



FILE PHOTO

TACO BELL

1464 GIBSON AVENUE, WEST PLAINS, MO 65775

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

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

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

DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

MARVIN DELAURA

SENIOR DIRECTOR
D: 248.419.3811
MDELAURA@FORTISNETLEASE.COM

DOUG PASSON

MANAGING PARTNER
D: 248.254.3407
DPASSON@FORTISNETLEASE.COM

STATE BROKER OF RECORD:

BRIAN BROCKMAN

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

INVESTMENT SUMMARY

List Price:	\$2,400,000
Current NOI:	\$108,000
Initial Cap Rate:	4.50%
Land Acreage:	1.18
Year Built	2021
Building Size:	2,274 SF
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 1464 Gibson Avenue in West Plains, Missouri. 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** \$2,400,000**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 Mid-December 2021
- Zero Landlord Responsibilities
- 1% Annual Increases Including Option Periods
- Top Franchisee Nationwide (300+ Locations)
- 5 Mile Average Household Income Exceeds \$57,366



PROPERTY SUMMARY

Year Built:	2021
Lot Size:	1.18 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:	\$108,000.00
Rent PSF:	\$47.49
Landlord Responsibilities:	None
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

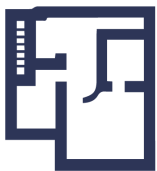


GUARANTOR:
K-MAC CORP



FOUNDED:
1964

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ANNUAL INCREASES	RENT PER SF/YR
Taco Bell	2,274	At Closing	25 Years	\$108,000	100%	1% Annual Inc.	\$47.49
Totals/Averages	2,274			\$108,000			\$47.49



TOTAL SF
2,274



TOTAL ANNUAL RENT
\$108,000



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$47.49



NUMBER OF TENANTS
1



OVERVIEW

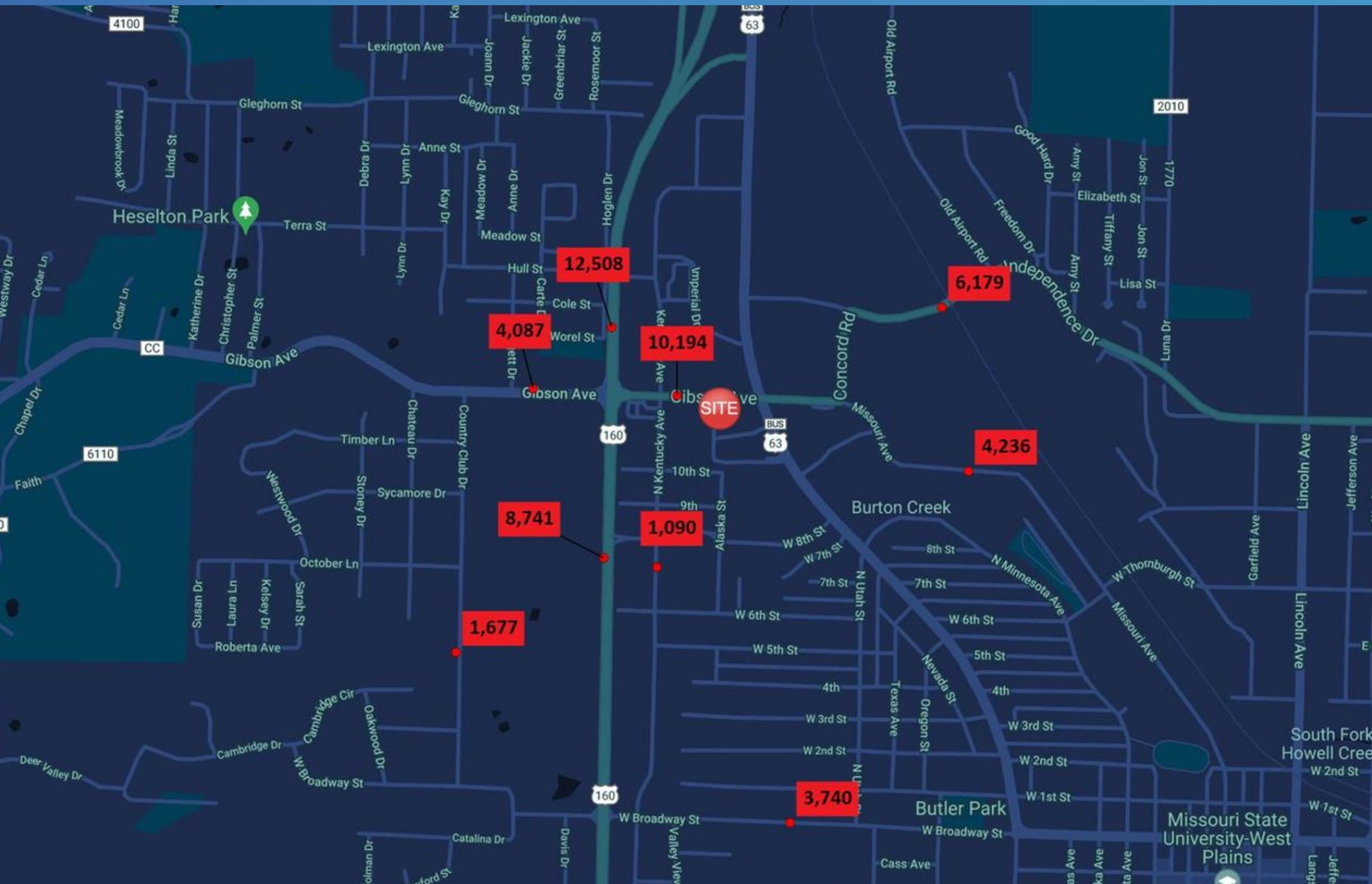
Company:	K-MAC Enterprises
Founded:	1964
Annual Revenue:	\$480 Million
Headquarters:	Fort Smith, AR
Website:	www.kmaccorp.com

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.

COMPANY BACKGROUND

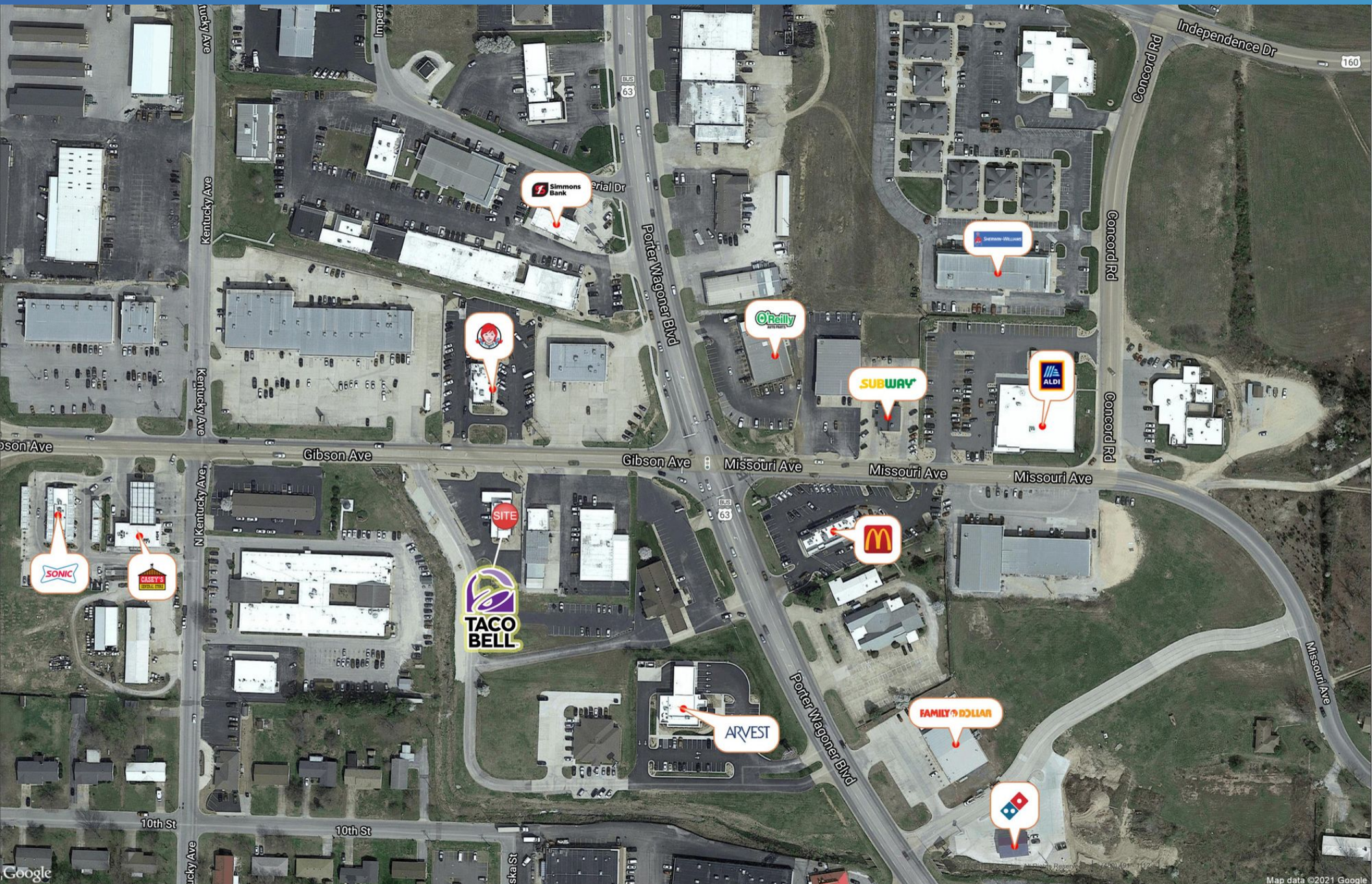
The tenant, K-Mac Enterprises, is a leading quick-service restaurant franchisee founded in 1964 and headquartered in Fort Smith, Arkansas. Over the company's 56 year history, it has grown to become one of the largest franchisee restaurant businesses in the country. K-Mac currently operates 307 restaurants 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.



TACO BELL

1464 GIBSON AVENUE, WEST PLAINS, MO 65775

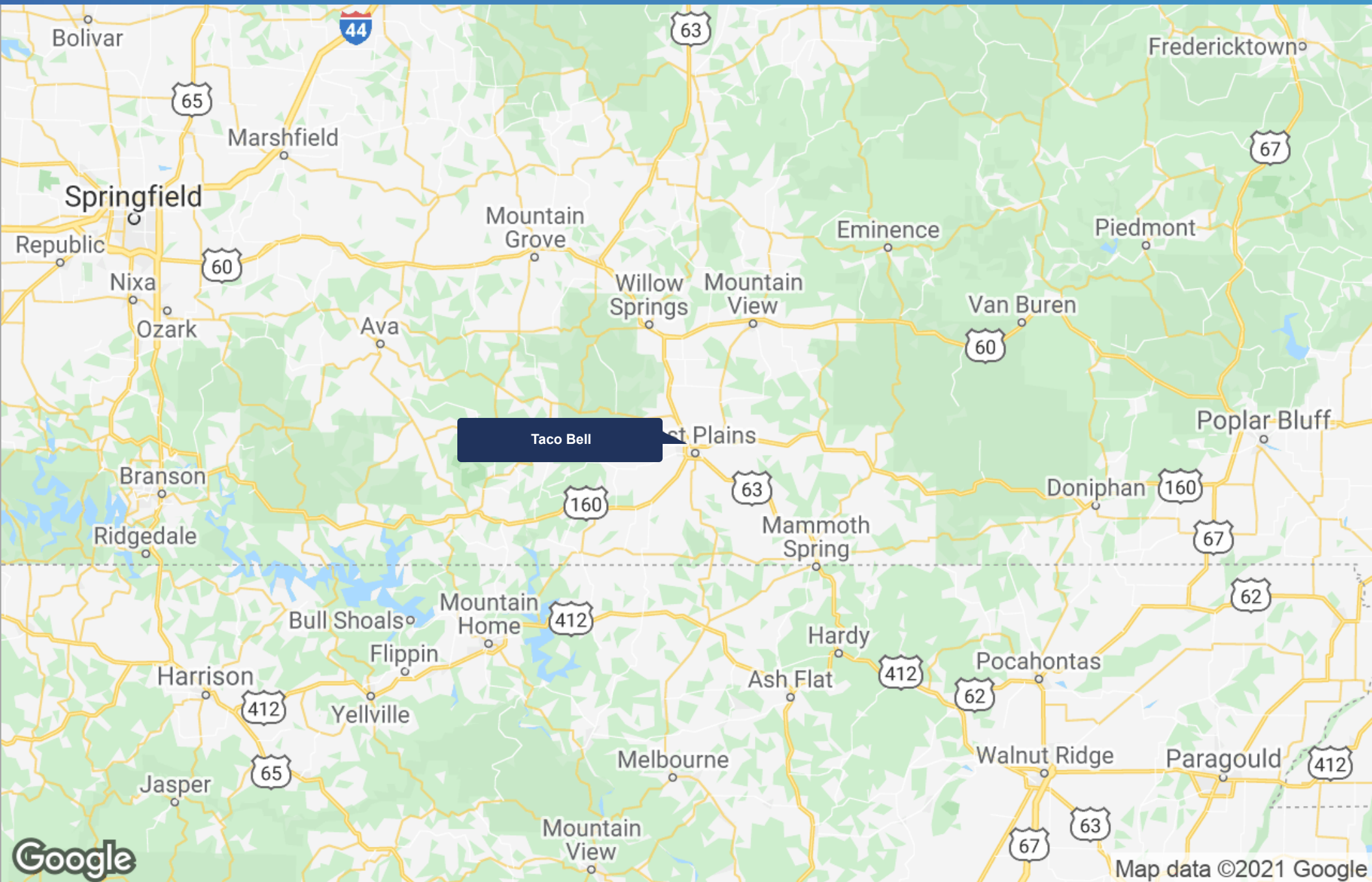
 FORTIS NET LEASE™



TACO BELL

1464 GIBSON AVENUE, WEST PLAINS, MO 65775

 FORTIS NET LEASE™





West Plains, MO, located in south-central Missouri, is nestled within the “Heart of the Ozarks”, (near Springfield & Branson, MO). Whether you’re looking for big-city conveniences, entertainment, and amenities or the appeal of small-town values and charms – an A-Plus education for your children or a place to build your practice and watch it grow – you’ll find it here, in West Plains.

West Plains is the county seat of Howell County and has a population of 12,000. This is a 7.7% increase since 2000. The largest city within a 100-mile radius, West Plains is the trade center for south-central Missouri. More than 125,00 people shop in the area and retail sales have averaged an 8 percent growth rate annually, pumping 225 million dollars into the local economy.

West Plains, Mo. has been selected as one of America’s 10 Best Small Towns in 2013 by Livability.com, a national website that ranks America’s most livable small and mid-sized cities based on quality of life. Livability.com referenced West Plains’ ability to attract “nature lovers, entrepreneurs, and families searching for an authentic small-town” as one of the reasons for its selection.

POPULATION	1 MILE	5 MILES	10 MILES
Total Population 2021	3,596	17,365	23,793
Total Population 2026	3,601	17,428	23,834
Population Growth Rate	0%	0.1%	0%
Median Age	37.5	39.2	40.1
# Of Persons Per HH	2.3	2.4	2.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,444	7,101	9,603
Average HH Income	\$50,731	\$57,366	\$58,768
Median House Value	\$99,768	\$119,176	\$123,440
Consumer Spending	\$34.8M	\$183.2M	\$256.6M





TOTAL SALES VOLUME

\$6.7B

PROPERTIES SOLD

3,300+

BROKER & BUYER REACH

345K

STATES SOLD IN

43

Click to Meet Team Fortis

30445 Northwestern Highway, Suite 275

Farmington Hills, MI 48334

248.254.3410

fortisnetlease.com

EXCLUSIVELY LISTED BY:

MARVIN DELAURA

SENIOR DIRECTOR

D: 248.419.3811

MDELAURA@FORTISNETLEASE.COM

DOUG PASSON

MANAGING PARTNER

D: 248.254.3407

DPASSON@FORTISNETLEASE.COM