



REPRESENTATIVE PHOTO

The Kase Group

KFC/TACO BELL | ABSOLUTE NNN LEASE

1421 AVE H, FORT MADISON, IA 52627

OFFERING MEMORANDUM Presented By:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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INVESTMENT OVERVIEW

The subject offering is a KFC/Taco Bell restaurant in Madison, Iowa. The property is subject 20 year NNN lease which commenced in November 2016. The lease calls for annual increases of 1.5% and one 10 year option to renew. The lease calls for zero landlord obligations. The asset is just off of Iowa Highway 9.



INVESTMENT HIGHLIGHTS

LONG TERM ABSOLUTE NNN LEASE

100% FEE SIMPLE INTEREST

ZERO LANDLORD OBLIGATIONS

SCHEDULED ANNUAL INCREASES IN RENT

JUST OFF OF IOWA HIGHWAY 9

STRONG OPERATOR; 29-UNIT GUARANTEE

OFFERING SPECIFICATIONS

PRICE \$1,919,317

CAP RATE 6.15%

NET OPERATING INCOME \$118,038

SQUARE-FOOTAGE 2,955

LOT SIZE .45 AC

FINANCIAL SUMMARY

KFC/TACO BELL | ABSOLUTE NNN LEASED OFFERING

1421 AVE H, FORT MADISON, IA 52627

\$1,919,317

6.15% CAP

FEE SIMPLE OWNERSHIP

SUMMARY

TENANT NAME	ZAK, LLC
SQUARE-FOOTAGE	2,955
LEASE STARTS	11/15/2016
LEASE ENDS	11/30/2036
ANNUAL RENT	\$118,038
OPTIONS	ONE, 10 YEAR
INCREASES	1.50% ANNUALLY



TENANT OVERVIEW



ZAK FAMILY FOODS

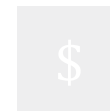
The Taco Bell and KFC “micro brand” known as ZAK Family Foods is a Taco Bell and KFC “micro brand”. Zak Family Foods is the premier restaurant management company in the midwest. Serving communities in Nebraska, Iowa, Illinois and Wisconsin with world class operations in Kentucky Fried Chicken, Taco Bell and Long John Silvers. The ZAK Vision “Every Guest Leaves Happy” is achieved only through our Mission, “a promise to position our restaurant family to WIN every day.”

The Zakaras family found that business means more than just sophisticated tools and systems, and it is more than just pay and promotions. Success in business requires faith in other people and commitment to individual development; it is these traits of Zak Family Foods that have developed the company into what it is today.

ZAK is a family of several hundred amazing individuals of all walks of life. The diversity of this family provides us with a unique approach to business, creative ideas, and valuable community insight. Their passion for progress is about training with a spirit of endeavor and leveraging the diversity of our teams to help each individual reach his or her highest potential. Both personal and professional development are emphasized at ZAK. It is with this dual focus of training that sets ZAK into a category of ONE. ZAK believes that, in order to create progress, a company must set its focus on developing and uplifting strong leaders. Every individual that joins the ZAK family will have the opportunity to exercise leadership in his or her own position.



EXCELLENT
DEMOGRAPHICS



PRIVATELY
HELD

LOCATION AERIAL



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	11,602	13,049	21,542
NUMBER OF HOUSEHOLDS	4,740	5,334	8,923
AVERAGE HOUSEHOLD INCOME	\$58,045	\$58,942	\$61,597
MEDIAN AGE	41.20	41.60	42.80



AREA OVERVIEW

FORT MADISON, IOWA

Fort Madison is a city and a county seat of Lee County, Iowa, United States along with Keokuk. Of Iowa's 99 counties, Lee County is the only one with two county seats. The population was 11,051 at the 2010 census. Located along the Mississippi River in the state's southeast corner, it lies between small bluffs along one of the widest portions of the river.



DEMOGRAPHICS

3 MILES

5 MILES

10 MILES

TOTAL HOUSEHOLDS

4,740

5,334

8,923

TOTAL POPULATION

11,602

13,049

21,542

PERSONS PER HOUSEHOLD

2.30

2.30

2.30

AVERAGE HOUSEHOLD INCOME

\$58,045

\$58,942

\$61,597

AVERAGE HOUSE VALUE

\$80,915

\$84,643

\$94,419

AVERAGE AGE

41.20

41.60

42.80

POPULATION WHITE

10,634

12,025

20,334

POPULATION BLACK

573

602

658

POPULATION AM. INDIAN & ALASKAN

59

64

78

POPULATION ASIAN

67

74

95

POPULATION HAWAIIAN & PACIFIC

7

8

13

POPULATION OTHER

262

276

364



FORT MADISON | IOWA



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