



**OFFERING MEMORANDUM
DARK KFC**

7228 Maynardville Pike, Knoxville, TN 37918



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OFFERING MEMORANDUM | Table of Contents

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PROPERTY INFORMATION



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FINANCIAL SUMMARY

Offering Price:	\$1,250,000.00
Current Rent:	\$8,167.28/month
Cap Rate:	7.84% (target marketing cap)
Net Operating Income (NOI):	~\$98,007/year (based on \$8,167.28/month)
Lease Type:	Absolute NNN
Lease Term (Years):	20 Years
Lease Start Date:	June 18, 2021
Lease Expiration Date:	June 18, 2041
Rent Increases:	8% every 5 years
First Rent Increase:	July 1, 2026 to \$8,820.66/month
Renewal Options:	Four (4) 5-year options on the same terms with scheduled rent increases

PROPERTY INFORMATION

Situated on a prominent corner lot along Maynardville Pike, this 2,357 SF KFC restaurant occupies a full 1.00-acre parcel and benefits from 67 feet of frontage and a dedicated turn lane, enhancing ease of access and drive-thru flow. Operating under a 20-year absolute NNN lease, an 8% rent increase every five years (next increase July 2026), with four (4) 5-year renewal options available.

Located in a dense North Knoxville retail trade area, the asset sees nearly 39,000 vehicles per day and is positioned near major national retailers such as Walmart, Food City, and CVS. As a critical connector between the I-640/I-75 corridor and the growing residential neighborhoods in Union County, this location offers exceptional long-term investment fundamentals and steady foot traffic.

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OFFERING MEMORANDUM | Retail Map

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OFFERING MEMORANDUM | Tenant Profile: Tasty Restaurant Group (KFC Operator)

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Tasty Restaurant Group (TRG), headquartered in Dallas, TX, is a rapidly growing, multi-brand quick-service restaurant (QSR) operator backed by Triton Pacific Capital Partners. With a portfolio of over **470 restaurants** across premier national brands—including KFC, Pizza Hut, Dunkin', Burger King, Baskin-Robbins, and Taco Bell—TRG has established itself as a top-tier operator known for scalability, operational precision, and disciplined growth strategy.

In 2024, TRG significantly expanded its KFC footprint by acquiring **64 high-performing KFC units** throughout the Central and Southeastern U.S. These locations were strategically selected for their strong unit economics, including **above-brand-average sales volumes and robust cash flow**. This acquisition underscores TRG's long-term confidence in the KFC brand and strengthens its presence as a dominant fried chicken operator under the "Tasty Chick'n" division.

TRG's success is driven by a world-class leadership team, including **Rick Gestring**, Brand Officer of Tasty Chick'n, who brings over 30 years of experience with top QSR brands such as Taco Bell, Dunkin', Starbucks, and Arby's. Supported by seasoned executives in operations, marketing, finance, and development, TRG maintains a culture centered on performance, process, and people. Their proprietary training platform, **Tasty Academy**, ensures a pipeline of skilled operators and promotes consistent excellence across all locations.

As a KFC tenant, Tasty Restaurant Group offers investors the security of a well-capitalized, experienced operator with a proven growth track record and a strong operational foundation. Their focused expansion strategy, performance-driven culture, and commitment to operational integrity make TRG a high-quality tenant and a stable long-term partner.

Highlights

- **470+ QSR Units Nationwide** across six major brands
- **Above-Average Store Performance** – Strong cash flow & unit volumes
- **Seasoned Executive Leadership** – 30+ years of QSR expertise
- **Backed by Triton Pacific Capital Partners** – Financially secure and growth-oriented

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