



Representative Photo

Investment Opportunity

Kum & Go Store #217

3111 South Duff Avenue, Ames, IA

CBRE | **Hubbell**
Commercial

Part of the CBRE affiliate network



The Tenant

Revenues: \$2.7 Billion in 2018
Rank: 28th largest convenience store operator in the nation
Rank: 177th 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." **In 2018, Kum & Go was recognized as IGIA's Retailer of the Year and Kyle Krause received the 2018 CSP Retail Leader of the Year award.**

The Property

Store Number	#217
Address	3111 South Duff Avenue Ames, IA
Building Size	5,600 SF
Land Size	1.83 Acres 79,835 SF
Year Built	2019

The Lease

Lessee	Kum and Go, L.C.
Lease Type	Absolute Net
Landlord Responsibilities	None
Lease Commencement	20 years from lease commencement
Annual Rent	\$342,125
Renewal Options	Four 5 year options
Rent Increases	7.5% rent increase effective every 5 years for initial 20 year term



The Offering

CBRE | Hubbell Commercial is pleased to offer for sale a 5,600 square foot freestanding retail property on 79,835 square feet of land which is net leased to Kum & Go for twenty years. The property is offered at a price of \$5,800,000. Based on this price the cap rate is 5.75%.

Investment Summary

Price:	\$5,950,000
Cap Rate:	5.75%
Size:	5,600 SF (Bldg) 79,835 SF (Lot)
Lease Expiration:	20 year lease
Lease Structure:	Absolute Net
App. Annual Rent:	\$342,125

Investment Highlights

100% Bonus Depreciation

Ideal property for 1031 exchange

Zero landlord responsibilities

Corporate Lease with Kum & Go, L.C.

20 Year Absolute Triple Net Lease from date of purchase

7.5% rent increase effective every 5 years during initial term

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

New construction using latest in “green” technology and convenience store design

Corporate Environmental Indemnification

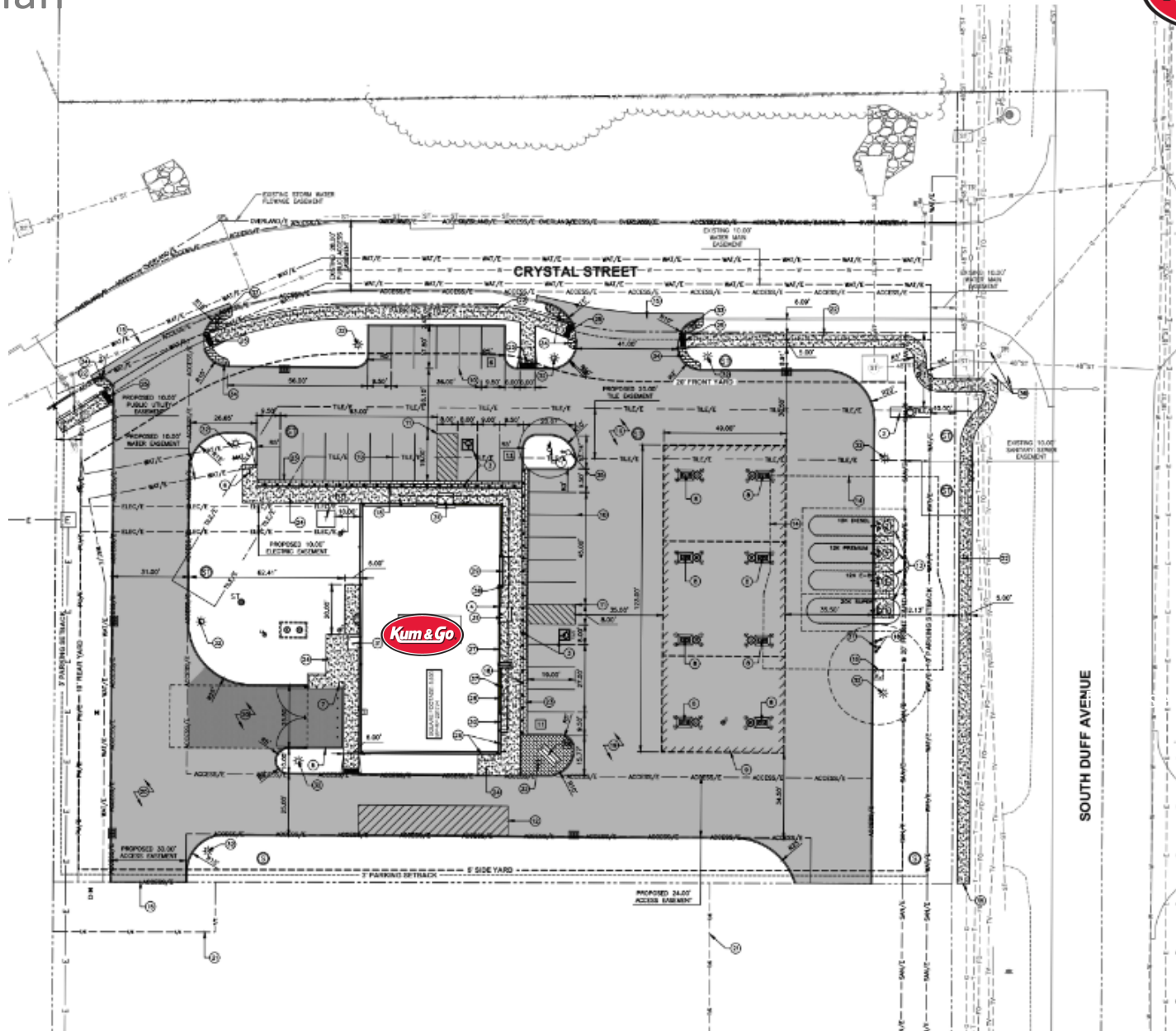
2019 marks Kum & Go’s 60th year of business

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



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Site Plan





Aerial View

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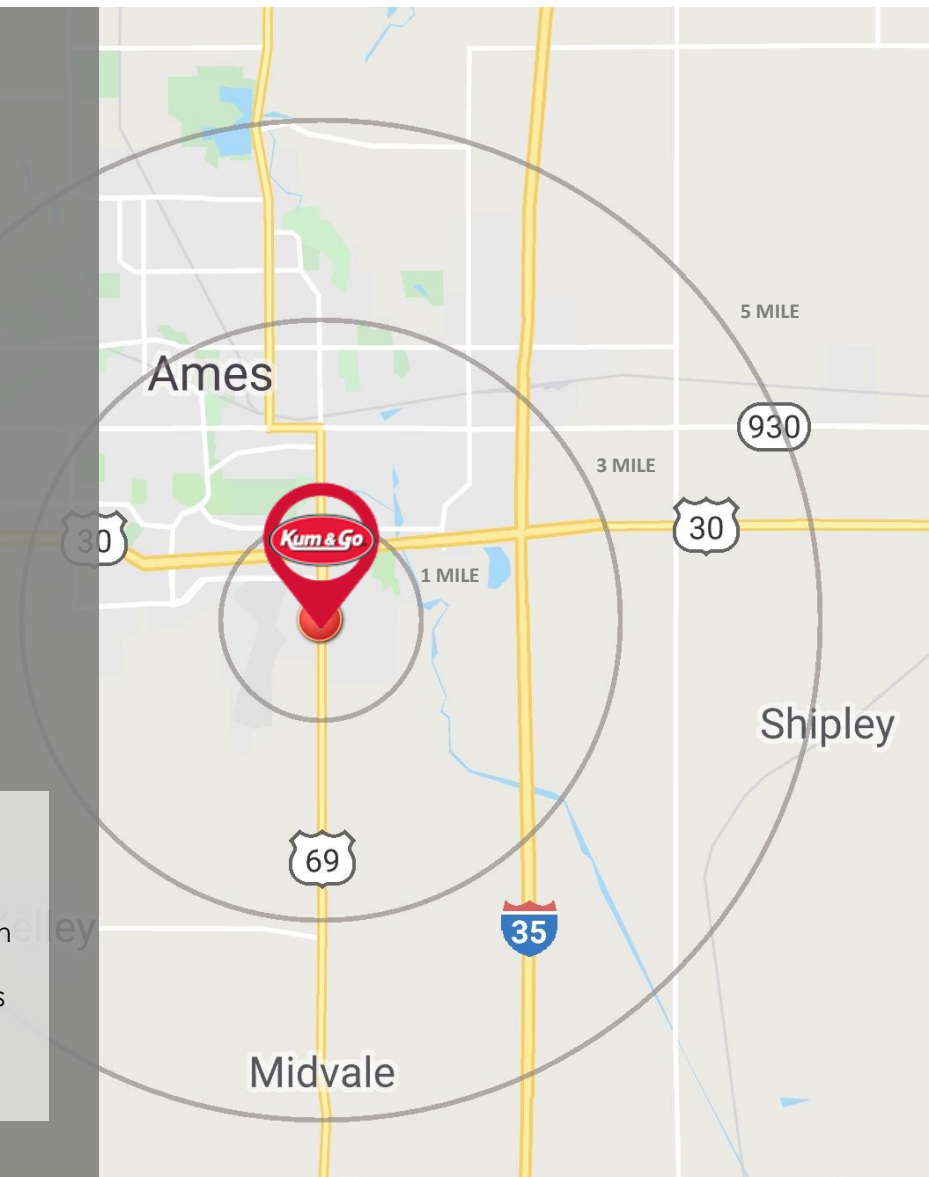
Area Highlights

Demographics

Population	1 mile	3 mile	5 mile
2018 Population	2,950	29,870	67,005
2023 Population	3,083	30,760	69,651
2018-2023 Annual Rate	0.89%	0.59%	0.78%
Households			
2018 Total Households	1,229	8,885	24,779
2023 Total Households	1,286	9,304	25,949
2018-2023 Annual Rate	0.91%	0.93%	0.93%
2018 Average Household Size	2.38	2.12	2.25
Household Income			
2018 Average Household Income	\$74,698	\$64,993	\$69,378

AMES, IA

Ames is home to Iowa State University, where over 34,000 students attend each year. The University is known worldwide for its excellence in science, technology, discovery and innovation. The city of Ames offers a small-town feel while having large city amenities; plus it is only about 30 miles north of Des Moines, the largest metropolitan area in the state of Iowa. Ames offers cultural, recreational, educational, business and entertainment amenities more common in bigger metros.





Contact

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