

INVESTMENT OPPORTUNITY

KUM & GO STORE #731

1134 31ST STREET, DES MOINES, 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: 731
ADDRESS: 1134 31st Street
Des Moines, IA
BUILDING SIZE: 5,611 SF
LAND SIZE: 1.04 Acres • 45,173 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:	\$412,500
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 5,611 square foot freestanding retail property on 45,173 square feet of land which is net leased to Kum & Go for twenty years. The property is offered at a price of \$7,500,000. Based on this price the cap rate is 5.50%.

INVESTMENT SUMMARY

PRICE:	\$7,500,000
CAP RATE:	5.50%
BUILDING SIZE:	5,611 SF
LOT SIZE:	45,173 SF
LEASE EXPIRATION:	20 year lease
LEASE STRUCTURE:	Absolute Net
APP ANNUAL RENT:	\$412,500



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

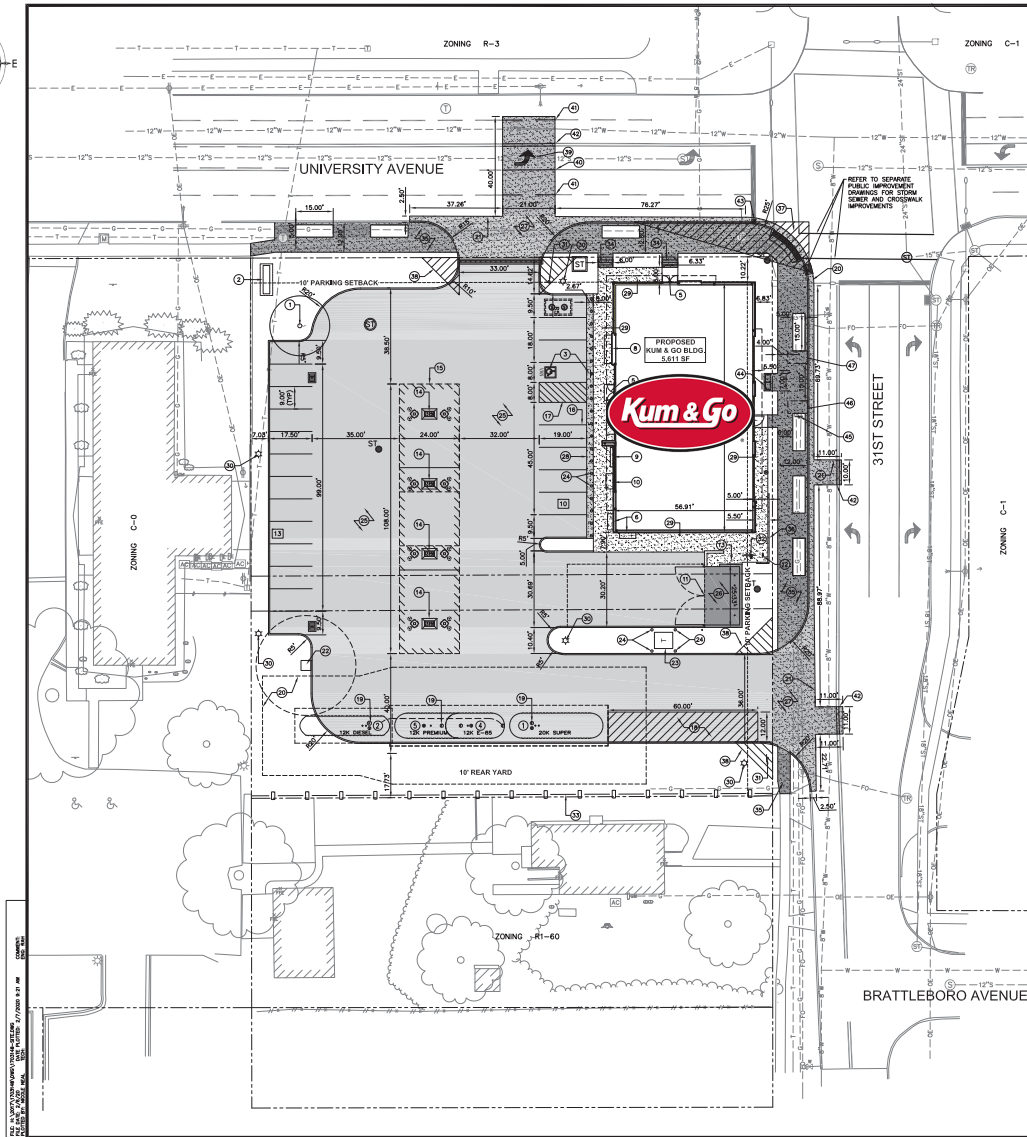
Corporate Environmental Indemnification

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



GENERAL NOTES

1. THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, 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.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPLICABLE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, THE CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH THE OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE NEW PUMP FOR CONSTRUCTION WITHIN CITY R.O.M. OR ANY CONNECTION TO PUBLIC SEWER CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.M. / EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL UNDERGROUND AND TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4" RICH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/CONCRETE AND BUILDING. PLACE 1/2" RICH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL CURBS SPILLED INTO R.O.M. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PAVEMENT SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PAVEMENT DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. ALL NEW PAVEMENT SHALL BE PROTECTED FROM EQUIPMENT AT THE END OF EACH DAY.
13. THE CONTRACTOR SHALL NOT DESTROY DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES OR EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY AS ORDERED BY THE OWNER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S STAGING OF CONSTRUCTION DETAILS.
18. ALL PERMITS AND NOTIFICATION FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. ALL PROJECT IMPROVEMENTS SHALL MEET OR EXCEED THE KUM & GO STANDARD SITE WORK SPECIFICATIONS.
20. ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED PER THE CITY OF DES MOINES STANDARD SPECIFICATIONS.
21. ALL PRIVATE WATER AND SEWER SERVICES MUST MEET UNIFORM PLUMBING CODE (UPC) AND ALL CITY OF DES MOINES AMENDMENTS TO UPC. DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS PRIOR TO CONSTRUCTION.
22. ALL PARCELS WILL BE COMBINED INTO ONE TAXABLE PARCEL.
23. ALL SITE LIGHTING SHALL BE ORIENTED DOWNWARD AND SHIELDED FROM ADJACENT PROPERTIES. ANY POLE MOUNTED LIGHTING ALONG PRIVATE WALKWAYS SHALL NOT EXCEED 15 FEET IN HEIGHT AND ANY POLE MOUNTED LIGHTING IN A PRIVATE PARKING LOT SHALL NOT EXCEED 20 FEET IN HEIGHT.
24. ALL SIGNAGE SHALL COMPLY WITH ALL APPLICABLE SIGN REGULATIONS INCLUDING THE PRESTANES SIGN OVERLAY DISTRICT AND MUST BE INSTALLED BY A LICENSED SIGN CONTRACTOR IN ACCORDANCE WITH A SIGN PERMIT ISSUED BY THE PERMIT AND DEVELOPMENT CENTER.
25. ANY BASE MONUMENT SIGN SHALL HAVE A BASE CONSTRUCTED WITH MASONRY THAT MATCHES THE PRIMARY BUILDING.

PAVEMENT THICKNESS

- | | | |
|------------------------------|-------------------------|--|
| 1. SIDEWALK | 4" P.C.C. | |
| 2. R.O.M. SIDEWALK | 4" P.C.C. | |
| 3. INTERIOR COLORED CONCRETE | 6" P.C.C. | |
| 4. STANDARD DUTY PAVING | 6" P.C.C. | |
| 5. HEAVY DUTY PAVING | 7" P.C.C. | |
| 6. R.O.M. PAVING | MATCH EXISTING (7" MIN) | |

FLAG NOTES

- 40 FOOT FLAG POLE
- MONUMENT SIGN WITH PRONG - 11.33 FEET X 2.66 FEET
- ACCESSIBLE PARKING SPACE WITH BOLLARD MOUNTED ADA PARKING SIGN
- FRONT ENTRY - SEE ARCHITECTURAL DRAWINGS
- FROST FREE STOP - SEE ARCHITECTURAL DRAWINGS
- PROPANE GAZE
- MISCELLANEOUS MERCHANDISE
- REDBOX
- K&E MERCHANDISER
- FIREWOOD
- TRASH ENCLOSURE - SEE ARCHITECTURAL DRAWINGS
- BIKE RACK BOLLARD
- DESIGNATED SMOKING AREA
- FUEL DISPENSER ISLAND
- FUEL CANOPY
- 4 INCH YELLOW PARKING STRIPES
- 4 INCH YELLOW PARKING STRIPES - 24 INCHES O.C. AT 45 DEGREES
- 12 FEET X 60 FEET LOADING ZONE
- UNDER GROUND STORAGE TANK LOCATIONS
- TANK OVERSIGHT LIMITS
- LIMITS OF PROPOSED PAVEMENT
- AIR MACHINE - COORDINATE MOUNT WITH SUPPLIER
- TRANSFORMER PAD LOCATION
- BOLLARDS
- STANDARD DUTY P.C.C. PAVING
- HEAVY DUTY P.C.C. PAVING
- R.O.M. P.C.C. PAVING
- INTERIOR COLORED P.C.C. SIDEWALK - HEAVY BROOM FINISH - 6 INCH MINIMUM PAVEMENT THICKNESS
- P.C.C. SIDEWALK WITH AGGREGATE BASE, 1.5% MAX. CROSS SLOPE. REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN.
- AREA LIGHT
- STOP SIGN FOR ACCESSING PUBLIC RIGHT-OF-WAY
- BICYCLE FIX STATION (WITHOUT AIR PUMP)
- MANUFACTURED BY DENO, A PLAYFORM COMPANY
- FINISH SHALL BE POWDER COATED, COLOR TO BE BLACK
- INSTALLATION SHALL BE SURFACE MOUNTED PER MANUFACTURER'S RECOMMENDATIONS
- 6 FEET TALL WOOD FENCE LOWERING TO 3 FEET WITHIN THE FRONT YARD SETBACK
- STEPS AND HANDRAIL ON EACH SIDE
- P.C.C. SIDEWALK
- 6 INCH SIDEWALK CURB
- 20' X 30' VISION TRIANGLE
- 15' X 15' VISION TRIANGLE
- LEFT TURN ARROW - WHITE - LTAW
- SOLID LANE LINE - WHITE - SLW
- BROKEN LANE LINE - WHITE - BLW
- DOUBLE CENTER LINE - YELLOW - DCY
- STOP LINE - WHITE - SLW
- BENCH
- BUS STOP SIGN - PROVIDED AND INSTALLED BY DART
- DART FRONT LOADING ZONE
- DART REAR LOADING ZONE

CITY OF DES MOINES STANDARD NOTES

1. ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
2. LIGHTING SHALL CONSIST OF LOW-GLARE CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
3. THE REQUIRED LANDSCAPE, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF ZONING COMPLIANCE.
4. NO REPAIRS OR UTILITY EQUIPMENT OVER 3' IN HEIGHT SHALL BE ALLOWED IN ANY MINIMUM REQUIRED FRONT YARD SETBACK AREA.
5. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODES, APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
6. ALL DISTURBED AREAS SHALL BE RESTORED BY SEEDING OR SOILING.
7. ALL UTILITIES SHALL BE UNDERGROUND AND NOT VISIBLE FROM A PUBLIC STREET.
8. ALL UTILITIES SHALL BE UNDERGROUND AND NOT VISIBLE FROM A PUBLIC STREET.
9. ALL UTILITIES SHALL BE UNDERGROUND AND NOT VISIBLE FROM A PUBLIC STREET.
10. ALL UTILITIES SHALL BE UNDERGROUND AND NOT VISIBLE FROM A PUBLIC STREET.
11. SIGNAGE SHALL BE MONUMENT OR DIRECTORY BUT IN NO CASE SHALL BE POLE SIGNAGE.



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0731-DES MOINES, IOWA
3104 UNIVERSITY AVENUE

SITE PLAN

60 PROJECT TEAM:

DESIGN

ENGINEER

DATE

02-03-2020

SHEET NUMBER

C1.1

REVISIONS

DATE

DESCRIPTION

DATE

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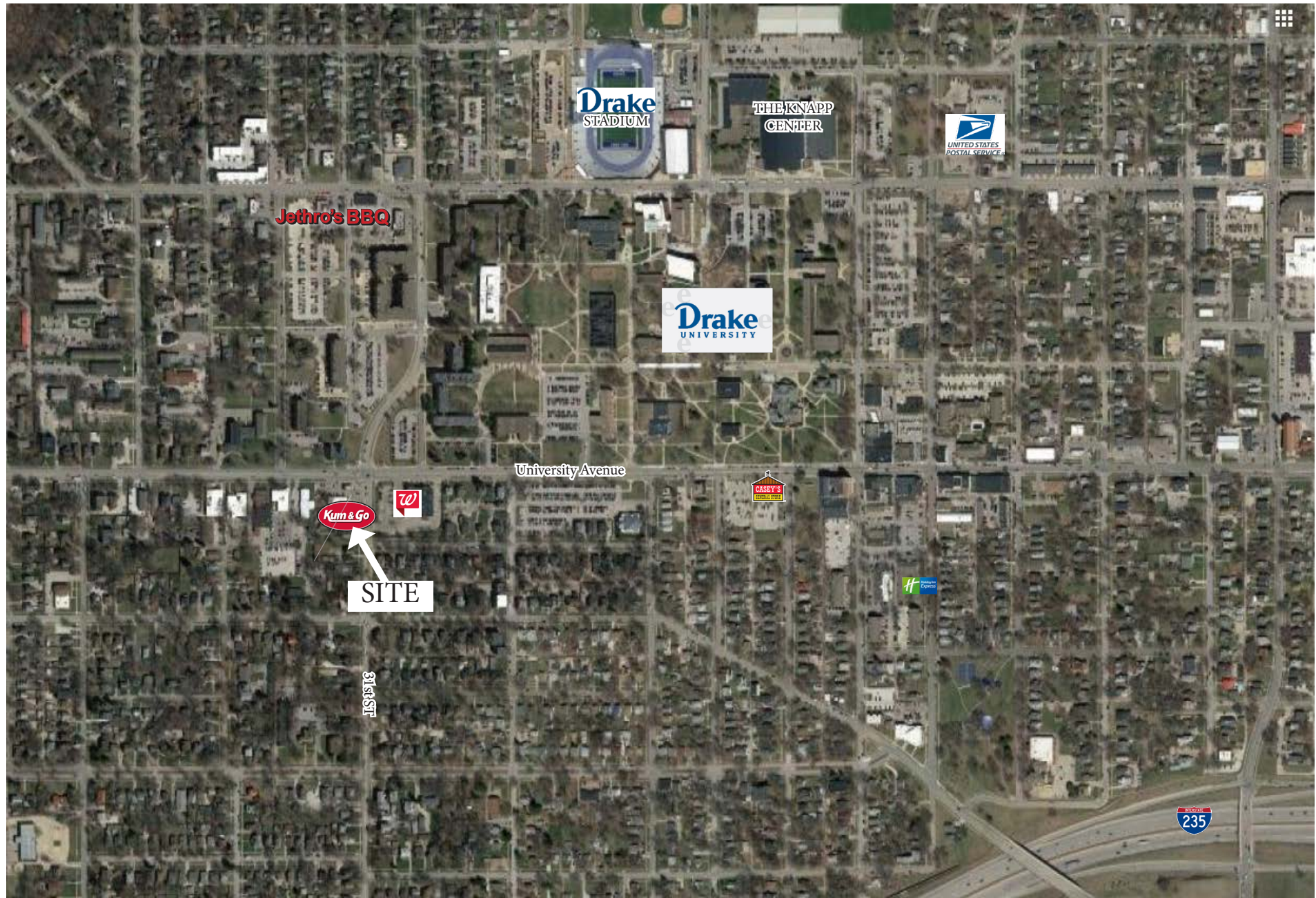
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AERIAL VIEW



Grimes

AREA HIGHLIGHTS

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION			
2020 Population	21,210	109,174	232,993
2025 Population	22,900	116,383	247,303
2020-2025 Annual Rate	1.55%	1.29%	1.20%
HOUSEHOLDS			
2020 Total Households	8,409	46,826	96,498
2025 Total Households	9,125	50,206	102,645
2020-2025 Annual Rate	1.65%	1.40%	1.24%
2020 Average Household Size	2.26	2.24	2.35
HOUSEHOLD INCOME			
2020 Average Household Income	\$63,407	\$76,401	\$77,659

DES MOINES, IA

Des Moines is the capital city of Iowa. Greater Des Moines is the fastest-growing metro in the Midwest for good reason, it's a safe and affordable city while offering major amenities that large metropolitan areas offer. The city boasts one of the largest and best state fairs in the country, is known as an insurance leader in North America and nationally known for the Iowa Caucus. With a vibrant downtown and several Universities within its city limits, Des Moines is an attraction for people of all ages.



CONTACT US

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