

# JAMESCAPITAL



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

1706 W. COLUMBIA ST, FARMINGTON, MO 63640



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## TACO BELL

### INVESTMENT SUMMARY

Tenant	Taco Bell
Street Address	1706 W. Columbia St
City	Farmington
State	MO
Zip	63640
GLA	2,159 SF
Lot Size	1.15 AC
Year Built	2018



**\$2,147,579**  
List Price

**1.15 AC**  
Lot Size



**4.75%**  
Cap Rate

**2,159 SF**  
GLA



**\$102,010**  
NOI

**\$47.25**  
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.



TACO BELL  
RETAIL AERIAL





## 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.

**Nearby Top Employers** - This site lies less than a mile radius from some of the city's top employers such as PepsiCo Distribution Ctr, US Tool Group & SRG Global, driving additional traffic to the site during lunch hours.

**Strong Tenant Commitment** - The lease features an initial term of 25 Years with an additional four (4), 5-year options to extend the lease until 2064, indicating strong commitment to the site.



TACO BELL  
RETAIL AERIAL



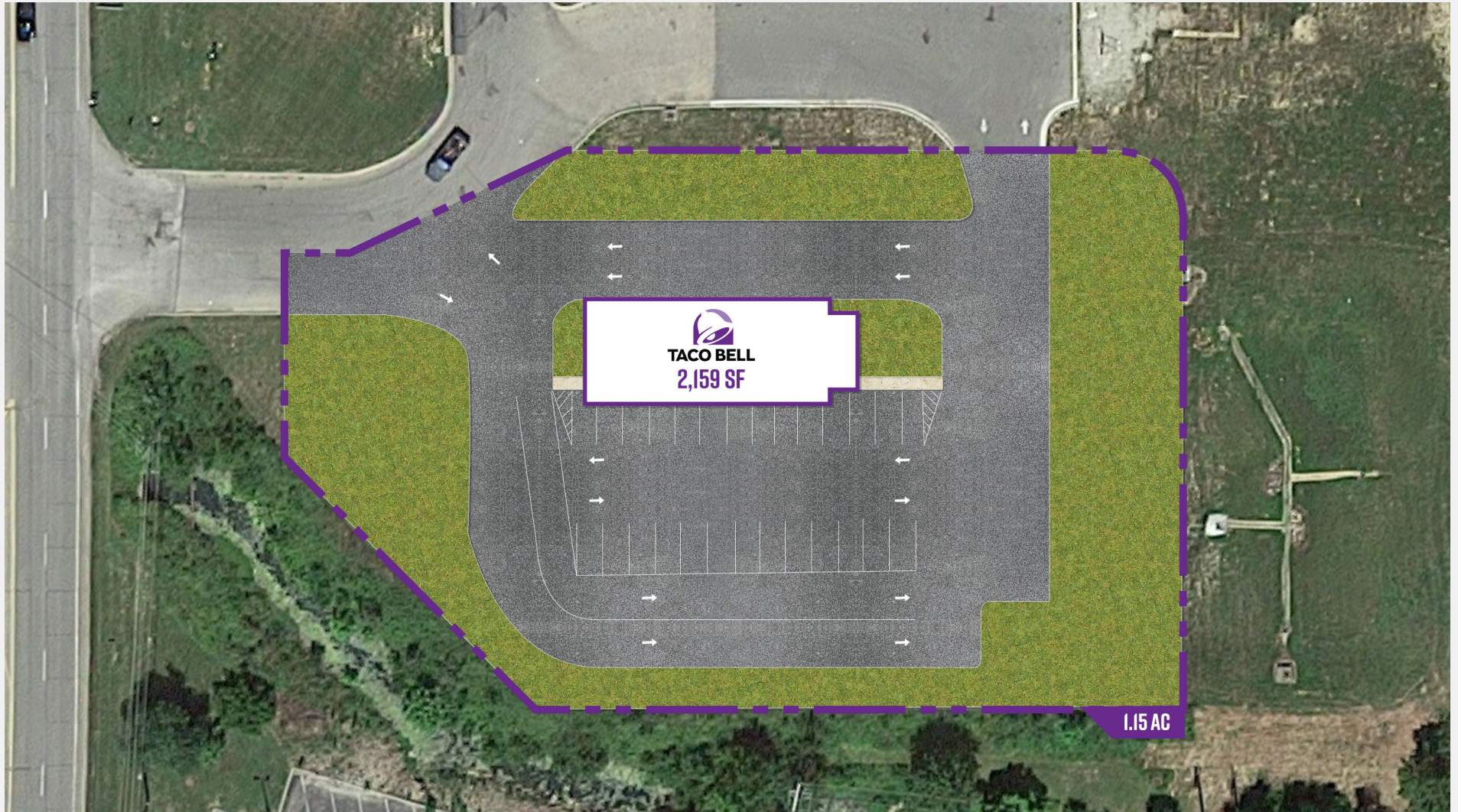


## RENT SCHEDULE

Period	Term	Annual Rent	Monthly Rent	Increase	CAP Rate
05/06/2021 - 05/05/2022	Base Term	\$102,010.00	\$8,500.83	-	4.75%
05/06/2022 - 05/05/2023	Base Term	\$103,030.10	\$8,585.84	1%	4.80%
05/06/2023 - 05/05/2024	Base Term	\$104,060.40	\$8,671.70	1%	4.85%
05/06/2024 - 05/05/2025	Base Term	\$105,101.01	\$8,758.42	1%	4.89%
05/06/2025 - 05/05/2026	Base Term	\$106,152.02	\$ 8,846.00	1%	4.94%
05/06/2026 - 05/05/2027	Base Term	\$107,213.54	\$8,934.46	1%	4.99%
05/06/2027 - 05/05/2028	Base Term	\$108,285.67	\$9,023.81	1%	5.04%
05/06/2028 - 05/05/2029	Base Term	\$109,368.53	\$9,114.04	1%	5.09%
05/06/2029 - 05/05/2030	Base Term	\$110,462.21	\$9,205.18	1%	5.14%
05/06/2030 - 05/05/2031	Base Term	\$111,566.83	\$9,297.24	1%	5.20%
05/06/2031 - 05/05/2032	Base Term	\$112,682.50	\$9,390.21	1%	5.25%
05/06/2032 - 05/05/2033	Base Term	\$113,809.33	\$9,484.11	1%	5.30%
05/06/2033 - 05/05/2034	Base Term	\$114,947.42	\$9,578.95	1%	5.35%
05/06/2034 - 05/05/2035	Base Term	\$116,096.90	\$9,674.74	1%	5.41%
05/06/2035 - 05/05/2036	Base Term	\$117,257.86	\$9,771.49	1%	5.46%
05/06/2036 - 05/05/2037	Base Term	\$118,430.44	\$9,869.20	1%	5.51%
05/06/2037 - 05/05/2038	Base Term	\$119,614.75	\$9,967.90	1%	5.57%
05/06/2038 - 05/05/2039	Base Term	\$120,810.90	\$10,067.57	1%	5.63%
05/06/2039 - 05/05/2040	Base Term	\$122,019.00	\$10,168.25	1%	5.68%



TACO BELL  
SITE PLAN





## 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 FRANCHISEE

### 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.

TACO BELL

DEMOGRAPHICS



POPULATION	1-Mile	3-Mile	5-Mile
2025 Projection	5,295	21,412	25,726
2020 Estimate	5,196	20,917	25,229
2010 Census	4,620	18,683	23,111
Growth '20 - '25	1.91%	2.37%	1.97%
Growth '10 - '20	12.47%	11.96%	9.16%

HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2025 Projection	893	7,600	9,219
2020 Estimate	854	7,401	9,021
2010 Census	675	6,594	8,266
Growth '20 - '25	4.57%	2.69%	2.19%
Growth '10 - '20	26.52%	12.24%	9.13%
Average Income	\$42,570	\$60,141	\$65,226
Median Income	\$31,521	\$46,713	\$48,864



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