Stewart, Metro PCS, Domino's Pizza, H&R Block, Pizza Hut, Rent-a-Center, Dayton Kids Dental Center, AutoZone and O'Reilly Auto Parts.

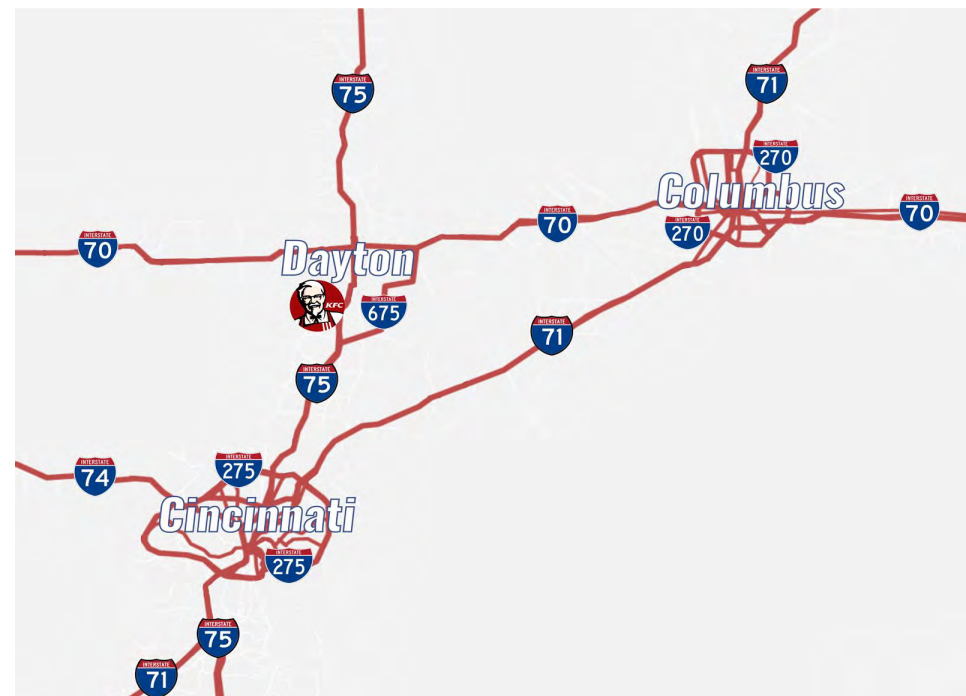
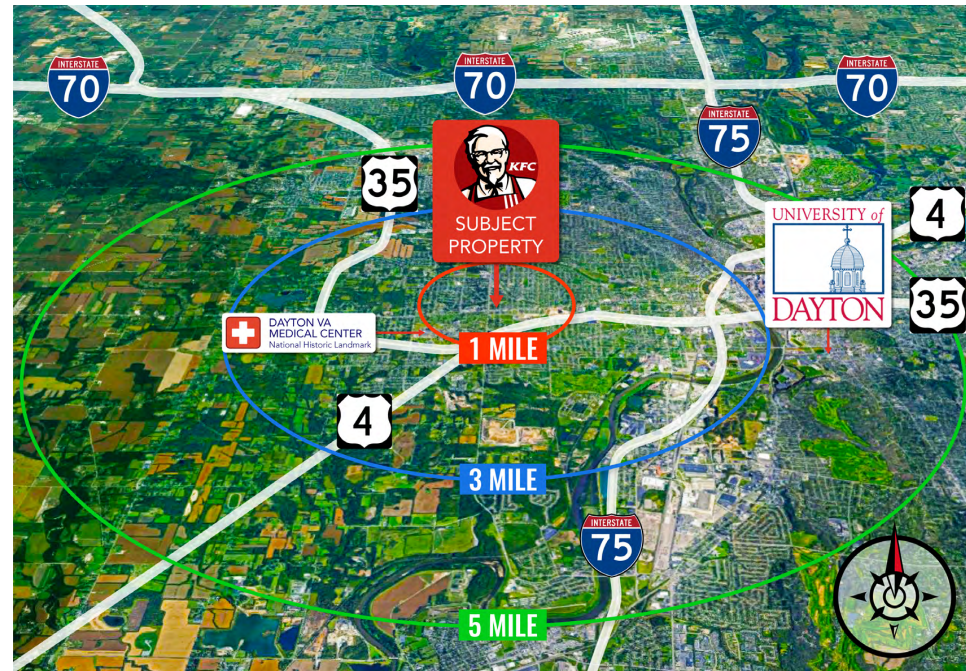
Area Generators include Dayton VA Medical Center, opened since 1867 this hospital sits on 334-acres of land with 350+ beds and includes the Kennedy Community Living Center, Arlington Hills Park, Weston Shopping Center, World of Wonder School, and Thurgood Marshall High School with 610+ students and employees.

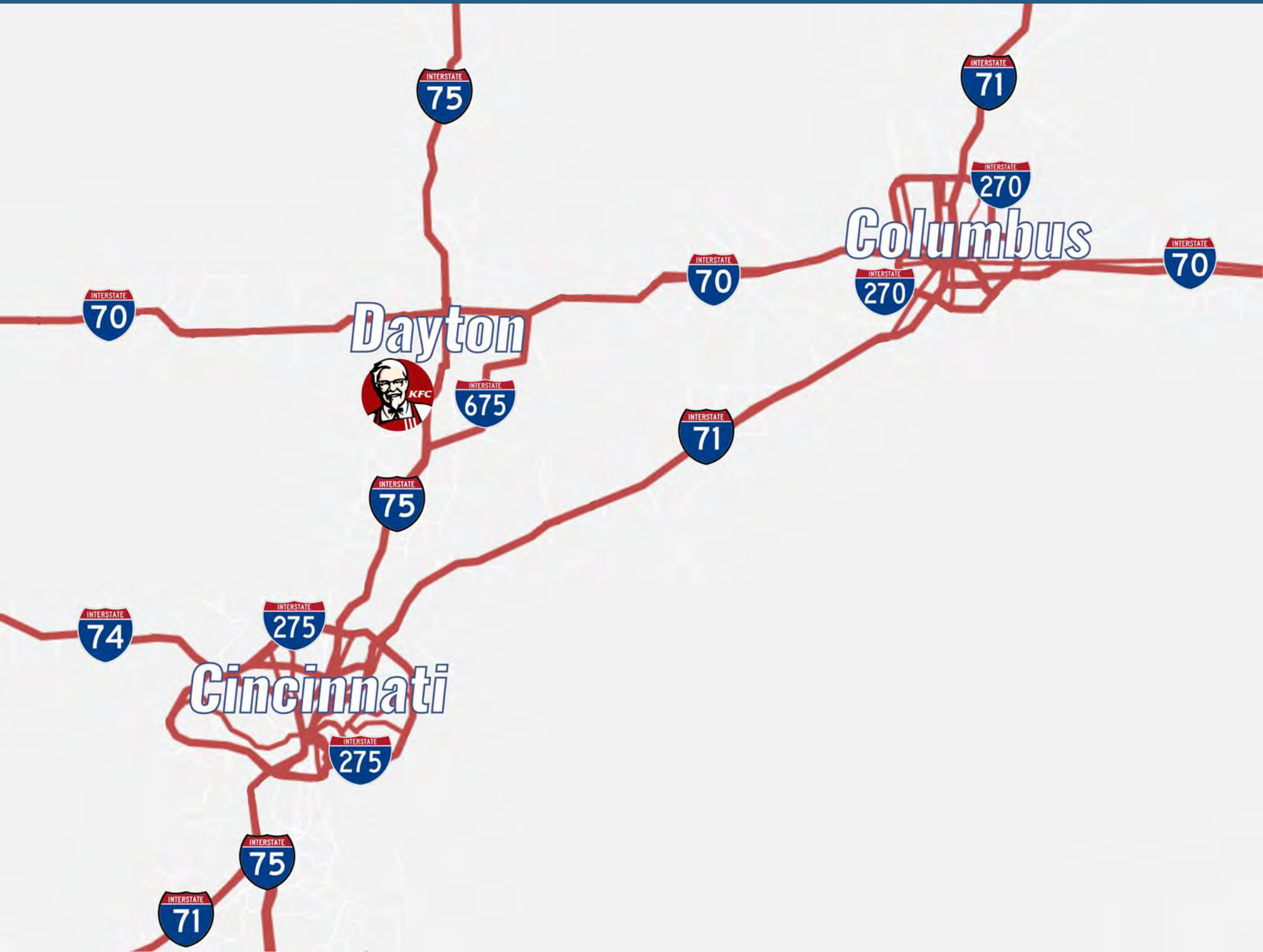
The property is ±0.9 miles from the Wright Company Factory site which is apart of the National Aviation Heritage Area and has future plans to become an Aviation Heritage and Education Center. This property is ±5 miles to the University of Dayton which has 11,300+ students and employees.

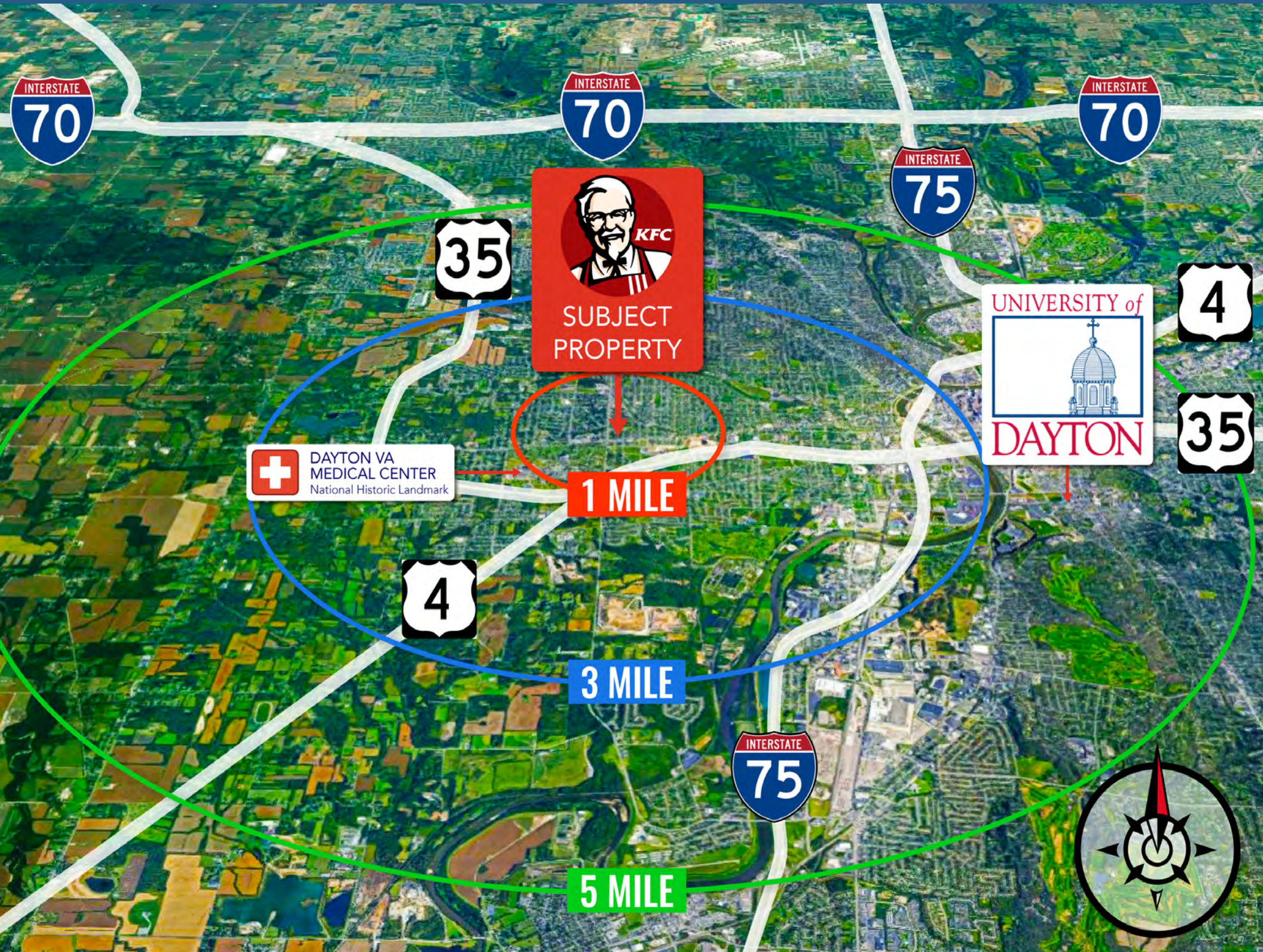
Dayton is the sixth-largest city in the state of Ohio and the county seat of Montgomery County.

Dayton is a logistical centroid for manufacturers, suppliers, and shippers. Dayton also hosts significant research and development in fields like industrial, aeronautical, and astronautical engineering that have led to many technological innovations. Much of this innovation is due in part to Wright-Patterson Air Force Base and its place in the community. It is also home to the National Museum of the United States Air Force. With the decline of heavy manufacturing, Dayton's businesses have diversified into a service economy that includes insurance and legal sectors as well as healthcare and government sectors.

Located at the intersection of the nation's largest interstate highway systems, I-70 and I-75 and connected by scenic waterways and miles of bike trails, Dayton offers one of the most welcoming, affordable and accessible marketplaces in the state to live, work, play and learn. CityWide Development Corporation has been part of the revitalization of Dayton for over 40 years and will continue to lead the way with innovative leadership in economic development, community development, and downtown housing. Their programs provide business lending, community building and unique housing opportunities unparalleled in the region.







**SUBJECT
PROPERTY**



**DAYTON VA
MEDICAL CENTER**
National Historic Landmark



**UNIVERSITY of
DAYTON**

1 MILE

3 MILE

5 MILE



ELMHURST RD

N GETTYSBURG AVE

WEST 3RD STREET

19,000+ VPD

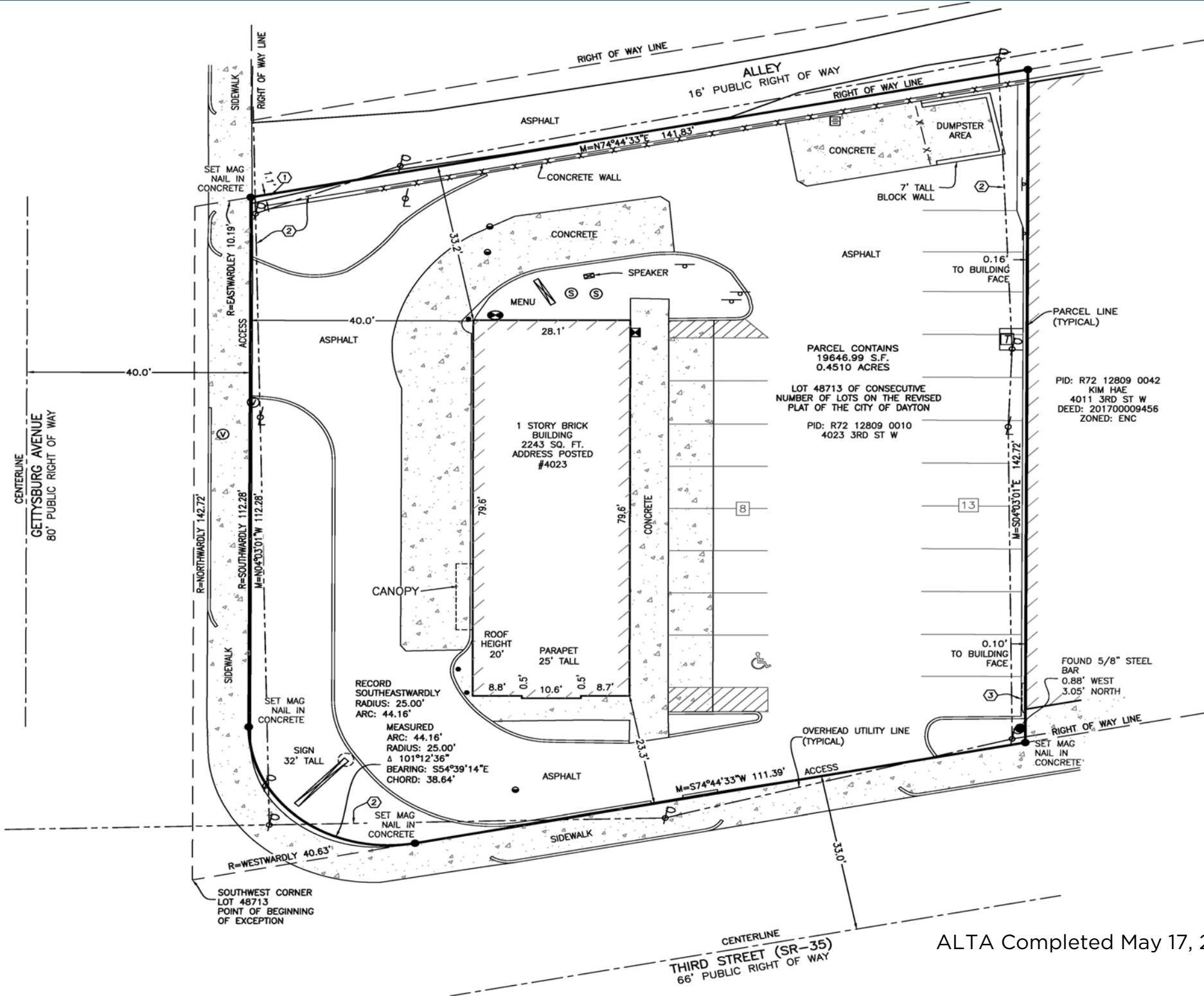
24,000+ VPD

metroPCS



DAYTON NATIONAL MILITARY CEMETERY 





PARCEL CONTAINS
19646.99 S.F.
0.4510 ACRES

LOT 48713 OF CONSECUTIVE
NUMBER OF LOTS ON THE REVISED
PLAT OF THE CITY OF DAYTON

PID: R72 12809 0010
4023 3RD ST W

PID: R72 12809 0042
KIM HAE
4011 3RD ST W
DEED: 201700009456
ZONED: ENC

FOUND 5/8" STEEL
BAR
0.88' WEST
3.05' NORTH

ALTA Completed May 17, 2018





Trade Name	KFC
Headquartered	Louisville, Kentucky
Website	www.kfc.com
# of Locations	4,491

Description

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, a list of secret herbs and spices scratched out on the back of the door to his kitchen. That cook was Colonel Harland Sanders, of course, and now KFC is the world's most popular chicken restaurant chain. There are over 20,500 KFC outlets in more than 125 countries and territories around the world. And you know what? There's still a cook in a kitchen in every last one of them, freshly preparing delicious, complete family meals at affordable prices.

Trade Name	Chicken Little Ventures, LLC
------------	------------------------------

In December 2012, Chicken Little Ventures, LLC was formed. Chicken Little Ventures operates 28 KFC restaurants (including two Taco Bell / KFC co-branded stores) and owns the land underlying 25 sites.

Chicken Little Ventures, LLC is a subsidiary RGT Management. In 1987 RGT acquired the first Taco Bell restaurant in Meridian, MS. In 1992 the company built its second location in Meridian, MS. Between 1992 and 1999 RGT acquired or developed an additional 58 Taco Bell restaurants. In 1998, RGT integrated the first of two major acquisitions of Taco Bell restaurants. The Company acquired 10 Jackson, MS area Taco Bells and in 1999 it purchased 24 Cincinnati locations.



KFC

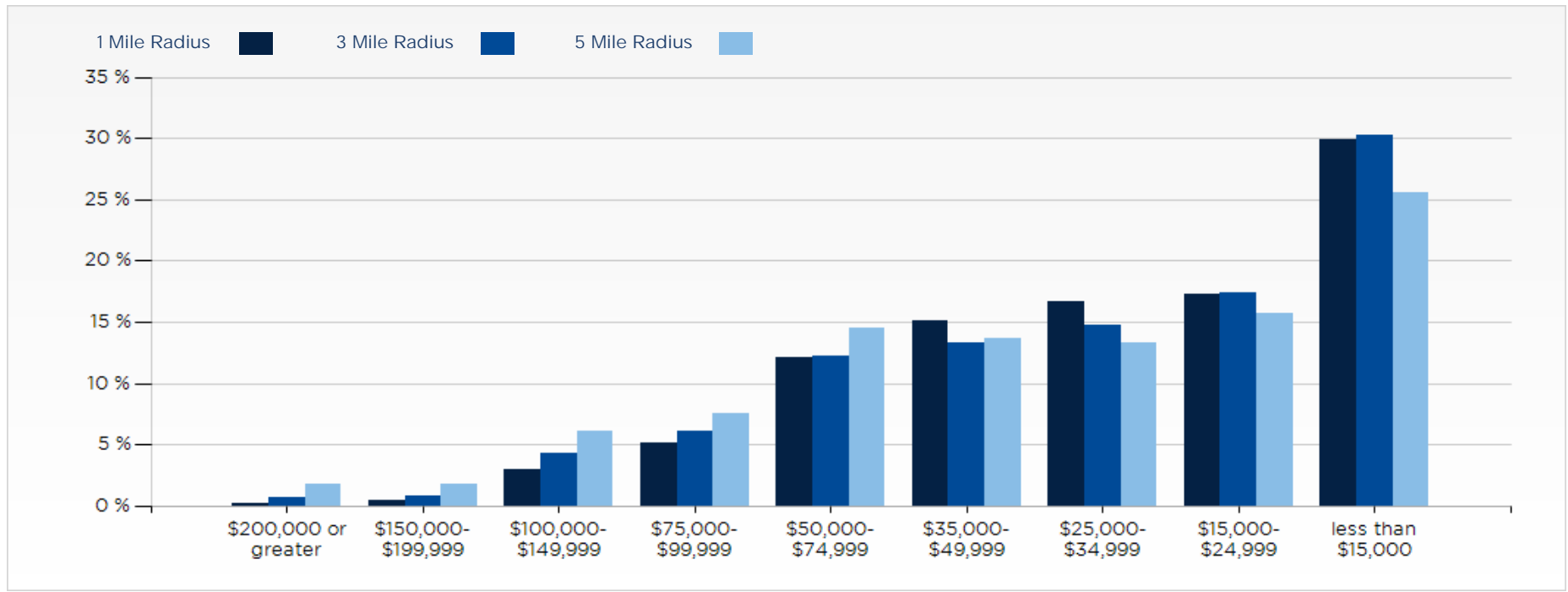
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,331	73,713	170,650
2010 Population	9,131	57,997	142,956
2017 Population	8,674	55,341	141,264
2022 Population	8,554	54,834	141,181
2017 African American	8,091	45,908	75,723
2017 American Indian	24	154	323
2017 Asian	5	120	1,093
2017 Hispanic	107	925	3,766
2017 White	307	7,204	58,007
2017 Other Race	29	300	1,472
2017 Multiracial	215	1,644	4,594
2017-2022: Population: Growth Rate	-1.40 %	-0.90 %	-0.05 %

2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,128	6,762	14,604
\$15,000-\$24,999	650	3,897	8,958
\$25,000-\$34,999	627	3,298	7,644
\$35,000-\$49,999	571	2,990	7,839
\$50,000-\$74,999	457	2,744	8,271
\$75,000-\$99,999	193	1,367	4,291
\$100,000-\$149,999	115	959	3,509
\$150,000-\$199,999	20	176	1,017
\$200,000 or greater	8	158	1,029
Median HH Income	\$26,253	\$26,174	\$30,869
Average HH Income	\$34,313	\$37,229	\$46,871

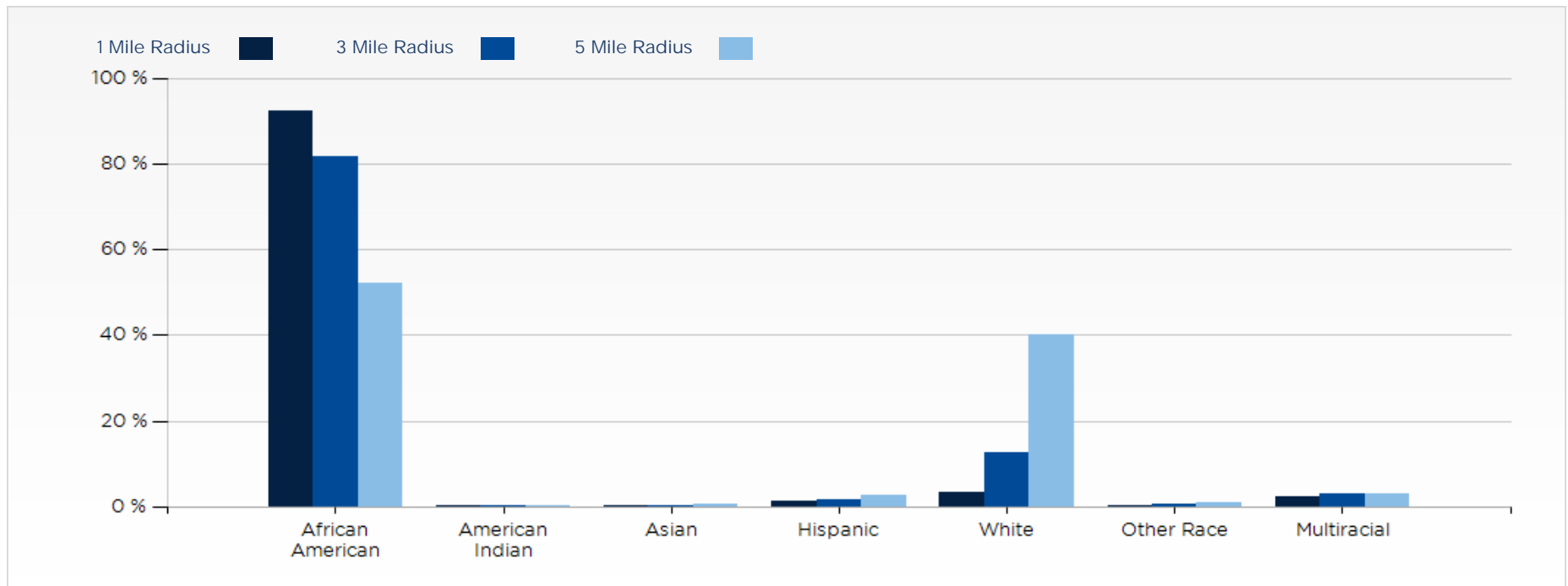
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,899	33,824	77,427
2010 Total Households	3,937	23,308	57,662
2017 Total Households	3,770	22,351	57,172
2022 Total Households	3,723	22,182	57,366
2017 Average Household Size	2.26	2.35	2.27
2000 Owner Occupied Housing	2,926	15,415	37,046
2000 Renter Occupied Housing	2,141	13,125	30,425
2017 Owner Occupied Housing	1,860	10,254	27,222
2017 Renter Occupied Housing	1,909	12,097	29,950
2017 Vacant Housing	1,587	9,256	17,522
2017 Total Housing	5,357	31,607	74,694
2022 Owner Occupied Housing	1,811	10,049	26,996
2022 Renter Occupied Housing	1,912	12,133	30,370
2022 Vacant Housing	1,639	9,592	18,061
2022 Total Housing	5,362	31,774	75,427
2017-2022: Households: Growth Rate	-1.25 %	-0.75 %	0.35 %



2017 Household Income



2017 Population by Race





KFC

Exclusively Marketed by:

Steven Davis
Managing Member
480-429-4580
Lic: 101032000
steven@retail1031.com

Mark McLoone
Associate
Lic: 6723250000
mark@retail1031.com

Sean Stephenson
Associate
Lic: 672380000
sean@retail1031.com

Blair Wood
Ohio Broker of Record
Lic: 2014002997

RETAIL INVESTMENT GROUP, LLC