



Investment Opportunity

Kum & Go Store #881

2502 N Harvard Avenue, Tulsa, OK

**CBRE** | **Hubbell**  
Commercial

Part of the CBRE affiliate network



# The Tenant

**Revenues:** \$2.4 Billion in 2017  
**Rank:** 28th largest convenience store operator in the nation  
**Rank:** 177<sup>th</sup> largest private company as ranked by Forbes

Over fifty-five years ago, W.A. Krause and T.S. Gentle pioneered a convenience store concept where people could purchase gas & groceries. But more than that, they pioneered a belief system. For four generations, our family is still dedicated to giving our customers more than they expect. It's why we give 10% of our profits to good causes in our communities. And, why every time you see an & in and around our stores, you'll know that we created something special just for you. It's another way we are delivering more every day.

**More Convenience:** From fuel options to fresh pizza slices, fountain drinks and everything in between – we strive to offer the right products at the right locations to quickly meet the needs of our customers and provide energy for their day.

**More Service:** Our friendly associates deliver excellent customer service through our GUEST process. We have fun delivering all the little extras to delight our customers. Whether its ensuring the restrooms are clean, or making sure the coffee is hot & ready, we pride ourselves on the service we provide to our customers.

**More surprises:** Kum & Go donates 10% of our profits to good causes in our communities. While that might be surprising to some, for us it's just part of who we are and what we believe in. It's the little things, like free air for tires and free samples, that exceed our customers' expectations each and every day.

Kum & Go's goal is to be the #1 convenience retailer in the U.S. They are excited about this goal and are motivated by those words from the president and CEO, Kyle Krause: "We want to be the best in the industry. We are doing a lot of things well, but we have to keep improving to get to where we want to be. We want to be a great company – doing the right things for our communities, our customers and our associates."

## The Property

<b>Store Number</b>	#881
<b>Address</b>	2502 N Harvard Avenue Tulsa, OK
<b>Building Size</b>	4,958 SF
<b>Land Size</b>	1.605 Acres 69,952 SF
<b>Year Built</b>	2013

## The Lease

<b>Lessee</b>	Kum and Go, L.C.
<b>Lease Type</b>	Absolute Net
<b>Landlord Responsibilities</b>	None
<b>Lease Commencement</b>	15 years from date of purchase
<b>Annual Rent</b>	\$225,225
<b>Renewal Options</b>	Five (5) five-year options
<b>Rent Increases</b>	7.5% rent increase effective every 5 years for initial 15 year term + 5% rent increase during the option years



# The Offering

CBRE | Hubbell Commercial is pleased to offer for sale a 4,958 square foot freestanding retail property on 69,952 square feet of land which is net leased to Kum & Go for fifteen years. The property is offered at a price of \$3,850,000. Based on this price the cap rate is 5.85%.

## Investment Summary

Price:	\$3,850,000
Cap Rate:	5.85%
Size:	4,958 SF (Bldg) 69,952 SF (Lot)
Lease Expiration:	15 year lease
Lease Structure:	Absolute Net
App. Annual Rent:	\$225,225

# Investment Highlights

**100% Bonus Depreciation**

**Ideal property for 1031 exchange**

**Zero landlord responsibilities**

**Corporate Lease with Kum & Go, L.C.**

**15 Year Absolute Triple Net Lease from date of purchase**

**7.5% rent increase effective every 5 years during initial term**

**Five 5-year options to renew with a 5% rent increase per option**

**Corporate Environmental Indemnification**

**2018 marks Kum & Go's 59th year of business**

**Excellent credit tenant ranked 28th largest convenience store operator in the nation**



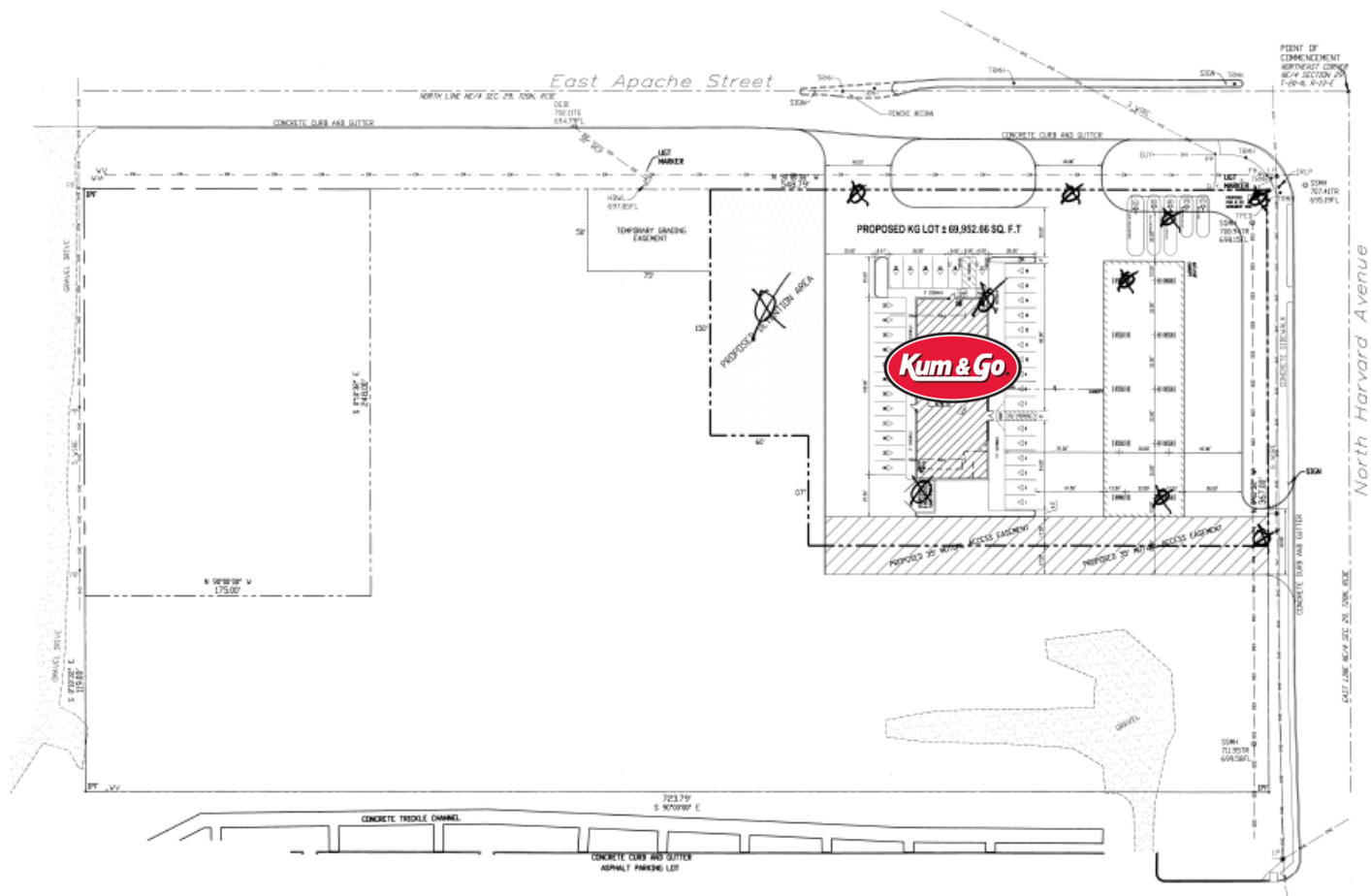
## Store #881



6400 Westown Parkway,  
West Des Moines, Iowa 50266

## SITE PLAN

DEPARTMENT:	STORE DEVELOPMENT
CONSTRUCTION:	J. FELDMAN
DRAWN BY:	R. HALDER
SCALE:	1"=30'-0"
DATE:	09-24-2010
DRAWING SHEET:	SHEET-





# Aerial View





# Area Highlights

## Demographics

	1 mile	3 mile	5 mile
2018 Population	7,660	60,728	140,992
2023 Population	7,948	62,678	145,406
2018-2023 Annual Rate	0.74%	0.63%	0.62%

## The Property Location

Located at the busy intersection of Vickers Drive and N. Academy Blvd

Near retail and shopping as well as Doherty high school

Near Highway 21 and Colorado Springs airport

## Area Highlights

Thriving metropolis of over 980,000 people.

Named one of the Top 10 southern cities by Southern Living.

Ranked 5<sup>th</sup> on America's Most Livable Cities by Forbes.com.

Cost of Living is 12 percent below the national average.

## TULSA, OK

Tulsa is located in the northeastern quadrant of Oklahoma, right in the heart of "Green Country". The city contains a lot of rolling green hills and offers a temperate climate. Tulsa is home to a very diverse business base, including aerospace, telecommunications, manufacturing, construction, high technology, healthcare, education, transportation, and energy. Tulsa has been named as one of "America's Most Livable Communities", and is known for art. It has become a thriving and reputable community and is thought to be a great place to live. While the city has branched out, it's roots have stayed strong.





# Contact

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