

# Kum & Go | Bono, AR

10144 HIGHWAY 63 N



**Offering Memorandum**

**BRISKY** | NET LEASE

612.413.4200 • [brisky.com](http://brisky.com)



# PROPERTY INFORMATION



## SECTION 1

# Property Overview



## Address

10144 Highway 63 N  
Bono, AR 72416

## Square Footage

5,200 SF

## Acres

2.42

## Price

\$3,638,021

## Cap

4.8%

## Current Term Expiration

12/31/2034

## Current Term Remaining

12+

## Annual Base Rent

\$174,625

## Rent Increases

7.5% Every 5 Yrs During Base  
Term | 5% in Each Option

## Renewal Options

Five 5-Year



# Executive Summary



## Property Overview

Brisky Net Lease is pleased to offer this fully leased Kum & Go convenience store in Bono, AR. This location is a strong performer with data to back it up. Appreciate the NNN Lease with over twelve years remaining and zero landlord responsibilities. It offers investors the opportunity to invest in the 18th largest convenience store operator according to CStore Decisions, with strong stable private credit.

Large format store with a large 2.4 acre lot and excellent visibility along a major thoroughfare in town. Located about 9 miles northwest of Arkansas State University in Jonesboro, which has a total enrollment of over 14,000 according to the university. Bono has a small, friendly community atmosphere about 10 miles from the 5th largest city in Arkansas, Jonesboro.

Kum & Go is a family-owned operation run by Kyle J. Krause, son and grandson of the original founders. The company employs over 5,000 associates in more than 400 stores across 11 states. Kum & Go is part of Krause Group, a family of businesses which also includes Solar Transport, the Des Moines Menace soccer team, and Italian wineries Vietti and Enrico Serafino, in addition to real estate and agriculture operations.

\*Kum & Go has a small regional medical clinic they sublease to here. This drives added traffic and works as a good compliment to their strong c-store business.

## Property Highlights

- Over 12 Years Remaining on an Absolute NNN Lease
- #13 Corporate Location for Foot Traffic, Per Placer
- Great Highway Location with Excellent Visibility
- Steady Demographics & Growing Population
- Affordable Rent Relative to Performance
- Zero Landlord Responsibilities
- Ideal 1031 Exchange Property

# Tenant Profile

## About Kum & Go

In 1959, William A. Krause and Tony S. Gentle created a convenience store concept where people could buy gas & groceries. But more than that, they pioneered a belief system. Whether it's keeping the store sparkling clean, treating every customer like a friend, or donating our time and money to great causes, we strive to make every day just a little bit better and brighter for all.

Today, Kum & Go is still a family-owned operation run by Kyle J. Krause, son and grandson of the original founders. We employ 5,000 associates in 400 stores across 11 states. We pride ourselves on not being a "typical" convenience retailer. Sure, we provide the products and services that you'd expect to find... lots of drinks and snacks, fresh food to satisfy the cravings of our on-the-go customers, and a selection of quality fuel products. Yet what truly sets us apart from our competitors is our people.

### Our Commitment to Our Communities

Kum & Go is proud to donate 10% of our profits to worthy causes in our communities. We donate food, serve meals, build houses and support schools—as any good neighbor would. Because that's who we are; we're neighbors invested in our communities.

### Sustainability

Sustainability has always been a part of the Kum & Go philosophy. We are a family-owned company dedicated to making days better for today and tomorrow. This longstanding legacy of family leadership, now in its fourth generation, provides a strong foundation as we focus on future generations.

Our sustainability framework is simple in concept but complex in practice. We strive to balance the triple bottom line of People, Planet and Profit. Business decisions are based on how they will positively impact the people who live and work in the communities we serve, and the impact those decisions will have on our planet.

From KumandGo.com



PARENT COMPANY  
**KRAUSE GROUP**

FOUNDED  
**1959**

LOCATIONS  
**400+**

HEADQUARTERS  
**DES MOINES, IA**

WEBSITE  
**KUMANDGO.COM**

OWNERSHIP  
**PRIVATE**



# Additional Photos



# LOCATION INFORMATION



## SECTION 2



# Community Profile

## About Bono, AR

Bono has a small, friendly community atmosphere about 10 miles from the 5th largest city in Arkansas, Jonesboro. It is located in Northeast Arkansas, about seventy-eight miles Northwest of Memphis, Tennessee and 128 miles Northeast of Little Rock. Bono stays connected to the rest of the state by U.S. Highway 63, which is one of the main commercial corridors through Northeast Arkansas.

The community is proud to have two water storage towers with natural gas generators and was awarded the honor of having the best tasting water in the state by the Arkansas Rural Water Association. Bono has it's own Police Department, Volunteer Fire Department, has 5 local churches and more than a dozen businesses and stores. The community is also the home of Jimco Lamp Company and Inboden Brothers Seed and Fertilizer Company.



POPULATION  
2,151



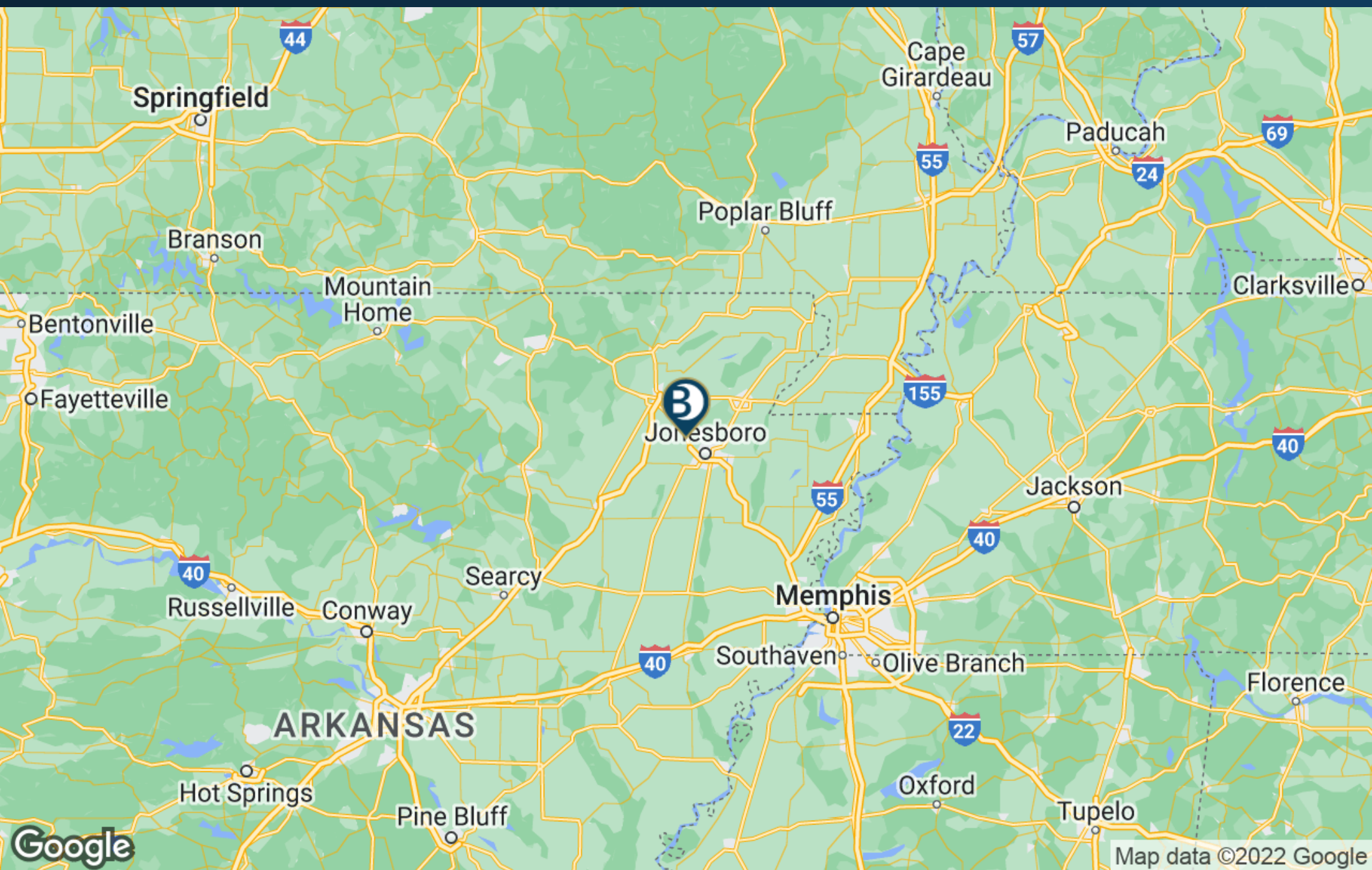
POPULATION GROWTH  
1.7%



HH INCOME  
\$53,819



# Regional Map





# Aerial Map





# Retail Map



# FINANCIAL ANALYSIS



## SECTION 3



# Offering Summary



**\$3,638,021**

PRICE



**\$174,625**

NET OPERATING INCOME



**4.8%**

CAP RATE



**12<sup>+</sup>**

TERM REMAINING

Address:

10144 Highway 63 N  
Bono, AR 72416

Lease Type:

Absolute NNN

Tenant:

Kum & Go

Tenant Type:

Retail - Convenience Store

Commencement:

1/1/2020

Expiration Date:

12/31/2034

Options:

Five 5-Year

Increases:

7.5% Every 5 Yrs During Base Term | 5% in Each Option

LL Responsibilities:

None

Guaranty:

Corporate Guaranteed

# Rent Roll

Tenant Name	Term	Unit Size (SF)	Lease Start	Lease End	Annual Rent
Kum & Go	Current - Base Term - Yrs 1-5	5,200	1/1/2020	12/31/2034	\$174,625
Kum & Go	Base Term - Yrs 6-10	5,200	1/1/2025	12/31/2029	\$187,722
Kum & Go	Base Term - Yrs 11-15	5,200	1/1/2030	12/31/2034	\$201,801
Kum & Go	Option 1 - Yrs 16-20	5,200	1/1/2035	12/31/2039	\$211,891
Kum & Go	Option 2 - Yrs 21-25	5,200	1/1/2040	12/31/2044	\$222,486
Kum & Go	Option 3 - Yrs 26-30	5,200	1/1/2045	12/31/2049	\$233,610
Kum & Go	Option 4 - Yrs 31-35	5,200	1/1/2050	12/31/2054	\$245,290
Kum & Go	Option 5 - Yrs 36-40	5,200	1/1/2055	12/31/2059	\$257,555

\*7.5% increases Every 5 Years in Base Term - 5% Increases in Each Option



# DEMOGRAPHICS



SECTION 4

# Demographics



## Population

### 1 Mile

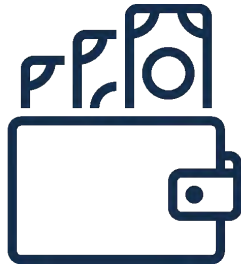
2,151

### 3 Miles

6,024

### 5 Miles

9,433



## Average Household Income

### 1 Mile

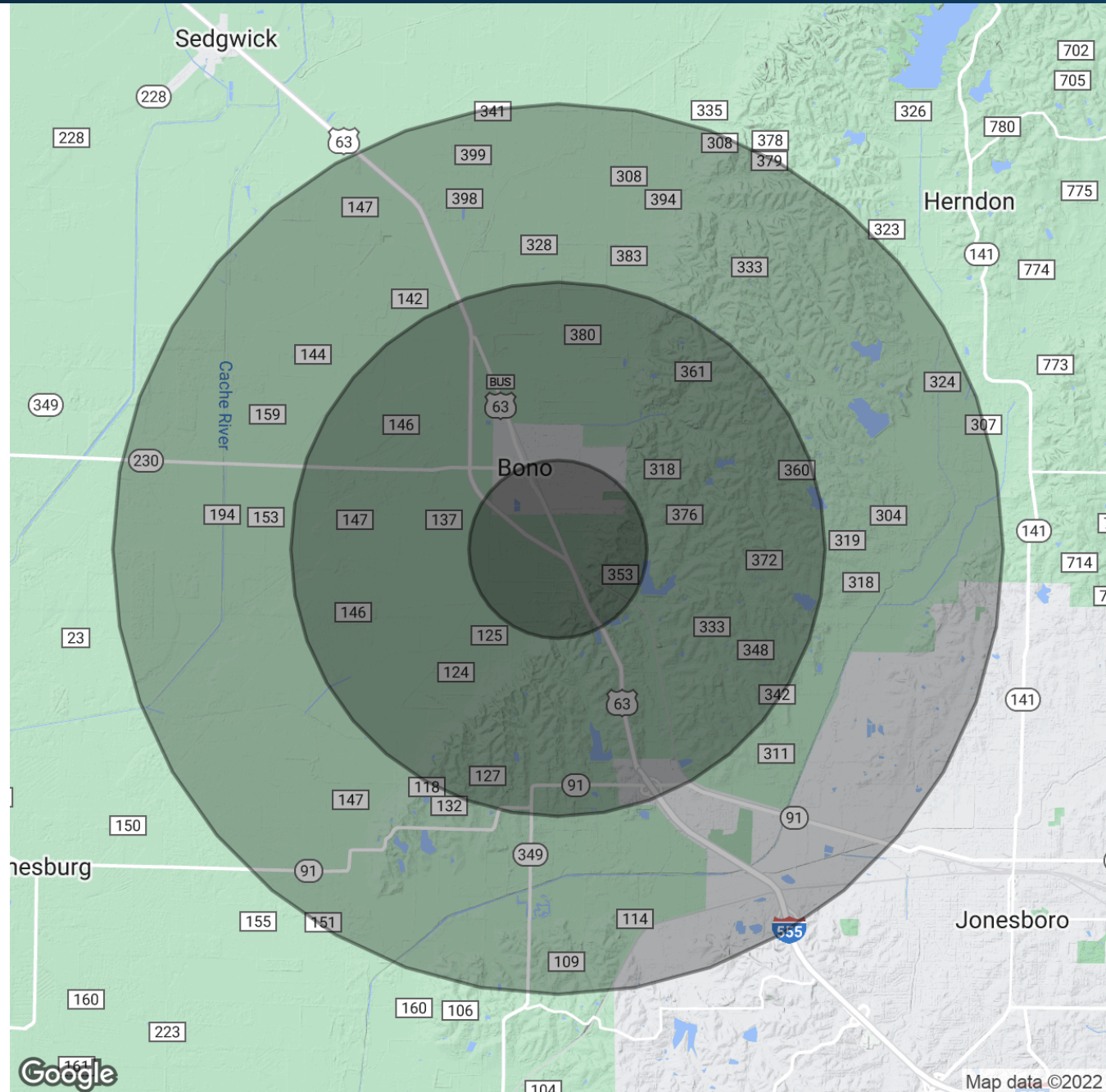
\$53,819

### 3 Miles

\$64,415

### 5 Miles

\$70,003







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We want to be the link between commercial real estate buyers and sellers, forging successful relationships and results through innovative technology, experience, and continual growth. Our industry is constantly shifting and changing, and so are we. Brisky has been a driving force nationally for investment real estate. And we aim to be the successful partner who grows alongside you.



### Brian Brisky

President & Principal Broker

[brian@brisky.com](mailto:brian@brisky.com)

Direct: 612.413.4200 x102

Cell: 715.529.4441

MN #40546562

Brian Brockman

Bang Realty-Arkansas, Inc

Broker of Record

[brian@bangrealty.com](mailto:brian@bangrealty.com)

513.898.1551

AR #PB00082359

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