TRANSWESTERN NATIONAL NET LEASE | SALE LEASEBACK GROUP

ARC

CIRCLE K

SINGLE TENANT NNN INVESTMENT

CIRCLE K / PHILLIPS 66 BRANDED C-STORE

315 STORY ST | BOONE, IA 50036



PRICE \$2,000,000

TRANSWESTERN National Net Lease | Sale Leaseback Group

> CAP RATE 6.50%

INVESTMENT HIGHLIGHTS

- BRAND NEW 20-YEAR NNN LEASE | 1.50% ANNUAL INCREASES
- RECENT REBRAND AND REMODEL TO CIRCLE-K/PHILLIPS 66
- PERFECT 1031 EXCHANGE PROPERTY
- THREE STAR INVSTMENT INC | 17 UNIT OPERATOR



Representative Phot



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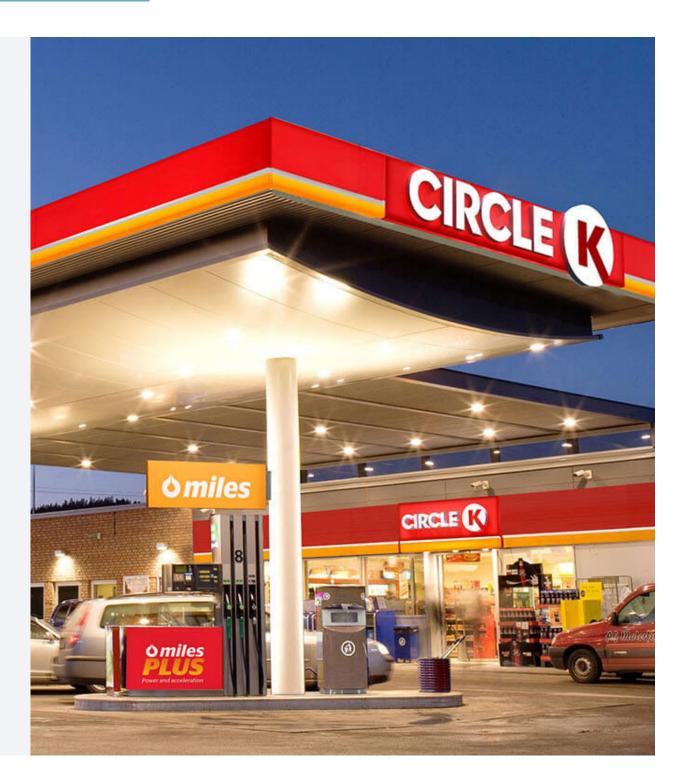
EXECUTIVE SUMMARY

Investment Highlights Lease Abstract Site Information Annual Income Traffic Counts



AREA & DEMOGRAPHIC OVERVIEW

Intersection Map Locator Map Demographic Snapshot



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LEASE ABSTRACT

Property Subtype	Convenience Store/Gas Station
Rent Increases	1.50% Annual
Lease Type	Absolute Triple Net (NNN)
Landlord Responsibilities	None
Tenant Responsibilities	All Expenses including Roof and Structure
Right of First Refusal/Offer	No

LEASE TERM

Lease Commencement	Close of Escrow
Lease Term	20 Years
Renewal Options	4 (Four) 5-year
Base Rent	\$130,000
Asking Price	\$2,000,000
Cap Rate	6.50%

PROPERTY SUMMARY

Tenant	Three Star Investments Inc	
Property Address	315 Story Street Boone, IA 50036	
Year Built	1976	
Gross Leasable Area	2,200 SF	
Lot Size	0.25 AC	
Ownership	Fee Simple	

SITE INFORMATION

The subject property is located on the corner of Lincoln Highway and Story Street.

ANNUAL INCOME

	YEARS	ANNUAL RENT
Primary Term Rent Schedule	YEAR 1-COE	\$130,000
	1ST INCREASE	\$131,950
	2ND INCREASE	\$133,930
	3RD INCREASE	\$135,940
	4TH INCREASE	\$137,980
	REMAINING 15 YEARS OF TERM CONTIN	IUED AT INCREASE OF 1.5% ANNUALLY

INTERSECTION MAP - 315 STORY ST BOONE, IA



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LOCATOR MAP - 315 STORY ST BOONE, IA



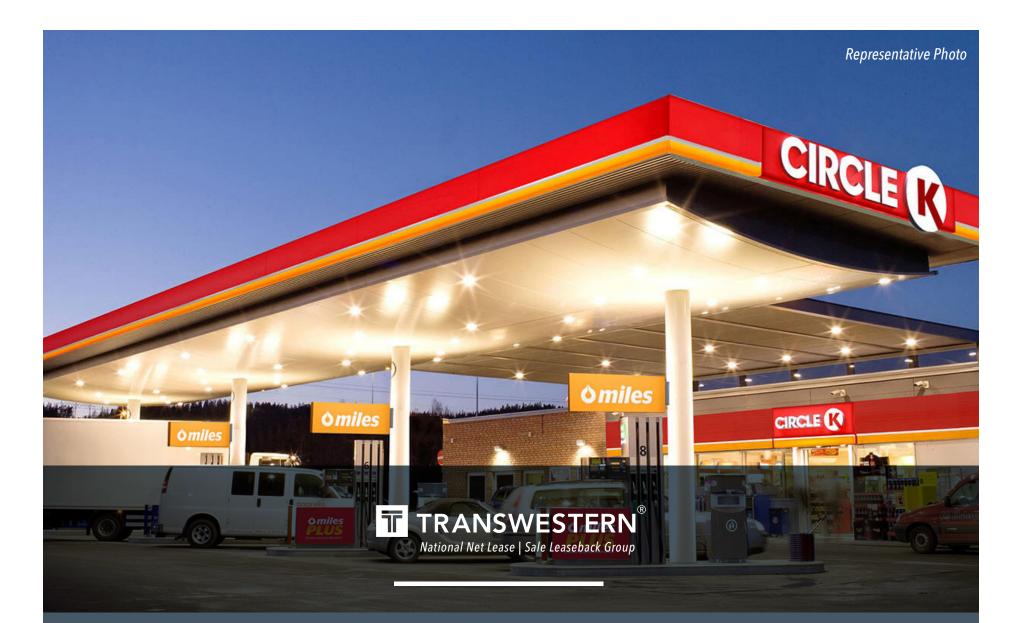
DEMOGRAPHIC SNAPSHOT - 315 STORY ST BOONE, IA

POPULATION			
	1 miles	3 miles	5 miles
2000 Census Total Population	8,102	13,6733	14,759
2010 Census Total Population	7,907	13,528	14,622
2018 Census Total Population	7,945	13,650	14,784
2023 Projected Total Population	8,009	13,794	14,956

HOUSEHOLDS			
	1 miles	3 miles	5 miles
2000 Census Total Households	3,410	5,650	6,066
2010 Census Total Households	3,355	5,722	6,163
2018 Census Total Households	3,374	5,784	6,244
2023 Projected Total Households	3,403	5,847	6,320
2018 Census Average Household Size	2,34	2.33	2.33

ESTIMATED HOUSEHOLD INCOME			
	1 miles	3 miles	5 miles
2018 Estimated Median Household Income	\$48,911	\$49,078	\$50,297
2018 Estimated Per Capita Income	\$26,449	\$26,391	\$27,012

TRAFFIC COUNTS		
Vehicles Per Day		
Hwy 144/1st Ave.	6,700 VPD	



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