

# JAMESCAPITAL



23-YEAR ABSOLUTE NET (NNN) K-MAC ASSET

1728 E. ROBINSON AVE, SPRINGDALE, AR 72764



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## INVESTMENT SUMMARY



Tenant	Taco Bell
Street Address	1728 E. Robinson Ave
City	Springdale
State	AR
Zip	72764
GLA	3,000 SF
Lot Size	1.14 AC
Year Built	2019



**\$2,233,482**  
List Price

**1.14 AC**  
Lot Size



**4.75%**  
Cap Rate

**3,000 SF**  
GLA



**\$106,090**  
NOI

**\$35.36**  
Rent / SF



**Absolute Triple-Net (NNN) Investment** - This Taco Bell operates on an Absolute Triple-Net (NNN) lease with tenant fully responsible for maintenance, insurance & taxes, providing the landlord with a low maintenance asset.

**Ample Rent Growth - 1% Increases Annually** - The lease features 1% annual rental increases, providing the landlord the benefit of compounding rent growth, and a strong hedge against inflation.

**Lease Backed by 300-Unit Operator** - The lease is fully backed by K-Mac Enterprises, one of the largest franchisees in the nation with 300+ locations spread across Arkansas, Indiana, Illinois, Kentucky, Missouri, Mississippi, Oklahoma, Tennessee and Texas.

**Pandemic Proof Business Model** - While the COVID-19 pandemic has had a negative impact on most restaurant businesses, Taco Bell has persevered through this time with sales increasing, including net sales of \$1.45 billion, 8% higher than a year earlier, beating expectations of \$1.42 billion.







## LEASE SUMMARY



Lease Type	Absolute Net (NNN)
Type of Ownership	Fee Simple
Original Lease Term	25 Years
Commencement Date	05/06/2019
Lease Expiration	05/31/2044
Term Remaining	23 Years
Increases	1% Annually
Options	Four (4), 5-year

Real Estate Taxes	Tenant Responsible
Insurance	Tenant Responsible
Roof & Structure	Tenant Responsible
Lease Guarantor	Franchisee
Company Name	K-Mac Enterprises, Inc
Ownership	Private
Years in Business	57
Number of Locations	300



**Drive-Thru Location** - This site was newly constructed in 2018 and features a dedicated drive-thru, which adds a meaningful level of convenience to the customer experience and drives sales.

**Globally Recognized Brand** - Taco Bell is a globally recognized brand with total worldwide system sales of over \$11B FY'19 and 7,363 units spread across Europe, Asia, America, Middle East and Oceania.

**Excellent Site-Level Visibility and Traffic Counts** - Ideally positioned off of Hwy 412, this property has visibility from over 23,000 vehicles passing daily.

**Strong Demographics** - There is an estimated 102,063 residents within five miles of the subject property with an average annual income of \$72,511, which serves as the ideal target market for this tenant & further support sales.





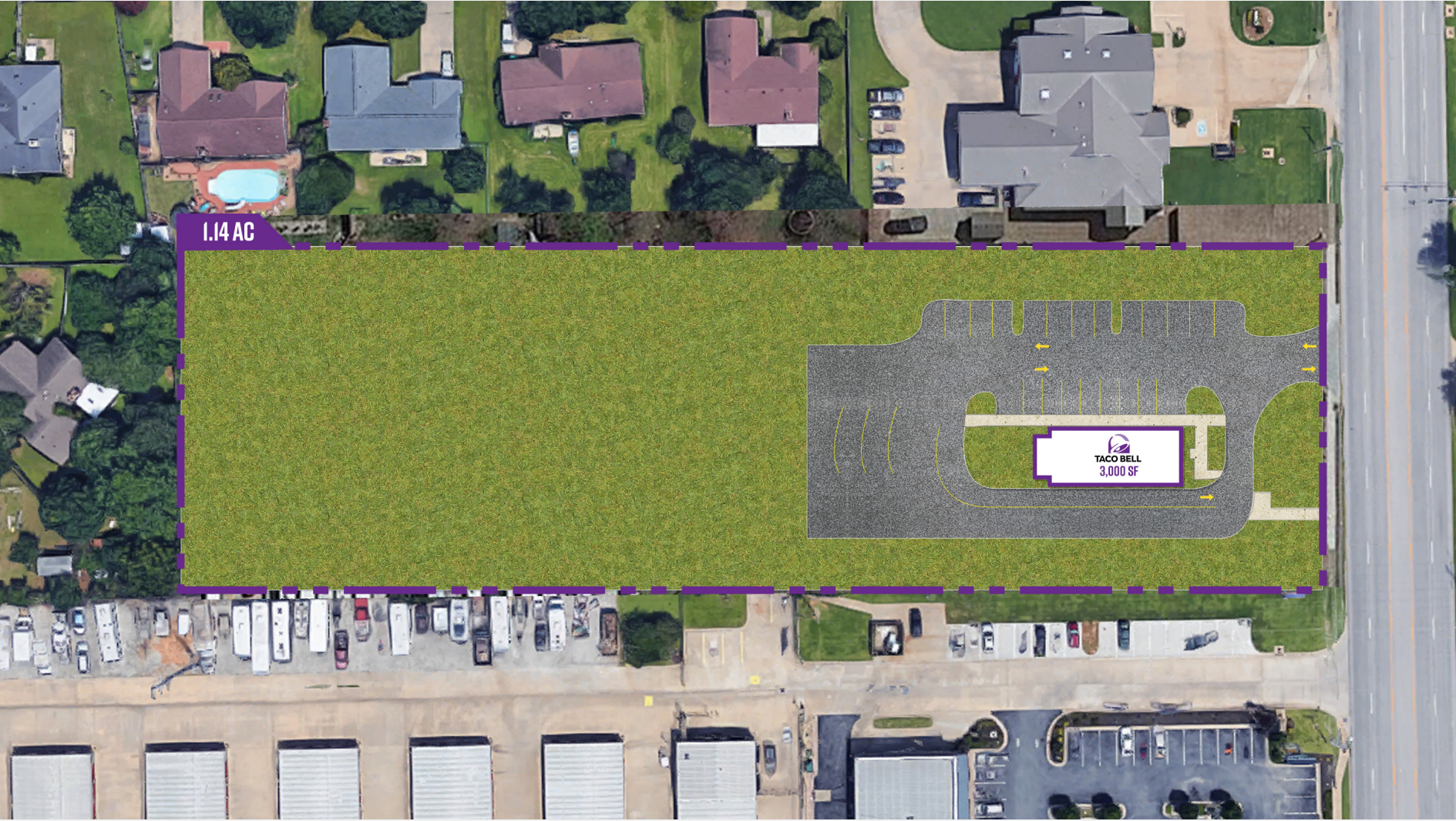


## RENT SCHEDULE



Period	Term	Annual Rent	Monthly Rent	Increase	CAP Rate
05/06/2021 - 05/05/2022	Base Term	\$106,090.40	\$8,840.87	-	4.75%
05/06/2022 - 05/05/2023	Base Term	\$107,151.30	\$8,929.28	1%	4.80%
05/06/2023 - 05/05/2024	Base Term	\$108,222.82	\$9,018.57	1%	4.85%
05/06/2024 - 05/05/2025	Base Term	\$109,305.05	\$9,108.75	1%	4.89%
05/06/2025 - 05/05/2026	Base Term	\$110,398.10	\$9,199.84	1%	4.94%
05/06/2026 - 05/05/2027	Base Term	\$111,502.08	\$9,291.84	1%	4.99%
05/06/2027 - 05/05/2028	Base Term	\$112,617.10	\$9,384.76	1%	5.04%
05/06/2028 - 05/05/2029	Base Term	\$113,743.27	\$9,478.61	1%	5.09%
05/06/2029 - 05/05/2030	Base Term	\$114,880.70	\$9,573.39	1%	5.14%
05/06/2030 - 05/05/2031	Base Term	\$116,029.51	\$9,669.13	1%	5.20%
05/06/2031 - 05/05/2032	Base Term	\$117,189.80	\$9,765.82	1%	5.25%
05/06/2032 - 05/05/2033	Base Term	\$118,361.70	\$9,863.48	1%	5.30%
05/06/2033 - 05/05/2034	Base Term	\$119,545.32	\$9,962.11	1%	5.35%
05/06/2034 - 05/05/2035	Base Term	\$120,740.77	\$10,061.73	1%	5.41%
05/06/2035 - 05/05/2036	Base Term	\$121,948.18	\$10,162.35	1%	5.46%
05/06/2036 - 05/05/2037	Base Term	\$123,167.66	\$10,263.97	1%	5.51%
05/06/2037 - 05/05/2038	Base Term	\$124,399.34	\$10,366.61	1%	5.57%
05/06/2038 - 05/05/2039	Base Term	\$125,643.33	\$10,470.28	1%	5.63%
05/06/2039 - 05/05/2040	Base Term	\$126,899.76	\$10,574.98	1%	5.68%







## ABOUT THE BRAND



## Taco Bell

Taco Bell is an American-based chain of fast food restaurants originating in 1962 & is a subsidiary of Yum! Brands, Inc. Taco Bell has more than 7,363 restaurants, 93 percent of which are owned and operated by independent franchisees and licensees. As of 2020, Taco Bell serves over two billion customers each year.

**7,363+**

Number of Locations

**26 COUNTRIES**

Geographical Footprint

**\$2.07 BILLION**

Annual Revenue

**210,000**

Number of Employees



## Taco Bell To Redefine QSR Experience

Taco Bell announces plans for new restaurant concept.

[Read More >](#)



## Taco Bell Hires 30,000 Workers

Taco Bell announces their commitment to hire at least 30,000 workers.

[Read More >](#)



## Taco Bell Drives Yum! Brands' Recovery

Yum! Brands financial results were lifted by strength in the Taco Bell brand.

[Read More >](#)



## Yum Brands Earnings Top Estimates

Yum! Brands reported earnings & revenue that topped analyst predictions.

[Read More >](#)

## ABOUT THE BRAND

**K-MAC Enterprises Inc.**

K-MAC Enterprises Inc. is a leading operator of Taco Bell quick-service restaurants. The company's restaurants, franchised from YUM! Brands, are located in Arkansas, Illinois, Indiana, Kentucky, Mississippi, Missouri, Oklahoma, Tennessee, and Texas.

**300+**

Number of Locations

**\$400 MILLION**

Annual Revenue

**9 STATES**

Geographical Footprint

**6,000+**

Number of Employees

**Mission & Vision**

K-Mac Enterprises, is a franchisee founded in 1964 and headquartered in Fort Smith, Arkansas. Over the company's 50 year history, it has grown to become one of the largest franchisee restaurant businesses in the country. With a vision to be the largest Taco Bell operator, as well as a premier employer in the system, K-MAC Enterprises, Inc. manages over 300 restaurants today and continues to grow. The organization is known for putting people first by developing and aligning great teams, and embracing a recognition culture.

Over the company's 50 year history, it has grown to become one of the largest franchisee restaurant businesses in the country. K-Mac achieves over \$400 million in annual revenues. K-Mac has continually upgraded its existing asset base, having completed over 30 significant remodels since 2011. Going forward, K-Mac remains focused on continuing to grow through acquisitions and new unit development, as well as improving existing store operations.

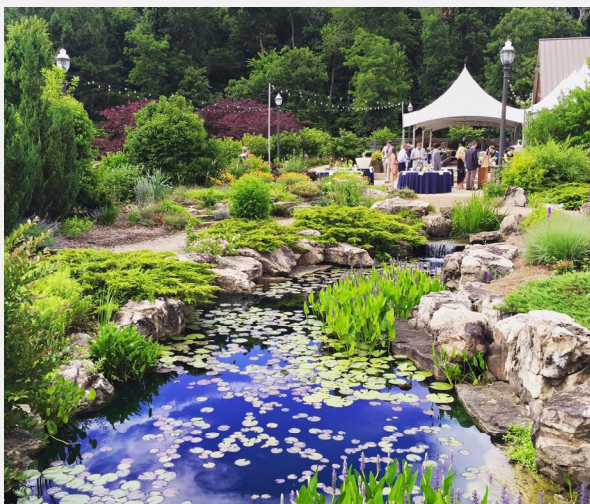
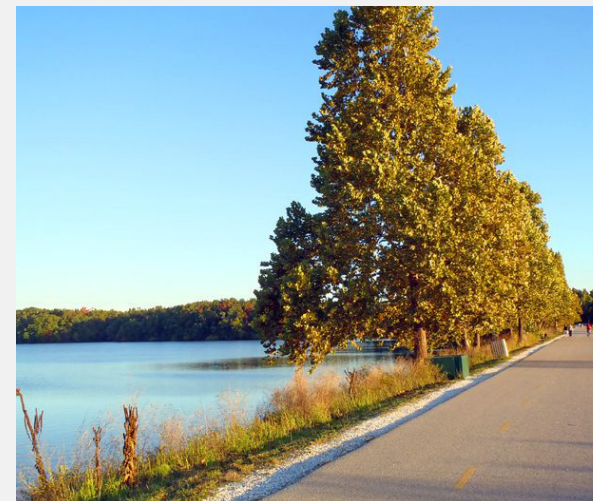




### Springdale, AK

Springdale is the fourth-largest city in Arkansas, United States. It is located in both Washington and Benton counties in Northwest Arkansas. Located on the Springfield Plateau deep in the Ozark Mountains, Springdale has long been an important industrial city for the region. In addition to several trucking companies, the city is home to the world headquarters of Tyson Foods, the world's largest meat producing company. The four-county Northwest Arkansas Metropolitan Statistical Area is ranked 109th in terms of population in the United States with 463,204 in 2020 according to the United States Census Bureau.

Approximately 80,000 people call Springdale home. Residents describe their hometown as being a fun, close-knit, multicultural place to live. Live the quiet life in Springdale and hop over to Fayetteville or Bentonville for some nightlife fun. Only a 15-20-minute drive both ways, Springdale is close to a thriving job market and great shopping. It's the perfect place to raise a family, but still close enough to a lot of entertainment.



### Springdale's Population Boom

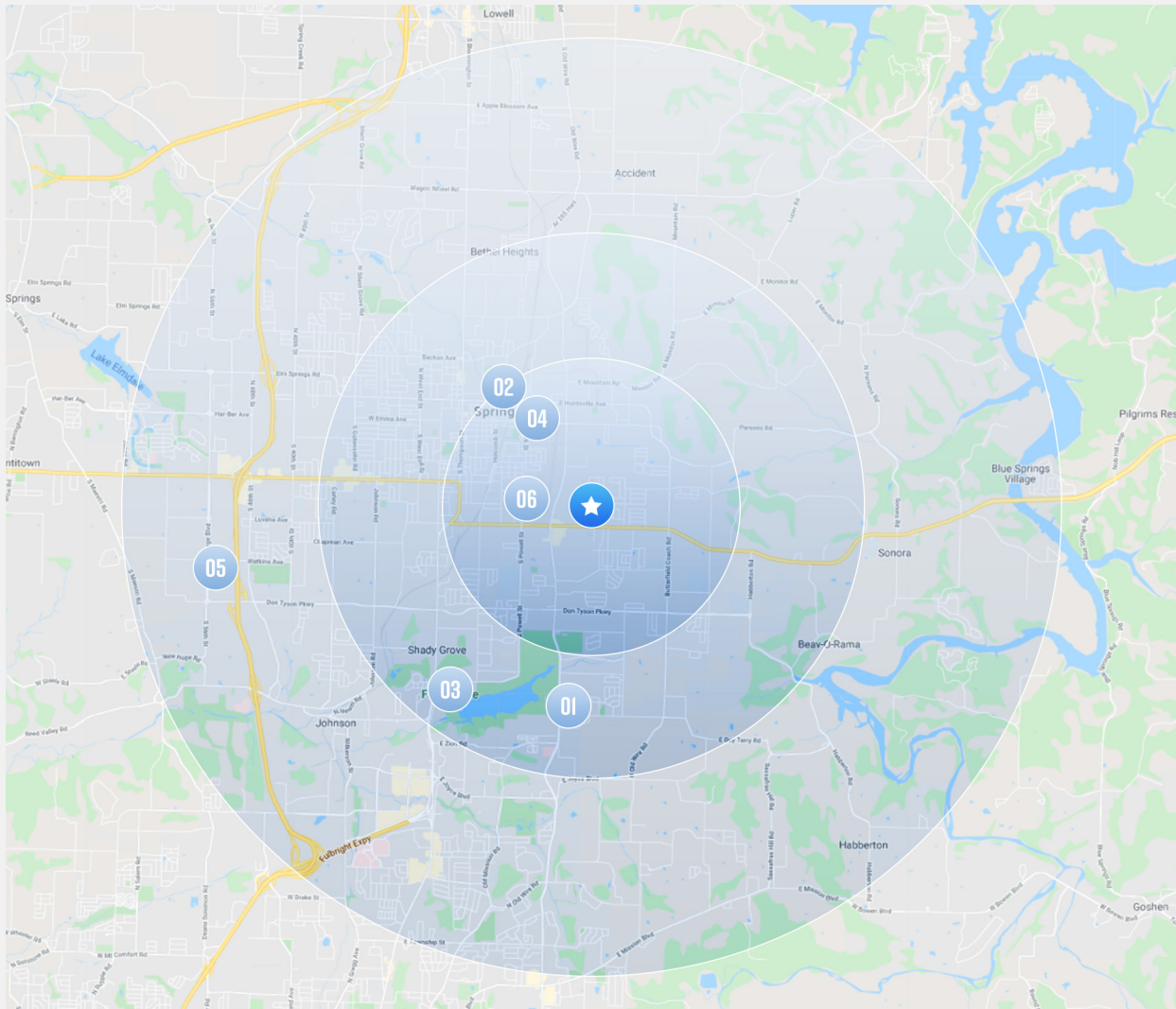
Springdale has been experiencing a population boom in recent years, as indicated by a 133% growth in population between the 1990 and 2010 censuses. During this period of rapid growth, the city has seen a new Shiloh Museum of Ozark History, the establishment of a Springdale campus of Northwest Arkansas Community College and the Northwest Arkansas Naturals minor league baseball team move into Arvest Ballpark. Tyson remains the city's top employer, and is visible throughout the city. Many public features bear the Tyson name, including the Randal Tyson Recreational Complex, Don Tyson Parkway, Helen Tyson Middle School, John Tyson Elementary and Don Tyson School of Innovation.

Signaling the growth of the city is Ozark Center Point Place on the west side of town near Interstate 49. This 269,500-square-foot mall contains over 30 specialty and discount stores full of popular name-brand goods. Springdale, AR, lays claim to some wonderful water sports destinations, including nearby Beaver Lake and numerous rivers popular with canoeists, including the Mulberry, Kings and Buffalo.

LOCATION OVERVIEW

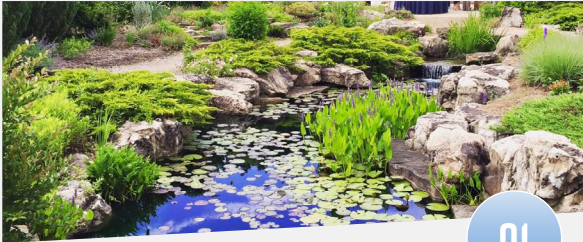


- 1. Botanical Garden of the Ozarks  
06 Min Drive  
2.6 Miles From Subject Property
- 2. Shiloh Museum of Ozark History  
07 Min Drive  
2.9 Miles From Subject Property
- 3. Lake Fayetteville Park  
12 Min Drive  
4.7 Miles From Subject Property
- 4. Arkansas & Missouri Railroad  
06 Min Drive  
2.2 Miles From Subject Property
- 5. Arvest Ballpark  
13 Min Drive  
5.1 Miles From Subject Property
- 6. Springdale Municipal Airport  
04 Min Drive  
1.4 Miles From Subject Property





## LOCATION OVERVIEW



01

**Botanical Garden of the Ozarks**

The Botanical Garden of the Ozarks is a not for profit 5013 organization located on the east side of Lake Fayetteville. The 44-acre site consists of 6 cultivated acres featuring 12 display gardens.



02

**Shiloh Museum of Ozark History**

The Shiloh Museum a regional history museum covering the Arkansas Ozarks. Programs, exhibits, and events relating to Ozark and Northwest Arkansas history are offered by the museum to the public.



03

**Lake Fayetteville Park**

Lake Fayetteville is a reservoir of Clear Creek created by Lake Fayetteville Dam in 1949. Bordered on the north by Springdale, the area now serves as a recreational lake surrounded by neighborhoods.



04

**Arkansas & Missouri Railroad**

The Arkansas & Missouri Railroad (A&M) was established in 1986 as a Class III Railroad operating a 150 mile route from Monett, Missouri to Fort Smith, Arkansas.



05

**Arvest Ballpark**

Arvest Ballpark is a stadium primarily used for baseball, as the home of the Northwest Arkansas Naturals of the Texas League. The ballpark has a capacity of 7,305 people and opened in 2008.



06

**Springdale Municipal Airport**

Springdale Municipal Airport is a public use airport owned by the City of Springdale. In 12 months, the airport had 62,450 aircraft operations, an average of 171 per day.



POPULATION

	1-Mile	3-Mile	5-Mile
2025 Projection	15,808	61,052	109,935
2020 Estimate	14,784	56,771	102,063
2010 Census	13,189	48,559	87,717
Growth '20 - '25	6.93%	7.54%	7.71%
Growth '10 - '20	12.09%	16.91%	16.35%

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2025 Projection	4,834	20,230	38,504
2020 Estimate	4,498	18,746	35,661
2010 Census	3,890	15,717	30,199
Growth '20 - '25	7.47%	7.92%	7.97%
Growth '10 - '20	15.63%	19.27%	18.09%
Average Income	\$59,159	\$59,114	\$52,848
Median Income	\$46,643	\$45,507	45,502\$



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