



REPRESENTATIVE PHOTO

K-MAC TACO BELL

1706 W COLUMBIA STREET, FARMINGTON, MO 63640

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EXCLUSIVELY LISTED BY:

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Broker of Record: Adam Blue | AREA Real Estate Advisors | Lic# C000000256

INVESTMENT SUMMARY

List Price:	\$1,904,760
Current NOI:	\$100,000
Initial Cap Rate:	5.25%
Land Acreage:	0.85
Year Built	2018
Building Size:	2,159 SF
Price PSF:	\$882.24
Lease Type:	Absolute NNN
Lease Term:	25 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present a brand new freestanding Taco Bell located in Farmington, MO. At the close of Escrow, K Mac Enterprises will sign a new 25 year absolute NNN lease requiring zero landlord responsibilities. The Lease will expire in December 2043. The entire 295 unit entity will be responsible for the lease. The lease will feature 1% annual rent increases to hedge against inflation. These rent escalations are also be included in the four, 5 year option periods.

This investment property is surrounded by many national retailers such as Walmart, Dollar General, Walgreens, McDonalds, Captain D's, Dairy Queen, and many more. The five mile population exceeds 24,000 residents. The median home value within five miles exceeds \$134,000 and the average household income within five miles exceeds \$61,000.

This is an ideal opportunity for an investor to purchase a passive income real estate asset with absolutely zero management responsibilities. The tenant is responsible for all property taxes, insurance and capital expenditures including the roof, structure & HVAC.



PRICE \$1,904,760



CAP RATE 5.25%



LEASE TYPE Absolute NNN



TERM 25 Years

INVESTMENT HIGHLIGHTS

- 25 Year Absolute NNN Lease
- Brand New Construction Opening in November of 2018
- Absolute NNN Lease Requires No Landlord Responsibilities
- 1% Annual Rent Increases to Hedge Against Inflation
- Four, 5 Year Option Periods with 1% Increases
- Top Franchisee Nationwide (295+ Locations)

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PROPERTY SUMMARY

Year Built:	2018
Lot Size:	0.85 Acres
Building Size:	2,159 SF

LEASE SUMMARY

Tenant:	K- Mac Taco Bell
Lease Type:	Absolute NNN
Primary Lease Term:	25 Years
Annual Rent:	\$100,000
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	November 2018
Lease Expiration Date:	December 2043
Lease Term Remaining:	25 Years
Rent Bumps:	1% Annually
Renewal Options:	Four, 5 Year Options
Lease Guarantor:	K-Mac Enterprises, Inc.
Lease Guarantor Strength:	295+ Locations
Tenant Website:	www.KMacCorp.com



ANNUAL REV:
\$400 MILLION



STORE COUNT:
295+



TENANT:
K-MAC CORP



FOUNDED:
1964



OVERVIEW

Company:	K-MAC Enterprises
Founded:	1964
Annual Revenue:	\$400+ Million
Headquarters:	Fort Smith, AR
Website:	www.kmaccorp.com

TENANT HIGHLIGHTS

- K-MAC Enterprises is one of the Nations Top Taco Bell Franchisees
- K-MAC Operates 295+ Restaurant Locations
- K-MAC Also Operates KFC and Golden Corral Restaurants
- Regional Concentration in the South Central Region of the U.S.

TENANT INFO

The tenant, K-Mac Enterprises, is a leading quick-service restaurant franchisee founded in 1964 and headquartered in Fort Smith, Arkansas. Over the company's 50 year history, it has grown to become one of the largest franchisee restaurant businesses in the country. K-Mac currently operates 295 restaurants in the Taco Bell, KFC and Golden Corral systems. The company has a regional concentration in the South Central region of the U.S., with restaurants located in Arkansas, Indiana, Illinois, Kentucky, Missouri, Mississippi, Oklahoma, Tennessee and Texas.

K-Mac achieves over \$400 million in annual revenues. K-Mac has continually upgraded its existing asset base, having completed over 30 significant remodels since 2011. Going forward, K-Mac remains focused on continuing to grow through acquisitions and new unit development, as well as improving existing store operations.

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ALDI Holiday Inn Express AMC Steak 'n Shake Jack in the Box
OfficeMax Schnucks
GNC CAO Super 8



ANYTIME FITNESS Fantastic Sams Lowe's
Panera Bread Applebee's SONIC LONG JOHN SILVER'S
Papa Murphy's A&W Sprint FIRST BANK



AutoZone Verizon
SHERWIN-WILLIAMS BURGER KING Culver's Arby's



Rural King
HOBBY LOBBY



Walgreens Do it Best
CVS pharmacy O'Reilly AUTO PARTS
True Value
HUDDLE HOUSE McDonald's Pizza Hut Little Caesars Pizza
Domino's Rally's



maurices rue21
JCPenney DOLLAR GENERAL
Aaron's petco
SUBWAY FAMOUS footwear
Payless MENARDS
Great Clips HIBBETT SPORTS
SEPHORA BUFFALO WILD WINGS
JJ Cici's PIZZA SALLY BEAUTY



Walmart Supercenter DOLLAR TREE
TSC TRACTOR SUPPLY CO QDOBA MEXICAN EATS
Kentucky Fried Chicken Walgreens
CASEY'S GENERAL STORE TACO BELL White Castle RAC HARBOR FREIGHT TOOLS



USbank
ACE CASEY'S GENERAL STORE



NAPA Save a lot
DOLLAR GENERAL



TACO BELL



CAPTAIN D'S McDonald's DQ

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Google

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POPULATION	1 MILE	5 MILE	10 MILE
Total Population 2018	5,310	24,580	48,747
Total Population 2023	5,401	25,034	49,221
Population Growth Rate	1.71%	1.85%	0.97%
Average Age	41.10	40.30	39.50
HOUSEHOLDS & INCOME			
Total Households	902	8,784	18,413
Average HH Income	\$45,731	\$61,759	\$57,933
Median House Value	\$86,309	\$134,504	\$120,121

FARMINGTON, MISSOURI

Farmington is a city in St. Francois County located 72 miles southwest of St. Louis in the Lead Belt region in Missouri in the United States. Farmington was established in 1822 as Murphy's Settlement, named for William Murphy of Kentucky who first visited the site in 1798.

The airline Multi-Aero, which flies passenger airline services as Air Choice One, has its headquarters in Farmington. It is home to an SRG Global manufacturing plant, U.S. Tool, and Startek, a call center. Other major employers in the city are BJC Parkland Health Center, Centene Corp, USA Drug, and Farmington Correctional Center.





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

The FNL Team

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