



REPRESENTATIVE PHOTO



TACO BELL | ABSOLUTE NNN LEASED OFFERING

1409 E WALNUT ST, PARIS, AR 72855

OFFERING MEMORANDUM Presented By:

JACOB ABUSHARKH | MANAGING PRINCIPAL

T: 415.269.2474 E: jacob@thekasegroup.com BRE#01385529

KASE ABUSHARKH | FOUNDING PRINCIPAL

T: 925.348.1844 E: kase@thekasegroup.com BRE#01311211

IN COOPERATION WITH LOCAL BROKER - SAGE REAL ESTATE

DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

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.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.

TABLE OF CONTENTS



4	INVESTMENT OVERVIEW
5	FINANCIAL SUMMARY
6	TENANT OVERVIEW
7	LOCATION AERIAL
8	DEMOGRAPHICS
9	AREA OVERVIEW

JACOB ABUSHARKH | MANAGING PRINCIPAL
T: 415.269.2474 E: jacob@thekasegroup.com BRE#01385529

KASE ABUSHARKH | FOUNDING PRINCIPAL
T: 925.348.1844 E: kase@thekasegroup.com BRE#01311211

INVESTMENT OVERVIEW

The subject offering is a Taco Bell restaurant, operated K-MAC, the third largest operator of Taco Bell and KFC quick-service restaurants. The property is subject to a NNN lease with 6 years remaining on the initial lease term, and four 5 year options to renew. Rent increases 1% annually, and adjusts to fair-market-value at each option. The lease calls for zero landlord obligations.



REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASE

100% FEE SIMPLE INTEREST

ZERO LANDLORD OBLIGATIONS

ANNUAL 1% INCREASES IN RENT

OPERATED & CORPORATELY GUARANTEED BY K-MAC
ENTERPRISES INCORPORATED, THE THIRD LARGEST
OPERATOR OF TACO BELL AND KFC RESTAURANTS

OFFERING SPECIFICATIONS

PRICE	\$886,276
CAP RATE	7.25%
2019 NET OPERATING INCOME	\$64,255
SQUARE-FOOTAGE	2,863
YEAR BUILT	1998

FINANCIAL SUMMARY

TACO BELL | ABSOLUTE NNN LEASED OFFERING

1409 E WALNUT ST, PARIS, AR 72855

\$886,276
7.25% CAP
FEE SIMPLE OWNERSHIP

SUMMARY

TENANT NAME	K-MAC ENTERPRISES, INC.
SQUARE FOOTAGE	2,863
LAND SIZE	0.59 AC
LEASE START	DECEMBER 28, 2004
LEASE ENDS	DECEMBER 31, 2024
2019 ANNUAL RENT	\$64,255
INCREASES	1% ANNUALLY
OPTIONS	FOUR, 5 YEAR

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
2019	\$64,255	7.25%
2020	\$65,547	7.40%
2021	\$66,202	7.47%
2022	\$66,864	7.54%
2023	\$67,533	7.62%

TENANT OVERVIEW

ABOUT K-MAC ENTERPRISES, INC.

K-MAC, based in Fort Smith, Arkansas, is one of the largest Taco Bell franchisees in the world, with almost 300 restaurants in 10 states. K-MAC also owns some Golden Corral and KFC restaurants across the Midwest and Southeast. Brands, are located in Arkansas, Illinois, Indiana, Kentucky, Mississippi, Missouri, Oklahoma, Tennessee, and Texas.

ABOUT YUM! BRANDS, INC.

Yum! Brands, Inc., based in Louisville, Kentucky, has nearly 44,000 restaurants in more than 135 countries and territories. The company's restaurant brands – KFC, Pizza Hut and Taco Bell – are the global leaders of the chicken, pizza and Mexican-style food categories. Worldwide, the Yum! Brands system opens over six new restaurants per day on average, making it a leader in global retail development.



EXCELLENT
DEMOGRAPHICS



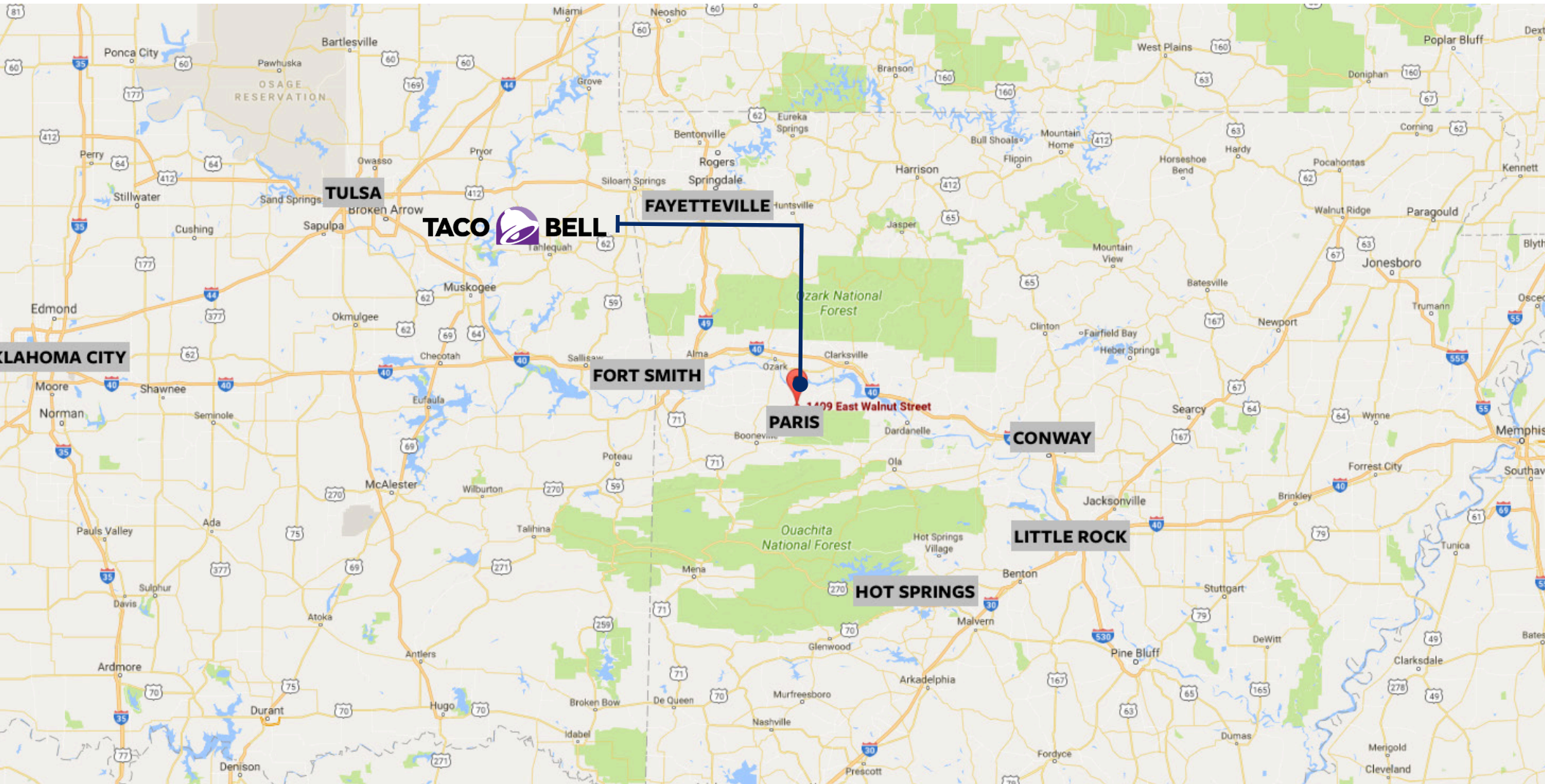
PRIVATELY
HELD

LOCATION AERIAL



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	4,324	5,736	10,803
NUMBER OF HOUSEHOLDS	1,770	2,286	4,238
AVERAGE HOUSEHOLD INCOME	\$35,061	\$36,189	\$38,633
AVERAGE AGE	42.60	42.10	41.60



AREA OVERVIEW

PARIS, ARKANSAS

Paris is a city in Logan County, Arkansas, and serves as the county seat for the northern district of Logan County; its southern district counterpart is Booneville. The population was 3,532 at the 2010 United States Census.



DEMOGRAPHICS

3 MILES

5 MILES

10 MILES

TOTAL HOUSEHOLDS

1,770

2,286

4,238

TOTAL POPULATION

4,324

5,736

10,803

PERSONS PER HOUSEHOLD

2.30

2.40

2.50

AVERAGE HOUSEHOLD INCOME

\$35,061

\$36,189

\$38,633

AVERAGE HOUSE VALUE

\$77,987

\$80,507

\$84,042

AVERAGE AGE

42.60

42.10

41.60

WHITE

4,063

5,325

10,028

BLACK

112

168

250

AM. INDIAN & ALASKAN

33

45

114

ASIAN

47

111

251

HAWAIIAN & PACIFIC ISLAND

0

1

2

OTHER

69

86

157



PARIS | ARKANSAS



WWW.THEKASEGROUP.COM

TACO BELL | ABSOLUTE NNN LEASE

1409 E WALNUT ST, PARIS, AR 72855

JACOB ABUSHARKH | MANAGING PRINCIPAL

T: 415.269.2474 E: jacob@thekasegroup.com BRE#01385529

KASE ABUSHARKH | FOUNDING PRINCIPAL

T: 925.348.1844 E: kase@thekasegroup.com BRE#01311211

IN COOPERATION WITH LOCAL BROKER - SAGE REAL ESTATE