

KUM & GO

2999 BONANZA DRIVE, ERIE, CO



OFFERING MEMORANDUM

Marcus & Millichap



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Executive Summary

FINANCIAL SUMMARY

Price	\$4,530,000
Down Payment	100% \$4,530,000
Cap Rate	5.65%
Building SF	4,991 SF
Net Cash Flow	5.65% \$255,937.50
Year Built	2014
Land/Lot Size	1.69 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Kum & Go
Guarantor	Corporate
Roof & Structure	Tenant Responsible
Lease Commencement Date	December 24, 2014
Lease Expiration Date	December 23, 2034
Lease Term Remaining	15 Years
Rental Increases	5% Every 5 Years
Renewal Options	4, 5 Year Options
Right of First Refusal	14 Days

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
12/24/2019 - 12/23/2024	\$255,937.50	5.65%
12/24/2024 - 12/23/2029	\$268,734.38	5.93%
12/24/2029 - 12/23/2034	\$282,171.09	6.23%
Options	Annual Rent	Cap Rate
Option 1	\$296,279.65	6.54%
Option 2	\$311,093.63	6.87%
Option 3	\$326,648.31	7.21%
Option 4	\$342,980.73	7.57%

Base Rent	\$255,937.50
Net Operating Income	\$255,937.50
Total Return	5.65% \$255,937.50





VISTA RIDGE
MASTER-PLANNED COMMUNITY

ANTHEM RANCH
MASTER-PLANNED COMMUNITY

PAD 5

PAD 4

PAD 3

PAD 2

PAD 1 PENDING SALE

PAD 6

24,400 CPD
E BASELINE RD

BONANZA DR



ANTHEM RANCH
MASTER-PLANNED COMMUNITY



24,400 CPD
E BASELINE RD

PAD 2

PAD 1
PENDING SALE

FUTURE DEVELOPMENT

BONANZA DR

PAD 6

11/11/2019



Property Description



INVESTMENT HIGHLIGHTS

- » **Absolute Triple-Net (NNN) Lease** - Corporate Guaranty
- » 5% Rental Increases Every 5 Years
- » **92,481 Residents in Growing Erie Trade Area - Boulder MSA**
- » Households Projected to Increase 31%+ in 1-Mile Radius by 2023
- » **Excellent Visibility** - Over 24,400 Cars/Day Along E Baseline Rd (CO-7)
- » Situated at the Entrance of the Anthem Highlands Master-Planned Community, and Adjacent to the Vista Ridge Master-Planned Community
- » **Average Household Income Exceeds \$140K in Immediate Area**
- » 1 Mile Down the Road from a King Soopers Anchored Retail Center
- » Minutes from Larkridge Shopping Center - Major Retailers Include Costco, The Home Depot, Bed Bath & Beyond, Chick-Fil-A, and More
- » **Centrally Located Between Boulder (13 Miles) and Denver (23 Miles)**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2023 Projection	7,197	40,952	105,546
2018 Estimate	5,544	35,320	92,481
Growth 2018 - 2023	29.81%	15.95%	14.13%

Households

2023 Projection	2,821	15,331	39,327
2018 Estimate	2,148	13,108	34,139
Growth 2018 - 2023	31.37%	16.97%	15.19%

Income

2018 Est. Average Household Income	\$140,881	\$120,984	\$127,338
2018 Est. Median Household Income	\$108,805	\$92,525	\$98,896
2018 Est. Per Capita Income	\$54,576	\$44,899	\$47,028





Tenant Overview



Des Moines, Iowa

Headquarters

Private

Company Type

400+

Locations

www.kumandgo.com

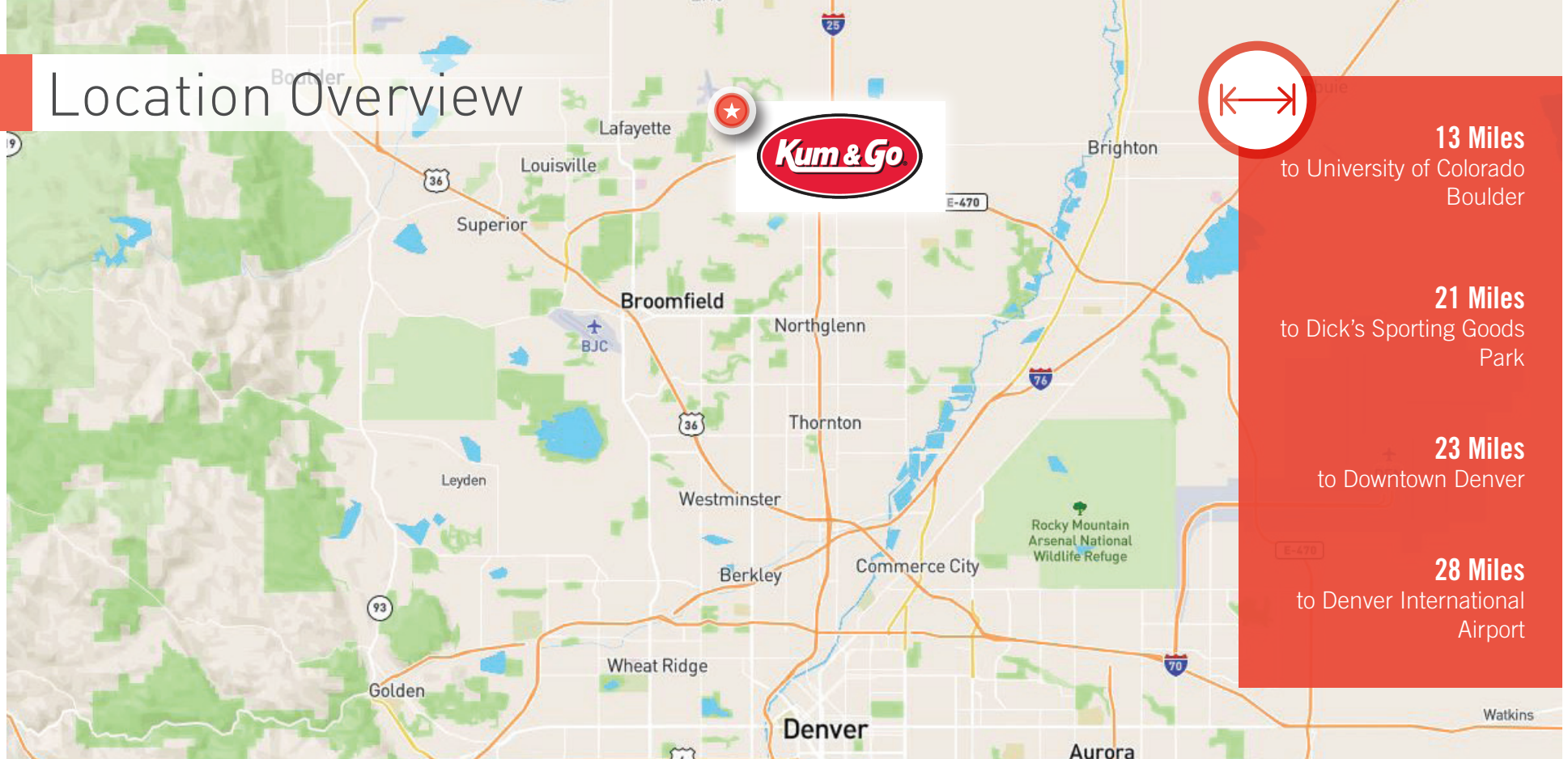
Website

In 1959, William A. Krause and Tony S. Gentle created a convenience store concept where people could buy gas and groceries. Today, Kum & Go is still a family-owned operation run by Kyle J. Krause, son and grandson of the original founders. Kum & Go employs over 5,000 associates in more than 400 stores across 11 states throughout the Midwest. The company prides itself on not being a “typical” convenience retailer. Kum & Go sets itself apart by keeping stores sparkling clean, treating every customer like a friend, and donating time and money to great causes.

Kum & Go is part of Krause Holdings, a family of businesses which also includes Solar Transport, the Des Moines Menace soccer team, and Italian wineries Vietti and Enrico Serafino, in addition to real estate and agriculture operations.

Every year, Kum & Go donates 10% of its profits to good causes in its communities, used to build houses, provide food and clothing, and support schools. The company is also focused on sustainability, specifically on balancing the triple bottom line of People, Planet, and Profit.

Location Overview



With majestic mountain views and progressive civic vision, Erie provides a sense of community, caring neighbors, and a contemporary town with modern amenities and comforting closeness. Growing families, young professionals, outdoor enthusiasts, and active adults are drawn to the panoramic location, scenic trails, championship golf course, recreational activities and more than 300 days of sunshine per year. Erie also boasts an award-winning 63,000 square foot Erie Community Center and 20,000 square foot Erie Community Library.

Situated in the heart of Colorado's major economic and population centers and is close proximity to world-class research and academic institutions, Erie is a full-service community. Erie's population is educated, affluent, diverse and dynamic. The city offers a higher percentage of college graduates than both the region and

the state, and premier educational and research facilities.

Erie is located in the Boulder Metropolitan Area, just west of Interstate 25 with easy access to Interstate 70, Denver International Airport and Colorado's entire Front Range. Boulder has been recognized as one of the best places to start or grow a business due to the culture of innovation and entrepreneurial support. Boulder is home to a world-class research university, more than a dozen federal research labs and growing companies in a diverse mix of industries.

Boulder is frequently recognized for its quality of life and business climate. Recent accolades include No.1 Best City for Small Business Owners, No.1 Best Community for Physical Well-Being, No.1 Most Active City in the U.S., and No.4 Best City to Launch a Startup.

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