



FILE PHOTO

TACO BELL

137 N. SUMMIT DRIVE, HOLTS SUMMIT, MO 65043

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INVESTMENT SUMMARY

List Price:	\$2,488,889
Current NOI:	\$112,000.00
Initial Cap Rate:	4.50%
Land Acreage:	1.0 Acres
Year Built	2022
Building Size:	2,274 SF
Lease Type:	Absolute Net
Lease Term:	25 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present a brand new free-standing Taco Bell located on 132 N. Summit Dr. in Holts Summit, Missouri. At the close of escrow, the tenant, K-Mac Enterprises will sign a brand new 25 year lease which will expire in July of 2047. The absolute NNN lease will require zero landlord responsibilities and 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** \$2,488,889**CAP RATE** 4.50%**LEASE TYPE** Absolute Net**TERM REMAINING** 25 Years**INVESTMENT HIGHLIGHTS**

- New 25 Year Absolute NNN Lease
- Brand New Construction | Scheduled Opening Mid-July of 2022
- Zero Landlord Responsibilities
- 1% Annual Increases Including Option Periods
- Top Franchisee Nationwide (320+ Locations)
- 3 Mile Average Household Income Exceeds \$73,608



PROPERTY SUMMARY

Year Built:	2022
Lot Size:	1.00 Acres
Building Size:	2,274 SF
Zoning:	Commercial
Construction Style:	Prototype

LEASE SUMMARY

Tenant:	Taco Bell
Tenant Responsible on Lease:	K Mac Enterprises Inc. (320+ Locations)
Lease Type:	Absolute NNN
Primary Lease Term:	25 Years
Annual Rent:	\$112,000.00
Rent PSF:	\$49.25
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	At Close of Escrow
Scheduled Store Opening:	July 15, 2022
Rent Bumps:	1% Annual Increases
Renewal Options:	Four, 5 Year Options
Tenant Website:	www.kmaccorp.com



GROSS SALES:
\$530 MILLION



STORE COUNT:
320+ UNITS



TENANT:
K-MAC CORP



FOUNDED:
1964



FRANCHISEE BACKGROUND

OVERVIEW

Company:	K-MAC Enterprises
Founded:	1964
Total Revenue:	\$530 Million
Headquarters:	Fort Smith, AR
Website:	www.kmaccorp.com

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 58 year history, it has grown to become one of the largest franchisee restaurant businesses in the country. K-Mac currently operates more than 320 restaurants in the Taco Bell system. 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 currently achieves more than \$530 million in annual revenues. K-Mac continually upgrades its existing asset base while continuing to develop new stores. Going forward, K-Mac remains focused on growing through acquisitions and new unit development, as well as improving existing store operations.

TENANT HIGHLIGHTS

- K-MAC Enterprises is one of the Nations Top Taco Bell Franchisees
- K-MAC Operates 320+Restaurant Locations
- Regional Concentration in the South Central Region of the U.S.
- K-MAC Focused on Growing Through Acquisitions and UnitDevelopment

TACO BELL

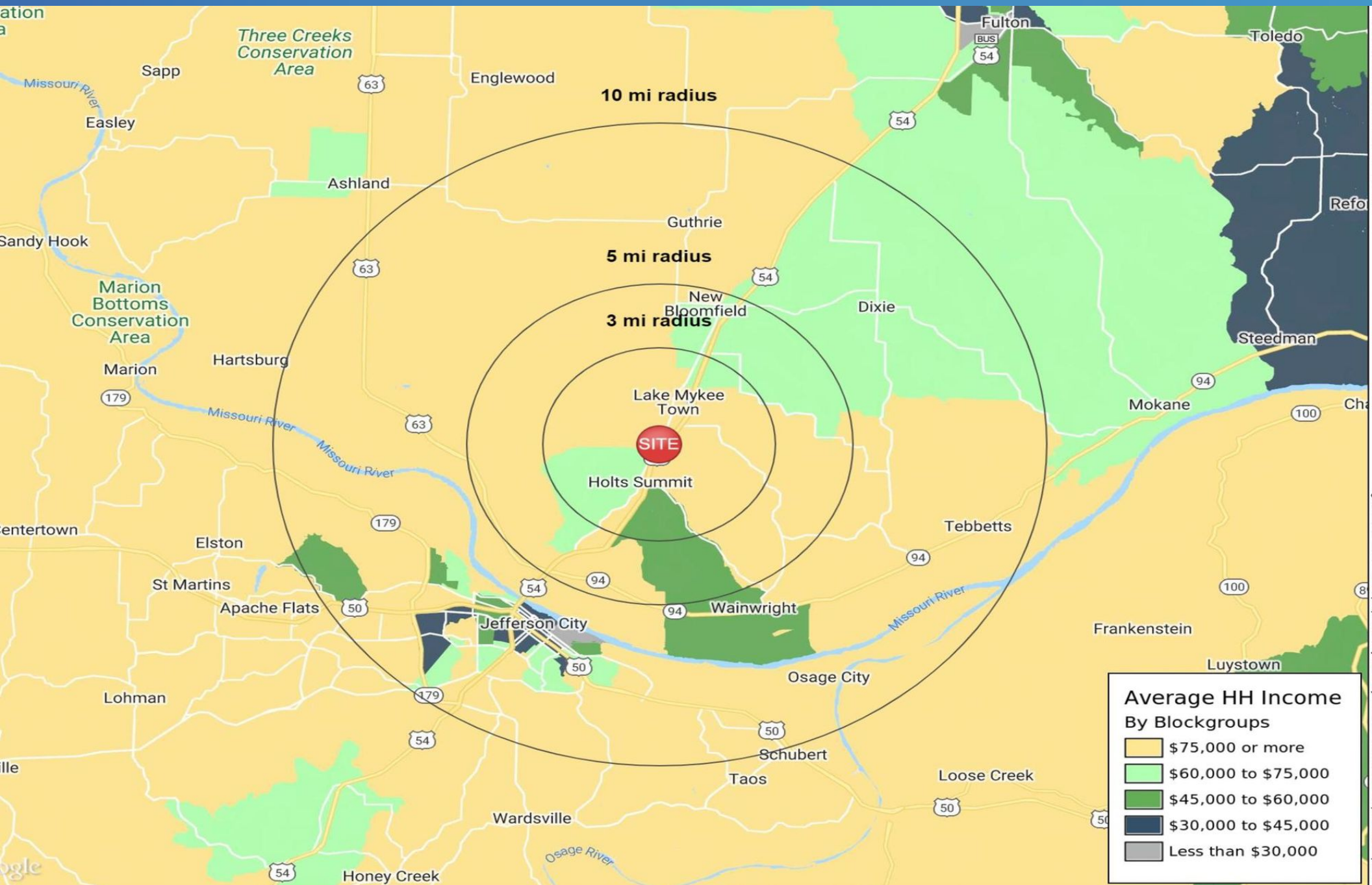
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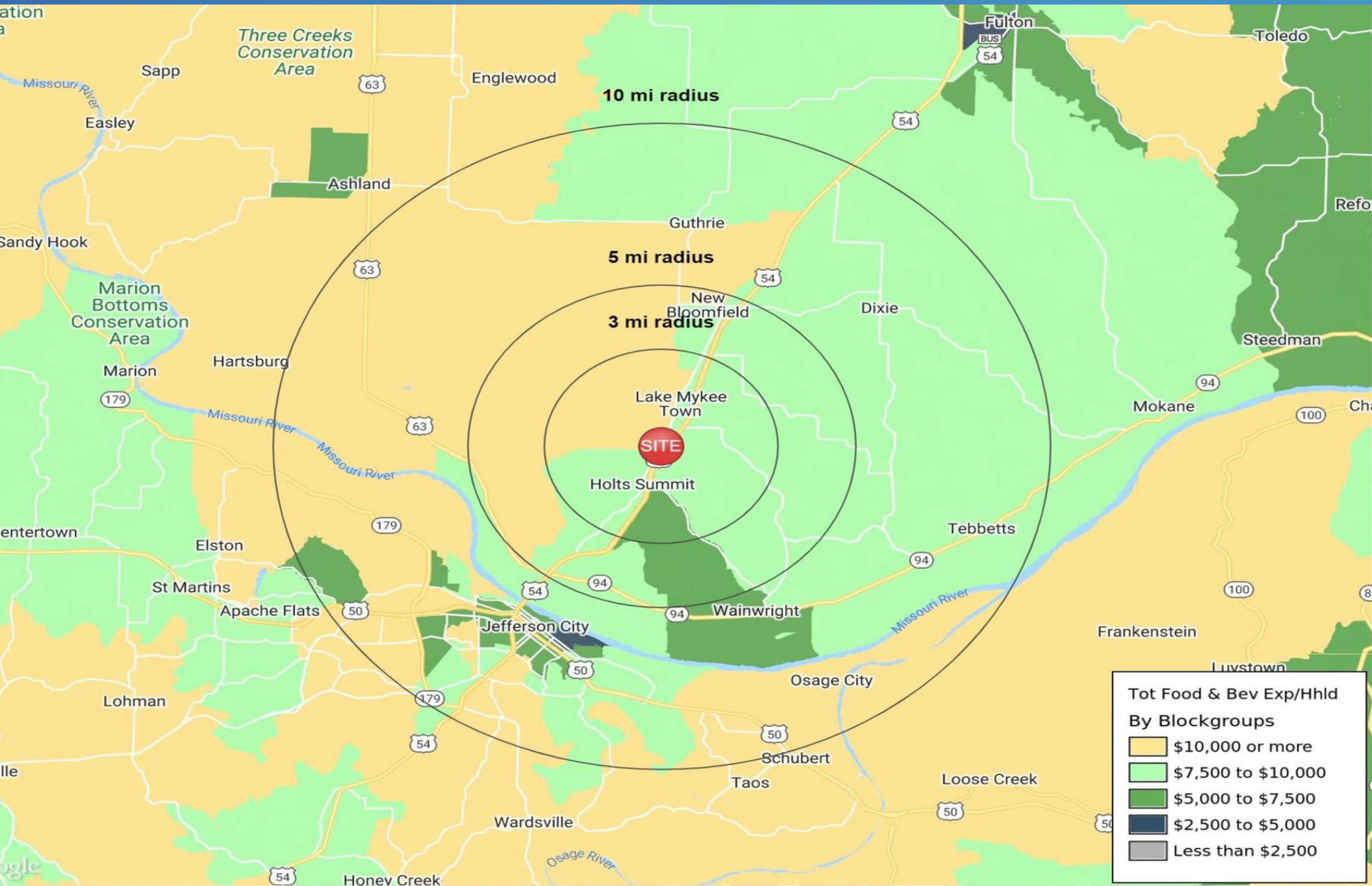
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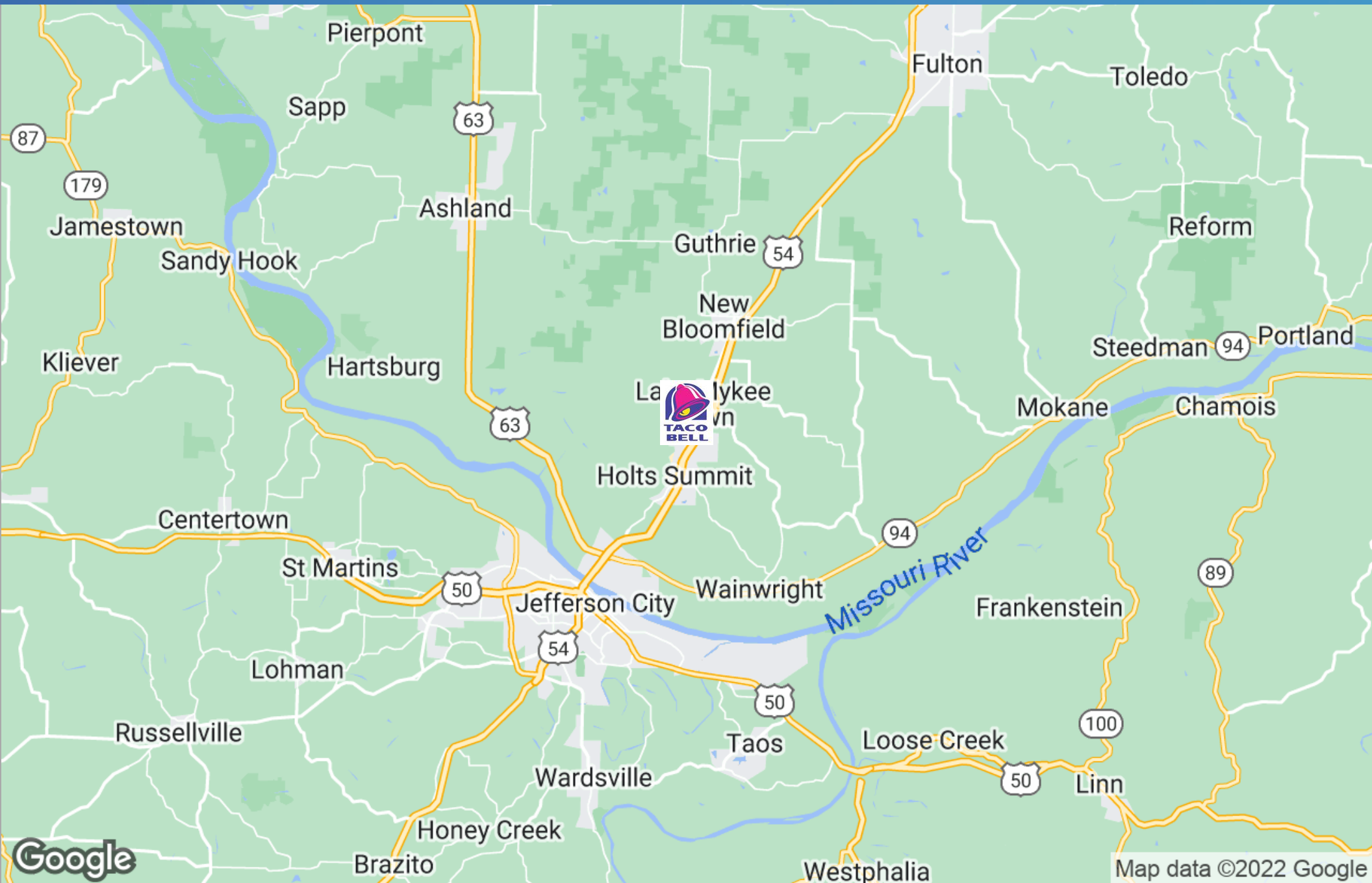














Holts Summit is a small city in Callaway County, Missouri. The population was 3,247 at the time of the 2010 census. Holts Summit is located 7 miles northeast of Jefferson City, Missouri's state capital. It is part of the Jefferson City Metropolitan Area.

Most of the pioneers in the early settlements were from the state of Virginia. One among them was Abner Holt who with his family traveled to Howard County, Missouri, in 1819. They settled there for the winter. The men built a house in Callaway County in the unnamed community now known as Holts Summit, and the family settled in during the spring.

In 1870, Holt's grandson, Timothy Holt, plotted Holts Summit around a general store built by his father James Holt. They named the village "Holts Summit" because it was the highest point from there to the Missouri River. In the 1960s and 1970s, winemakers began to rebuild the Missouri wine industry. Summit Lake Winery was founded in 2002 in Holts Summit, linking the town to what is called the Missouri Rhineland, the area defined by vineyards along the Missouri River from Callaway County to the western part of St. Charles County.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	8,732	12,168	61,238
Total Population 2027	8,841	12,294	61,255
Population Growth Rate	0.7%	0.6%	0%
Median Age	40.3	40.3	39.4
# Of Persons Per HH	2.5	2.6	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,452	4,761	24,892
Average HH Income	\$73,608	\$74,924	\$71,669
Median House Value	\$67,873	\$67,801	\$59,473
Consumer Spending	\$108.5M	\$152.2M	\$718.4M





FNL

TOTAL SALES VOLUME

\$7.5B

PROPERTIES SOLD

3,600+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

Click to Meet Team Fortis

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