

NNN

Retail Investment Group

Actual Property - Pictures Taken June 2018

OFFERING MEMORANDUM

KFC / TACO BELL

ABSOLUTE NNN | \$1,947,826
4147 HAMILTON AVENUE, CINCINNATI, OHIO



CLICK HERE FOR DRONE VIDEO

KFC / Taco Bell

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Drive Thru
TRY OUR NEW
CRISPY SANDWICH
\$5 FILL UP



KFC / TACO BELL

OFFERING SUMMARY

ADDRESS	4147 Hamilton Avenue Cincinnati OH 45223
COUNTY	Hamilton
LEASE TYPE	Absolute NNN
CAP RATE	5.75%
BUILDING SQUARE FEET	±2,316
LAND SQUARE FEET	±24,217
LAND ACRES	±0.56
YEAR BUILT	1987
YEAR RENOVATED	2017
TENANT	Taco Bell / KFC
OWNERSHIP TYPE	Fee Simple
LESSEE	Chicken Little Ventures, LLC
INCREASES	10% Every 5 Years
LEASE EXPIRATION	8/15/2038

FINANCIAL SUMMARY

OFFERING PRICE	\$1,947,826
PRICE PSF	\$841.03
OCCUPANCY	100 %
NOI	\$112,000
CAP RATE	5.75%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	9,646	104,938	335,805
2017 Median HH Income	\$36,984	\$27,907	\$35,777
2017 Average HH Income	\$53,378	\$45,833	\$52,827

- New 20 Year Absolute NNN Lease
- 5 x 5 Year Options
- Hard Corner Lot
- Only ±3 Miles to University of Cincinnati with 44,400+ enrolled students
- 28 Unit Guarantee, 50+ Unit Franchisee
- 8.5% Increases Every 5 Years

Retail Investment Group is pleased to offer a KFC/Taco Bell in Cincinnati, Ohio. This property is located in Northside Cincinnati. The building is ±2,316 square feet and is located on ±.55 acres. The property was recently renovated in 2017.

The property is surrounded by local retailers including Northside Tavern, PNC Bank, Tri-State Appliance, Shake it Records, a Yoga Studio, Hamilton Market, The Listing Loon and Chameleon, two highly rated restaurants. Also located nearby is Northside Branch Library and McKie Community Center, a recreation center with pools, a gym, and various sports courts.

This property is located near large area generators including United Dairy Farmers, Parker Woods Montessori School, American Sign Museum, which sees 19,000+ visitors per year, University of Cincinnati, with 44,400+ enrolled students, Cincinnati State Technical and Community College, and ±3 Miles to Cincinnati Zoo and Botanical Garden, which has 1.5+ million visitors per year.



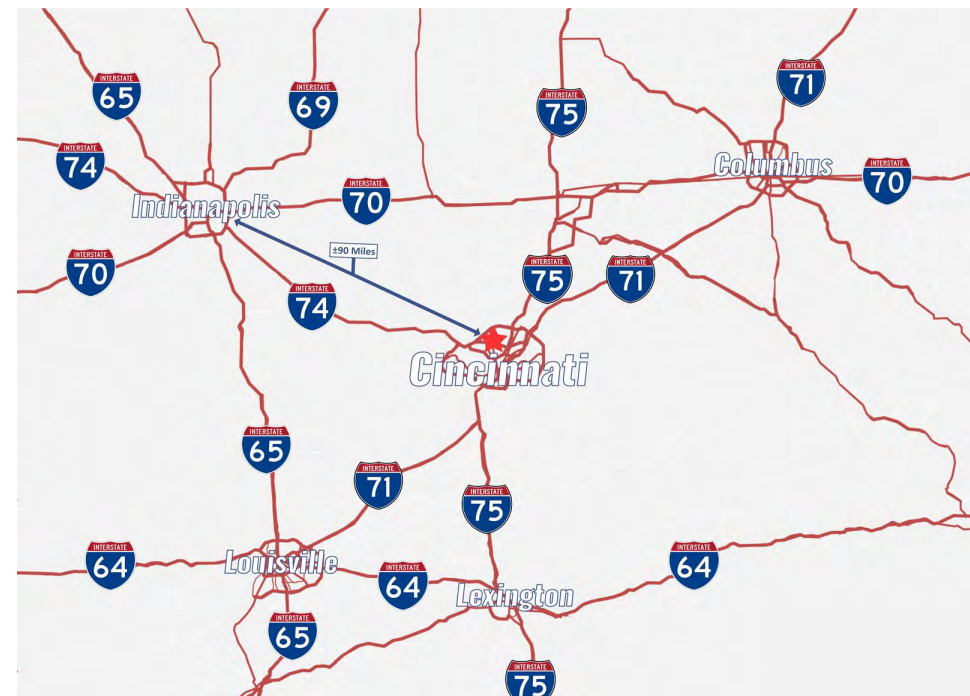
Amidst the gently rolling hills along the Ohio River, Cincinnati spreads from the southwestern corner of Ohio into Northern Kentucky and southeastern Indiana. The city is located about mid-point on the shoreline of the 981-mile long Ohio River.

Greater Cincinnati is the headquarters city for various national and international companies such as American Financial Corporation, Duke Energy, The Kroger Company, Omnicare, Cincinnati Milacron, Procter & Gamble Company, Western-Southern Insurance, and more. The city is a world leader in production of machine tools, playing cards, soaps and detergents. It figures prominently in the production of building materials, cans, chemicals, clothing, cosmetics, electronic equipment, jet engines and valves. Cincinnati USA is home to nine Fortune 500 companies and two Fortune 100 companies.

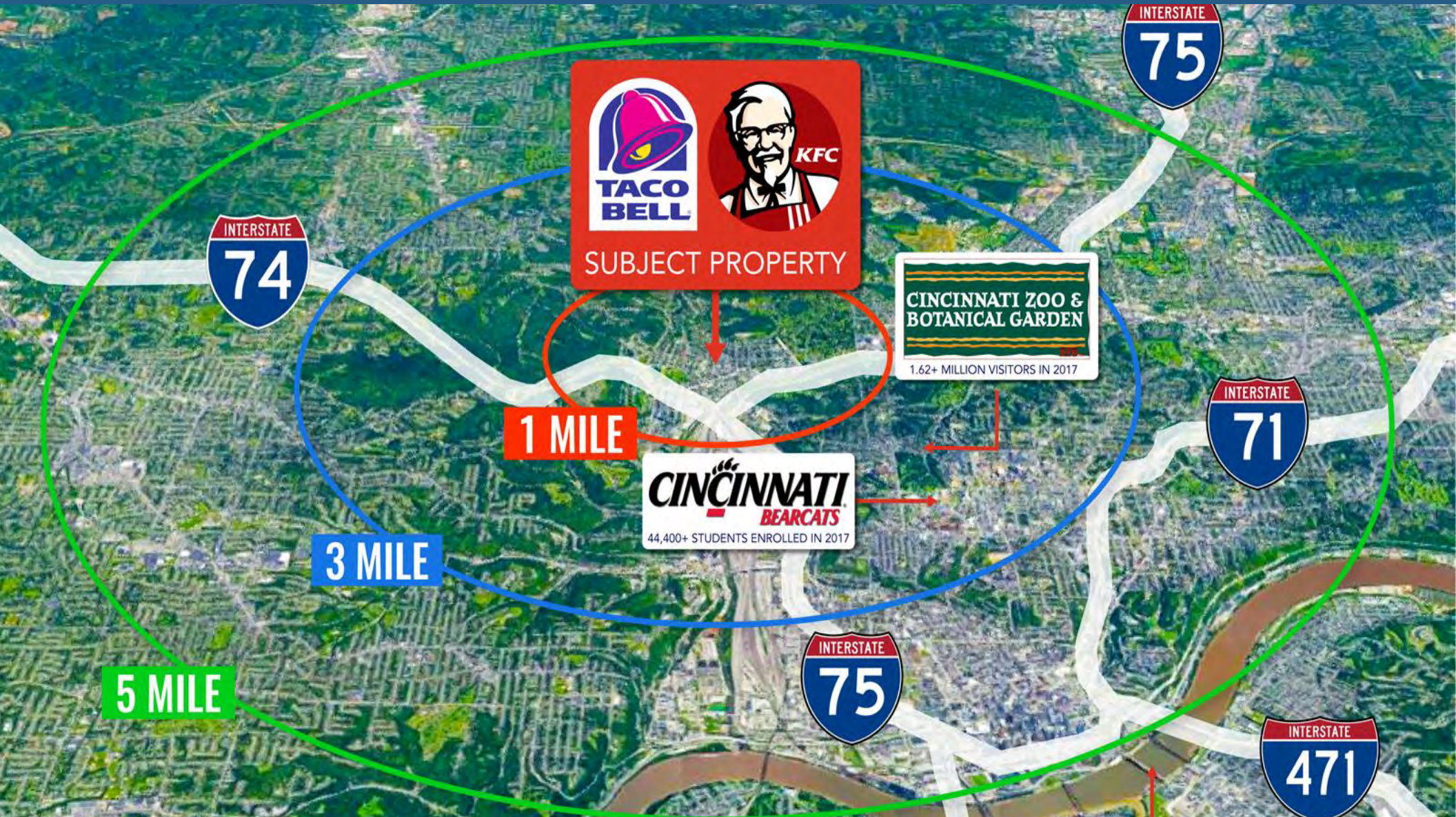
Cincinnati, Ohio is the third largest city in Ohio with a population of $\pm 298,000$ people. The city has a median age of 32 years old with a median household income of \$76,000 dollars.

Cincinnati is home to three large colleges including the University of Cincinnati with $\pm 45,000$ students, Xavier University with $\pm 6,800$ students, and Cincinnati State Technical and Community College with $\pm 10,000$ students in attendance.

Economic Development puts emphasis on retaining, assisting and growing companies currently located in Cincinnati. To accomplish this they pro-actively set up onsite company visits. They want to help businesses in Cincinnati connect with the City and neighborhood resources. Another goal of onsite visits is to get to know the business owners and management teams and to thank them for locating their businesses in Cincinnati.










SUBJECT PROPERTY

CINCINNATI ZOO & BOTANICAL GARDEN
 1.62+ MILLION VISITORS IN 2017

CINCINNATI BEARCATS
 44,400+ STUDENTS ENROLLED IN 2017


OHIO RIVER

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population (2017)	9,646	104,939	335,805
Median HH Inc (2017)	\$36,948	\$27,907	\$35,777
Average HH Inc (2017)	\$53,378	\$45,833	\$52,827



HAMILTON AVE 19,000+ VPD

BLUE ROCK ST





Trade Name	KFC
Headquartered	Louisville, Kentucky
Website	www.kfc.com
# of Locations	4491,

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	Taco Bell
Headquartered	Irvine, CA
Website	www.tacobell.com
# of Locations	5,604

Description

Taco Bell is the nation's leading Mexican-inspired quick service restaurant (QSR) brand. We serve made-to-order and customizable tacos and burritos, among other craveable choices, and are the first QSR restaurant to offer American Vegetarian Association (AVA)-certified menu items. Taco Bell and our more than 350 franchise organizations operate nearly 6,500 restaurants across the United States that proudly serve about 40 million customers every week.

Trade Name	Chicken Little Ventures, LLC
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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 restaurant. 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.



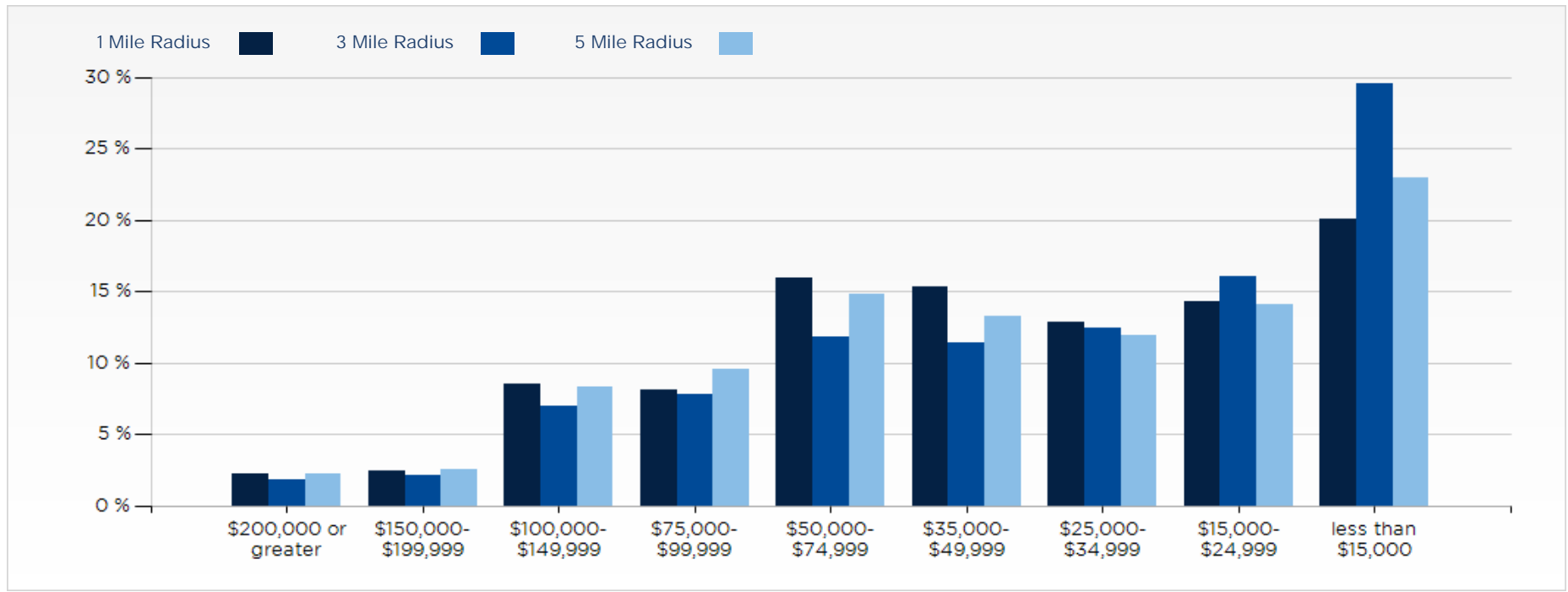
KFC / TACO BELL

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,520	115,377	357,747
2010 Population	9,208	100,812	322,828
2017 Population	9,646	104,938	335,805
2022 Population	9,856	106,729	341,531
2017 African American	3,920	54,164	141,076
2017 American Indian	23	182	776
2017 Asian	128	3,834	6,763
2017 Hispanic	219	2,982	11,330
2017 White	5,188	42,264	172,038
2017 Other Race	86	1,134	4,758
2017 Multiracial	299	3,289	10,023
2017-2022: Population: Growth Rate	2.15 %	1.70 %	1.70 %

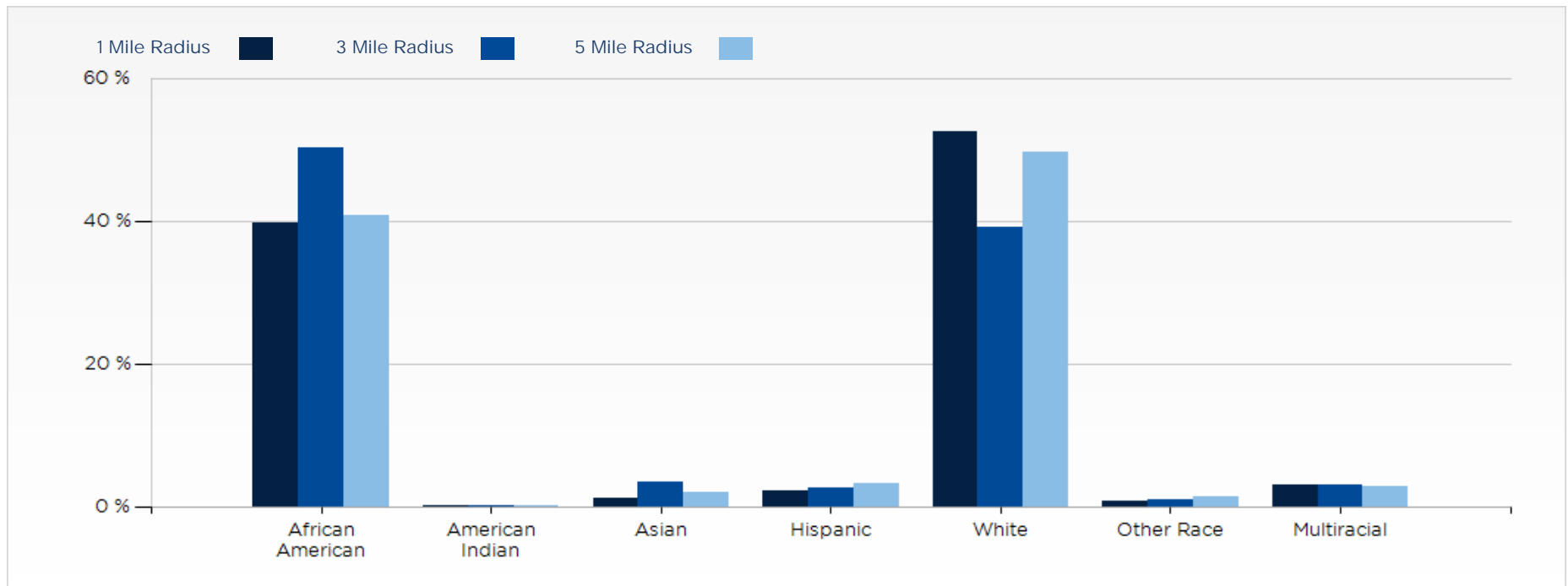
2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	916	13,164	33,165
\$15,000-\$24,999	654	7,163	20,388
\$25,000-\$34,999	589	5,531	17,235
\$35,000-\$49,999	700	5,072	19,170
\$50,000-\$74,999	729	5,269	21,389
\$75,000-\$99,999	372	3,492	13,793
\$100,000-\$149,999	391	3,108	12,074
\$150,000-\$199,999	112	948	3,777
\$200,000 or greater	104	843	3,293
Median HH Income	\$36,984	\$27,907	\$35,777
Average HH Income	\$53,378	\$45,833	\$52,827

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,610	54,704	171,553
2010 Total Households	4,317	42,788	138,764
2017 Total Households	4,566	44,589	144,291
2022 Total Households	4,684	45,448	147,025
2017 Average Household Size	2.09	2.20	2.22
2000 Owner Occupied Housing	2,322	16,367	66,807
2000 Renter Occupied Housing	2,606	32,485	86,841
2017 Owner Occupied Housing	2,065	13,347	57,544
2017 Renter Occupied Housing	2,500	31,242	86,747
2017 Vacant Housing	1,022	8,266	24,847
2017 Total Housing	5,588	52,855	169,138
2022 Owner Occupied Housing	2,103	13,488	58,155
2022 Renter Occupied Housing	2,581	31,960	88,870
2022 Vacant Housing	1,014	8,119	24,870
2022 Total Housing	5,698	53,567	171,895
2017-2022: Households: Growth Rate	2.55 %	1.90 %	1.90 %

2017 Household Income



2017 Population by Race





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