



OFFERING MEMORANDUM



**230 S ADAMS RD
SAND SPRINGS, OK 74063**

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Kum & Go





EXECUTIVE OVERVIEW

PRICING BREAKDOWN

Address	Year Built	SF	Acres	Lease Structure	# of Pumps	List Price	List Cap
230 S Adams Rd Sand Springs, OK	2000	4,224	0.93	NNN	10	\$1,152,000	8.25%

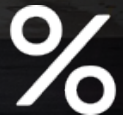
INVESTMENT HIGHLIGHTS

- **Absolute NNN** - Landlord has zero responsibilities
- **Cheap Price Point** – Property is available for just over \$1 million, while similar convenience stores in the area are available for upwards of \$5 million
- **Below Market Rent** – Kum & Go only pays \$22.50/SF in rent which is well below the national average
- **Corporate Guarantee** – Kum & Go operates over 400 stores in 11 states
- **Dense Population** – 10 Mile population has over 242,000 residents
- **Strategic Location** – The gas station sits just off of U.S. Highway 412 which sees 43,000 vehicles per day
- **Attractive Options** – Two 5-year options with CPI increases

**230 S ADAMS RD
SAND SPRINGS, OK**



Sale Price
\$1,152,000



Cap Rate
8.25%



GLA
±4,224 SF



Lot (Acres)
±0.93 AC (40,511 SF)



Year Built
2000

ANNUALIZED OPERATING DATA

Lease Commence	Monthly Rent	Annual Rent	Cap Rate
9/29/2000 - 9/29/2020	\$7,920.30	\$95,043.60	8.25%

TENANT SUMMARY

Tenant	Kum & Go	Lease Commencement Date	9/29/2000
Lease Type	NNN	Lease Expiration Date	9/29/2020
Type of Ownership	Fee Simple	Term Remaining on Lease	±2 Years
Lease Guarantor	Corporate	Increases	CPI Increases in the Options
Roof and Structure	Tenant Responsible	Options	Two, 5-Year Options
Original Lease Term	20 Years		



TENANT MAP



TENANT MAP



TENANT OVERVIEW

KUM & GO

Kum & Go was founded in Hampton, IA in 1959. They pride themselves on being a unique convenience retailer. They have everything their customers need from quality gasoline products, a large drink and snack section, and fresh food made daily. The key point that has separated themselves from other convenience retailers in the region is their belief in customer service. The companies core values are passion, integrity, teamwork, caring, and excellence. This radiates throughout every Kum & Go. The company focuses on hiring people who are passionate about customer service to ensure their customers receive the best service every time.

Today, Kum & Go is the fifth largest privately held, company-operated convenience store chain in the United States. They have spread across 11 states in the Midwest: Iowa, Missouri, Arkansas, Oklahoma, Nebraska, South Dakota, Minnesota, Montana, Colorado, and Wyoming. The company has expanded rapidly in recent years and are constantly opening new stores.

REVENUE	\$2.10B
NO. OF LOCATIONS	±430
NO. OF EMPLOYEES	±4,700
HEADQUARTERED	WEST DES MOINES, IA
YEAR FOUNDED	1959
WEBSITE	WWW.KUMANDGO.COM



AREA OVERVIEW

POPULATION	1-MILE	3-MILE	5-MILE
2023 Projection	2,791	23,532	42,861
2018 Estimate	2,767	22,946	41,780
2010 Census	2,827	22,391	40,597
Growth 2018-2023	0.87 %	2.55 %	2.59 %
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2023 Projection	1,165	9,088	16,641
2018 Estimate	1,156	8,858	16,199
2010 Census	1,186	8,641	15,683
Growth 2018-2023	0.78 %	2.60 %	2.73 %
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$61,234	\$64,977	\$63,587

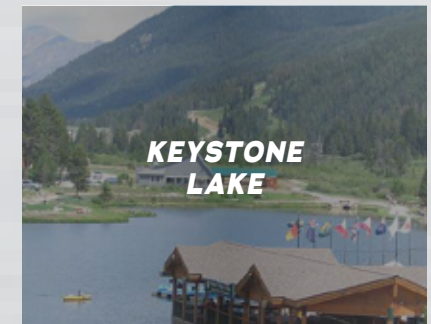
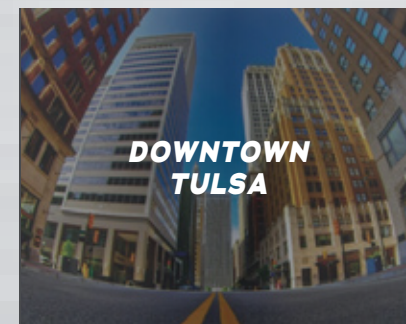
SAND SPRINGS, OK

Sand Springs is located in Northeast Oklahoma, six miles west of Tulsa. The city was incorporated in 1912, just five years after statehood. The city is continually flourishing with an area of 22 square miles, an extended growth area of 150 square miles, and a city population of 17,765. This community is a beautiful, progressive city. It continues to grow and prosper while preserving a family atmosphere.

ECONOMY

The economy of Sand Springs is largely focused on promoting small businesses. It has a very active chamber of commerce. According to the Encyclopedia of Oklahoma History & Culture, the most significant businesses in 2010 were: Webco Industries, Sheffield Steel Corporation, Rader Diagnostic Center, Smith-Fibercast, Cust-O-Fab, Piping Companies Incorporated, and Baker Petrolite.

TOURIST ATTRACTIONS





TULSA, OK

Tulsa – “Oil Capital of the World,” is located in northeast Oklahoma and is the principal municipality of the Tulsa Metropolitan Area, a region with 981,005 residents in the MSA and 1,151,172 in the CSA. The city serves as the county seat of Tulsa County, the most densely populated county in Oklahoma. Diversification efforts created an economic base in the energy, finance, aviation, telecommunications and technology sectors. Two institutions of higher education within the city have sports teams at the NCAA Division I level, Oral Roberts University and the University of Tulsa.

It is situated on the Arkansas River at the foothills of the Ozark Mountains in northeast Oklahoma, a region of the state known as “Green Country”. Considered the cultural and arts center of Oklahoma. Tulsa houses two world-renowned art museums, full-time professional opera and ballet companies, and one of the nation’s largest concentrations of art deco architecture. The city has been called one of America’s most livable large cities by Partners for Livable Communities, Forbes, and Relocate America.

ECONOMY

Tulsa remains one of the global leaders in oil and natural gas exploration/production. Many energy companies find themselves in Tulsa because of the success of the oil and gas sector workforce in the area. More than 20,000 workers in E&P work for hundreds of companies large and small in the Tulsa area. Not only does Tulsa have a large industry in oil, energy and natural gas, but it is also a vastly diverse region when it comes to the different segments of the industry. Companies in Tulsa vary from E&P to utility, pipeline, energy services, energy supply, and alternative energy. This diverse environment makes Tulsa home to traditional and renewable energy and increases the development of the industry in the region.

Tulsa's aerospace industry is substantial and growing. An American Airlines maintenance base at Tulsa International Airport is the city's largest employer and the largest maintenance facility in the world, serving as the airline's global maintenance and engineering headquarters, while the Tulsa Port of Catoosa and the Tulsa International Airport house extensive transit-focused industrial parks. Tulsa is also home to a division of Lufthansa, the headquarters of Omni Air International, and the Spartan School of Aeronautics.

As the second largest metropolitan area in Oklahoma and a hub for the growing Northeastern Oklahoma-Northwest Arkansas-Southwestern Missouri corridor, the city is also home to a number of the region's most sophisticated law, accounting, and medical practices. Its location in the center of the nation also makes it a hub for logistics businesses; the Tulsa International Airport (TUL) and the Tulsa Port of Catoosa, connect the region with international trade and transportation.

Though the oil industry has historically dominated Tulsa's economy, efforts in economic diversification have created a base in the sectors of aerospace, finance, technology, telecommunications, high tech, and manufacturing. A number of substantial financial corporations are headquartered in Tulsa, the largest being the BOK Financial Corporation. Among these financial services, firms are energy trading operations, asset management firms, investment funds, and a range of commercial banks. The national convenience store chain QuikTrip, fast-casual restaurant chain Camille's Sidewalk Cafe, and pizza chain Mazzio's are all headquartered in Tulsa, as is Southern regional BBQ restaurant Rib Crib. Tulsa is also home to the Marshall Brewing Company.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Kum and Go** located at **230 S Adams Rd, Sand Springs, OK** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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