

FOR SALE | QSR PORTFOLIO

KFC PROPERTY PORTFOLIO | WESTERN CANADA

- ✓ 18 PROPERTIES ACROSS B.C., AB, & SK
- ✓ ALL LEASES SECURED BY FRANCHISE MANAGEMENT INC., A MULTI-FRANCHISEE OPERATOR WITH OVER 400 LOCATIONS ACROSS NORTH AMERICA
- ✓ ABSOLUTE TRIPLE NET, LONG-TERM, LEASE COMMITMENTS IN PLACE



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OPPORTUNITY

Marcus & Millichap REIS Canada Inc. has been exclusively retained to facilitate the sale of an investment portfolio comprised of 18 freehold properties (the "Portfolio"), which are tenanted by quick service restaurants ("QSR") operating under the well-known KFC banner. The Portfolio represents a rare investment opportunity comprised of resilient and highly sought-after QSR models. Located in high-visibility areas with drive-thrus and supported by an absolute net lease structure*, these properties offer stable income with no landlord management required. The Portfolio comprises stable, income-producing properties across British Columbia, Alberta, and Saskatchewan, ensuring geographic diversification that provides exposure to various regional markets and appeals to a broad spectrum of investors.

HIGHLIGHTS



PRIME QSR LOCATIONS WITH DRIVE-THRU FACILITIES

The Portfolio features QSR tenanted properties, a resilient and sought-after business model, located in high-visibility areas. Each property includes a drive-thru**.



NEW LONG-TERM LEASES

All long-standing locations, 15 of 18 properties in the Portfolio, are operating on brand-new 10-year leases with rental rates (and built-in escalations) that were initially determined based on the financial performance of each respective location, ensuring tenant stability and performance.



ABSOLUTE NET LEASE

The tenant is bound by an absolute net lease, ensuring a hands-off investment for the landlord as they cover property taxes, insurance, maintenance, and all repair obligations—including structural and paving—resulting in a carefree investment.



STRONG OPERATOR

Franchise Management Inc.'s vast network of over 400 locations, combined with its management of leading global brands including Pizza Hut, KFC, and Taco Bell, demonstrates exceptional operational scale, market reach, and brand influence, underscoring its strength and reliability as a franchise operator.



*250 1st Street W, Vanderhoof, and 458 Juniper Road, Quesnel, are multi-tenant properties subject to potential operating expenses.

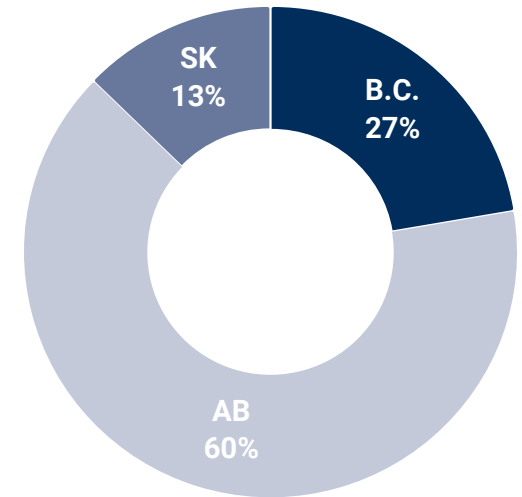
**With the exception of 5601 50 Avenue, Bonnyville, AB, which does not include a drive-thru.

PORTFLIO OVERVIEW

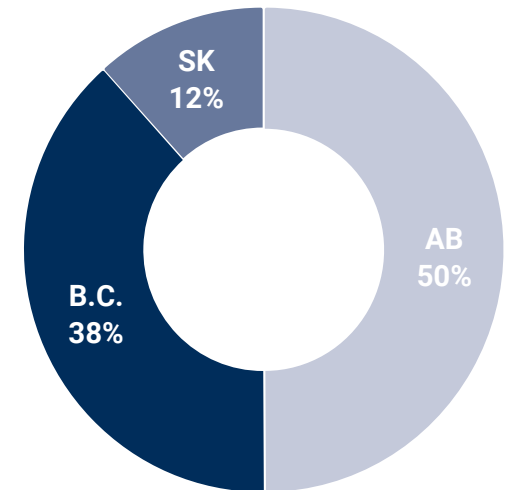
#	Address	City	Province	Year Built	Site Area (SF)	Rentable Area (SF)
1	2060 5th Ave.	Prince George	BC	1975	14,960 SF	2,801 SF
2	5100 Domano Blvd.	Prince George	BC	1986	28,314 SF	2,781 SF
3	458 Juniper Rd.	Quesnel	BC	1980	86,165 SF	12,140 SF
4	250 1st St. W	Vanderhoof	BC	1996	15,840 SF	3,056 SF
5	5707 49th St.	Barrhead	AB	1982	9,853 SF	2,408 SF
6	5601 50th Ave.*	Bonnyville	AB	1981	15,541 SF	2,409 SF
7	10090 88th Ave.	Fort Saskatchewan	AB	1993	35,256 SF	2,605 SF
8	5706 50th St.	Leduc	AB	2002	26,845 SF	2,912 SF
9	10512 100 Ave.	Morinville	AB	1996	18,626 SF	1,722 SF
10	704 Main St.	Slave Lake	AB	1986	15,244 SF	2,038 SF
11	170 Hwy 16A.	Spruce Grove	AB	2007	30,194 SF	1,862 SF
12	4901 44 Ave.	Stony Plain	AB	2010	10,890 SF	1,940 SF
13	5115 47 Ave.	Vermilion	AB	2014	22,100 SF	1,850 SF
14	930 14 Ave.	Wainright	AB	2017	14,040 SF	1,550 SF
15	3830 56 St.	Wetaskiwin	AB	2007	22,600 SF	2,800 SF
16	3826 Kepler St.	Whitecourt	AB	1979	19,166 SF	2,885 SF
17	106 9th Street W.	Meadow Lake	SK	1981	13,547 SF	2,100 SF
18	1702 100 St.	North Battleford	SK	1995	24,000 SF	4,198 SF
Total					423,179 SF	54,057 SF

*Does not include a drive-thru.

NOI BY GEOGRAPHY



RENTABLE AREA BY GEOGRAPHY



FRANCHISE MANAGEMENT INC. OVERVIEW



One of North America's most prominent franchise operators with a robust portfolio of over 400 locations including globally recognized brands such as Pizza Hut, KFC, and Taco Bell.*



Operates 168 KFC locations across 9 provinces, with more than 2,100 employees.*



Earned the Great Place To Work® Certification and distinguished as one of Deloitte's Best Managed Companies.*



KFC OVERVIEW



KFC has the widest global footprint of any quick service restaurant brand and is one of the world's fastest growing retail brands.**



Over 30,000 locations across 150 countries worldwide, with more than 1 million employees.**



\$33.9 Billion in sales in 2023.***



* <https://fmigroup.ca/>

** <https://www.yum.com/wps/portal/yumbrands/Yumbrands/company/our-brands/kfc>

***2023 year-end earnings report.

TO RECEIVE A FULL CONFIDENTIAL INFORMATION MEMORANDUM AND INFORMATION ON THE OFFERING PROCESS, PLEASE SUBMIT A CONFIDENTIALITY AGREEMENT AND CONTACT US:

[Download Confidentiality Agreement](#)

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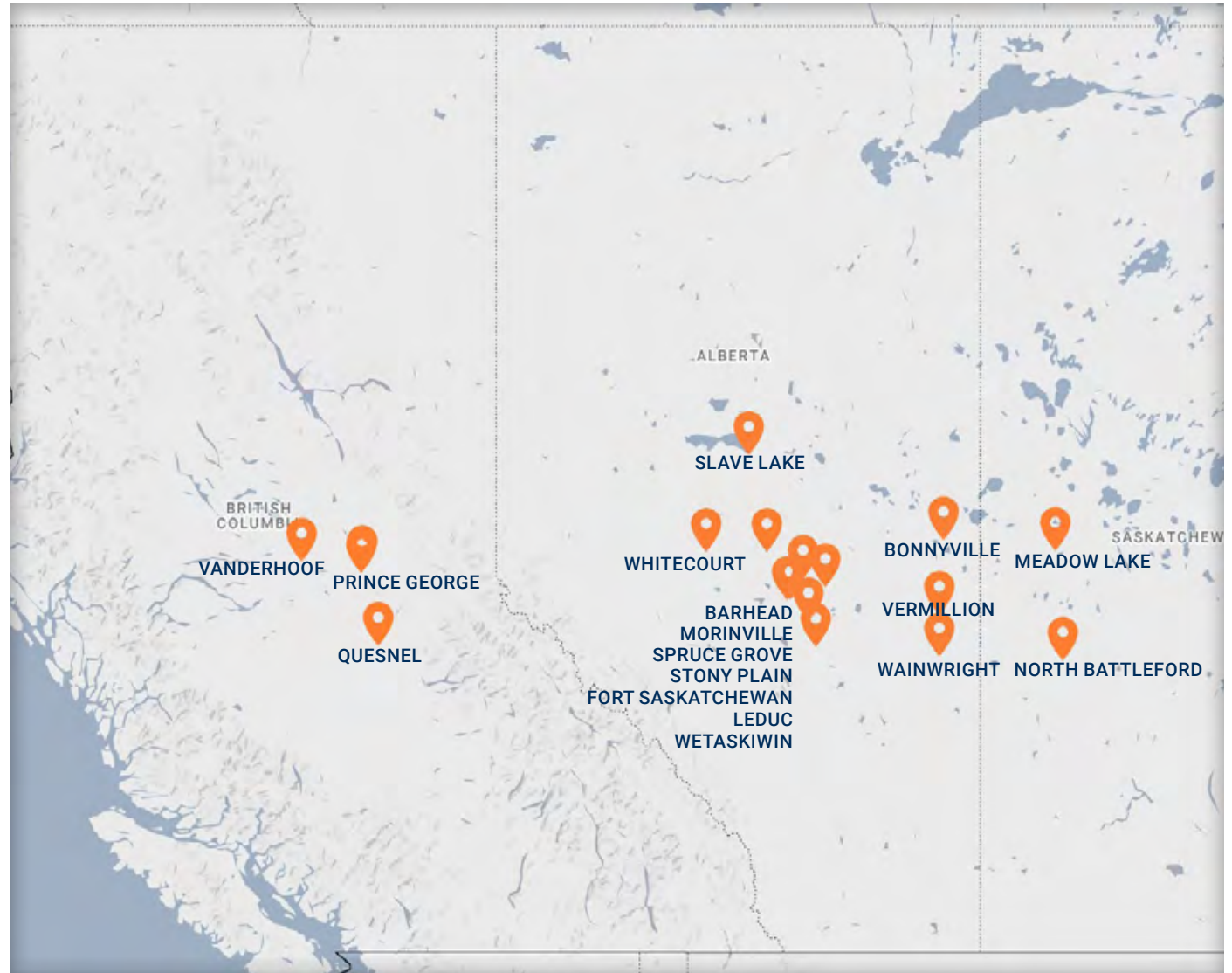
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