



REPRESENTATIVE PHOTO

TACO BELL

1518 SW 14TH ST., ANADARKO, OK 73005

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

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513.657.3645

INVESTMENT SUMMARY

List Price:	\$2,000,000
Current NOI:	\$90,000.00
Initial Cap Rate:	4.50%
Land Acreage:	0.8
Year Built	2021
Building Size:	2,274 SF
Price PSF:	\$879.51
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 1518 SW 14th Street in Anadarko, Oklahoma. At the close of escrow, the tenant, K-Mac Enterprises will sign a brand new 25 year lease which will expire in December 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** \$2,000,000**CAP RATE** 4.50%**LEASE TYPE** Absolute NNN**TERM REMAINING** 25 Years**INVESTMENT HIGHLIGHTS**

- New 25 Year Absolute NNN Lease
- Located in Walmart Out Lot on Busy US Hwy 62 (Petree Rd.) seeing 10,435 VPD
- Brand New Construction | Scheduled Opening December 2021
- Zero Landlord Responsibilities
- 1% Annual Increases Including Option Periods
- Top Franchisee Nationwide (300+ Locations)
- 5 Mile Average Household Income Exceeds \$62,500



PROPERTY SUMMARY

Year Built:	2021
Lot Size:	0.8 Acres
Building Size:	2,274 SF
Zoning:	Commercial
Building Size:	2,274 SF
Construction Style:	Prototype

LEASE SUMMARY

Tenant:	Taco Bell
Lease Type:	Absolute NNN
Primary Lease Term:	25 Years
Annual Rent:	\$90,000
Rent PSF:	\$39.58
Landlord Responsibilities:	Zero
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

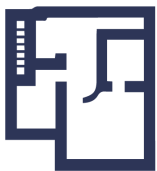


GUARANTOR:
K-MAC CORP



S&P:
1964

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	ANNUAL ESC	RENT PER SF/YR
Taco Bell	2,274	At Closing	25 Years	\$90,000	1% Annually	\$39.58
Totals/Averages	2,274			\$90,000		\$39.58



TOTAL SF
2,274



TOTAL ANNUAL RENT
\$90,000



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$39.58



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.

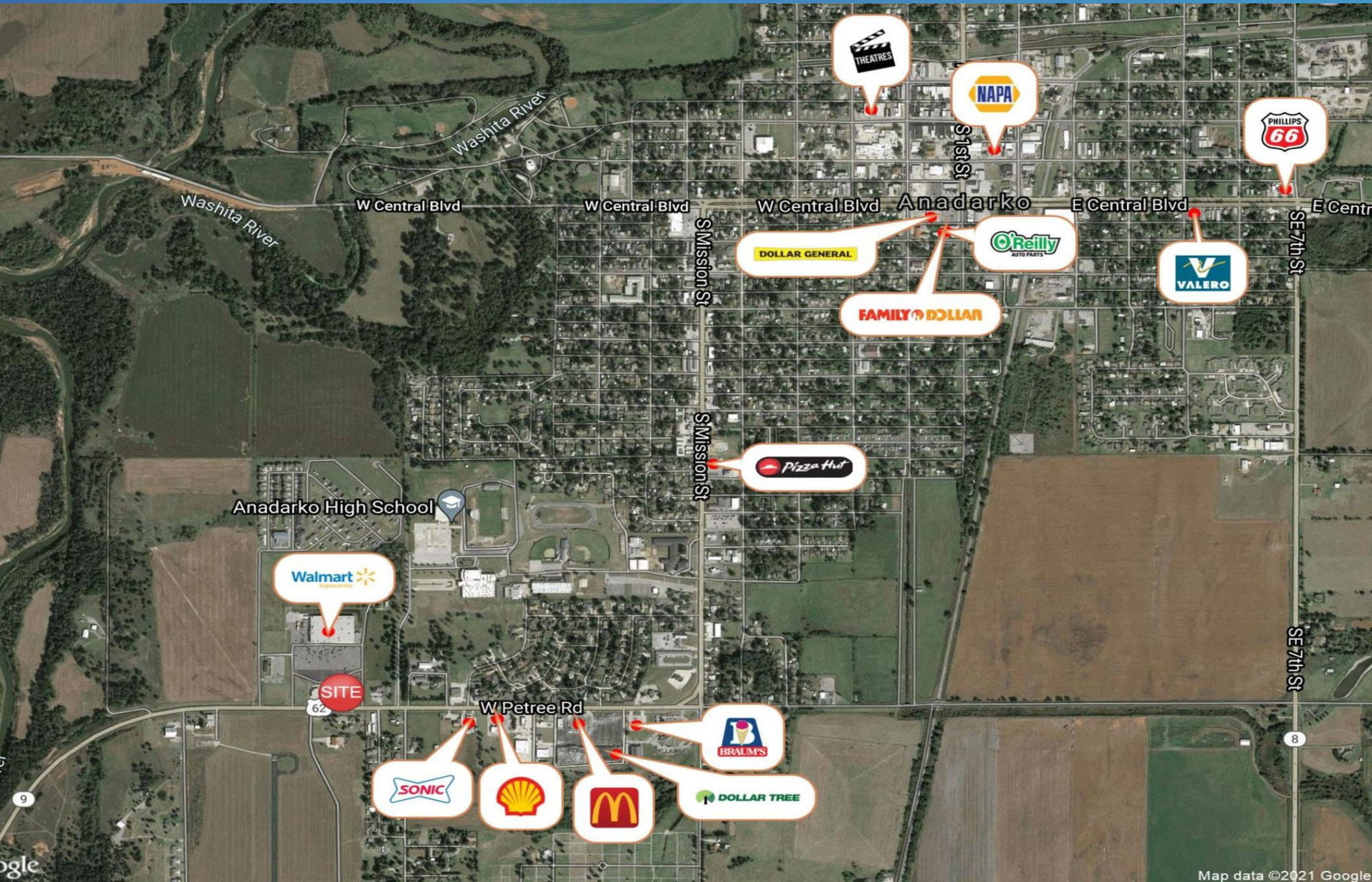
TENANT INFORMATION

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

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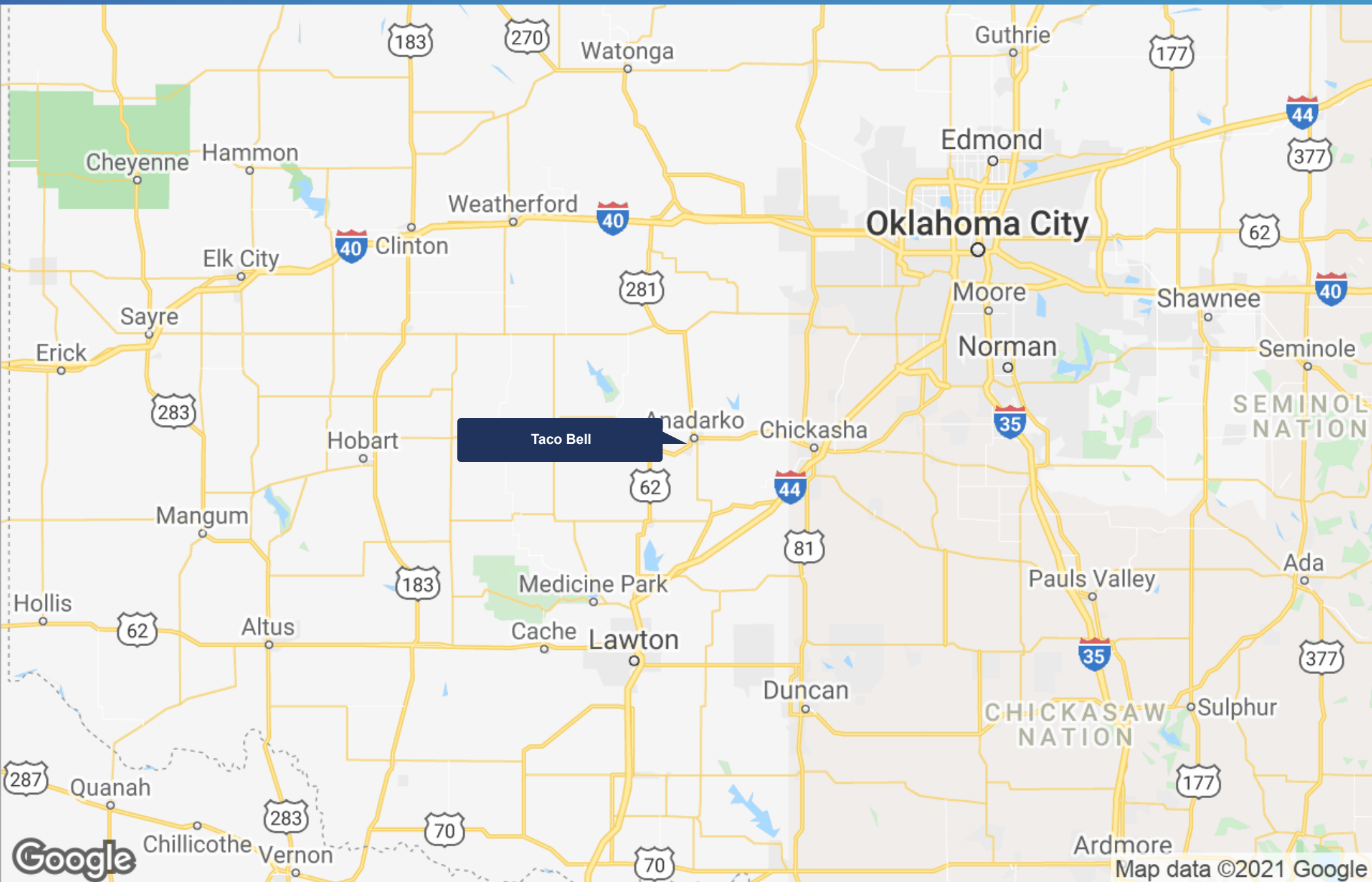
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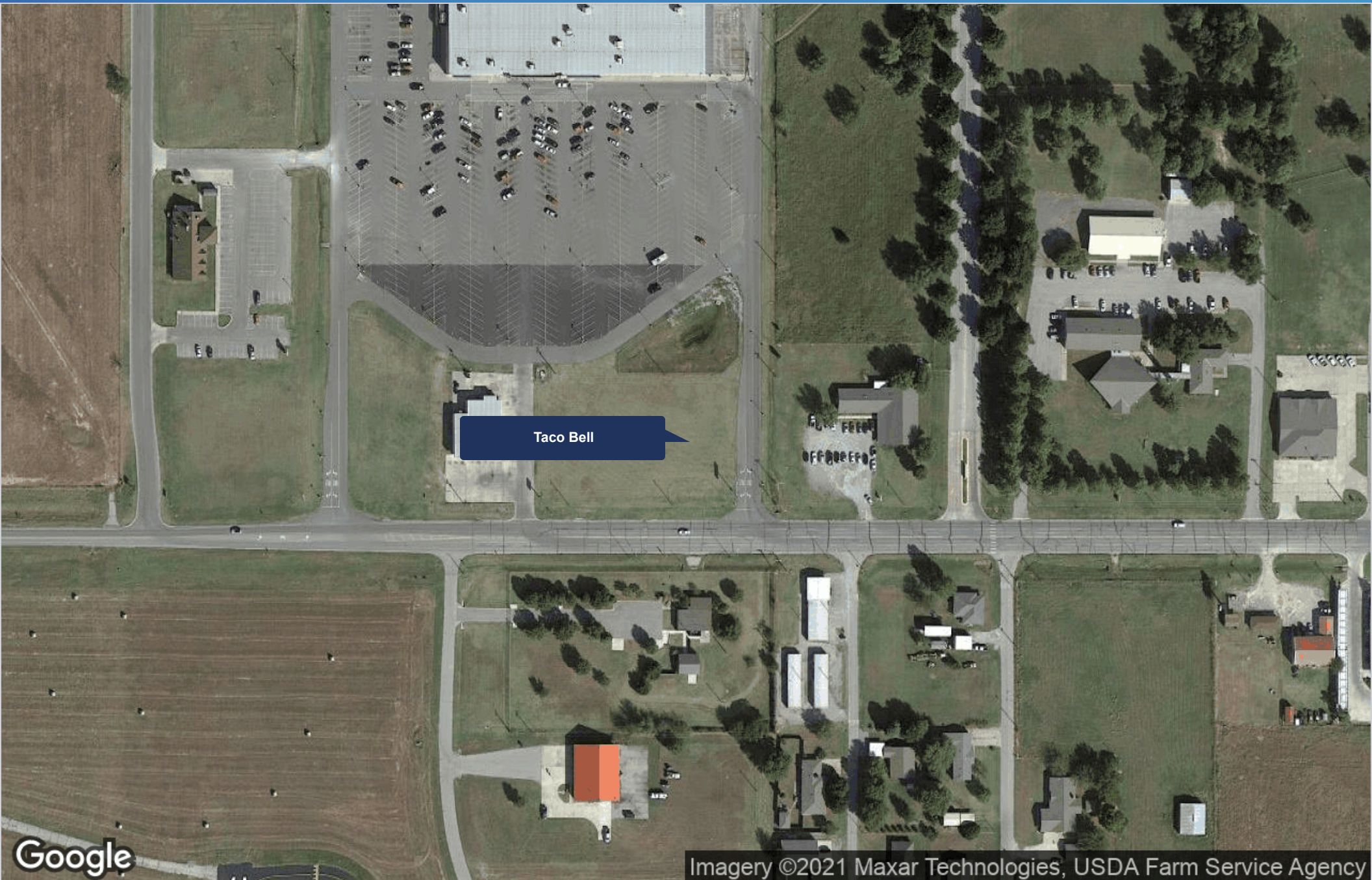




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Anadarko is a city in Caddo County, Oklahoma. The city is fifty miles southwest of Oklahoma City. Anadarko got its name when its post office was established in 1873. The designation came from the Nadarko Native Americans, a branch of the Caddo, and the "A" was added by clerical error. In 1871, the Wichita Agency was reestablished on the north bank of the Washita River after being destroyed in the American Civil War. The Wichita Agency administered the affairs of the Wichita, Caddo and other tribes. In 1878, the Kiowa-Comanche Agency at Fort Sill was consolidated with the Wichita Agency.

Agriculture has been the principal driver of the local economy, since the Washita Valley has been good for crops and livestock. The second pillar of the local economy has been Native American affairs. Anadarko, self-titled "Indian Capital of the Nation", is home to the annual American Indian Exposition.

POPULATION	2 MILE	5 MILES	10 MILES
Total Population 2021	5,852	8,372	10,711
Average Age	32.8	33.2	34.6
# Of Persons Per HH	2.8	2.8	2.7
HOUSEHOLDS & INCOME	2 MILE	5 MILES	10 MILES
Total Households	2,058	2,952	3,861
Average HH Income	\$57,130	\$60,204	\$62,329
Median House Value	\$63,406	\$69,313	\$75,875
Consumer Spending	\$51.7M	\$77.1M	\$104.7M





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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