



ABSOLUTE NNN LEASE

14 Years Remaining

\$2,086,636.00

5.5% Cap Rate



65 West Dares Beach Rd, Prince Frederick, MD 20678

The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies



INVESTMENT HIGHLIGHTS

- Household income of \$113,592 and a population of 21,851 Five Miles
- Absolute NNN Leased / Zero Landlord Responsibilities
- 14 years remaining on Lease
- Lease Guaranteed by Largest KFC Franchisee with 739+ Locations.
- Rent increases 8% every 5 years beginning 2019
- (4) 5-Year Renewal Options
- National retailers Walmart, Wendy's, Safeway, & IHOP are nearby

PROPERTY SUMMARY

Triple Net Investment Group is pleased to present this opportunity to purchase a single tenant NNN Lease investment property. The subject property is a Kentucky Fried Chicken location in Prince Frederick, MD, the county seat of Calvert County (Washington DC MSA). The building is roughly 2,200 square feet and sits on approximately 1.22 acres of land. A 160,398 SF Safeway-anchored shopping center is across the street and includes TJ Maxx, Family Dollar, Chipotle & Starbucks among others. Also at this shopping center is a regional retailer Flagship Cinemas - with 5 theaters and over 1000 seats. Walmart, Wendy's, Bob Evans, Outback Steakhouse, Mc Donalds are nearby too.

The property is located off of Solomon Rd, which experiences an average daily traffic count of 52,000 vehicles. Within a 5 mile radius, this property has an average household income of \$113,592 and a population of 21,851.

This KFC property has 14 years remaining on a 20-year triple net lease with KBP foods. KBP foods currently is the largest KFC franchisee and own and operates roughly 739 locations and generate sales in excess of \$825m. The base rent is \$114,750 and is subject to 8% increases every five years, including four 5-year tenant renewal options.





Property Information	
Property Address	65 West Dares Beach Road, Prince Frederick, Maryland 20678
Land Size	1.22± acres
Building Size	2,200 sq ft
Zoning	TC
Year Built	2001
Parking	35 parking spaces
Nearby Retailers	Safeway, Walmart, TJ Maxx, Sports-Clips, Family Dollar, UPS Store, Hallmark, Flagship Cinemas, & Shell,

Tenant & Lease Information	
Price	\$2,086,363.00
Lease Type	Absolute NNN
Lease Start Date	April 28, 2014
Rent Income	\$114,750
Rent Escalation	8% increase every 5 years.
Lease End Date	April 30, 2034
Renewal Options	Four 5-year options. Rent increases 8% every 5 years



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Calvert Pines Senior Citizens Center

GOODYEAR



RadioShack



ABSOLUTE NNN LEASE
 18 Years Remaining
 \$1,931,000.00
 5.5% Cap Rate
 \$106,250 NOI

SAFeway
 Ingredients for life..

FLAGSHIP CINEMAS
Premium

LeDO PIZZA

Calvert Village Shopping Center

Bank of America

OUTBACK
 STEAKHOUSE®

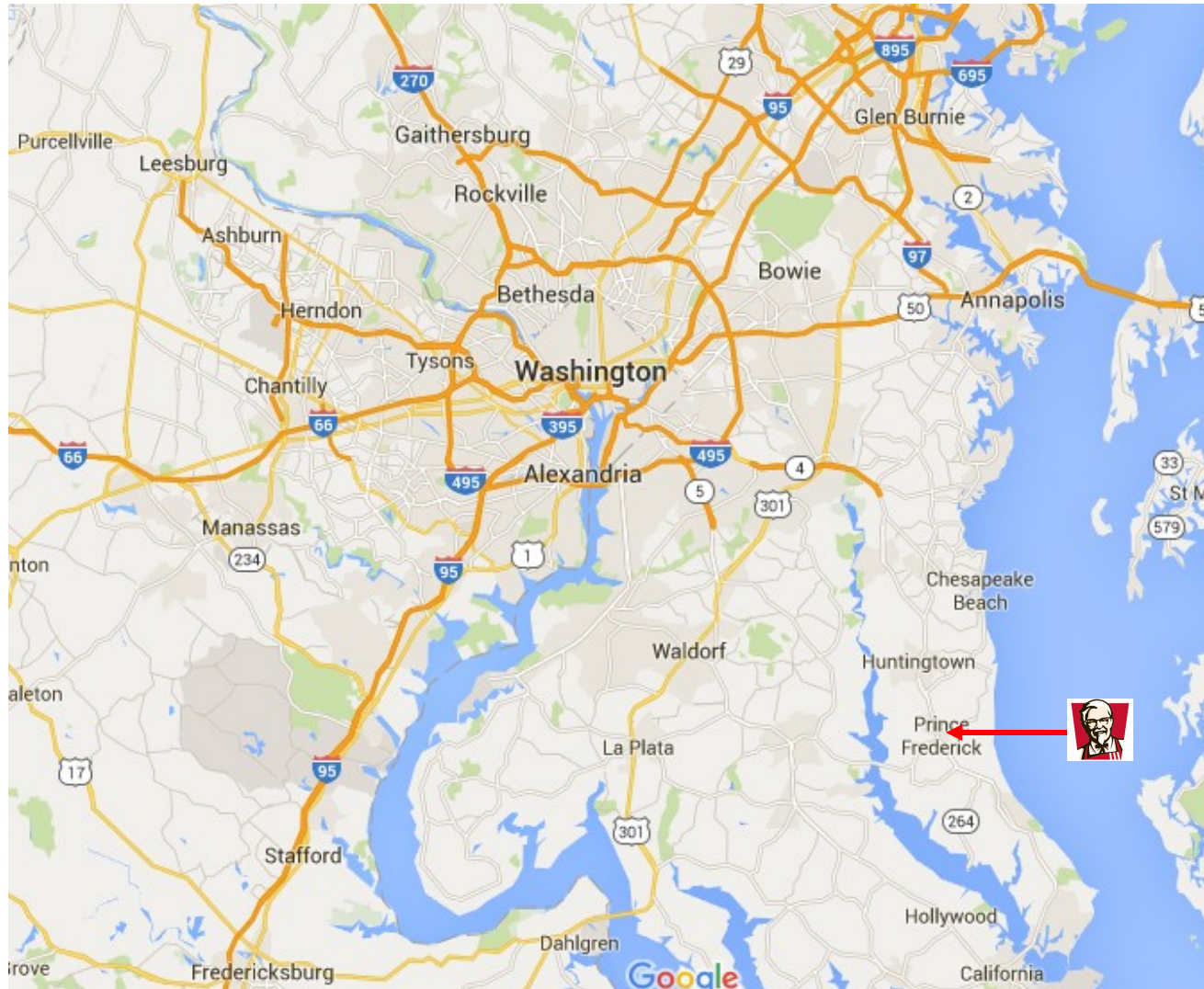
Walmart

Bob Evans
 RESTAURANT

Super 8



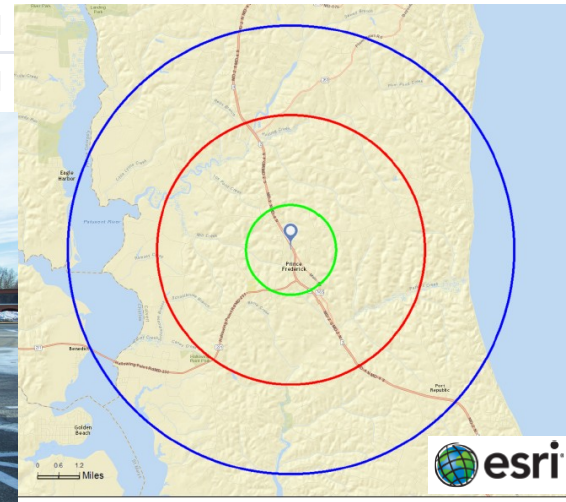
Prince Frederick is ~45 miles from DC



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Radius	1 mile	3 miles	5 miles
Population	2,082	8,332	20,851
Households	805	2,619	6,569
Owner Occupied Housing Units	489	1,933	5,581
Renter Occupied Housing Units	403	1,003	1,484
Median Age	37.3	39.4	41.3
Household Income: Median	\$62,236	\$76,302	\$92,181
Household Income: Average	\$79,733	\$93,967	\$113,592
Per Capita Income	\$30,647	\$33,868	\$38,931
Total Businesses	536	894	1,191
Total Employees	7,530	11,396	13,961
Total Residential Population	2,082	8,332	20,851



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