

INVESTMENT OPPORTUNITY

# KUM & GO STORE #693

441 FLYWAY PT • COLORADO SPRINGS, CO



## 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:** 693  
**ADDRESS:** 441 Flyway Pt  
Colorado Springs, CO  
**BUILDING SIZE:** 5,600 SF  
**LAND SIZE:** 1.49 Acres • 65,069 SF  
**YEAR BUILT:** 2020

## THE LEASE

**LESSEE:** Kum & Go, LC  
**LEASE TYPE:** Absolute Net  
**LANDLORD RESPONSIBILITIES:** None  
**LEASE COMMENCEMENT:** 20 years from lease commencement  
**ANNUAL RENT:** \$330,000  
**RENEWAL OPTIONS:** Four 5 year options  
**RENT INCREASES:** 7.5% rent increase effective every 5 years for initial term

## THE OFFERING

CBRE|Hubbell Commercial is pleased to offer for sale a 5,600 square foot freestanding retail property on 65,069 square feet of land which is net leased to Kum & Go for twenty years. The property is offered at a price of \$6,000,000. Based on this price the cap rate is 5.50%.

### INVESTMENT SUMMARY

<b>PRICE:</b>	\$6,000,000
<b>CAP RATE:</b>	5.50%
<b>BUILDING SIZE:</b>	5,600 SF
<b>LOT SIZE:</b>	65,069 SF
<b>LEASE EXPIRATION:</b>	20 year lease
<b>LEASE STRUCTURE:</b>	Absolute Net
<b>APP ANNUAL RENT:</b>	\$330,000

## 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 marked Kum & Go’s 60th year of business

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



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# AERIAL VIEW



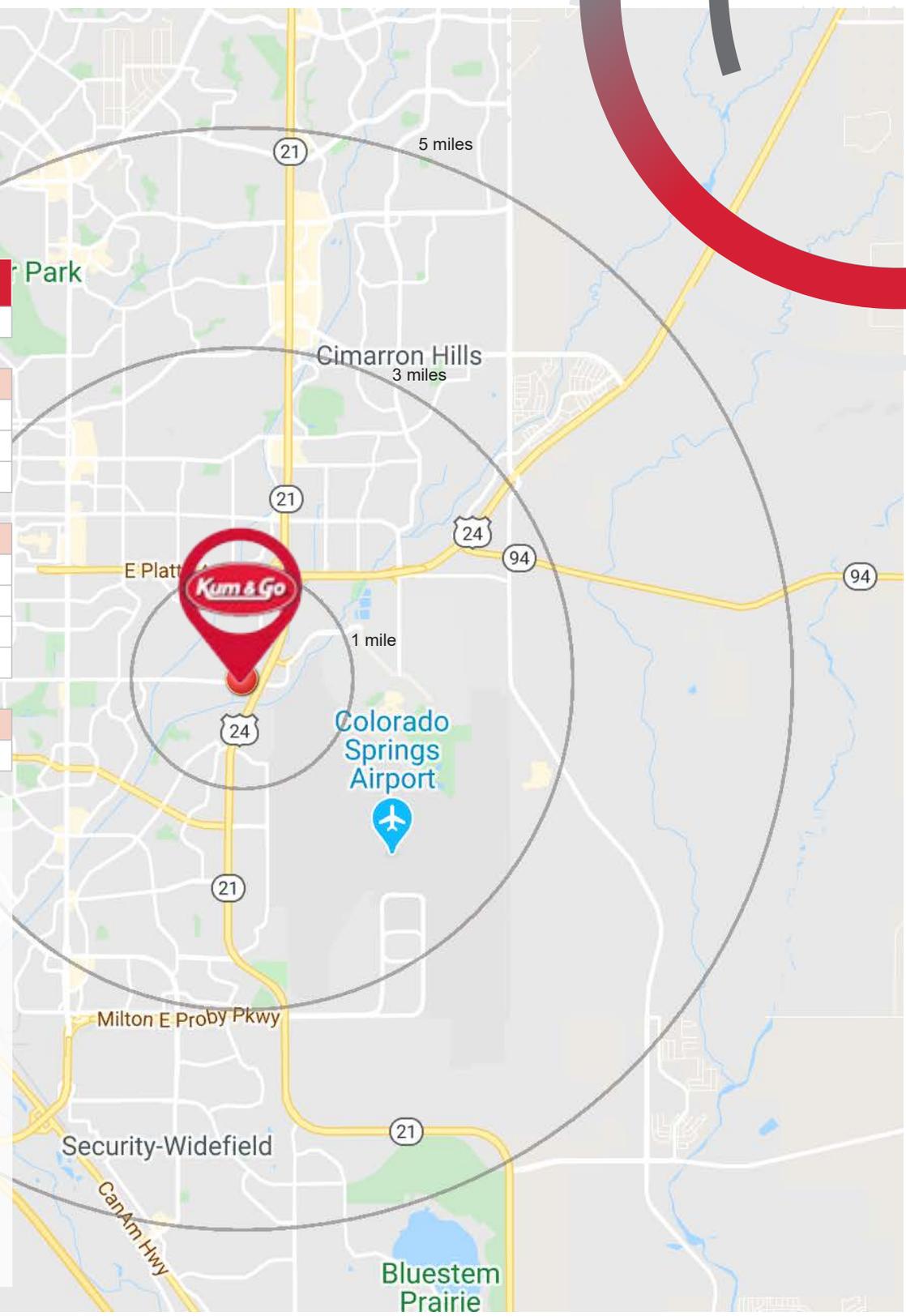
## AREA HIGHLIGHTS

### DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>			
2020 Population	7,501	93,409	215,178
2025 Population	7,942	98,057	226,396
2020-2025 Annual Rate	1.15%	0.98%	1.02%
<b>HOUSEHOLDS</b>			
2020 Total Households	2,636	35,393	85,334
2025 Total Households	2,799	37,245	90,023
2020-2025 Annual Rate	1.21%	1.03%	1.08%
2020 Average Household Size	2.84	2.62	2.47
<b>HOUSEHOLD INCOME</b>			
2020 Average Household Income	\$63,154	\$57,037	\$64,302

## COLORADO SPRINGS, CO

Colorado Springs economy relies heavily on tourism and military bases located in the area. Fort Carson, a U.S. Army base, is the largest employer, maintaining more than 15,000 people on its payroll. The U.S. Air Force Academy, Fort Peterson Air Force Base (AFB), and the North American Air Defense Command (NORAD) are also major employers. The City continues to attract major companies and organizations including Principal Financial Group and Boeing Company. Colorado Springs is now statistically among metropolitan areas, but still offers a friendly and spacious living environment with easy access to the mountains, over 150 parks and 260 miles of trails. Recently ranked 2nd as the Best Place to Live in America.



## CONTACT US

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