

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES
OFFERING MEMORANDUM



Kum & Go[®]

2101 E MAIN ST
PAWHUSKA, OKLAHOMA

REPRESENTATIVE PHOTO

TABLE OF CONTENTS

03 EXECUTIVE OVERVIEW

04 FINANCIAL OVERVIEW

06 TENANT OVERVIEW

07 AREA OVERVIEW

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REPRESENTATIVE PHOTO

EXECUTIVE OVERVIEW



REPRESENTATIVE PHOTO

KUM & GO
2101 E Main St
PAWHUSKA, OK 74056



\$720,000
LIST PRICE



8.68%
CAP RATE



\$62,523
ANNUAL RENT



INVESTMENT HIGHLIGHTS

- **Absolute NNN** – Landlord has zero Responsibilities
- **Cheap Price Point** – Property is available for just \$720,000
- **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
- **Strategic Location** – The gas station sits just the corner of US 60 and Highway 99
- **National Tenant Synergy** – The property is located next to a Sonic, O'Reilly Auto Parts, Casey's General Store, McDonald's and Dollar General
- **Attractive Options** – Two 5-year options with CPI increases

FINANCIAL OVERVIEW

PARCEL MAP



KUM & GO
2101 E Main St
PAWHUSKA, OK 74056



±2,911 SF
GLA



±1.34 AC
LOT SIZE



2001
YEAR BUILT

KUM & GO LEASE SUMMARY

TENANT	Kum & Go
LEASE TYPE	Free Simple
LEASE GUARANTOR	Kum & Go, L.C.
ROOF AND STRUCTURE	Tenant Responsible
PUMPS	12
ORIGINAL LEASE TERM (YEARS)	20
LEASE COMMENCEMENT DATE	8/29/2001
LEASE EXPIRATION DATE	8/29/2021
TERM REMAINING ON LEASE	3 Years
INCREASES	CPI Increases in Options
OPTIONS	Two (2) Five (5) Year Options

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	CAP
Current - 8/29/2021	\$5,210.25	\$62,523.00	8.68%

SURROUNDING TENANTS





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.

WWW.KUMANDGO.COM

±430
LOCATIONS

±4,700
EMPLOYEES

±\$2.10 Billion
REVENUE

AREA OVERVIEW

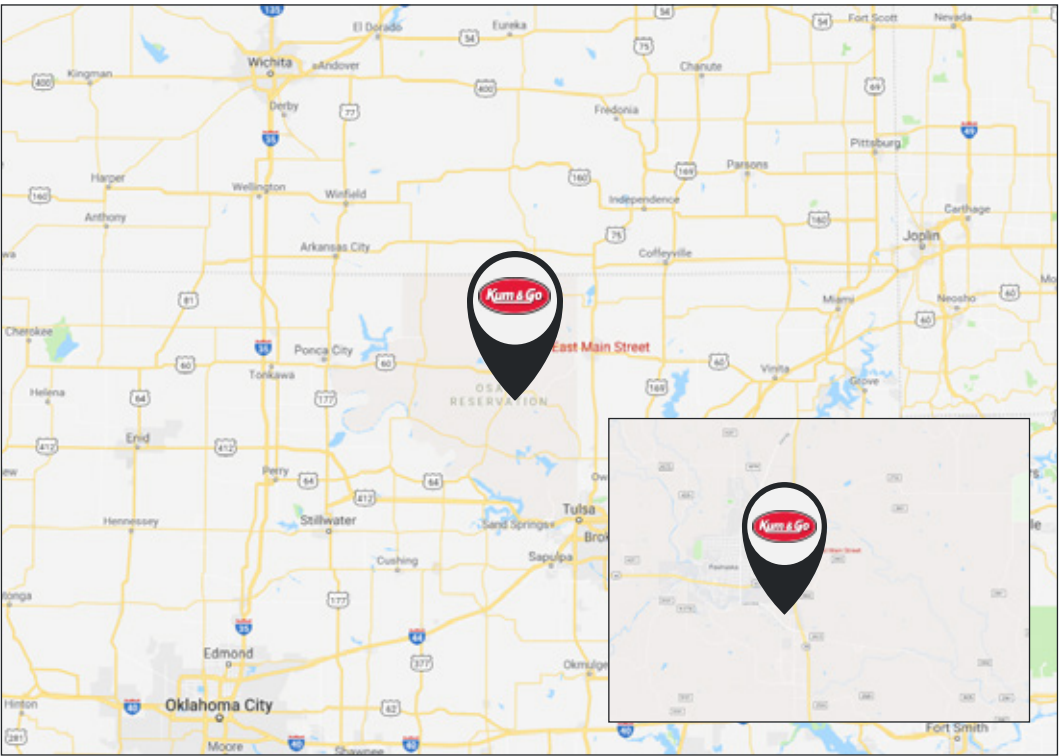


PAWHUSKA, OKLAHOMA

Deep in the heart of Osage County, explore a spirited mix of American Indian and western culture in Pawhuska, Oklahoma. See the romance of Pawhuska's history with 86 of 98 downtown buildings on the National Register of Historic Places. Established in 1872, the town's history is interwoven with that of the Osage Nation, headquartered in Pawhuska: The town was named in honor of Chief Paw-Hiu-Skah, and the Osage Tribal Museum, the oldest tribally owned and continuously operated museum in the U.S., makes its home here. The gateway to Tallgrass Prairie Preserve, the largest protected tallgrass prairie remnant in North America, offers a soulful connection to an amazing ecosystem. Here you can glimpse the West as it once was, filled with vast rolling vistas, free-roaming bison, white-tailed deer, coyotes, bobcats and more than 300 species of birds.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Census	1,435	4,484	4,824
2019 Estimate	1,386	4,242	4,563
2024 Projection	1,378	4,193	4,511
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2010 Census	576	1,788	1,942
2019 Estimate	566	1,724	1,871
2024 Projection	566	1,716	1,862
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$45,693	\$47,354	\$47,495



OSAGE NATION MUSEUM

The Osage Nation Museum in Pawhuska, Oklahoma, is devoted to Osage history, art, and culture. Highlights include an extensive photograph collection, historical artifacts, and traditional and contemporary art. Founded in 1938, the ONM is the oldest tribally owned museum in the United States. It is the mission of the Osage Nation Museum (ONM) to foster the education of the public about the history, culture, and artistic expressions of the Osage people by preserving and developing collections as well as through exhibitions and educational programs that nurture creativity and encourage active learning. The museum works to support the continuance of culture, traditional values, and transitions in contemporary Osage life, making the museum experience a truly pleasant and informative one for all ages.



THE SWINGING BRIDGE

Located in Pawhuska, Oklahoma, the Pawhuska Swinging Bridge was built in 1926 and was the only way to get into town during high waters. The bridge crosses over Bird Creek with its crickety, old wood planks and chain link sides. The foot bridge was designed by the City Engineer J.M. Buckley. The bridge was built in 1926, and refurbished in 1970. The efforts are currently being made to improve the grounds, and the park adjacent to the bridge.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Kum & Go** located in **2101 E Main St, Pawhuska, OK 74056** ("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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Kum & Go

Pawhuska, OK

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