



**KFC - Sale-Leaseback**  
 3704 West Washington Street  
 Indianapolis, Indiana 46241

**NNNN**  
 RETAIL INVESTMENT GROUP, LLC  
 www.RETAIL1031.com

**Price: \$903,125**

**Investment Summary**

**CAP Rate:** 8.0  
**Lessee:** Bartlett Management Indianapolis, Inc.  
**Building Size:** 2,245 square feet  
**Land Area:** 34,847 square feet  
**NOI:** \$72,250  
**Lease Term:** New 15 years starts at COE  
**Lease Options:** Two (2) five (5) year options  
**Increases:** 10% Every five years  
**Lease Type:** Absolute NNN lease

**Investment Highlights**

43 Unit Operator (6 Units in this entity)  
 Sale-Leaseback  
 New 15 Year Term begins @ time of sale  
 Absolute NNN Lease  
 Zero LL Responsibilities  
 Remodeled exterior in 2008 approximate cost of \$100,000  
 Remodeled interior in 2011 approximate cost of \$80,000  
 Projected Sales 2011 over \$750,000

Site Photo



| Site Demographics           | 1 mile   | 3 mile   | 5 mile   |
|-----------------------------|----------|----------|----------|
| Estimated Population (2010) | 7,315    | 74,327   | 201,074  |
| Households                  | 2,808    | 29,302   | 80,643   |
| Estimate Average HH Income  | \$40,177 | \$41,714 | \$47,837 |



**About Indianapolis**

Indianapolis (abbreviated Indy) is the capital of the state of Indiana, and the county seat of Marion County, Indiana. As of the 2010 United States Census, the city's population is 839,489. It is by far Indiana's largest city and, as of the 2010 U.S. Census, is the 11th largest city in the U.S., the second largest city in the Midwest (behind Chicago), the second most populous state capital (after Phoenix, Arizona), and the most populous state capital east of the Mississippi River. Indianapolis is also one of the fastest growing regions in the United States.

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