



OFFERING MEMORANDUM

KUM & GO ABSOLUTE NNN LEASED OFFERING

230 S ADAMS RD SAND SPRINGS, OK

OFFERING MEMORANDUM
PRESENTED BY:

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DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

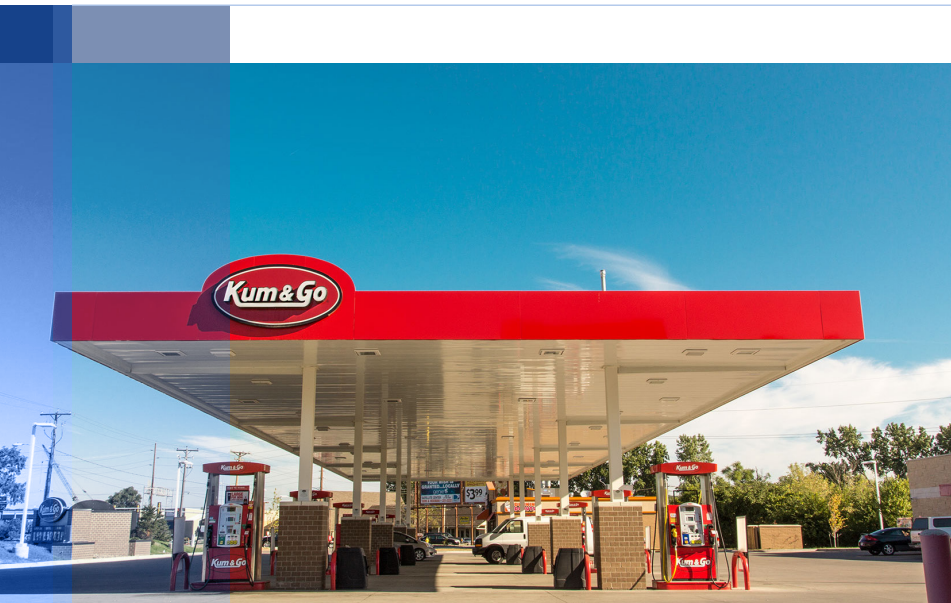
Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



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INVESTMENT OVERVIEW



The subject property is a 3,009 square foot Kum & Go located in Sand Springs, Oklahoma, a suburb of Tulsa. The well located site was recently extended an additional five years and sees 7.5% increases every 5 years. This is an absolute NNN lease with zero landlord responsibilities. The tenant has a long operating history at this location and shows commitment to the site. This Kum&Go is ideally positioned and sees over 16,000 combined vehicles per day, surrounding major retailers include: Sonic, IHOP, McDonald's and many more.

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASE

ZERO LANDLORD OBLIGATIONS

LONG OPERATING HISTORY AT THIS LOCATION

DENSE POPULATION – 10 MILE POPULATION HAS OVER 242,000 RESIDENTS

CORPORATE GUARANTEE – KUM & GO OPERATES OVER 400 STORES IN 11 STATES

STRATEGIC LOCATION – THE GAS STATION SITS JUST OFF OF U.S. HIGHWAY 412 WHICH SEES 43,000 VPD

OFFERING SPECIFICATIONS

PRICE \$1,723,076

CAP RATE 6.50%

NOI \$112,000

SQUARE FOOTAGE 3,009

PRICE/SF \$573

FINANCIAL SUMMARY

KUM & GO • ABSOLUTE NNN LEASED OFFERING

230 S ADAMS RD SAND SPRINGS, OK

\$1,723,076 • 6.50%

SUMMARY

TENANT NAME	KUM & GO
SQUARE FOOTAGE	3,009
LEASE START	9/30/2020
LEASE END	9/09/2025
ANNUAL RENT	\$112,000
OPTIONS	Three, 5-Year
INCREASES	7.5% Every 5 Years

OFFERING SUMMARY

	MONTHLY RENT	ANNUAL RENT
CURRENT	\$7,920	\$95,040
9/29/2020 - 9/28/2025	\$9,333	\$112,000
OPTION 1	\$10,033	\$120,400
OPTION 2	\$10,786	\$129,430
OPTION 3	\$11,594	\$139,137

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.



\$2.10B REVENUE



430+ LOCATIONS

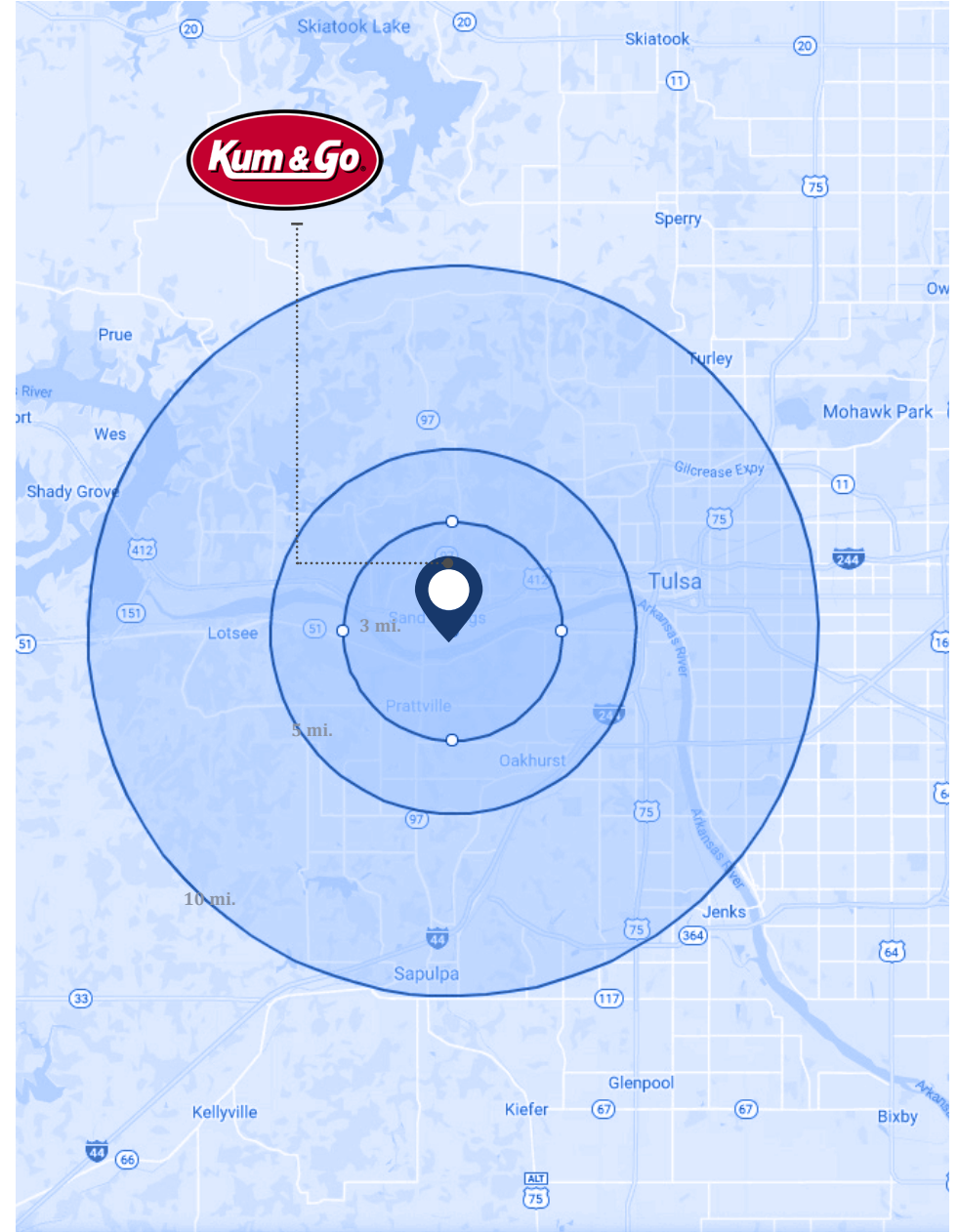
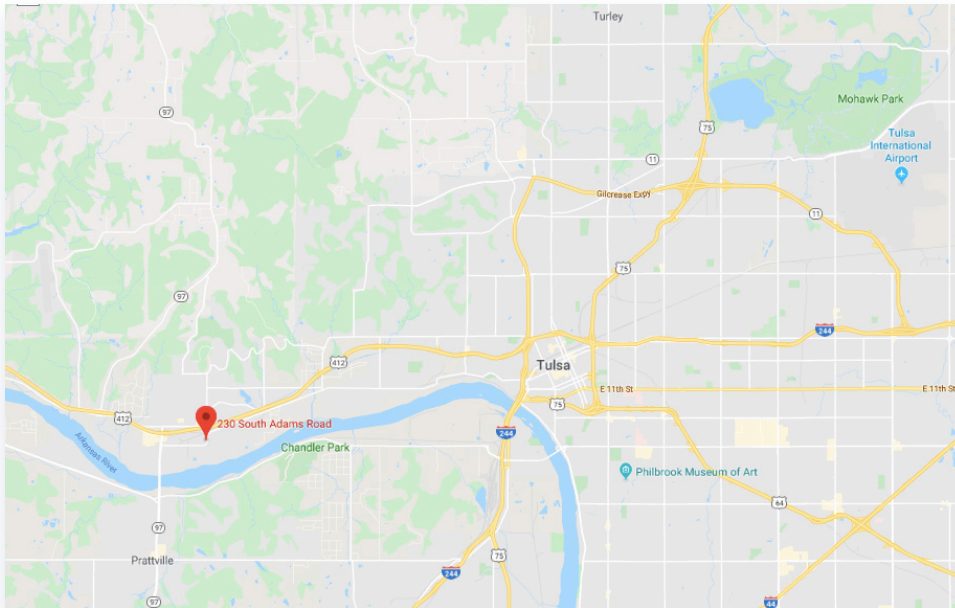
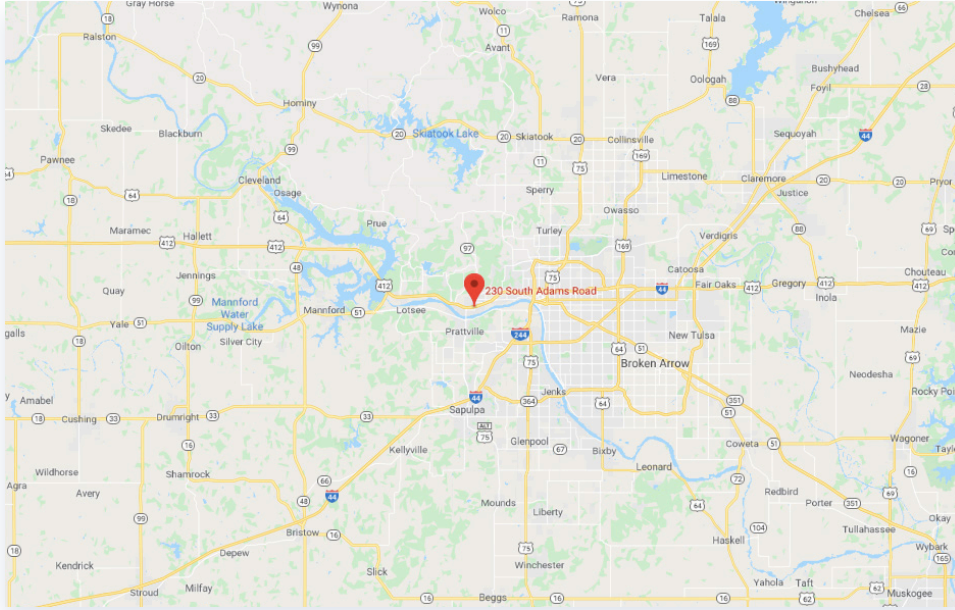


4,700+ EMPLOYEES

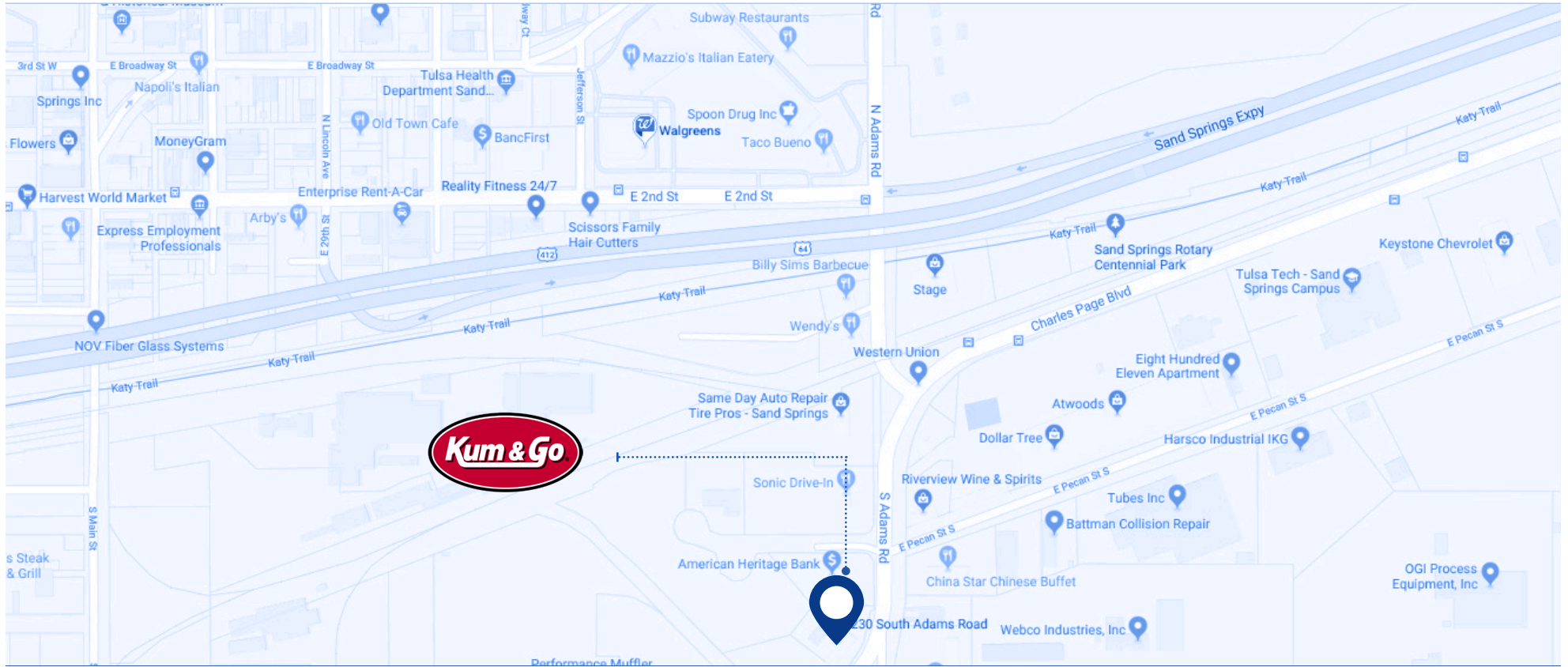
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	25,534	44,265	245,743
TOTAL HOUSEHOLDS	9,915	17,279	102,634
AVERAGE HOUSEHOLD INCOME	\$62,632	\$61,600	\$63,901
AVERAGE AGE	38.30	38.60	37.70

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	9,915	17,279	102,634
TOTAL POPULATION	25,534	44,265	245,743
PERSONS PER HOUSEHOLD	2.70	2.70	2.60
AVERAGE HOUSEHOLD INCOME	\$62,632	\$61,600	\$63,901
AVERAGE HOUSE VALUE	\$126,072	\$112,273	\$129,559
AVERAGE AGE	38.30	38.60	37.70
WHITE	20,220	34,490	162,371
BLACK	690	1,677	45,289
AM. INDIAN & ALASKAN	2,690	4,776	18,292
ASIAN	212	363	4,129
HAWAIIAN & PACIFIC ISLAND	5	24	335
OTHER	1,717	2,934	15,327

SAND SPRINGS, OK

Sand Springs is a city in Osage and Tulsa counties in the U.S. state of Oklahoma. A western suburb of Tulsa, it is located predominantly in Tulsa County. The population was 18,906 in the 2010 U. S. Census, an increase of 8.3 percent from 17,451 at the 2000 census. The one-way driving distance between Sand Springs and Tulsa (downtown to downtown) is about 7 miles. The economy of Sand Springs is largely focused on promoting small businesses. It has a very active chamber of commerce.



SAND SPRINGS, OKLAHOMA



The Kase Group

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