



KFC

2011 OLD U.S. 27, SAINT JOHNS, MI 48879

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

ROBERT BENDER
MANAGING PARTNER
D: 248.254.3406
RBENDER@FORTISNETLEASE.COM

DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:**ROBERT BENDER**

MANAGING PARTNER

D: 248.254.3406

RBENDER@FORTISNETLEASE.COM

INVESTMENT SUMMARY

List Price:	\$909,704
Current NOI:	\$61,405.00
Initial Cap Rate:	6.75%
Land Acreage:	1.31
Year Built	1988
Building Size:	1,988 SF
Price PSF:	\$457.60
Lease Type:	NNN
Lease Term:	20 Years

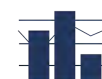
INVESTMENT OFFERING

Fortis Net Lease is pleased to present the opportunity to acquire a freestanding KFC located at 2011 Old U.S. 27 in St. Johns. The subject property features a 2,988 square foot building situated on a spacious 1.31-acre parcel and is secured by a long-term 20-year NNN lease. This structure offers investors a passive investment with minimal landlord responsibilities, as the tenant is responsible for taxes, insurance, and maintenance. With an annual net operating income of \$61,405, the asset provides stable and predictable cash flow backed by a nationally recognized quick-service restaurant operator.

Strategically positioned along Old U.S. 27, a primary commercial corridor, the property benefits from strong visibility, accessibility, and consistent traffic patterns within the local trade area. KFC's established brand recognition and long-standing presence enhance the overall credit profile and durability of the investment. Located in the growing central Michigan community of St. Johns, this offering presents an attractive opportunity for investors seeking a stable, income-producing net lease asset with long-term upside potential.



PRICE \$909,704



CAP RATE 6.75%



LEASE TYPE NNN



TERM REMAINING 14 Years

INVESTMENT HIGHLIGHTS

- NNN lease ensuring passive, management-free ownership
- Bells & Birds Inc (35 Locations) lease guarantee
- Annual rent CPI rent bumps capped at 1.5%
- Freestanding 2,988 SF building on a large 1.31-acre lot
- Prime location along Old U.S. 27 in St. Johns
- Positioned within a stable and growing central Michigan trade area



FINANCIAL SUMMARY

INCOME		PER SF
GROSS INCOME	-	-
EXPENSE		PER SF
GROSS EXPENSES	-	-
NET OPERATING INCOME	\$61,405.00	\$30.89

PROPERTY SUMMARY

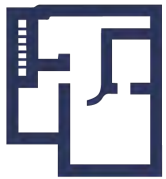
Year Built:	1988
Lot Size:	1.31 Acres
Building Size:	1,988 SF

LEASE SUMMARY

Tenant:	KFC
Lease Type:	NNN
Primary Lease Term:	20 Years
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	April 07, 2020
Lease Expiration Date:	April 30, 2040
WALT:	14.05
Lease Term Remaining:	14 Years
Rent Increases:	1.5% Annually
Renewal Options:	4 x 5-yr options
Lease Guarantor:	Bells & Birds Inc (35 Locations)
Tenant Website:	www.KFC.com



TENANT NAME	LEASE YEAR	ANNUAL RENT	MONTHLY RENT
KFC	2026	\$61,405.00	\$5,117.08
	2027	\$62,326.08	\$5,193.84
	2028	\$63,260.97	\$5,271.75
	2029	\$64,209.88	\$5,350.82
	2030	\$65,173.03	\$5,431.09
	2031	\$66,150.62	\$5,512.55
	2032	\$67,142.88	\$5,595.24
	2033	\$68,150.03	\$5,679.17
	2034	\$69,172.28	\$5,764.36
	2035	\$70,209.86	\$5,850.82
	2036	\$71,263.01	\$5,938.58
	2037	\$72,331.95	\$6,027.66
	2038	\$73,416.93	\$6,118.08
	2039	\$74,518.19	\$6,209.85
	2040	\$75,635.96	\$6,303.00
Totals/Averages		\$61,405.00	



TOTAL SF
1,988



TOTAL ANNUAL RENT
\$61,405.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$30.89



NUMBER OF TENANTS
-



OVERVIEW

Company:	KFC
Founded:	1930
Total Revenue:	\$27.9 Billion
Net Worth:	\$20 Billion
Headquarters:	Louisville, Kentucky
Website:	www.KFC.com

TENANT HIGHLIGHTS

- Over 24,000 Locations in 145 countries
- KFC donates one million pieces of chicken to America's seniors who were disproportionately impacted by COVID-19
- KFC cooks their chicken from scratch and their restaurants celebrate that story. They use natural, high-quality materials and have all the conveniences to make their guests feel welcome and comfortable

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
Current	\$61,405.00	\$5,117.08	1.5% Annually

TENANT BACKGROUND

KFC (abbr. for Kentucky Fried Chicken) is an American fast food restaurant chain headquartered in Louisville, Kentucky that specializes in fried chicken. It is the world's second-largest restaurant chain (as measured by sales) after McDonald's, with over 24,000 locations globally in 145 countries. The chain is a subsidiary of Yum! Brands, a restaurant company that also owns the Pizza Hut, Taco Bell and WingStreet chains.

KFC's original product is pressure fried chicken pieces, seasoned with Sanders' recipe of 11 herbs and spices. The constituents of the recipe are a trade secret. Larger portions of fried chicken are served in a cardboard "bucket", which has become a feature of the chain since it was first introduced by franchisee Pete Harman in 1957. Since the early 1990s, KFC has expanded its menu to offer other chicken products such as chicken fillet sandwiches and wraps, as well as salads and side dishes such as French fries and coleslaw, desserts and soft drinks; the latter often supplied by PepsiCo. KFC is known for its slogans "It's Finger Lickin' Good!", "Nobody does chicken like KFC" and "So good".



Autumn Ridge Apartments

White Pillar Apartments

South Point Mall Management

- CLINTON COUNTY RESA
- OUCH Urgent Care
- COMPASSION CHURCH
- Jade World
- EVERY EYE CARE CENTER

Grace Haven ST. JOHNS, MI

Kroger

TACO BELL

McDonald's

Speedway

Shell

JJ

FIFTH THIRD

Walgreens

bigboy

FRESENIUS KIDNEY CARE

Feldpausch Fields

Wendy's

Arby's

CHEVROLET YOUNG ST. JOHNS

Mike's Busted Knuckle Auto Repair

Dunham's SPORTS

Old US 27 13,497 VPD

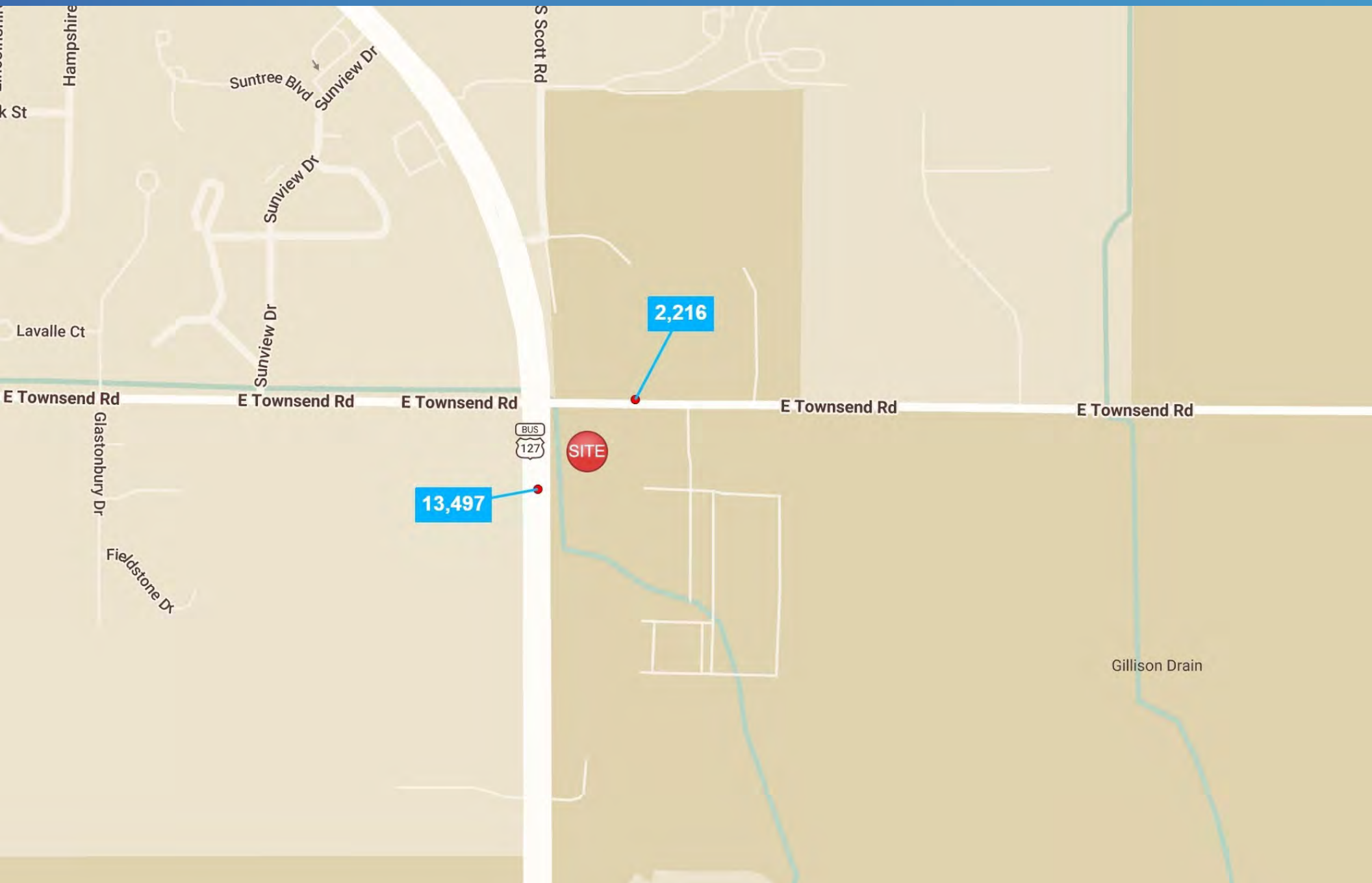
KFC

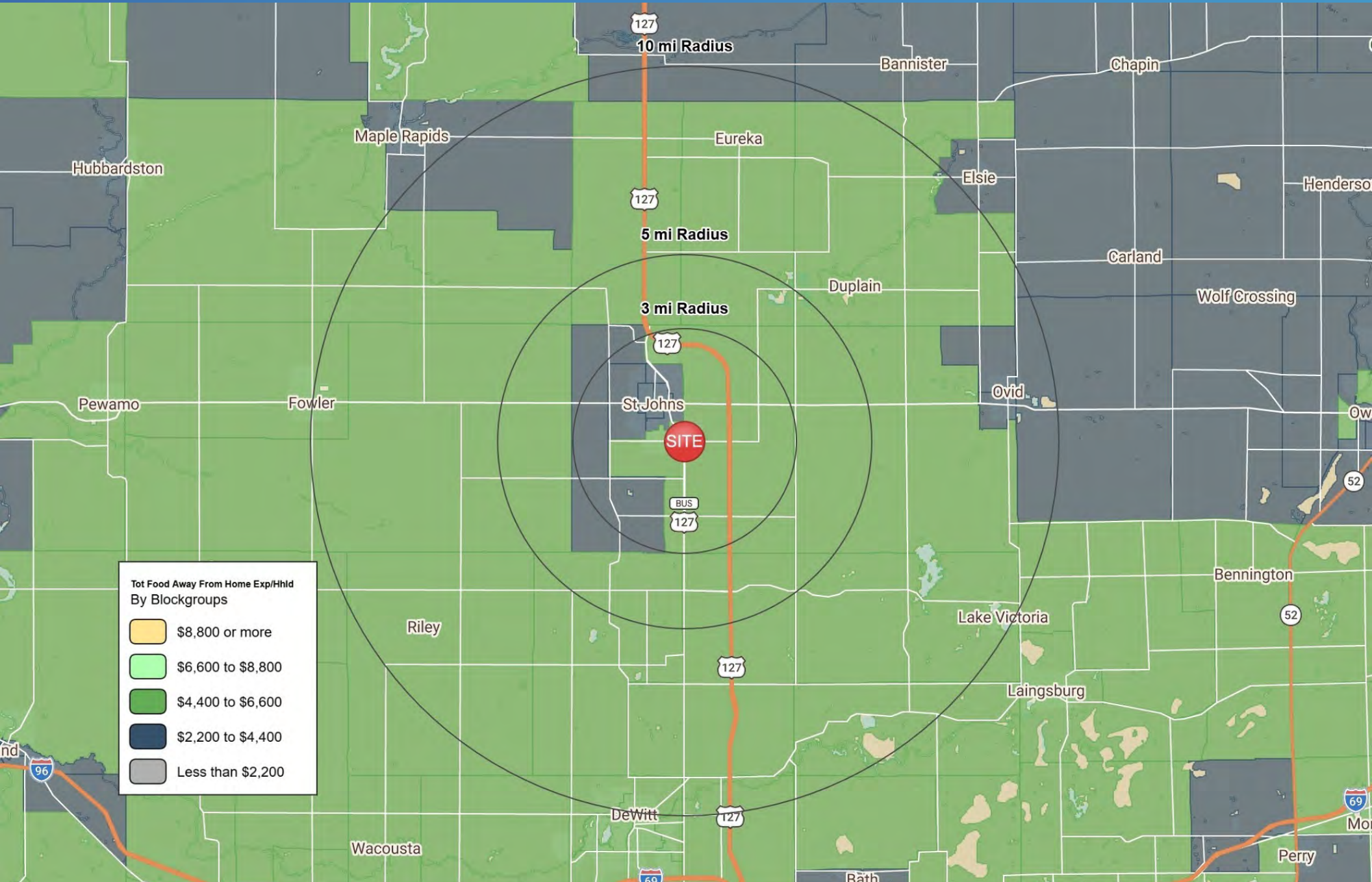
E Townsend Rd 2,216 VPD

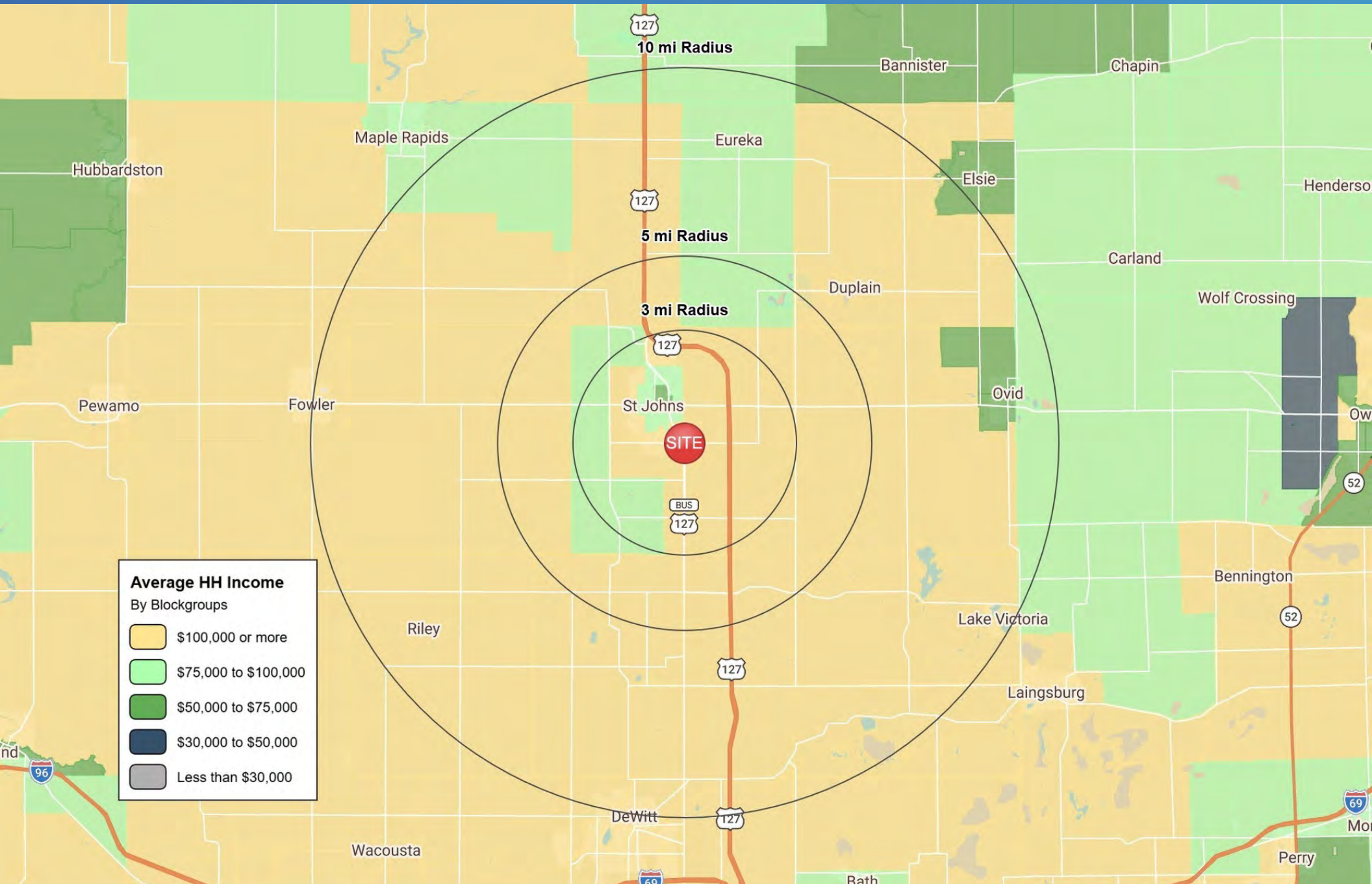
Masters Auto Wash Masters Oil Change

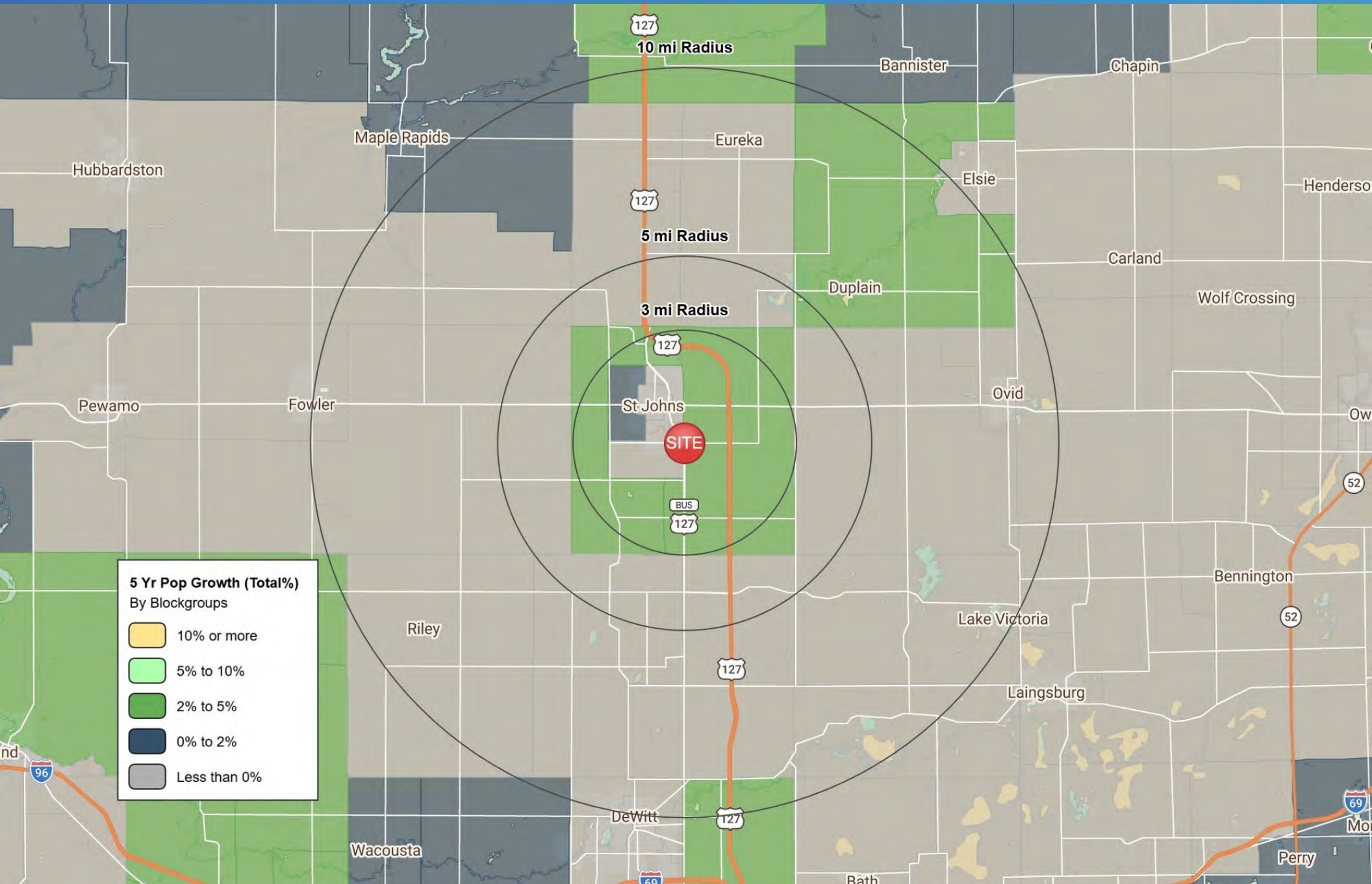


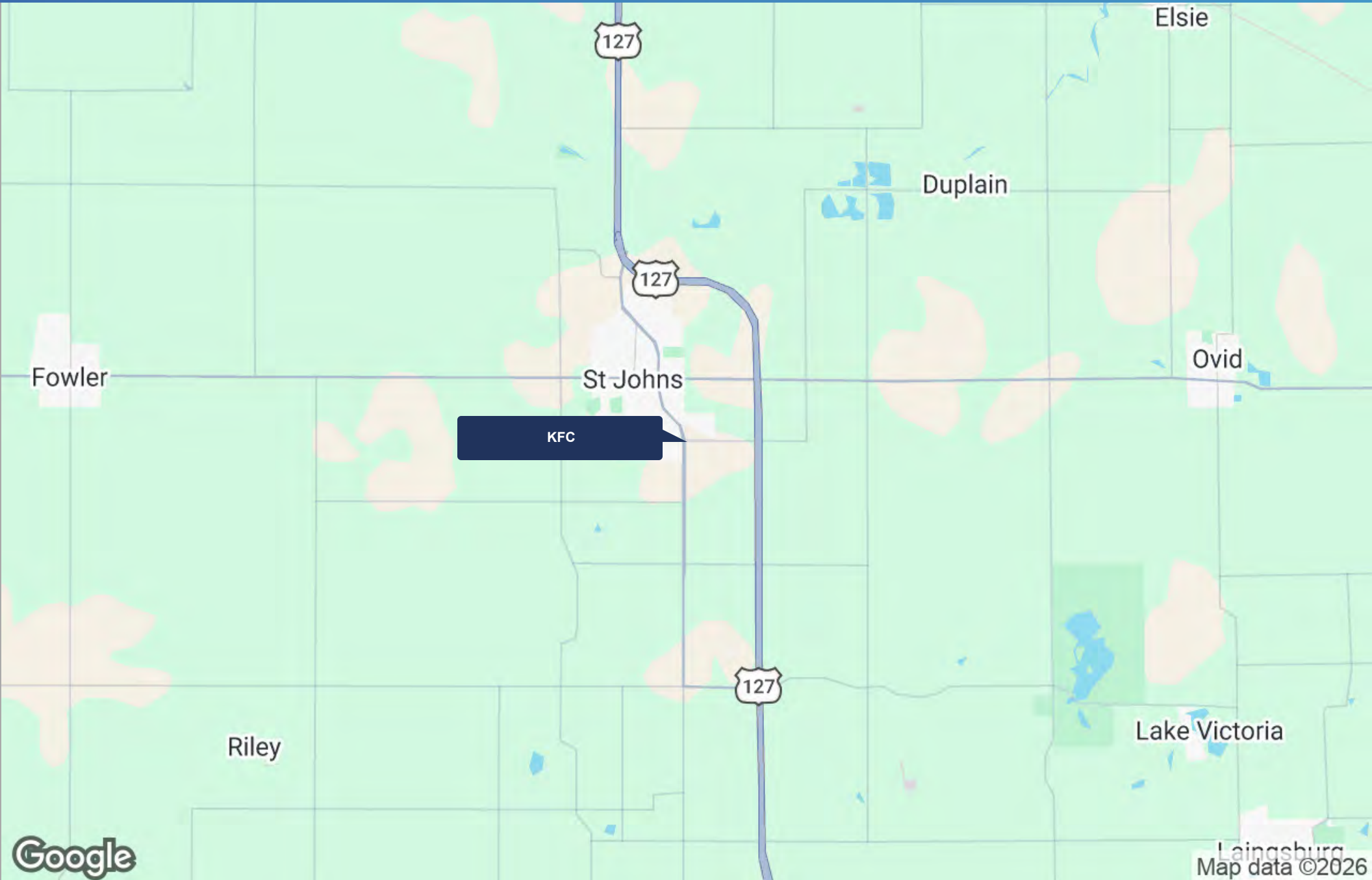


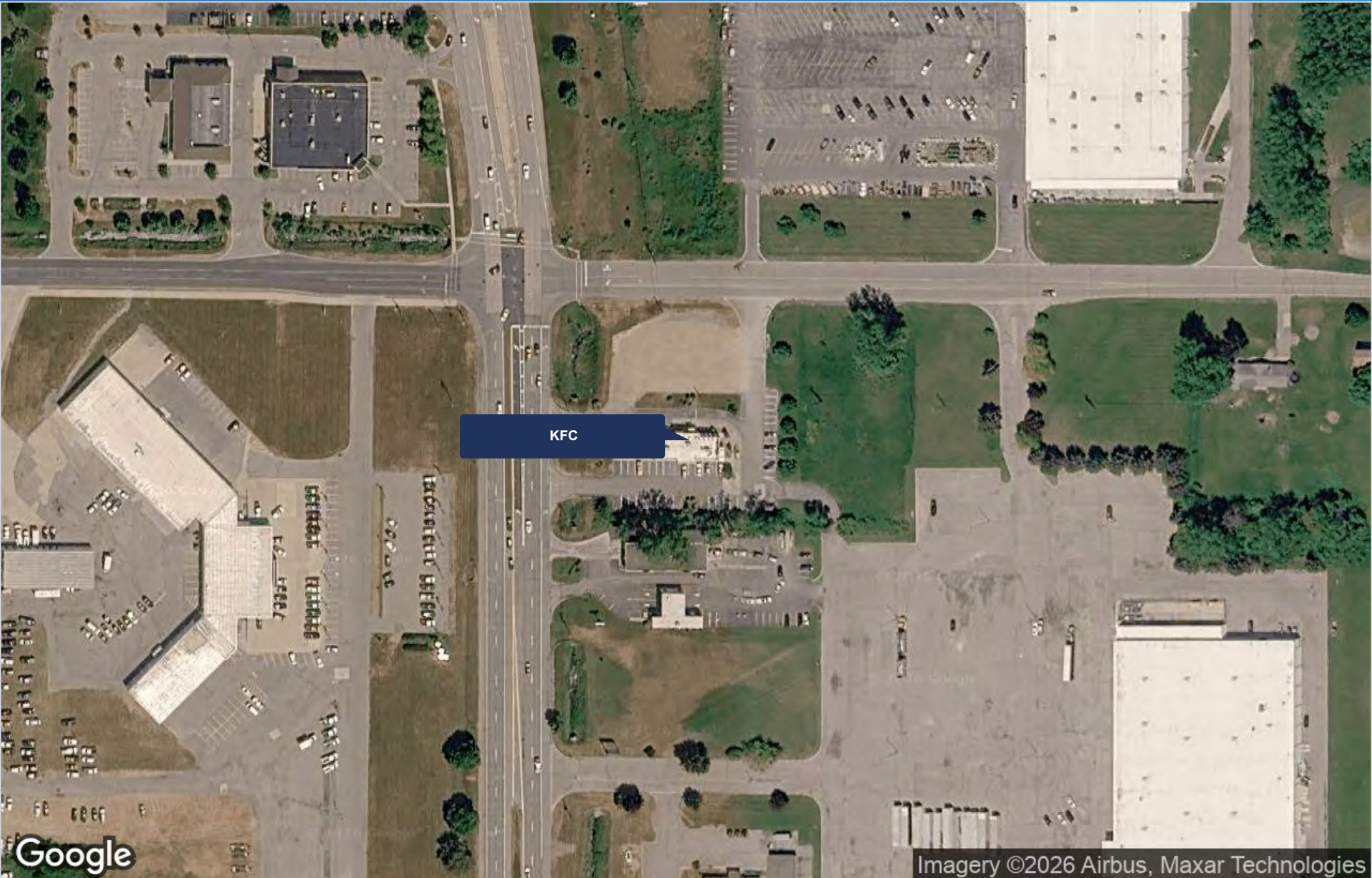












KFC



St. Johns is a small, well-established community located in Clinton County in the central part of Michigan, often referred to as the “Mint City” due to its long-standing history in mint production. With a population of approximately 8,000 residents, the city offers a traditional Midwestern atmosphere supported by a stable local economy rooted in agriculture, manufacturing, and small businesses. Its historic downtown features a mix of locally owned shops, restaurants, and civic buildings, including the notable Clinton County Courthouse, which serves as a central landmark and hub of government activity.

In addition to its agricultural heritage, St. Johns benefits from its proximity to larger metropolitan areas such as Lansing, providing residents with access to broader employment opportunities while maintaining a quieter, small-town lifestyle. The community offers a strong quality of life with access to parks, recreational facilities, and local events that foster community engagement. Supported by steady economic drivers and a close-knit population, St. Johns continues to attract residents and businesses seeking affordability, stability, and a convenient central Michigan location.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2025	10,522	12,810	30,507
Total Population 2030	10,459	12,725	30,192
Median Age	41.7	42.2	42.9
# of Persons per HH	2.3	2.3	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,547	5,426	12,329
Average HH income	\$123,821	\$127,824	\$130,764
Median House Value	\$217,774	\$230,274	\$255,851
Consumer Spending	\$425.94 M	\$525.66 M	\$1.28 B





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

EXCLUSIVELY LISTED BY:

ROBERT BENDER
MANAGING PARTNER
D: 248.254.3406
RBENDER@FORTISNETLEASE.COM