

# Kum & Go Investments

1810 E Kearney Street | Springfield, MO  
2991 Sunset Drive | Norwalk, IA  
4506 Lincoln Way | Ames, IA



# The Offering

CBRE|Hubbell Commercial is pleased to offer the sale of three freestanding retail properties that are all net leased to Kum & Go. These in-place leases are corporately guaranteed, contain zero landlord responsibilities, and have favorable 7.5% rent increases every five years during the initial lease term. The three properties can be purchased as a portfolio or separately.

## Investment Summary

<b>Addresses:</b>	1810 E Kearney Street Springfield, MO	2991 Sunset Drive Norwalk, IA	4506 Lincoln Way Ames, IA
<b>PRICE:</b>	\$8,666,666	\$2,895,000	\$6,731,000
<b>CAP RATE:</b>	4.50%	4.85%	4.50%
<b>BUILDING SIZE:</b>	5,600 SF	4,700 SF	6,155 SF
<b>LOT SIZE:</b>	81,005 SF	56,628 SF	63,440 SF
<b>YEAR BUILT:</b>	2019	2004	2017
<b>LEASE COMMENCEMENT:</b>	5/1/2019	12/19/2018	10/03/2017
<b>LEASE EXPIRATION:</b>	4/30/2039	12/18/2033	10/02/2037
<b>LEASE STRUCTURE:</b>	Absolute Net	Absolute Net	Absolute Net
<b>Rent Schedule:</b>	5/1/2019 – 4/30/2024 \$390,000.00 5/1/2024 – 4/30/2029 \$419,250.00 5/1/2029 – 4/30/2034 \$450,693.75 5/1/2034 – 4/30/2039 \$484,495.78	12/1/2018 – 12/18/2023 \$140,400.00 12/1/2023 – 12/18/2028 \$150,930.00 12/1/2028 – 12/18/2033 \$162,249.75	10/03/2017 - 10/02/2022 \$281,750.00 10/03/2022 - 10/02/2027 \$302,881.25 10/03/2028 - 10/02/2032 \$325,592.34 10/03/2033 - 10/02/2037 \$350,017.14

## Investment Highlights

100% Bonus Depreciation

Zero Landlord Responsibilities

Corporate Lease with Kum & Go, L.C.

Absolute Triple Net Lease

7.5% Rent Increase Every 5 Years During Initial Term

Four 5-Year Options to Renew with a 5% Rent Increase per Option

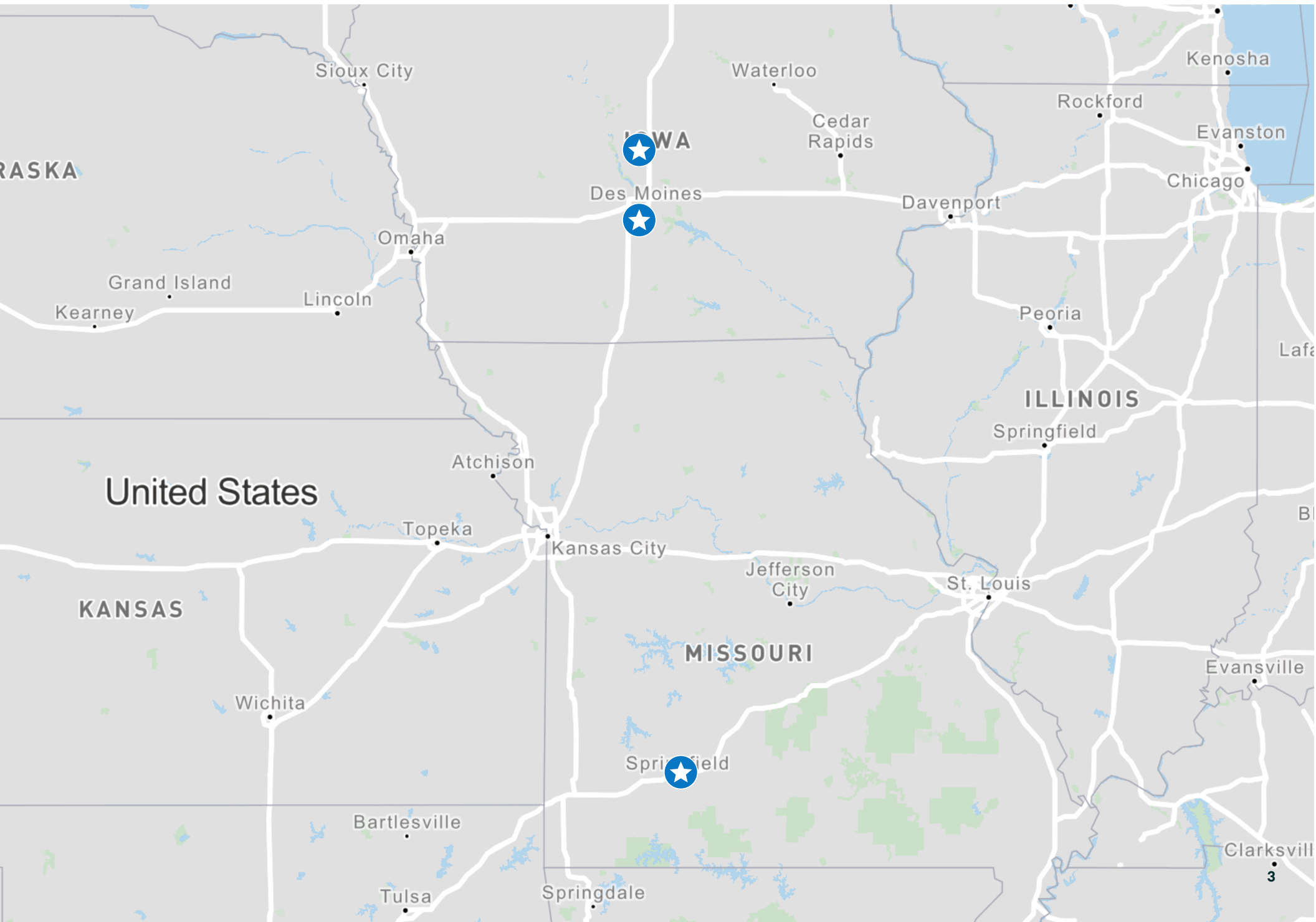
Corporate Environmental Indemnification

Excellent Credit Tenant

Ideal Property for 1031 Exchange



# Location



1810 E Kearney Street  
Springfield, MO

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# The Offering

CBRE|Hubbell Commercial is pleased to offer the sale of a 5,600 square foot freestanding retail property on 81,005 square feet of land which is net leased to Kum & Go with an initial twenty year term. The property has 17+ years remaining on its lease and is offered at a price of \$8,478,261. The in-place lease is corporately guaranteed, contains zero landlord responsibilities, and has favorable 7.5% rent increases every five years during the initial lease term. The first scheduled rent increase is May 2024.

## Investment Summary

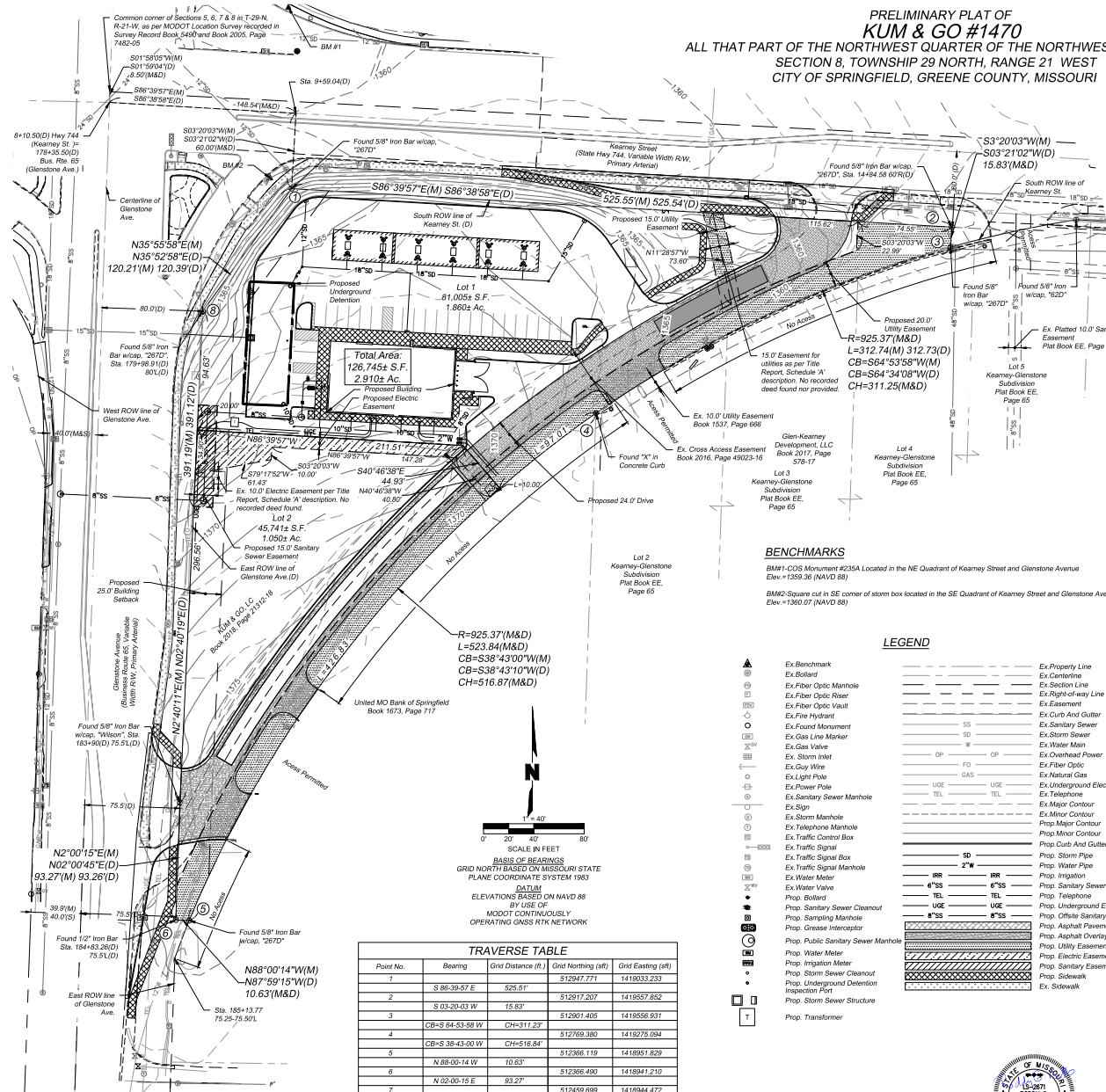
PRICE:	\$8,666,666
CAP RATE:	4.50%
BUILDING SIZE:	5,600 SF
LOT SIZE:	81,005 SF
YEAR BUILT:	2019
LEASE COMMENCEMENT:	5/1/2019
LEASE EXPIRATION:	4/30/2039
LEASE STRUCTURE:	Absolute Net
Rent Schedule:	5/1/2019 – 4/30/2024 \$390,000.00 5/1/2024 – 4/30/2029 \$419,250.00 5/1/2029 – 4/30/2034 \$450,693.75 5/1/2034 – 4/30/2039 \$484,495.78

## Investment Highlights

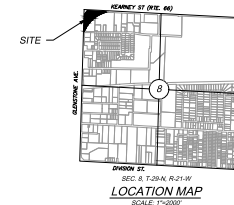
- 100% Bonus Depreciation
- Zero Landlord Responsibilities
- Corporate Lease with Kum & Go, L.C.
- 17+ Years Remaining on Absolute Triple Net Lease
- 7.5% Rent Increase Every 5 Years During Initial Term
- Four 5-Year Options to Renew with a 5% Rent Increase per Option
- Corporate Environmental Indemnification
- Excellent Credit Tenant
- Ideal Property for 1031 Exchange



# Site Plan



## PRELIMINARY PLAT OF KUM & GO #1470 ALL THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 8, TOWNSHIP 29 NORTH, RANGE 21 WEST CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI



### DEED BOOK 2018, PAGE 021312-18 DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 29 NORTH, RANGE 21 WEST IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 5, 6, 7 AND 8 IN TOWNSHIP 29, RANGE 21 IN GREENE COUNTY, MISSOURI; THENCE S01°59'04\"W ALONG THE WEST LINE OF SECTION 8 AND THE CENTERLINE OF BUSINESS 65, A DISTANCE OF 8.80 FEET TO THE POINT WHERE THE CENTERLINE OF STATE HIGHWAY 744 INTERSECTS THE CENTERLINE OF BUSINESS ROUTE 65, ALSO BEING CENTERLINE STATION 8+10.50 OF STATE HIGHWAY 744 (KEARNEY STREET IN SPRINGFIELD, MISSOURI AND FORMERLY US HIGHWAY 60) AND CENTERLINE STATION 179+35.50 OF BUSINESS ROUTE 65 (GLENSTONE AVENUE IN SPRINGFIELD, MISSOURI); THENCE S80°38'08\"E ALONG THE CENTERLINE OF STATE HIGHWAY 744 A DISTANCE OF 148.54 FEET TO CENTERLINE STATION 9+59.04; THENCE S03°21'02\"W AND PERPENDICULAR TO SAID CENTERLINE, A DISTANCE OF 60.00 FEET TO AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 744 FOR A POINT OF BEGINNING; THENCE S88°38'08\"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 525.54 FEET TO AN IRON PIN SET AT 60.00 FEET RIGHT OF CENTERLINE STATION 14+44.30; THENCE S03°21'02\"W A DISTANCE OF 15.83 FEET TO AN IRON PIN SET; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 825.37 FEET, A CENTRAL ANGLE OF 19°21'48\", A LENGTH OF 312.73 FEET TO AN EXISTING CROSS CUT IN THE TOP OF A CONCRETE CURB, SAID CURVE HAVING A LONG CHORD OF 311.25 FEET WHICH BEARS S84°18'08\"W; THENCE SOUTHWESTERLY ALONG A SECOND NON-CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 825.37 FEET, A CENTRAL ANGLE OF 32°26'04\", A LENGTH OF 523.84 FEET TO AN IRON PIN SET; SAID CURVE HAVING A LONG CHORD OF 516.87 FEET WHICH BEARS S39°43'10\"W; THENCE N01°59'15\"W, A DISTANCE OF 10.63 FEET TO AN IRON PIN SET AT 75.5 FEET LEFT OF BUSINESS 65 CENTERLINE STATION 184+83.26; THENCE N02°00'45\"E, ALONG THE EAST RIGHT-OF-WAY LINE OF BUSINESS 65, A DISTANCE OF 83.28 FEET TO AN IRON PIN SET AT 75.5 FEET LEFT OF CENTERLINE STATION 185+40; THENCE N02°48'09\"E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 391.12 FEET TO AN IRON PIN SET; SAID PIN BEING ON THE EAST RIGHT-OF-WAY LINE OF BUSINESS 65, 80 FEET LEFT OF CENTERLINE STATION 179+48.51; THENCE N03°25'25\"E, A DISTANCE OF 130.39 FEET TO THE POINT OF BEGINNING, ALL LYING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 29 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AND CONTAINING 21.3 ACRES (126,745± SQUARE FEET). GRANTOR HEREBY RETAINS ALL ABUTTED RIGHTS OF DIRECT ACCESS TO THE ABOVE-DESCRIBED PROPERTY ALONG ROUTE 144 (KEARNEY STREET) WEST OF ROUTE 744 STATION 13+00, AND ALONG LOOP 44 (GLENSTONE AVENUE) NORTH OF LOOP 44 STATION 184+00, NO DIRECT ACCESS FROM THE PROPERTY BEING CONVEYED TO SAID ROUTES WILL BE ALLOWED WITHIN THE DESCRIBED LIMITS. SUBJECT TO A CROSS-ACCESS AGREEMENT RECORDED IN BOOK 2016 AT PAGE 049023-16, ON DECEMBER 1, 2016, IN THE GREENE COUNTY RECORDER'S OFFICE.

### INFORMATION OF FACT

1. This survey and plan is based upon the following data and exceptions:

	Yes	No	Item
a) Deed of Record	X		Book 2018, Page 21312-18
b) Field Maps	X		
c) Title Search/Binder	X		Hogan Title Company, agent for Fidelity National Title Insurance Company, Commitment No. 1702195, Effective Date of November 1, 2017 at 8:00 AM
d) Other	X		See Note 5

### 2. Certified To: Kum & Go, LLC

This is to certify that, to the best of my knowledge and belief, this map or plan is the result of a field survey performed on October 23, 2017, by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "State Board of Professional Engineers and Land Surveyors". The information depicted herein, to the best of my knowledge and belief, represents the conditions found at, and as of the date of the field survey, except such improvements or easements, if any below the surface and not visible. Accordingly the undersigned professional is not responsible for the presence of underground utilities or structures, if same are not visible or otherwise disclosed by any aforementioned data listed above.

- This survey and plan is made for and certified to the parties named herein for the purpose(s) stated. No other purpose is intended nor implied. The undersigned professional is neither responsible nor liable for the use of this plan beyond its intended purpose.
- The use of the word "certify" or "certification" constitutes an expression of professional opinion regarding those facts or findings which are the undersigned professional's knowledge, information and belief, and in accordance with the commonly accepted procedure consistent with the applicable standards of practice, and does not constitute a warranty or guarantee either expressed or implied.
- Plan References: A final plat entitled, "Kearney-Glenstone Subdivision", duly recorded in the Greene County Recorder's office on October 14, 1977, in Plat Book EE, at Page 65. Missouri Department of Transportation plans dated November 30, 2004; Project Number J850986, Sections 5, 6, 7 and 8; duly recorded in the Greene County Recorder's Office in Survey Record Book 5490, and Deed Book 2005, at Page 007482-05.

### NOTES

Total Area: 126,745± S.F., 2.910± Ac.

Total Number of Lots: 2

Smallest Lot: Lot 1 - 81,005± Sq. Ft., 1.860± Ac.

Largest Lot: Lot 2 - 45,742± Sq. Ft., 1.052± Ac.

Current Zoning: No current zoning

Proposed Zoning: HC-Highway Commercial

Proposed Use: Convenience Store w/Fuel Sales

Preliminary Plat Submittal Date:

According to F.E.M.A. Flood Insurance Rate Map Community Panel Number: 28077C 0332E, Effective Date: December 17, 2010, this property does not lie within a designated flood plain and is Zone X

Bulk Requirements:

Front Yard Setback: 25 feet  
Side Yard Setback: None  
Rear Yard Setback: None  
Minimum Open Space: Not less than 20% of the gross site area

OWNER  
KUM & GO, LLC  
6400 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266

PREPARED BY  
OLSSON ASSOCIATES  
550 ST. LOUIS STREET  
SPRINGFIELD, MO 65808



DATE	REVISION	BY
11/30/17		

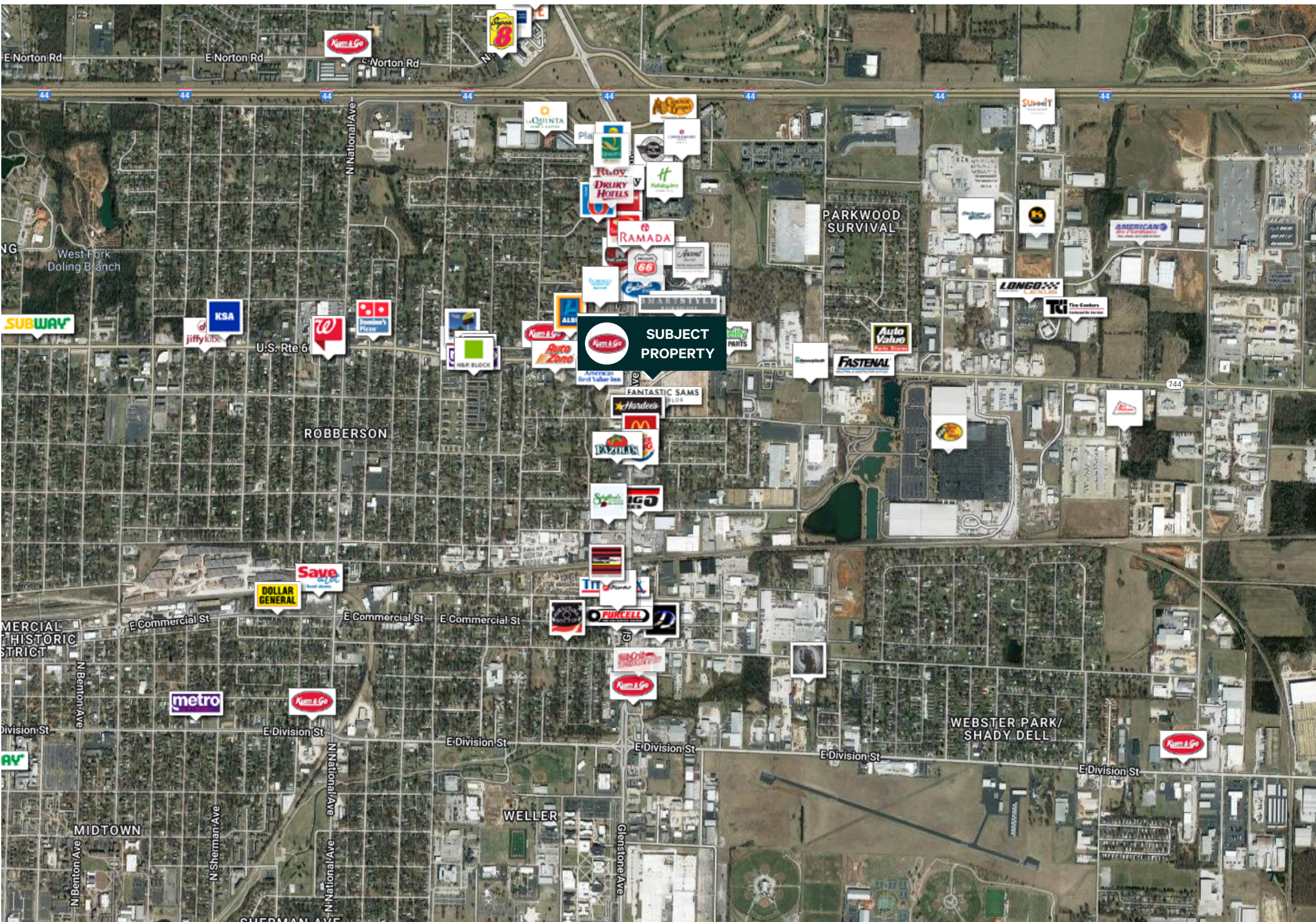
### PRELIMINARY PLAT OF KUM & GO #1470



550 St. Louis St.  
Springfield, MO 65808  
TEL 417.880.8802  
FAX 417.880.8805  
www.olssonassociates.com



# Location





## Area Highlights

Estimated Demographics	1-Mile	3-Mile	5-Mile
Total Population	6,836	52,259	120,388
2021-2026 Population Growth	0.49%	0.61%	0.62%
Households	3,446	23,462	57,284
Median Households Income	\$29,359	\$29,774	\$33,014
Average Household Income	\$37,122	\$40,895	\$46,900
Traffic Counts	29,256 vehicles per day		

## The Location

The property sits on the Southeast corner at the intersection of U.S. Rte 66 and Glenstone Avenue, which has a combined 29,256 vpd. This location is less than 0.5 miles from Interstate 44 and less than 1 mile from U.S. Hwy 65. It also offers close proximity to Base Pro Shops Base Camp as well as many other restaurants, retailers, and employers.

## KUM & GO CONVENIENCE STORES

**Ranked 28th Largest  
Convenience Store Operator  
in the Nation**

**\$2.2 Billion of Revenues  
in 2020**

**Ranked 177th Largest  
Private Company by Forbes**

## Springfield, MO

Located in Southwest Missouri, Springfield is home to a metro population of more than 450,000, encompassing five counties. Springfield's economy is based on manufacturing, health care, retail, education, and tourism. The Gross Metropolitan Product of nearly \$18 billion makes up close to 7% of Missouri's Gross State Product. Companies such as Bass Pro Shops, Cox Health, Positronic, BKD, and O'Reilly Auto Parts have national headquarters in Springfield, which reflects the strong business environment of the city. In addition to the steady and growing economy, Springfield is known for their parks, trails, museums, sports teams, education, and entertainment.

2991 Sunset Drive  
Norwalk, IA

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# The Offering

CBRE Hubbell Commercial is pleased to offer the sale of a 4,700 square foot freestanding retail property on 56,628 square feet of land which is net leased to Kum & Go with an initial fifteen year term. The property has 11+ years remaining on its lease and is offered at a price of \$2,895,000. The in-place lease is corporately guaranteed, contains zero landlord responsibilities, and has favorable 7.5% rent increases every five years during the initial lease term. The first scheduled rent increase is December 2023.

**PRICE:** \$2,895,000

**CAP RATE:** 4.85%

**BUILDING SIZE:** 4,700 SF

**LOT SIZE:** 56,628 SF

**YEAR BUILT:** 2004

**LEASE COMMENCEMENT:** 12/19/2018

**LEASE EXPIRATION:** 12/18/2033

**LEASE STRUCTURE:** Absolute Net

**Rent Schedule:**

12/1/2018 – 12/18/2023 \$140,400.00  
12/1/2023 – 12/18/2028 \$150,930.00  
12/1/2028 – 12/18/2033 \$162,249.75

## Investment Highlights

100% Bonus Depreciation

Zero Landlord Responsibilities

Corporate Lease with Kum & Go, L.C.

11+ Years Remaining on Absolute Triple Net Lease

7.5% Rent Increase Every 5 Years During Initial Term

Four 5-Year Options to Renew with a 5% Rent Increase per Option

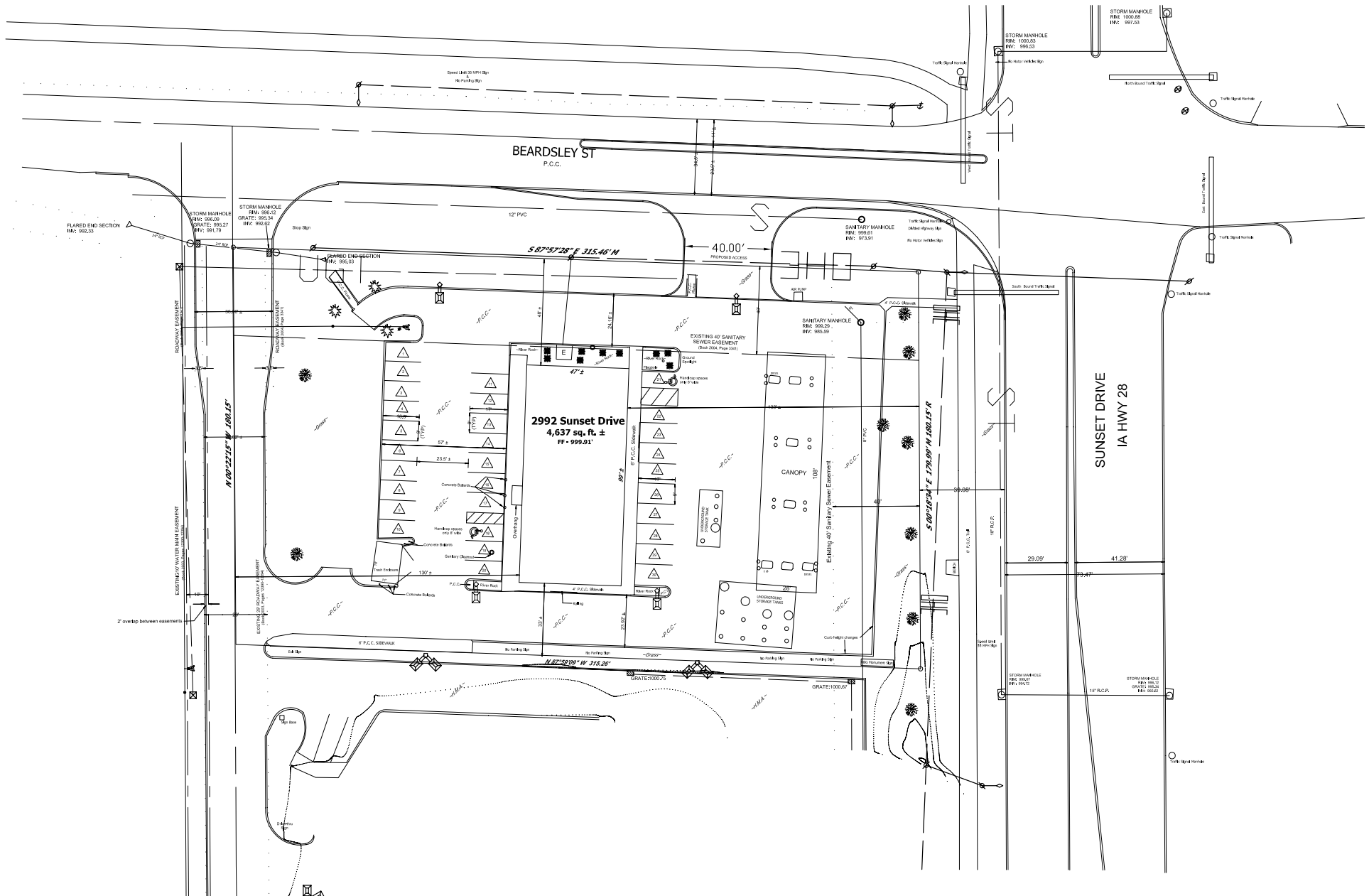
Corporate Environmental Indemnification

Excellent Credit Tenant

Ideal Property for 1031 Exchange

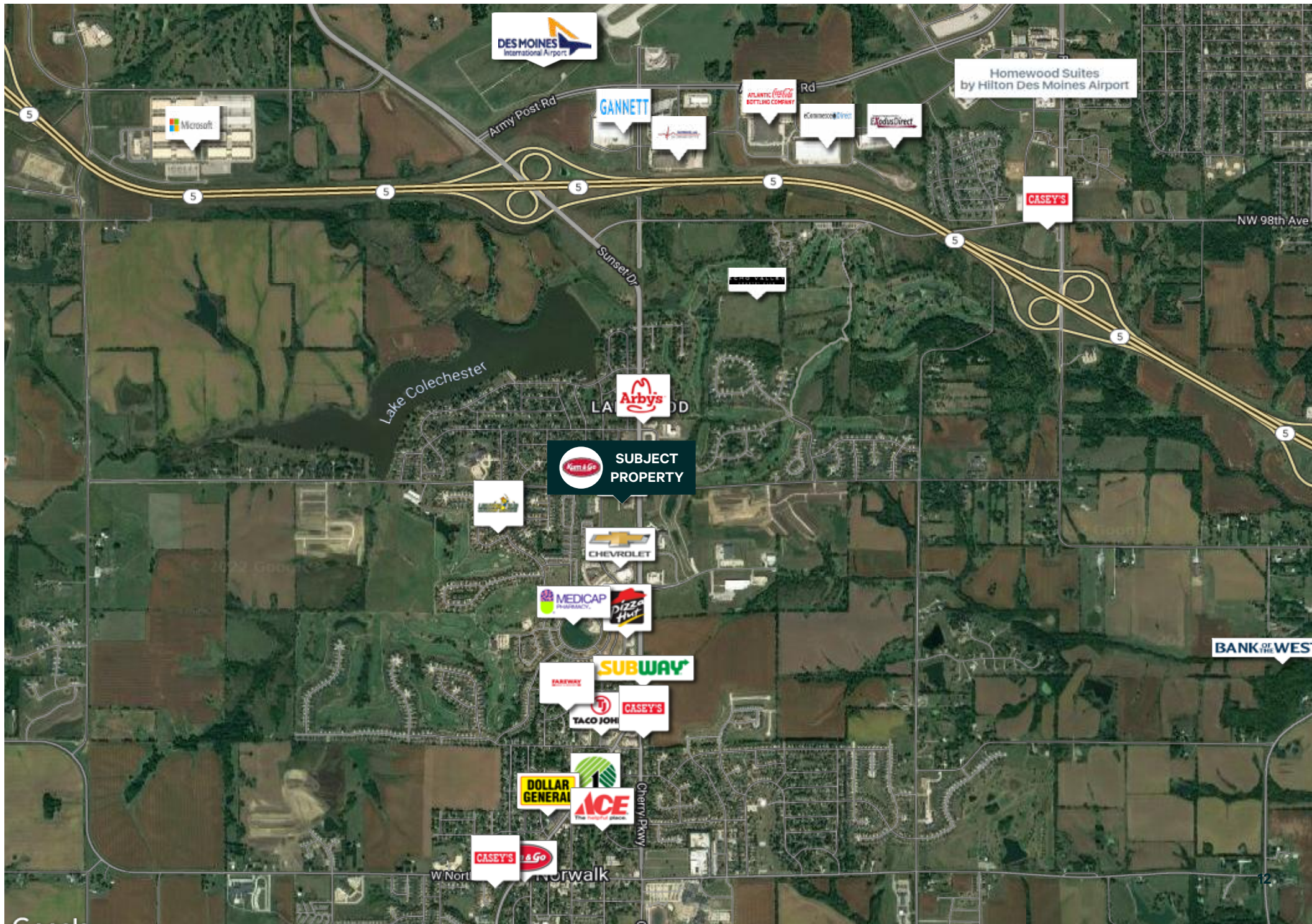


# Site Plan





# Location





# Area Highlights

Estimated Demographics	1-Mile	3-Mile	5-Mile
Total Population	4,116	16,948	54,889
2021-2026 Population Growth	1.98%	1.65%	1.26%
Households	1,522	6,439	21,778
Median Households Income	\$93,973	\$73,293	\$59,363
Average Household Income	\$93,973	\$73,293	\$59,363
Traffic Counts	17,000 vehicles per day		

# The Location

The property sits on the Southwest corner at the intersection of Iowa Highway 28 (Sunset Drive) and Beardsley Street, which has 14,338 vpd. This location is 1 mile from Highway 5 on the south side of Des Moines and is located at the north end of Norwalk. The location provides great access to individuals leaving or entering Norwalk from the north.

# KUM & GO CONVENIENCE STORES

Ranked 28th Largest  
Convenience Store Operator  
in the Nation

\$2.2 Billion of Revenues  
in 2020

Ranked 177th Largest  
Private Company by Forbes

# Norwalk, Iowa

Located in Central Iowa, Norwalk is a southern suburb of the Des Moines Metropolitan with a population of 12,799 (2020), growing by over 43% since the 2010 Census. Norwalk is in the final stages of planning & developing a 70+ acre development called Norwalk Central; this mixed-use project will provide will include retail, restaurants, entertainment, and a 22 acre sports complex that anticipates to bring thousands of visitors annually. Recently, Windsor Windows and Michael Foods have constructed large manufacturing and distribution centers in Norwalk.

4506 Lincoln Way  
Ames, IA

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# The Offering

CBRE Hubbell Commercial is pleased to offer the sale of a 6,155 square foot freestanding retail property on 63,440 square feet of land which is net leased to Kum & Go with an initial twenty year term. The property has 15+ years remaining on its lease and is offered at a price of \$6,731,000. The in-place lease is corporately guaranteed, contains zero landlord responsibilities, and has favorable 7.5% rent increases every five years during the initial lease term. The first scheduled rent increase is October 2022.

## PRICE:

\$6,731,000  
Priced on rent increase starting 10/03/2022

## CAP RATE: [View Summary](#)

4.5%

## BUILDING SIZE:

6,155 SF

## LOT SIZE:

63,440 SF

## YEAR BUILT:

2017

## LEASE COMMENCEMENT:

10/03/2017

## LEASE EXPIRATION:

10/02/2037

## LEASE STRUCTURE:

Absolute Net

## Rent Schedule:

10/03/2017 - 10/02/2022	\$281,750.00
10/03/2022 - 10/02/2027	\$302,881.25
10/03/2028 - 10/02/2032	\$325,592.34
10/03/2033 - 10/02/2037	\$350,017.14

## Investment Highlights

100% Bonus Depreciation

Zero Landlord Responsibilities

Corporate Lease with Kum & Go, L.C.

15+ Years Remaining on Absolute Triple Net Lease

7.5% Rent Increase Every 5 Years During Initial Term

Four 5-Year Options to Renew with a 5% Rent Increase per Option

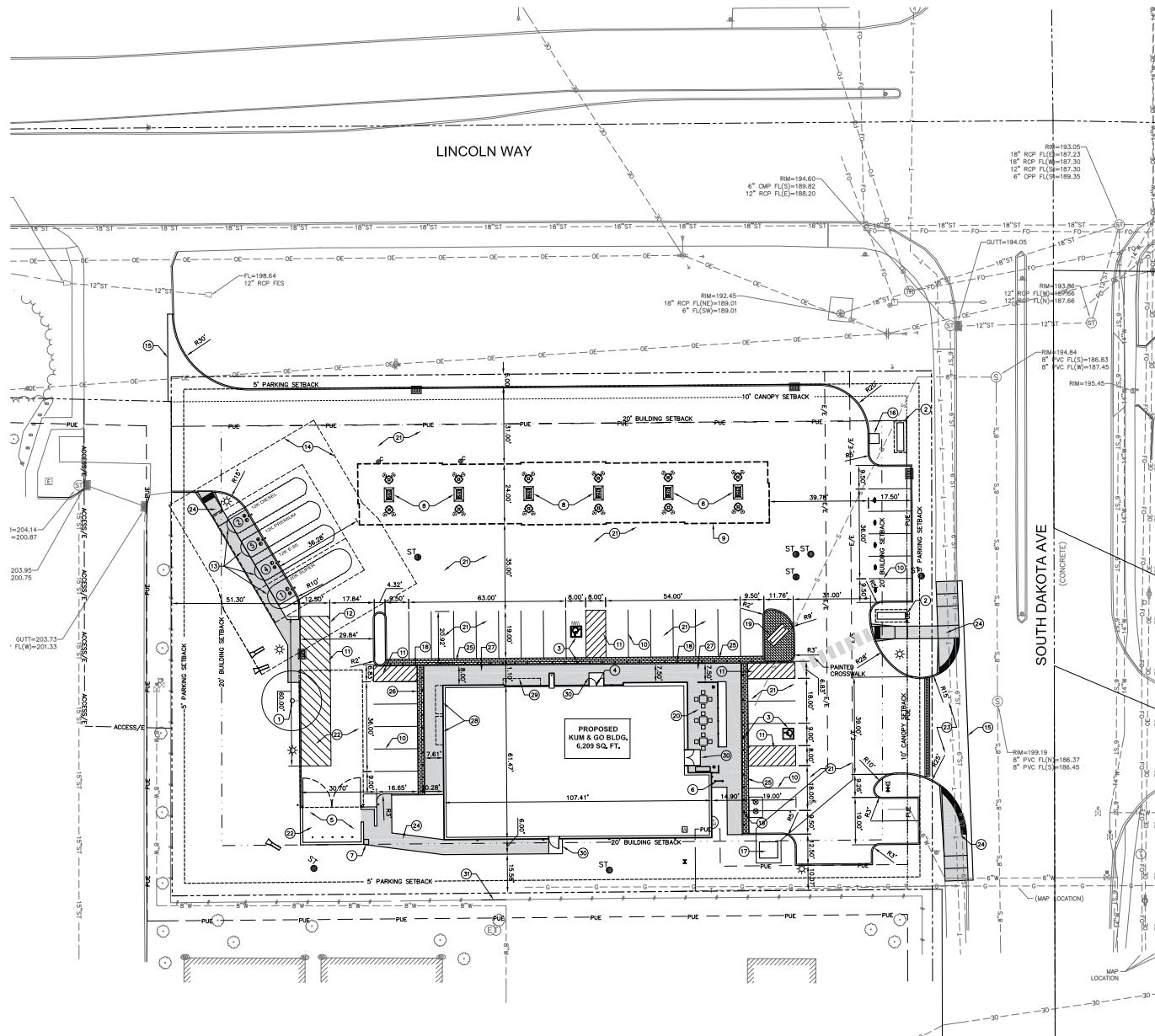
Corporate Environmental Indemnification

Excellent Credit Tenant

Ideal Property for 1031 Exchange



# Site Plan





# Location





## Area Highlights

Estimated Demographics	1-Mile	3-Mile	5-Mile
Total Population	15,156	48,167	69,553
2021-2026 Population Growth	1.23%	0.74%	0.84%
Households	6,559	17,047	26,573
Median Households Income	\$47,703	\$46,170	\$51,323
Average Household Income	\$66,487	\$70,301	\$73,473
Traffic Counts	11,700 vehicles per day		

## The Location

The property sits on the Southwest corner at the intersection of Lincoln Way and South Dakota Avenue, which has 13,025 vpd. This location is just over a mile from Iowa State University and on the west side of Ames. The surrounding area has seen substantial growth in past few years including new apartments, homes, and retail.

## KUM & GO CONVENIENCE STORES

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Convenience Store Operator  
in the Nation**

**\$2.2 Billion of Revenues  
in 2020**

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## Ames, Iowa

Located in North Central Iowa, Ames is home to Iowa State University, a leading agriculture, design, engineering, and veterinary medicine colleges. Ames has a population of over 66,000 (2020), growing by over 12% since the 2010 Census. Companies such as 3M, Barilla, BASF/Syngenta, Boehringer Ingelheim, Hatch, and Danfoss have large footprints in Ames. Centrally and conveniently located in the heart of the Midwest and Iowa, Ames is known for its robust, stable economy, cultural environment, medical care, education, and their parks.



1810 E KEARNEY STREET  
SPRINGFIELD, MO



2991 SUNSET DRIVE  
NORWALK, IA



4506 LINCOLN WAY  
AMES, IA

## Contact Us

### Ryan Jensen

Senior Vice President  
+1 515 280 2067  
ryan.jensen@cbre-hubbell.com  
Licensed in the State of Iowa.

### Eric Franz

Associate  
+1 816 968 5889  
Eric.Franz@cbre.com  
Licensed in the State of Missouri.

### Harrison Kruse, CCIM

Senior Associate  
+1 515 221 6648  
harrison.kruse@cbre-hubbell.com  
Licensed in the State of Iowa.

### David Eckley

Senior Associate  
+1 515 221 6603  
david.eckley@cbre-hubbell.com  
Licensed in the State of Iowa.

### Ned Turner

Sales Associate  
+1 515 221 6649  
ned.turner@cbre-hubbell.com  
Licensed in the State of Iowa.

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