



Kum & Go - Go Fresh Market

Accelerated Bonus Depreciation Opportunity

\$6,454,568 | 4.75% CAP

3434 S. Rangeline Rd., Joplin, MO 64804

- ✓ 14.2± Years Remaining on Corporate Guaranteed Absolute NNN Lease
- ✓ 7.5% rent increases every 5-years providing a strong hedge against inflation
- ✓ Located at signalized intersection just off major Interstate 44 (136,332± VPD) on S. Rangeline Road (35,929± VPD)
- ✓ Ranked #166 on America's Largest Private Companies in 2020 with \$2.6B in Revenue
- ✓ Located across from a high-volume Sam's Club anchored shopping center

Kum & Go is a family-owned operation focusing on fresh food in an **upscale environment** and uncluttered aisles. Kum & Go continues to strive for excellence in customer service and convenience - serving **more than 400,000 customers each day** & employing more than **5,000 associates in 420 stores across 11 states**.



INVESTMENT OVERVIEW

KUM & GO - GO FRESH MARKET JOPLIN, MO



CONTACT FOR DETAILS

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MO Broker of Record: Michael Sweargin

License #: 1999072529

\$6,454,568

4.75% CAP

NOI

\$306,592

- ✓ **±14.2 Years Remaining on Corporate Guaranteed Absolute NNN Lease**, with four 5-year options to renew; 7.5% rental increases every 5 years in primary term and during option periods.

Building Area

±4,958 SF

- ✓ **Eligible for 100% Bonus Depreciation in Year 1** - Fee simple ownership of a convenience store or gas station allows the landlord to use the Accelerated Bonus Depreciation model. Consulting with your accountant or tax attorney is advised.

Land Area

±1.13 AC

- ✓ **Kum & Go continues to be a leader off innovation in the convenience store industry**; according to Forbes, Kum & Go is the 177th largest private company in the U.S. with over \$2.6 billion in revenue.

Year Built

2016

- ✓ **Kum & Go is No. 18 on CSP's 2021 Top 200 ranking** of U.S. c-store chains by store count.

Lease Type

Absolute NNN – Fee Simple

- ✓ **Property is ideally located between major Interstate 44 (136,332± VPD) and dense infill residential (61,560 5-mile population)**, making the subject property perfectly placed for a convenience store.

Occupancy

100%

- ✓ **Located at signalized intersection** on S. Rangeline Road (35,929± VPD).

- ✓ **Pad to a high-volume Sam's Club anchored shopping center**: Property benefits from neighboring tenants including a new construction Chick-Fil-A, Sam's Club, Lowe's, Sutherlands, 16 different hotels/motels, and numerous other restaurants.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE



SCHAEFFLER



Residence INN

Cheddar's

The Law Firm of
CHRISTOPHER W. DUMM

INTERSTATE
44

INTERSTATE 44
(136,332 COMBINED VPD)

OUTBACK
STEAKHOUSE



Olive Garden

FUZZY'S
TACO SHOP

BAYMONT
BY WYNDHAM

Hampton
by HILTON

Chick-fil-A

DRURY
HOTELS

CENEX

WAFFLE
HOUSE

verizon

Kum & Go

Days Inn
BY WYNDHAM

BW | Best Western
Hotels & Resorts

BUSINESS
49

S RANGELINE ROAD
(35,929 VPD)

E 37TH STREET



Comfort
INN & SUITES



Abbey TITLE COMPANY
Real Estate Services for Southern Missouri

WELLS FARGO

LOWE'S

TARGET
TJ-MAXX
JOANN
JCPenney

Dunham's SPORTS
KOHLS
BED BATH & BEYOND
Michaels
Where Creativity Happens

HOBBY LOBBY
CAFO

Walmart
Supercenter

Sutherlands

SUBWAY
RED WING SHOES

HOME
SUITES BY HILTON

golden
corral

Academy
SPORTS + OUTDOORS

ALDI

THE HOME DEPOT
planet fitness

LAQUINTA
BY WYNDHAM

Applebee's
GRILL + BAR

Office
DEPOT

Freddy's
STEAKBURGERS

FAIRFIELD
BY HARRIOTT

TEXAS
CORNED BEEF

SHERWIN
WILLIAMS

Comfort
INN & SUITES

McDonald's

Starbucks

Fairfield
BY HARRIOTT

verizon

SONIC

Kum & Go

BUSINESS
49

S RANGELINE ROAD
(35.929 VPD)

Chick-fil-A

Days Inn
BY WYNDHAM

E 37TH STREET

5 SECURE NET LEASE

TENANT OVERVIEW

KUM & GO - GO FRESH MARKET JOPLIN, MO

Kum & Go

Lessee: KUM & GO L.C. an Iowa limited liability company

Guarantor: KUM & GO L.C.

REVENUE

\$2.6 B

LOCATIONS

400+



kumandgo.co

m

W.A. Krause and T.S. Gentle founded Kum & Go, L.C. on September 1, 1959. When the two Hampton entrepreneurs opened their small full-service gas station, they couldn't have known it was only the beginning of a business which would become known for unmatched ingenuity and courageous risk-taking.

In 1963, based on a desire to further serve customers, Kum & Go, L.C. introduced the convenience store concept by offering fuel and merchandise - converting their "gas station" into a "station store." By late 1977, Kum & Go had grown to **65 convenience stores** employing **327 people**. The 1980s brought further innovations in convenience with the addition of quick serve restaurants - including Blimpie, Taco John's and Burger King - in several stores. Kum & Go opened its **first store in Des Moines** in 1984.

In 1988, the headquarters were moved from Hampton to West Des Moines - the fastest growing city in Iowa. By the end of the 80s, Kum & Go had **134 stores** across the Midwest. In 1996, Kum & Go opened **22 new stores**. In 1997, the company opened 14 new stores. In 1998, Kum & Go added 122 new stores. In early 1999, the company capped a decade of phenomenal growth with the acquisition of an additional **45 stores**. In 2002, Iowa gained another **12 stores**, including seven in Des Moines, two in Fort Dodge and one each in Oskaloosa, Carroll and Grinnell. The pioneering spirit of Kum & Go's founders continue to drive the company forward into the future. As the fifth largest privately held, company-operated convenience store chain in the United States, Kum & Go operates more than **400 stores in 11 states** throughout the Midwest. Thanks to the efforts of its **more than 5,000 associates**, Kum & Go continues to strive for excellence in customer service and convenience - serving more than **400,000 customers each day**.



IN THE NEWS

KUM & GO - GO FRESH MARKET JOPLIN, MO

Kum & Go announces expansion into first new state in more than 10 years

KIM NORVELL, MAY 18, 2021 (DES MOINES REGISTER)

For the first time in more than a decade, Kum & Go is expanding to a new state.

Its expansion into Utah puts Kum & Go stores in **12 states**, primarily in the Midwest, though it does have locations in western states Colorado, Montana and Wyoming. "We are considering other states as well. This is our **first state** that we'll be expanding to but that doesn't take other states off the table for consideration," said Niki Mason, **senior vice president** of store development. "We're a **high-growth company** so we want to continue to build several new stores a year."

The Des Moines-based convenience store chain announced Tuesday it will build 30 gas stations in the Salt Lake City area over the next five years. The first stores will open in 2022.

Kum & Go's **approximately \$200 million investment** in Salt Lake County includes 30 stores with fuel and Go Fresh Markets offering prepared foods. The company does not have immediate plans to build fuel-less urban walk-up stores, a new concept that just saw its **fifth opening**, the latest in Denver's LoDo District. Its first opened a year ago in downtown Des Moines.

Mason said the company is under contract for its first five Utah locations, expected to open next year. All stores will be in newly constructed buildings, with up to **12 employees per store**.

The company chose Utah because of its booming population and fast-growing job market. According to Forbes, the state's population is expected to nearly double in **30 years** and, in 2019, the state **ranked No. 1** for **total job growth** in the nation.

EXPLORE ARTICLE

Kum & Go Expands EV Charging

JACKSON LEWIS, AUGUST 11, 2021 (CSP)

"Kum & Go has been a great early partner in our EV Corridors charging infrastructure efforts," said Matt Mines, program manager for the Colorado Energy Office. "These new charging locations will help Coloradans drive anywhere in the state in an EV."

The Colorado Energy Office awarded ChargePoint with the contract to build out the corridors project at **34 locations**. Since this agreement, Kum & Go and ChargePoint have worked together on **nine completed sites** in the United States with five more sites slated to be completed by the **end of 2021**.

Kum & Go LC has partnered with the Colorado Energy Office to introduce DC fast-charging stations to another store in the state, at a new store opening in Wellington, Colo.

"Kum & Go is committed to leading with sustainable options designed to meet the dynamic needs of our customers. Our network of **DC fast-chargers** and the support of Colorado Energy Office help advance this important work," said Ken Kleemeier vice president of fuels for Kum & Go.

Kum & Go continues to put a focus on sustainability. **In 2010**, Kum & Go became certified under the Leadership in Energy & Environmental Design (LEED) Volume Program.

"**Public-private partnerships** like ours with ChargePoint and Kum & Go are critical to increasing charging options for EV drivers across the state," said Will Toor, executive director of Colorado Energy Office.

Based in Des Moines, Iowa, Kum & Go is a family-owned convenience store chain with a presence across the Midwest and West, with more than **400 stores in 11 states**.

EXPLORE ARTICLE

LEASE OVERVIEW

KUM & GO - GO FRESH MARKET JOPLIN, MO

Initial Lease Term	20-Years, Plus (4), 5-Year Options to Renew
Rent Commencement	July 2016
Lease Expiration	July 2036
Lease Type	Absolute NNN Lease
Rent Increases	7.5% Every 5 Years, in Primary Term & Options
Annual Rent YRS 1-5	\$285,202
Annual Rent YRS 6-10	\$306,592 (Current Rent)
Annual Rent YRS 11-15	\$329,586
Annual Rent YRS 16-20	\$354,305
Option 1	\$380,878
Option 2	\$409,444
Option 3	\$440,152
Option 4	\$473,164






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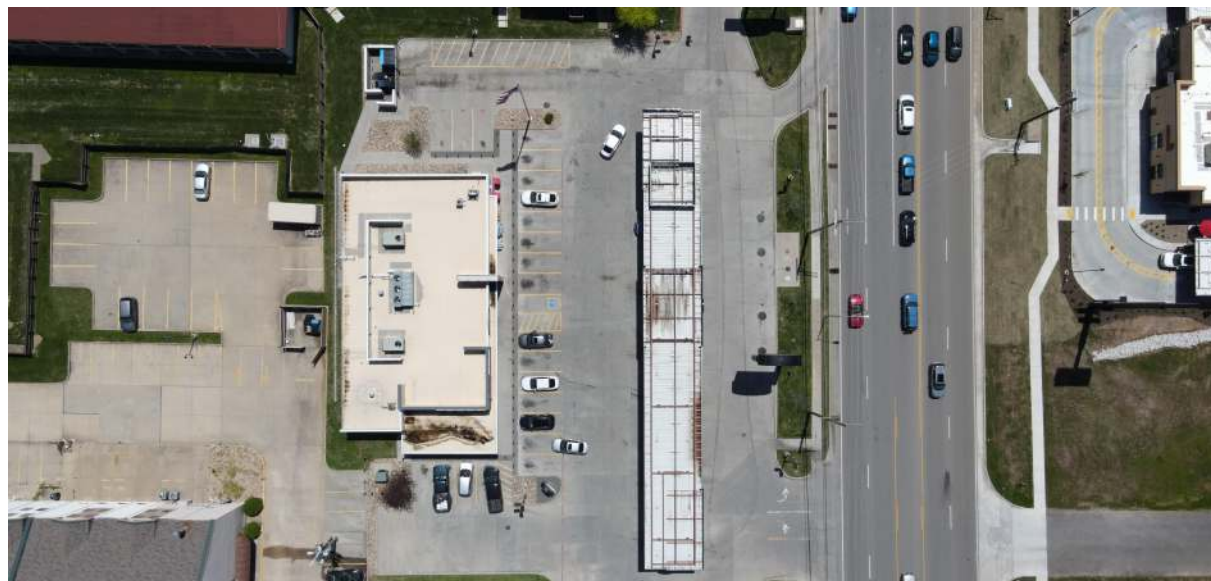
SITE OVERVIEW

KUM & GO - GO FRESH MARKET JOPLIN, MO

	Year Built	2016
	Building Area	±4,958 SF
	Land Area	±1.13 AC
	Pumps	7
	Fueling Positions	14

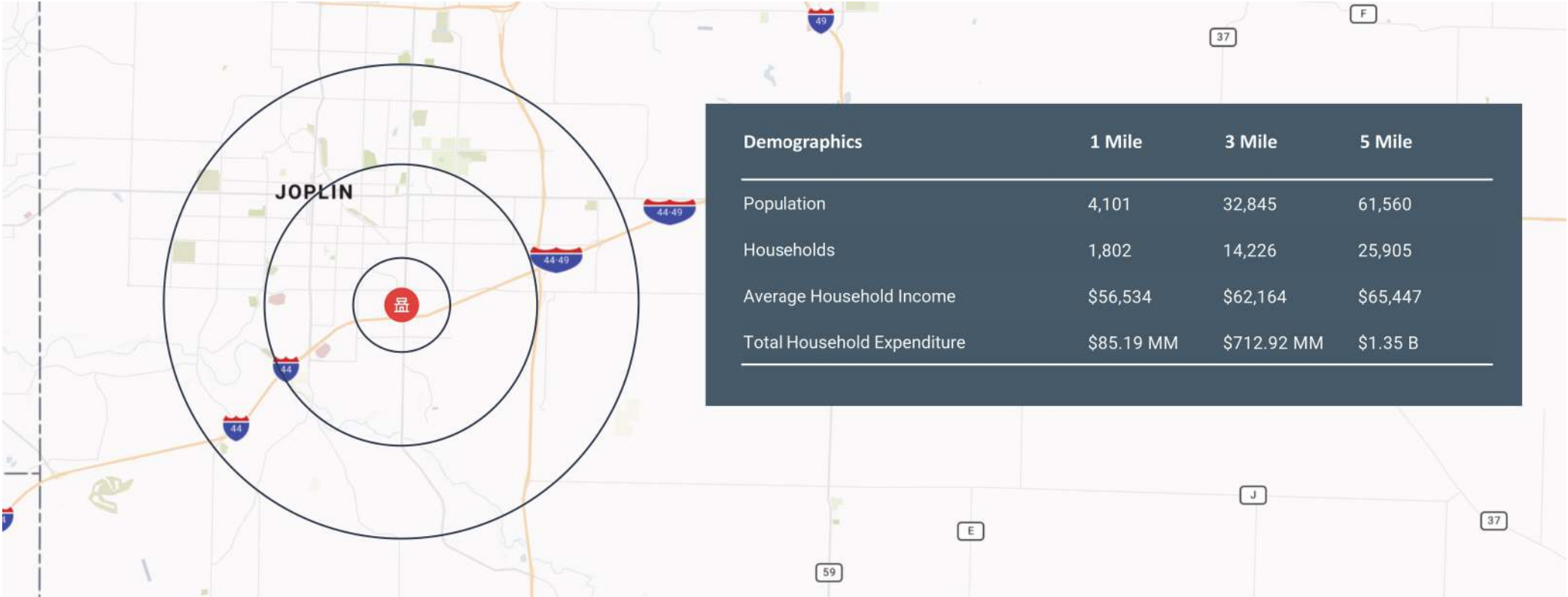
NEIGHBORING RETAILERS

- Party City
- PetSmart
- Big Lots!
- Target
- Tuesday Morning
- Aldi
- Sam's Club
- ROSS Dress For Less
- The Home Depot
- Hobby Lobby



LOCATION OVERVIEW

KUM & GO - GO FRESH MARKET JOPLIN, MO



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Michaels Holdings LLC (15,000)

2. Freeman Health System (4,500)

3. Firestone Holdings LLC (2,500)

4. Mercy Hospital Joplin (1,538)

5. Tri-State Motor Transit Co Inc. (1,100)

6. Mercy Hospital Springfield (1,000)
7. Health Care Services of the Ozarks Inc. (750)

8. ABM Onsite Services, Inc. (702)

9. Freeman Health System (677)

10. Alorica Customer Care, Inc. (563)

11. Walmart, Inc. (2,400)

12. Glister-Mary Lee Corporation (450)
13. Jasper Products LLC (400)

14. Schaeffler Group USA Inc. (310)

15. Casey's General Stores, Inc. (296)

LOCATION OVERVIEW

KUM & GO - GO FRESH MARKET JOPLIN, MO

Joplin Missouri (MSA)



210,077 (2018)

Population



\$49,098

Median Household Income



Located near major trade
route - Interstate 44

INTERSTATE 44

Covers an area of 36
square miles

36

Joplin, located in the four states region encompassing Oklahoma, Kansas, Missouri and Arkansas, rests at the edge of the Ozark Mountain region.

The Joplin, Missouri, metropolitan area (MSA), as defined by the United States Census Bureau, is an area consisting of Jasper and Newton counties in southwest Missouri, anchored by the city of Joplin.

Joplin is the 5th largest MSA in Missouri

As of the 2020 census it had a population of 178,816, with a continually growing population.

The current population of the main hub of three-county Joplin- Miami, Missouri-Oklahoma Metro area, is the 5th largest metropolitan area in Missouri. Joplin has a vibrant, ever-expanding Arts & Cultural community that helps make it a great place to live. Celebrated as a "Creative Community" award recipient by the Missouri Arts Council in 2012, Joplin Arts truly have something to offer everyone. The Joplin-Miami, Missouri-Oklahoma, combined statistical area (CSA) includes the Miami, Oklahoma, micropolitan statistical area, corresponding to Ottawa County in extreme northeast Oklahoma. As of the census of 2020, the Median income for the 68,584 households represented in the MSA was \$50,244 with an Median home value of \$126,200.

IN THE NEWS

KUM & GO - GO FRESH MARKET JOPLIN, MO

Battery manufacturer to build new facility in Rapid City bringing as many as 1,500 jobs

SIANDHARA BONNET, OCTOBER 29, 2021 (RAPID CITY JOURNAL)

According to the company's president, Rapid City prevailed over 20 other communities that it was considering for its new facility.

"Rapid City was head and shoulders above the **other 20 potential site selections** in terms of economic development package and **business community** involvement," Randy Moore, president and CEO of **AEsir Technologies**, told the Journal.

A battery manufacturer based in Joplin, Missouri, has selected Rapid City as the site for its new 600,000-square-foot gigafactory that eventually could create as many as 1,500 jobs.

The factory and **distribution center** will be located off Old Folsom Road, which is near Highway 79 and across the road from the city's landfill. It will be the anchor for the new Rushmore Industrial Center developed by Dream Design International. Moore said easy access to rail, a state highway and Rapid City **Regional Airport** was a factor in the company's decision to choose Rapid City.

AEsir Technologies manufactures nickel zinc batteries that Moore said are **two to three times more powerful** than lithium-ion batteries and last just as long. He said they use potassium hydroxide as the electrolyte, an active ingredient in soaps and shampoos, which makes the batteries more environmentally friendly.

The company's initial facility, one of four, will be a **150,000-square-foot** manufacturing and distribution center capable of building **2 gigawatt-hours, or 2 billion watt hours or 1.2 million** batteries annually. The facility products will be dedicated to data centers and telecommunication 5G networks. When all four buildings are completed, the facility is expected to produce 4.8 million batteries and 8 gigawatt-hours annually.

EXPLORE ARTICLE

Casey's General Stores Opens New Distribution Center in Missouri

APRIL 15, 2021 (CISION PR NEWSWIRE)

"Casey's has had a long-standing presence in Missouri and provided opportunities to thousands of Missourians across the state," Governor Mike Parson said. "We appreciate Casey's continued commitment and look forward to its future growth and success."

The new, state-of-the-art warehouse will serve **400 to 600** of the company's stores. Casey's operates more than **2,200 convenience stores** in the U.S. Casey's is investing **\$62 million** in the new facility, and company executives expect to hire around **125 employees**.

Missouri is a new investment destination for companies that need a prime location for their distribution centers. The state has seen a tremendous amount of success in logistics and distribution, welcoming more than \$200 million in new capital investment in just the past few months.

"Every day at Casey's, we are providing guests freshly prepared foods and the products they need and want," said Darren Rebelez, President and Chief Executive Officer at Casey's. "Our Joplin **distribution team** will play a key role in delivering on this promise. We appreciate the support from the state of Missouri and city of Joplin as we worked to make this project a reality. Casey's Joplin Distribution Center is key to our plan for accelerated **store growth** over the next two years."

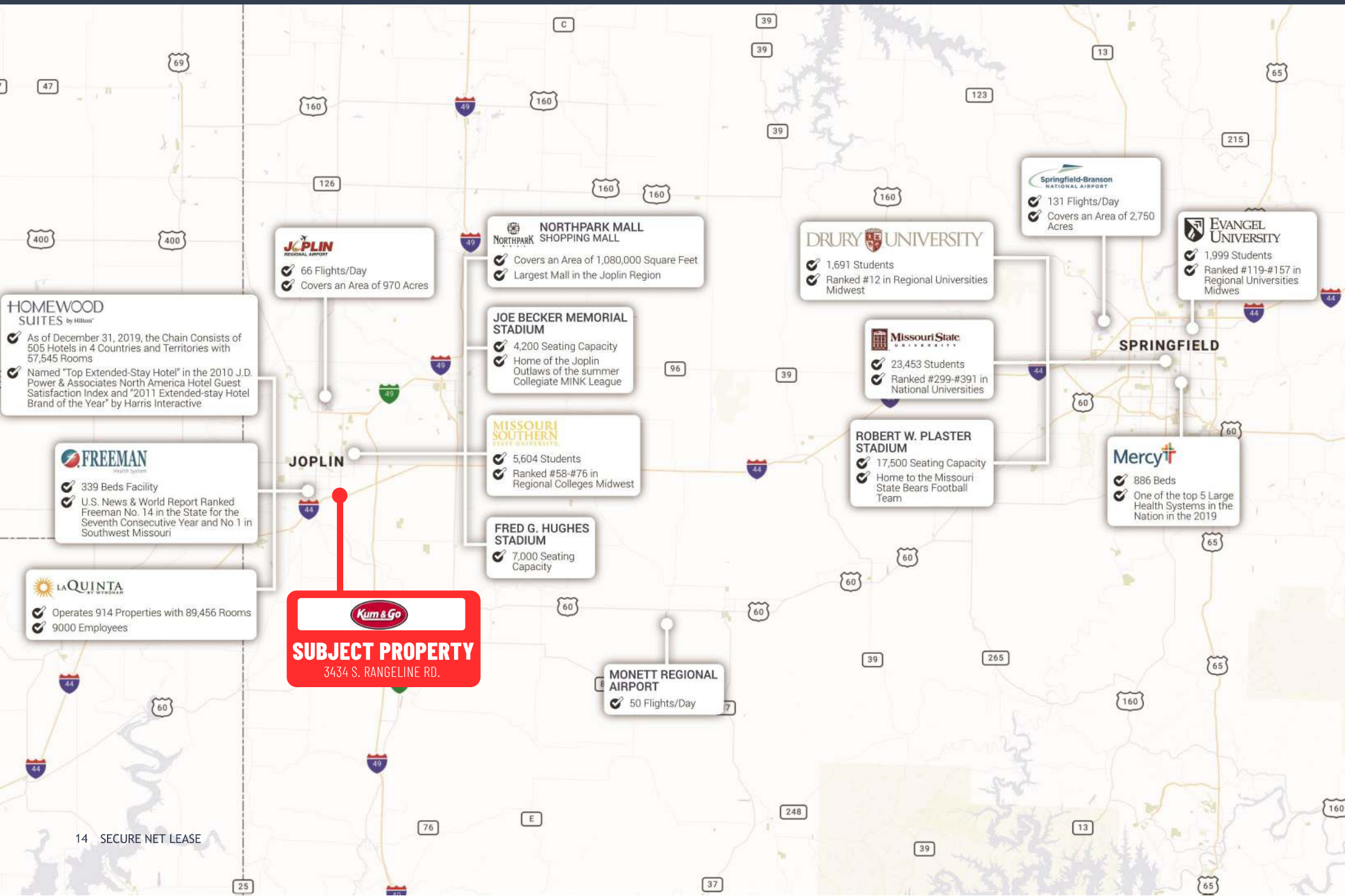
"We welcome Casey's distribution center to Joplin," said Mayor Ryan Stanley. "We are excited and pleased with their decision to expand their operations here in southwest Missouri. Casey's is a well-known brand and respected by their customers throughout the Midwest. Their center is a **great fit** for our industrial park, and we appreciate all of our partners for their work to bring this project to Joplin. It is a boost for our local economy by **providing quality jobs and opportunities** for our community."

The City of Joplin, Joplin Area Chamber of Commerce, Missouri Department of Economic Development, Liberty Utilities, Missouri American Water, Missouri Partnership, MOKAN Regional Partnership and Spire all worked to bring Casey's newest facility to Missouri.

EXPLORE ARTICLE

JOPLIN-MIAMI, MO MSA

KUM & GO - GO FRESH MARKET JOPLIN, MO



SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

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(424) 224-6430

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