

NET LEASED INVESTMENT



105 W. Wood Street
Decatur, Illinois
www.kfc.com
PRICE: \$1,205,294



INVESTMENT SUMMARY:

- CAP Rate: 8.50%
- Lessee: Bartlett Management Services, Inc
- Strength: 43 units
- Building Size: 1,443 square feet*
- Land Area: 12,800 Square feet
- Year Built: 1968*
- NOI: \$102,450
- Lease Term: Expires December 31, 2026
- Lease Options: 2x5 Year options
- Increases: 10% every Five years

* Building to be scraped and rebuilt by 2011.

Rent Schedule:

Years	Rent per sq ft.	Annual Rent	Monthly Rent
1-5	\$70.99	\$102,450	\$8,537
6-10	\$78.09	\$112,695	\$9,391
11-15	\$85.90	\$123,964	\$10,330
16-20	\$94.49	\$136,360	\$11,363

INVESTMENT HIGHLIGHTS:

New lease begins at time of sale
Absolute NNN Lease
Zero Landlord responsibilities
43 Unit Franchisee
(28 units in this entity)
To be scraped and rebuilt by 2011
Drive-thru
Great visibility and access
\$50,000 + Avg. HH income
80,000+ people w/in 5 mile radius

For additional Information

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Tenant information:

Bartlett Management Services, Inc (BMSI) is a 43 unit Yum brand Franchisee. BMSI currently has stores in the southern Wisconsin, Illinois and the Indianapolis Markets that include 35 Freestanding KFC's 4 KFC/Long John Silvers, 3 A&W/KFC locations and 1 Taco Bell/KFC location. The Principals of BMSI have been in the food services industry since 1975. Involvement includes both the franchisee and franchisor sides of the business. The President of BMSI has served on the Upper Midwest Franchisee Association for the past ten years and has been the President of the Association for the past 2 years.

Area Information:

Decatur is the largest city and the county seat of Macon County in the State of Illinois. The city, sometimes called "the Soybean Capital of the World," was founded in 1823 and is located along the Sangamon River and Lake Decatur in Central Illinois. This city is home of private Millikin University and public Richland Community Collage and has many scenic tree lined streets and many older restored homes and restored downtown commercial areas In the transition from Manufacturing to a Service economy. Decatur has experienced some population sprawl as new development activity grows to the outer Decatur metro area, seemingly blurring the detectable boundaries of contiguous city limits of neighboring communities.

Located in Downtown Decatur this KFC enjoys being right in the middle. The subject property is located just a cross for the Decatur Economic Building and the Decatur Country Court House, as well as other small business and banks.

Property Information:

Located on the southeast corner of Wood St and Main St. in Downtown Decatur. This 1,434 Square foot building was originally built in 1968 and will be scraped and rebuilt by 2011 currently occupies a 8,927 square foot lot that includes 15 parking spaces. The subject property also has a drive-thru. Because of its just of the signalized hard corner and Downtown location the subject property has great visibility and access from both Wood St. and Main St. The large marquee sign adds to the already great visibility.

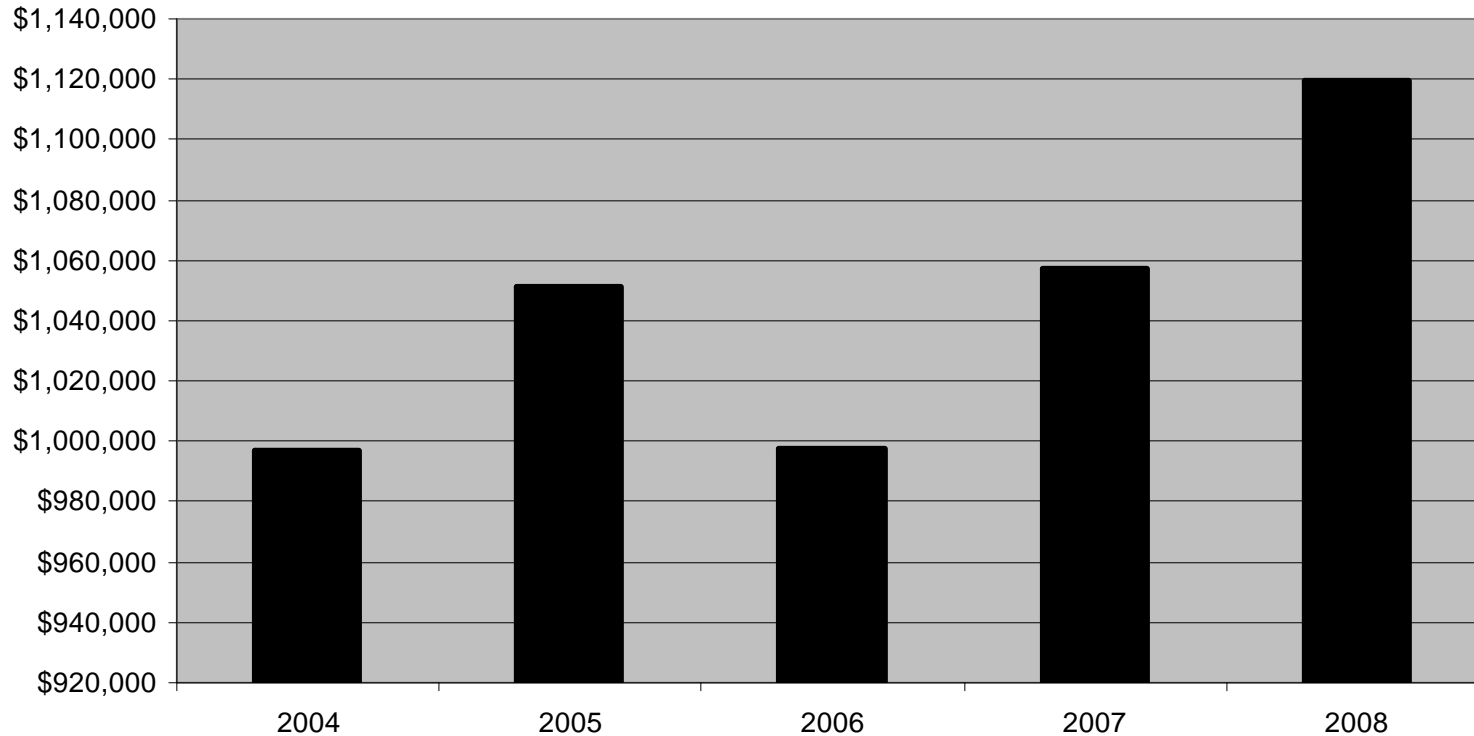


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Sales History



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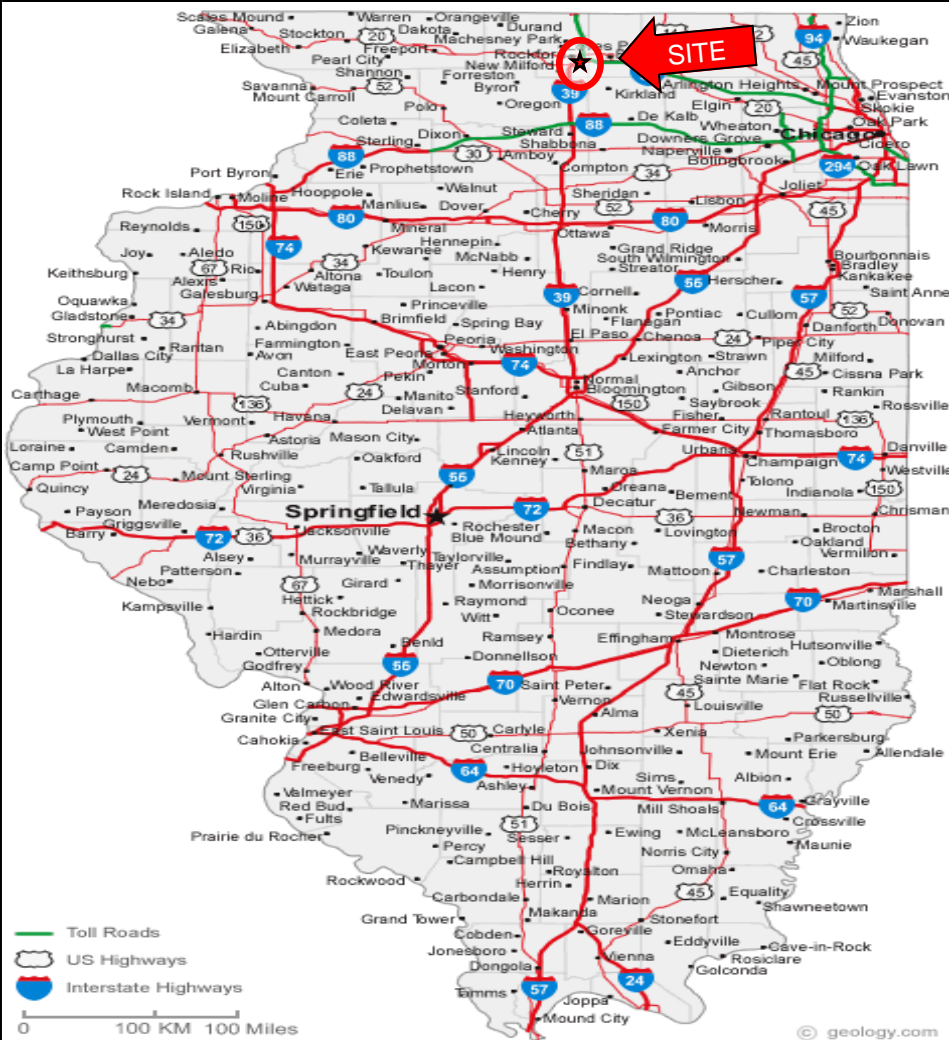
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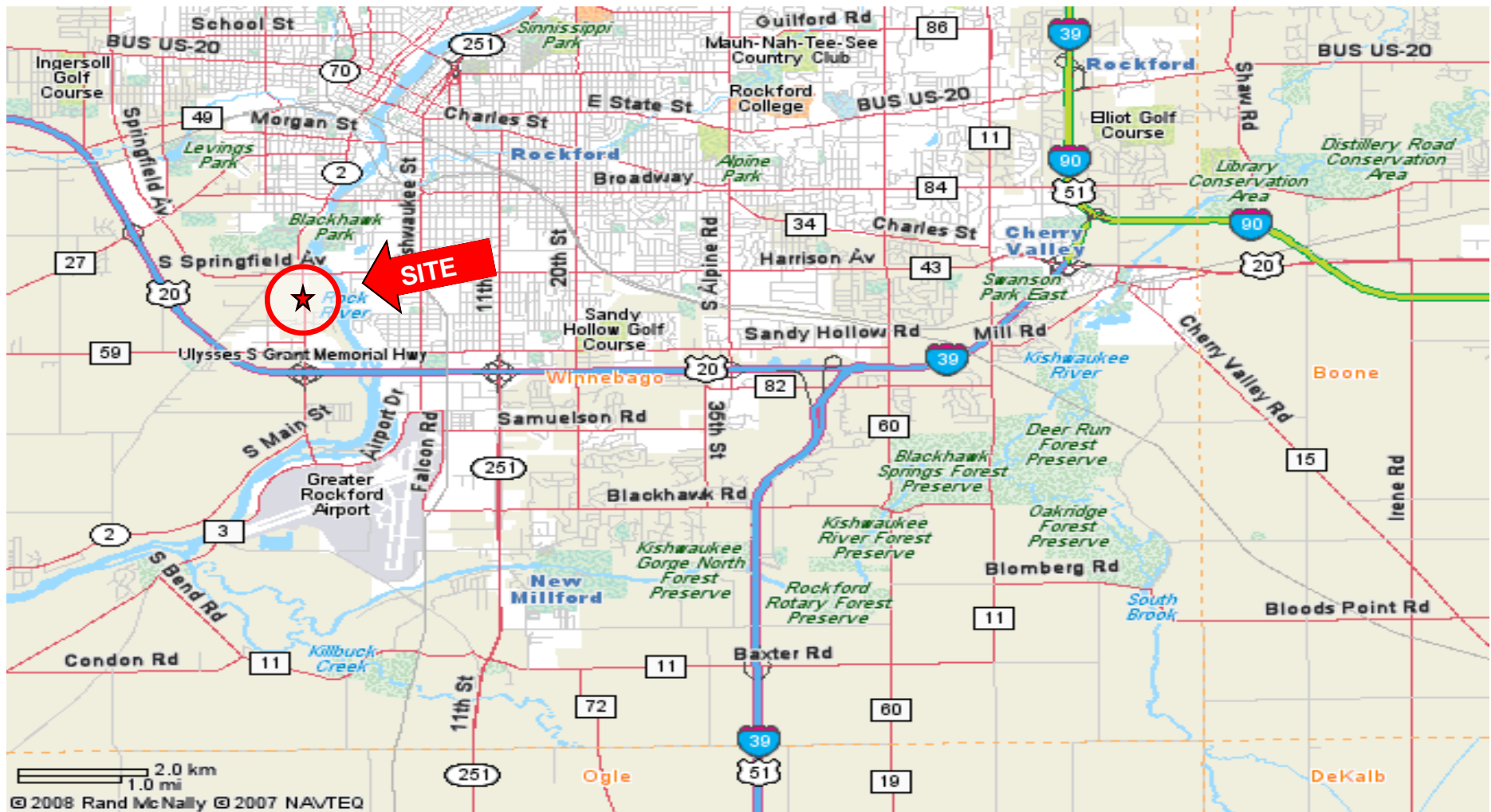
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KFC — 105 W. Wood Street — Decatur, Illinois	1 Miles:	3 Miles:	5 Miles:
Population:			
Total Population	10,878	54,209	80,478
Male Population	46.0%	46.5%	46.7%
Female Population	54.0%	53.5%	54.3%
Median Age	28.5	36.7	39.2
Population Density (per sq. mi.)	3,463.2	1,917.3	1,024.7
Employees	10,104	37,516	50,333
Establishments	873	2,396	3,309
Income:			
Median HH Income	\$21,612	\$38,203	\$42,763
Per Capita Income	\$15,343	\$21,334	\$23,587
Average HH Income	\$32,153	\$45,331	\$50,735
Households:			
Total Households	4,614	24,259	36,022
Average Household Size	2.17	2.11	2.13
Housing:			
Owner Occupied Housing Units	27.2%	54.00%	59.0%
Renter Occupied Housing Units	53.7%	33.5%	29.4%
Vacant Housing Units	19.1%	12.5%	11.6%
Race:			
White	45.1%	71.2%	76.2%
Black	49.1%	24.4%	19.4%
American Indian, Eskimo, Aleut	0.0%	0.0%	0.0%
Asian	1.0%	1.0%	1.2%
Hawaiian or Pacific Islander	0.1%	0.1%	0.1%
Other	0.9%	0.7%	0.6%
Multirace	3.9%	2.7%	2.4%
Ethnicity:			
Hispanic	1.9%	1.5%	1.5%
Non-Hispanic	98.1%	98.5%	98.5%



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