



REPRESENTATIVE PHOTO

TACO BELL

940 W. TRIMBLE AVE., BERRYVILLE, AR 72616

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

DOUG PASSON
MANAGING PARTNER
D: 248.254.3407
DPASSON@FORTISNETLEASE.COM

MARVIN DELAURA
SENIOR DIRECTOR
D: 248.419.3811
MDELAURA@FORTISNETLEASE.COM

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY, INC.
11427 REED HARTMAN HWY #236
CINCINNATI , OH 45241
513.657.3645

INVESTMENT SUMMARY

List Price:	\$2,222,200
Current NOI:	\$100,000.00
Initial Cap Rate:	4.50%
Land Acreage:	0.48
Year Built	2021
Building Size:	2,274 SF
Price PSF:	\$977.22
Lease Type:	Absolute NNN
Lease Term:	25 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present a brand new free-standing Taco Bell located at 940 W. Trimble Avenue in Berryville, Arkansas. At the close of escrow, the tenant, K-Mac Enterprises will sign a brand new 25 year lease which will expire in November of 2046. The absolute NNN lease will require zero landlord responsibilities and the entire 300+ unit entity will be responsible for the lease. The lease also features 1% annual rent increases to hedge against inflation. These rent escalations are also included in the four, five year option periods.

This is an ideal opportunity for an investor to purchase a passive income real estate asset with absolutely zero management responsibilities. The tenant is responsible for all property taxes, insurance and capital expenditures including the roof, structure & HVAC.

**PRICE** \$2,222,200**CAP RATE** 4.50%**LEASE TYPE** Absolute NNN**TERM REMAINING** 25 Years**INVESTMENT HIGHLIGHTS**

- New 25 Year Absolute NNN Lease
- Brand New Construction | Opening November 2021
- Zero Landlord Responsibilities
- 1% Annual Increases Including Option Periods
- Top Franchisee Nationwide (307 Locations)
- 5 Mile Average Household Income Exceeds \$69,000
- Located on Walmart Outlot Parcel



PROPERTY SUMMARY

Year Built:	2021
Lot Size:	0.48 Acres
Building Size:	2,274 SF
Zoning:	Commercial
Construction Style:	Prototype

LEASE SUMMARY

Tenant:	Taco Bell
Lease Type:	Absolute NNN
Primary Lease Term:	25 Years
Annual Rent:	\$100,000
Landlord Responsibilities:	Zero Landlord Responsibilities
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	At Closing
Lease Term Remaining:	25 Years
Rent Bumps:	1% annual increases
Renewal Options:	Four, 5 year Options
Lease Guarantor:	K-MAC Enterprises, Inc.
Lease Guarantor Strength:	300+ Units
Tenant Website:	www.kmaccorp.com



GROSS SALES:
\$480 MILLION



STORE COUNT:
300+ UNITS

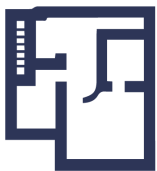


GUARANTOR:
K-MAC CORP



FOUNDED:
1964

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ANNUAL INC.	RENT PER SF/YR
Taco Bell	2,274	At Closing	25 Years	\$100,000	100.0	1% Annual Inc.	\$43.98
Totals/Averages	2,274			\$100,000			\$43.98



TOTAL SF
2,274



TOTAL ANNUAL RENT
\$100,000



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$43.98



NUMBER OF TENANTS
1



OVERVIEW

Company:	K-MAC Enterprises
Founded:	1964
Annual Revenue:	\$480 Million
Headquarters:	Fort Smith, AR
Website:	www.kmaccorp.com

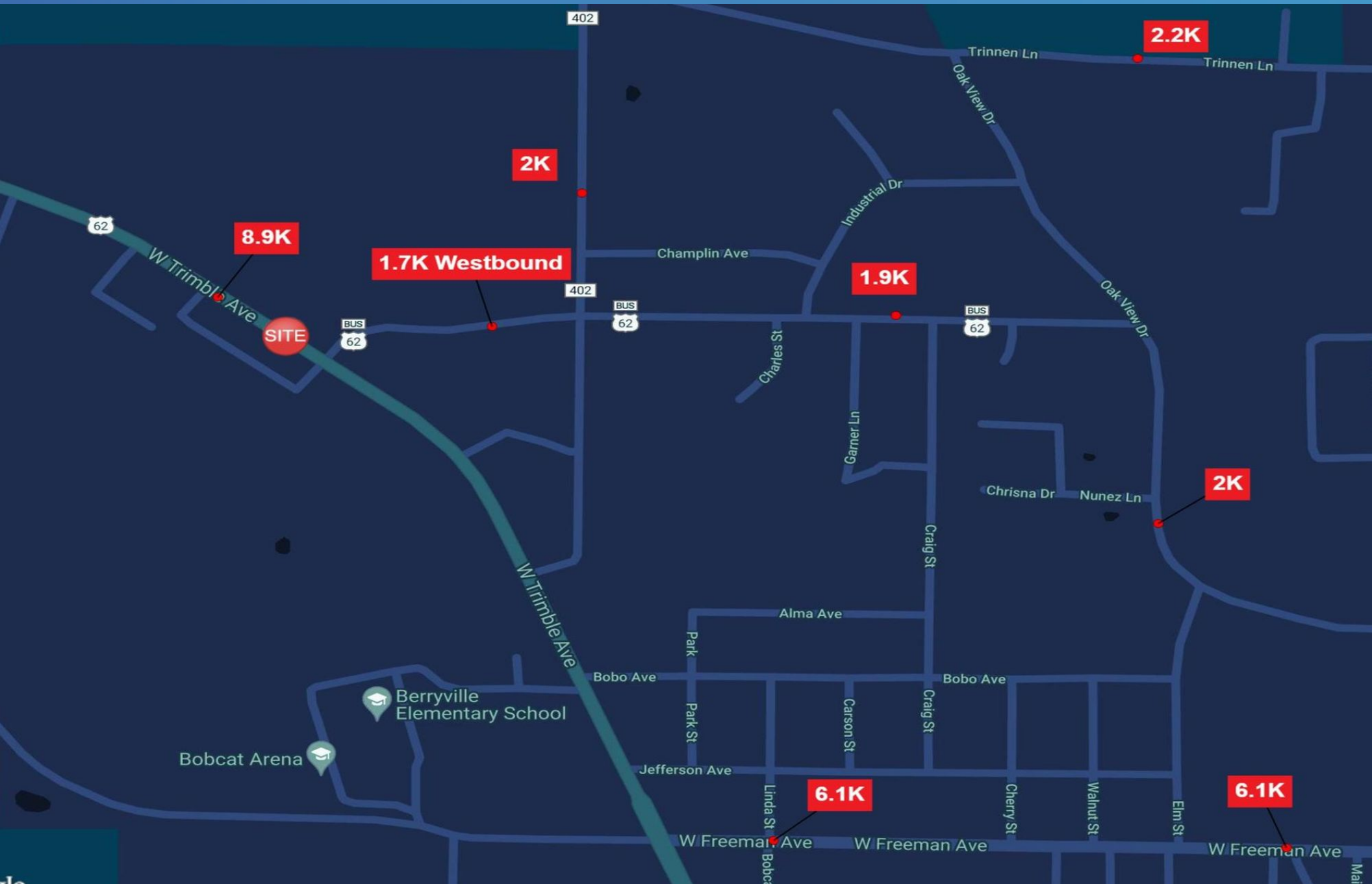
TENANT HIGHLIGHTS

- K-MAC Enterprises is one of the Nations Top Taco Bell Franchisees
- K-MAC Operates 307 Restaurant Locations
- K-MAC Also Operates KFC and Golden Corral Restaurants
- Regional Concentration in the South Central Region of the U.S.

TENANT INFORMATION

The tenant, K-Mac Enterprises, is a leading quick-service restaurant franchisee founded in 1964 and headquartered in Fort Smith, Arkansas. Over the company's 56 year history, it has grown to become one of the largest franchisee restaurant businesses in the country. K-Mac currently operates 307 restaurants in the Taco Bell, KFC and Golden Corral systems. The company has a regional concentration in the South Central region of the U.S., with restaurants located in Arkansas, Indiana, Illinois, Kentucky, Missouri, Mississippi, Oklahoma, Tennessee and Texas. K-Mac achieves more than \$480 million in annual revenues. K-Mac has continually upgraded its existing asset base remodeling about 30 stores every year. Going forward, K-Mac remains focused on continuing to grow through acquisitions and new unit development, as well as improving existing store operations.





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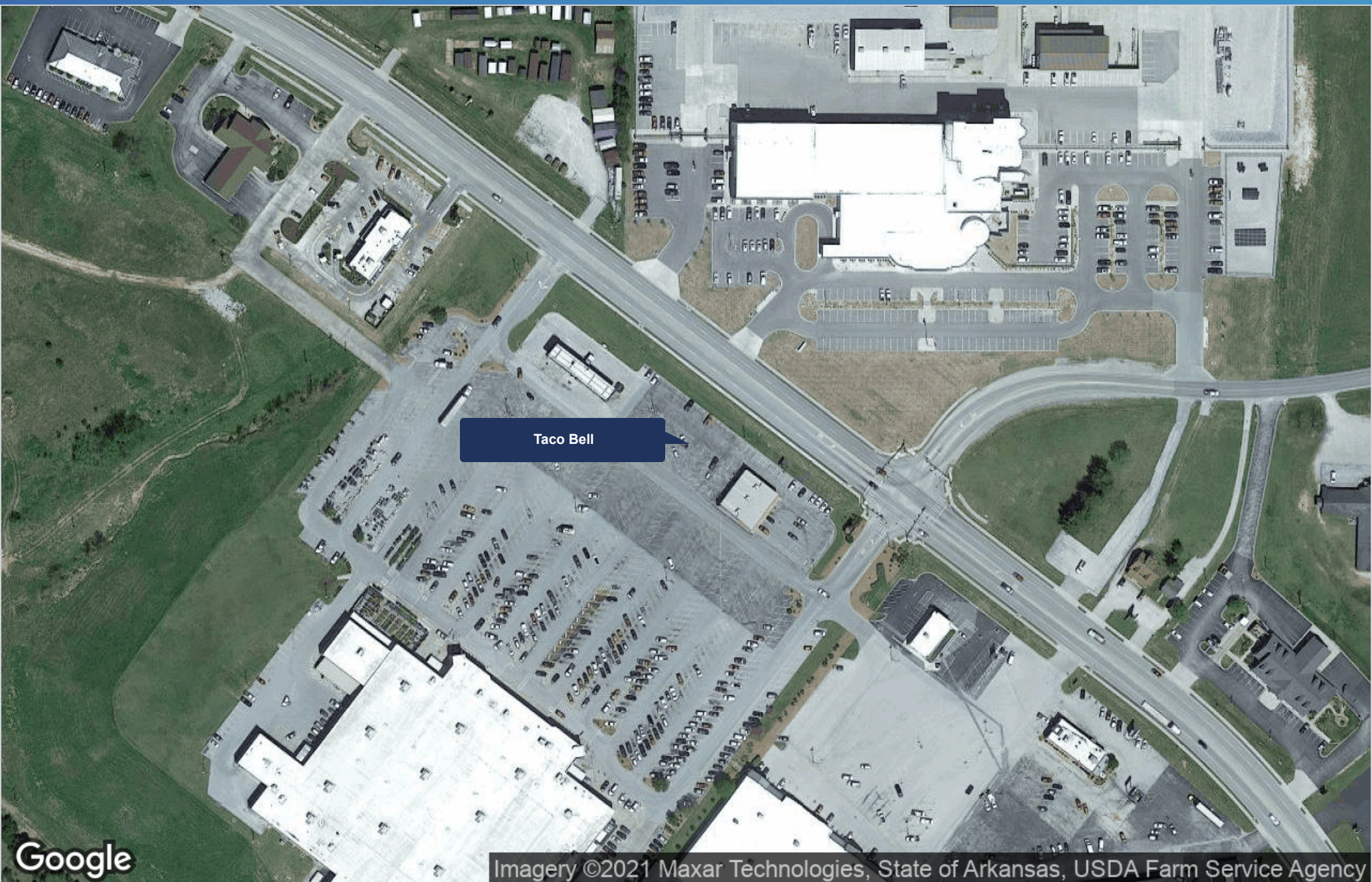


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Berryville is a city in Carroll County, Arkansas, United States. The population was 5,356 at the 2010 census, making it the largest city in Carroll County. Along with Eureka Springs, it is one of the two county seats of Carroll County. Berryville was founded by local settler Blackburn Henderson Berry in 1850; his nephew James Henderson Berry would become the fourteenth governor of Arkansas in 1883. The city was incorporated in 1876.

U.S. Route 62 passes through the center of the city, leading east 30 miles to Harrison and west 46 miles to Rogers. Eureka Springs is 12 miles to the west on US 62. Arkansas Highway 21 leads north from Berryville 16 miles (26 km) to the Missouri line.

Today, Berryville is a growing town featuring a broad range of business services, manufacturing plants, a thriving agricultural industry, and an expanding retail shopping trade to serve not only Berryville residents, but also those who live within a 30 mile drive to this quaint, expanding city.

POPULATION	2 MILES	5 MILES	10 MILES
Total Population 2021	5,210	8,559	19,434
Total Population 2026	5,374	8,830	20,040
Population Growth Rate	0.4%	0.4%	0.4%
Average Age	35.5	37.3	42
# Of Persons Per HH	2.6	2.6	2.4
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	1955	3,242	7,867
Average HH Income	\$66,780	\$69,113	\$64,332
Median House Value	\$107,692	\$116,440	\$1132,133
Consumer Spending	\$54.7M	\$92.7M	\$218.5M





TOTAL SALES VOLUME

\$6.7B

PROPERTIES SOLD

3,300+

BROKER & BUYER REACH

345K

STATES SOLD IN

43

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