



REPRESENTATIVE PHOTO

TACO BELL

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EXCLUSIVELY LISTED BY:

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BRIAN BROCKMAN

BANG REALTY, INC.

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513.657.3645

INVESTMENT SUMMARY

| | |
|-------------------|--------------|
| List Price: | \$2,222,200 |
| Current NOI: | \$100,000.00 |
| Initial Cap Rate: | 4.50% |
| Land Acreage: | 0.75 |
| 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 1830 Commercial St. in Warsaw, Missouri. 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 | Scheduled Opening November 2021
- Zero Landlord Responsibilities
- 1% Annual Increases Including Option Periods
- Top Franchisee Nationwide (300+ Locations)
- 5 Mile Average Household Income Exceeds \$50,000



PROPERTY SUMMARY

| | |
|---------------------|------------|
| Year Built: | 2021 |
| Lot Size: | 0.75 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: | \$100,000.00 |
| Rent PSF: | \$43.98 |
| Landlord Responsibilities: | Zero Landlord Responsibilities |
| Taxes, Insurance & CAM: | Tenant Responsibility |
| Roof, Structure & Parking: | Tenant Responsibility |
| Lease Start Date: | At Closing |
| Lease Expiration Date: | 25 Years |
| 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

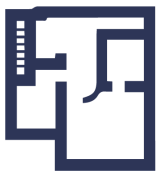


GUARANTOR:
K-MAC CORP



FOUNDED:
1964

| TENANT NAME | UNIT SIZE (SF) | LEASE START | LEASE END | ANNUAL RENT | % OF GLA | ANNUAL ESC | RENT PER SF/YR |
|-----------------|----------------|-------------|-----------|-------------|----------|-------------|----------------|
| Taco Bell | 2,274 | At Closing | 25 Years | \$100,000 | 100.0 | 1% Annually | \$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 |

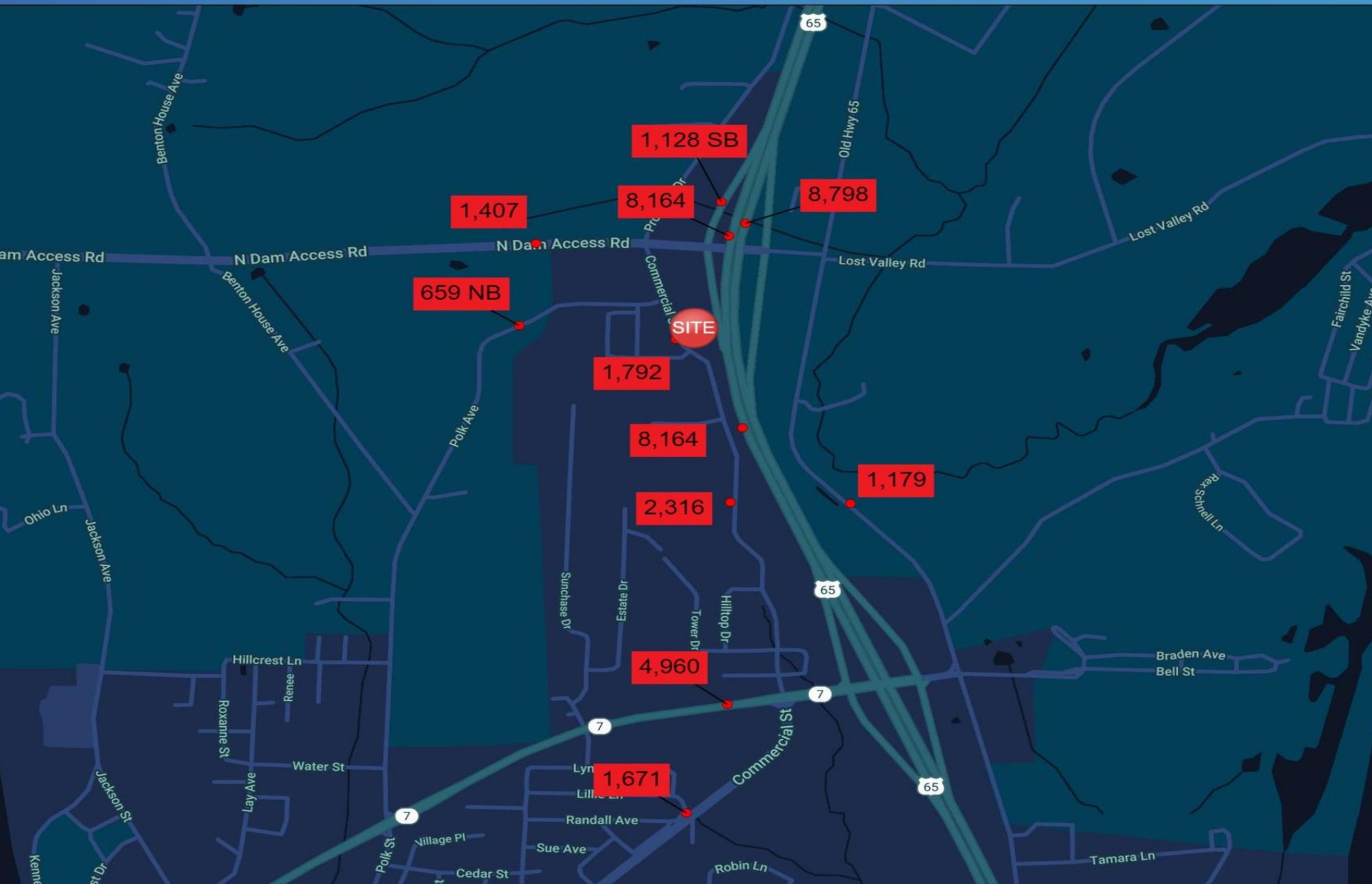
TENANT HIGHLIGHTS

- 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.



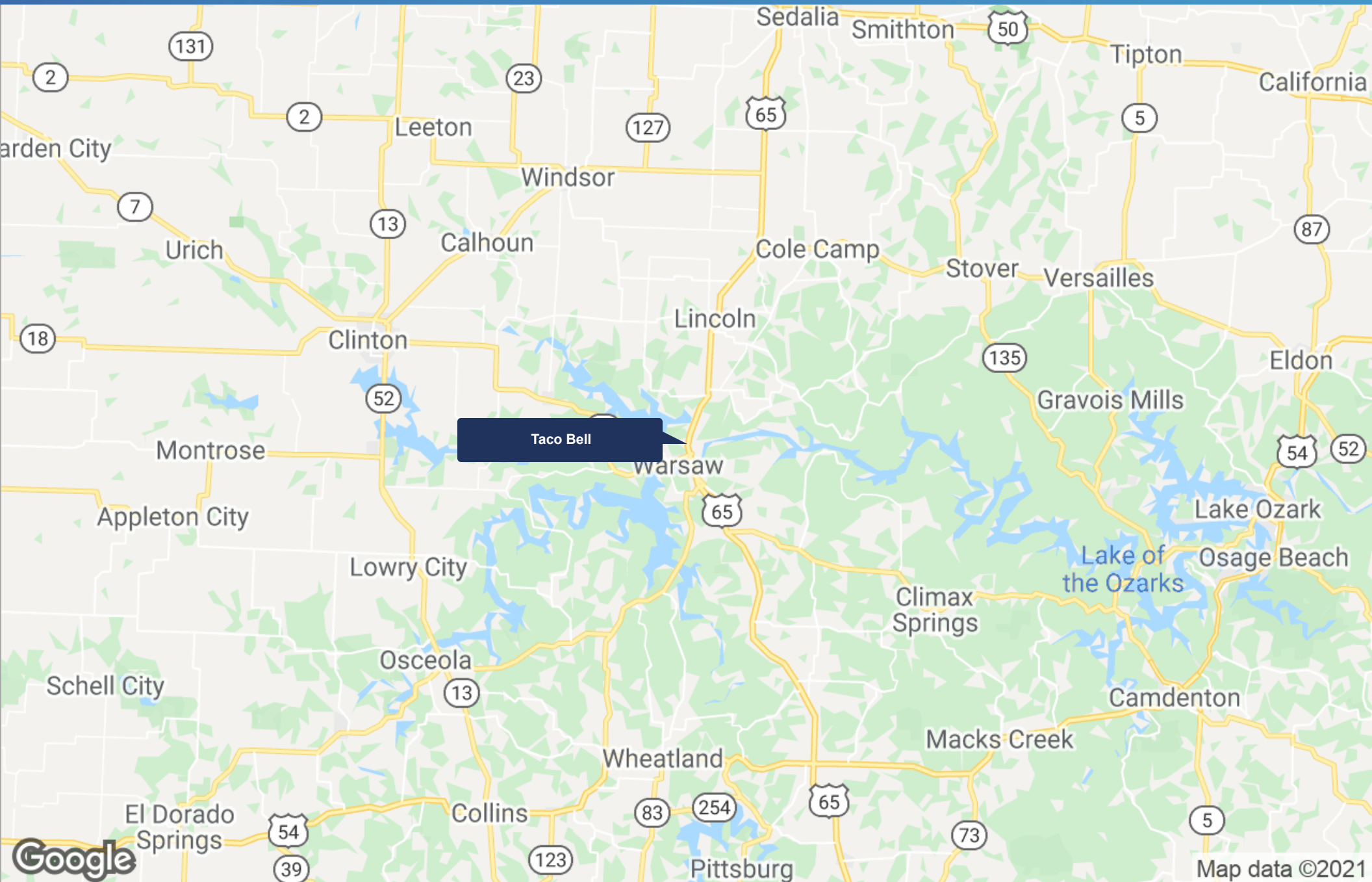


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Warsaw is a city located in Benton County, Missouri. The original inhabitants of the area were the Delaware, Shawnee, Sac, Kickapoo, and Osage tribes (namesake of the Osage River which passes through the city). French settlers visited the area as early as 1719.

Warsaw was platted in 1837. The city was incorporated in 1843 and designated as the county seat of Benton County. The city was named after Warsaw, the capital city of Poland, in honor of the Revolutionary War hero Tadeusz Kościuszko, who was Polish and had also fought for independence in his homeland. Warsaw was a steamboat port, the furthest point up the Osage River they could navigate. Permanent immigrants to the area were Germans, Scotch-Irish, and English, as well as transplant farmers from Kentucky, Tennessee, and the Carolinas, first arriving circa 1820.

Today, Warsaw is a thriving waterfront city, located between both Truman Lake and Lake of the Ozarks. The town boasts a vibrant shopping scene, unique restaurants, and an award winning trail system. The support-local approach to business development engages the community, as well as brings in visitors from the neighboring cities and across the United States.

| POPULATION | 2 MILES | 5 MILES | 10 MILES |
|-------------------------------|-----------|-----------|-----------|
| Total Population 2021 | 2,878 | 6,192 | 13,980 |
| Total Population 2026 | 2,990 | 6,433 | 14,552 |
| Population Growth Rate | 0.4% | 0.4% | 0.4% |
| Average Age | 47.6 | 54.2 | 55.8 |
| # Of Persons Per HH | 2.2 | 2.2 | 2.2 |
| HOUSEHOLDS & INCOME | 2 MILES | 5 MILES | 10 MILES |
| Total Households | 1,248 | 2,762 | 6,287 |
| Average HH Income | \$40,312 | \$50,218 | \$55,959 |
| Median House Value | \$113,503 | \$134,760 | \$133,722 |
| Consumer Spending (Thousands) | \$27M | \$67.7M | \$162.4M |





TOTAL SALES VOLUME

\$6.7B

PROPERTIES SOLD

3,300+

BROKER & BUYER REACH

345K

STATES SOLD IN

43

Click to Meet Team Fortis

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