

INVESTMENT OPPORTUNITY

# KUM & GO STORE #185

3015 OXBOW COURT SW • BONDURANT, IA



## 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:** 185  
**ADDRESS:** 3015 Oxbow Court SW  
Bondurant, IA  
**BUILDING SIZE:** 5,620 SF  
**LAND SIZE:** 2.65 Acres • 115,257 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:** \$368,500  
**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 5,620 square foot freestanding retail property on 115,257 square feet of land which is net leased to Kum & Go for twenty years. The property is offered at a price of \$6,700,000. Based on this price the cap rate is 5.50%.

### INVESTMENT SUMMARY

<b>PRICE:</b>	\$6,700,000
<b>CAP RATE:</b>	5.50%
<b>BUILDING SIZE:</b>	5,620 SF
<b>LOT SIZE:</b>	115,257 SF
<b>LEASE EXPIRATION:</b>	20 year lease
<b>LEASE STRUCTURE:</b>	Absolute Net
<b>APP ANNUAL RENT:</b>	\$368,500

## 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

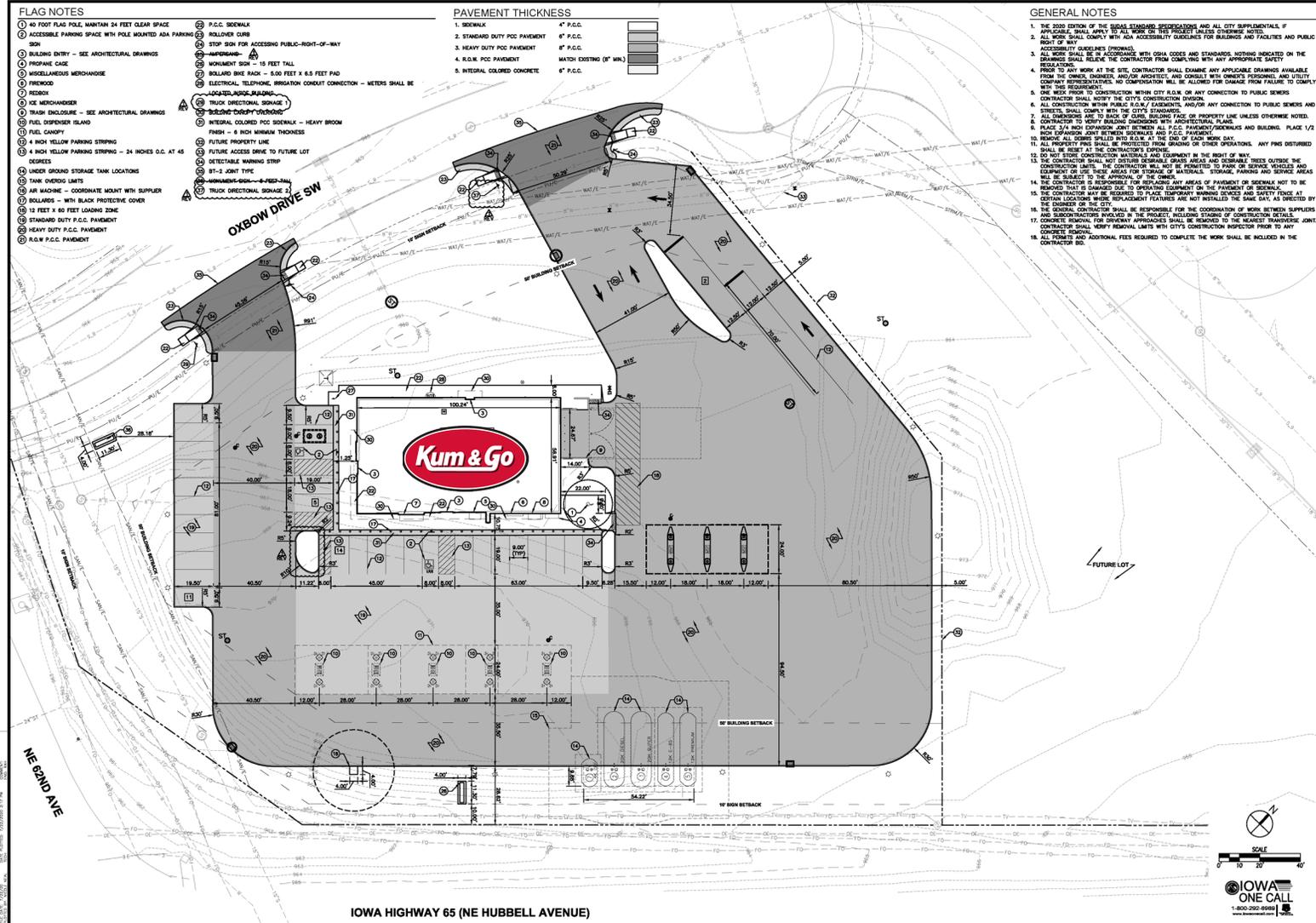
2019 marked Kum & Go’s 60th year of business

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



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# SITE PLAN



- FLAG NOTES**
- 1. 40 FOOT FLAG POLE, MAINTAIN 54 FEET CLEAR SPACE
  - 2. ACCESSIBLE PARKING SPACE WITH POLE MOUNTED ADA PARKING SIGN
  - 3. BUILDING ENTRY - SEE ARCHITECTURAL DRAWINGS
  - 4. PROSPECT CASE
  - 5. MISCELLANEOUS MERCHANDISE
  - 6. FREEMARK
  - 7. ADAPTED MERCHANDISING
  - 8. CEE MERCHANDISER
  - 9. TRASH ENCLOSURE - SEE ARCHITECTURAL DRAWINGS
  - 10. FUEL DISPENSER ISLAND
  - 11. FUEL CANOPY
  - 12. 4 INCH YELLOW PARKING STRIP
  - 13. 4 INCH YELLOW PARKING STRIP - 24 INCHES O.C. AT 45 DEGREES
  - 14. UNDER GROUND STORAGE TANK LOCATIONS
  - 15. TANK OVERLAP LIMITS
  - 16. AIR WASHING - COORDINATE MOUNT WITH SUPPLIER
  - 17. ROLLERS - WITH BLACK PROTECTIVE COVER
  - 18. 18 FEET X 40 FEET LOADING ZONE
  - 19. STANDARD DUTY P.C.C. PAVEMENT
  - 20. HEAVY DUTY P.C.C. PAVEMENT
  - 21. 6 INCH P.C.C. PAVEMENT

- PAVEMENT THICKNESS**
- 1. SIDEWALK 4" P.C.C.
  - 2. STANDARD DUTY P.C.C. PAVEMENT 6" P.C.C.
  - 3. HEAVY DUTY P.C.C. PAVEMENT 8" P.C.C.
  - 4. R.O.W. P.C.C. PAVEMENT MATCH EXISTING (8" MIN)
  - 5. INTEGRAL COLORED CONCRETE 6" P.C.C.

- GENERAL NOTES**
1. THE 2008 EDITION OF THE IRISH STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTAL, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
  2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES AND PUBLIC RIGHT OF WAY.
  3. ACCESSIBILITY GUIDELINES (PROVIDED).
  4. ALL WORK SHALL BE ACCORDING WITH OSHA CODES AND STANDARDS NOTING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATION.
  5. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY WITH THIS REQUIREMENT.
  6. ONE WEEK PRIOR TO CONSTRUCTION WHEN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SERVICES CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
  7. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SERVICES AND STREETS SHALL COMPLY WITH THE CITY'S STANDARDS.
  8. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING PERMITS FROM THE CITY'S CONSTRUCTION DIVISION.
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  20. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING PERMITS FROM THE CITY'S CONSTRUCTION DIVISION.

**CIVIL DESIGN ADVANTAGE**  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF IOWA, LICENSE NO. 1020



1459 Grand Avenue  
Des Moines, Iowa 50309  
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**0185 - BONDURANT, IOWA**  
3015 OXBOW COURT SW

SITE PLAN

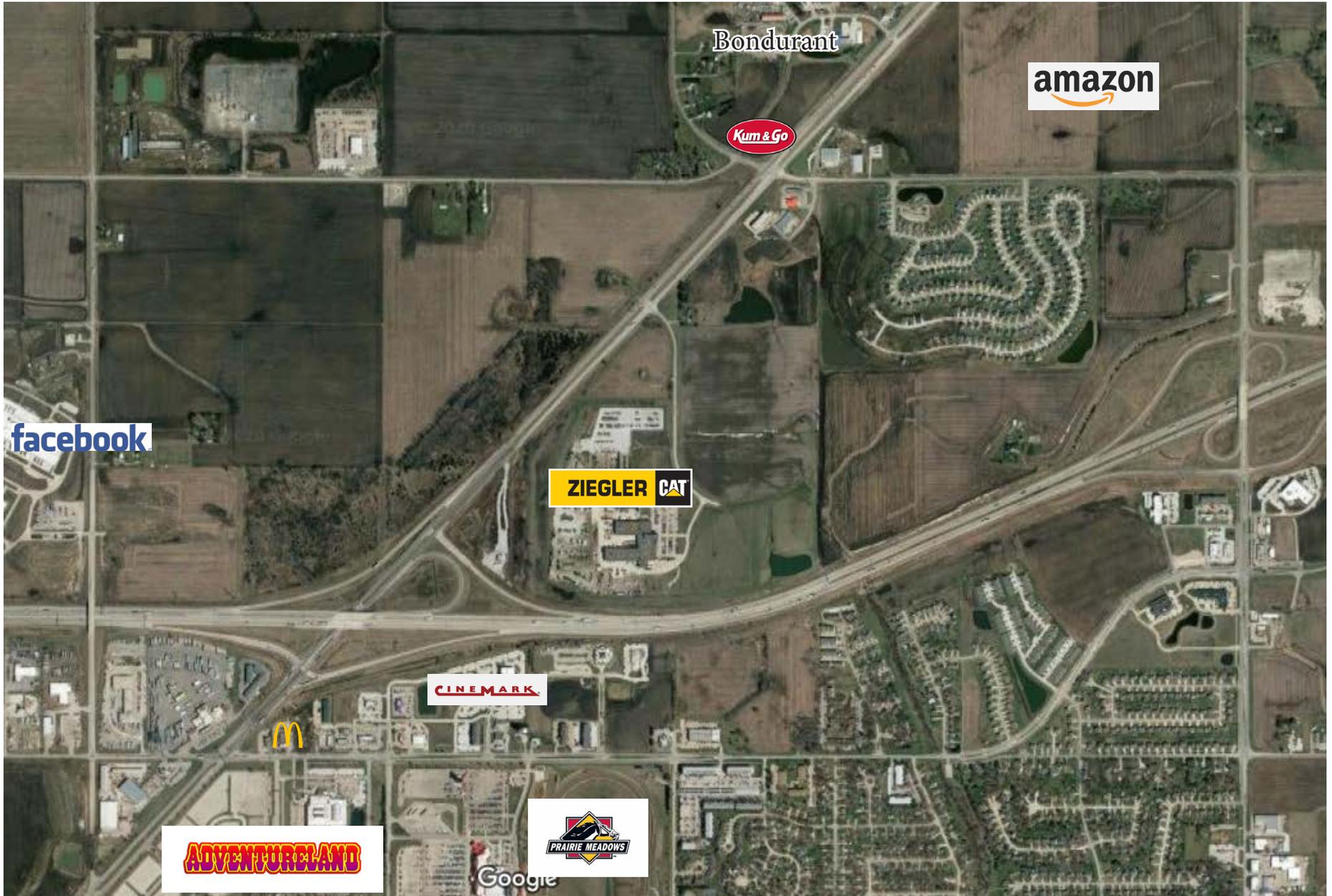
NO	PROJECT TEAM FOR	DATE	REVISION DESCRIPTION
1	07/20/20	06-10-2020	ISSUED FOR PERMITS

REVISIONS

DATE: 06-10-2020  
SHEET NUMBER: C.1.1



# AERIAL VIEW



## AREA HIGHLIGHTS

### DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>			
2020 Population	2,870	13,115	29,462
2025 Population	3,306	14,537	32,722
2020-2025 Annual Rate	2.87%	2.08%	2.12%
<b>HOUSEHOLDS</b>			
2020 Total Households	1,065	4,870	10,969
2025 Total Households	1,228	5,385	12,174
2020-2025 Annual Rate	2.89%	2.07%	2.11%
2020 Average Household Size	2.69	2.67	2.67
<b>HOUSEHOLD INCOME</b>			
2020 Average Household Income	\$87,785	\$90,240	\$99,427

## BONDURANT, IA

Bondurant, IA is a small community just off of Highway 65 and Interstate 80 North of Altoona. The town draws commuters from Altoona as well as the Des Moines metro. Bondurant had significant growth for a small town in the last decade. With easy access to the interstate, Bondurant provides a small town option with big city amenities only minutes away. Des Moines is less than a 15 minute drive and Altoona is 5 minutes south. It is a great place to live, work and raise a family.

Kum & Go

Valeria

Santiago

South Skunk River

Mitchellville

Berwick

Altoona

Ivy

163

163

65

35

945

65

69

35

30

415

6

Capitol Heights

Goomb

Pleasant Hill

## CONTACT US

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