

OFFERING MEMORANDUM

Kum & Go

Absolute Net Lease Investment Opportunity



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J2 CAPITAL ADVISORS

NATIONAL NET LEASED INVESTMENTS

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INVESTMENT SUMMARY

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THE OFFERING

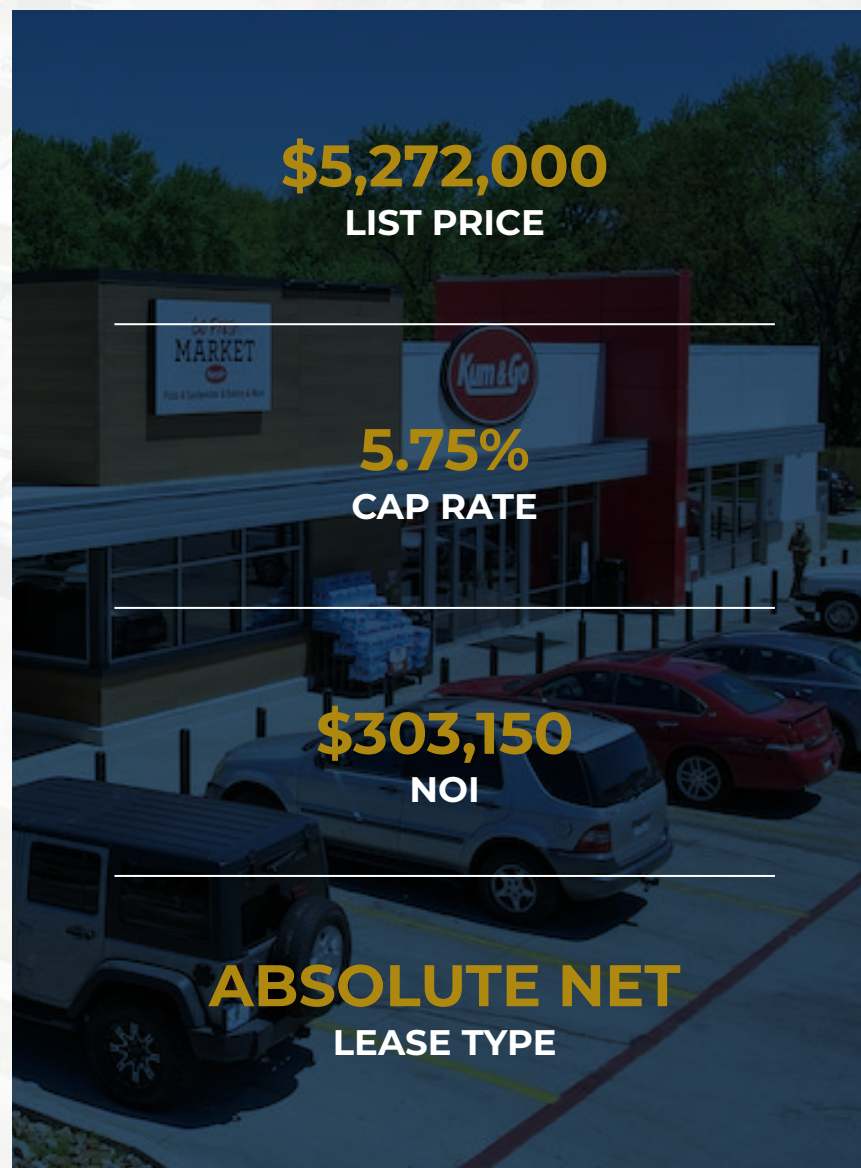
THE OFFERING

J2 Capital Advisors is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest of Kum & Go located in the heart of Springfield, MO.

The property consists of a 6,200 square foot convenience store built in 2017 on a 1.75 AC parcel with 12 fueling dispensers. Kum & Go has approximately 14 years remaining on a 20-year absolute net lease with zero landlord responsibilities, and 7.5% rental increases every 5 years throughout the primary term. This highly visible site is located on the northeast corner of the signalized intersection of Sunshine St and S Fort Ave which sees over 39,000 vehicles per day. There are two points of ingress/egress, one on Sunshine and another S Fort Ave, providing excellent accessibility. This property sits within 2 miles of Menard's, Walmart Supercenter, Ross Dress for Less, and Petco anchored centers, Elfindale Centre (Firestone, Dollar General, and Great Southern Bank), Mercy Hospital Springfield, Bass Pro Shops HQ and Johnny Morris Wonder of Wildlife.

The property is located in the scenic southwest city of Springfield, MO which is home to a metro population of more than 475,000; encompassing five counties: Greene, Christian, Webster, Polk, and Dallas. Within 5 miles of the subject property there are over 195,00 residents which is projected to increase by over 4% over the next 5 years.

Kum & Go is a privately held company and ranked the 18th largest convenience retailer in the United States.



INVESTMENT HIGHLIGHTS

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INVESTMENT HIGHLIGHTS

STRONG CORPORATE TENANT

Kum & Go has over 430 locations across 13 states in the U.S. generating over \$3.6B in annual revenue and is the 18th largest convenience store operator in the country.

LONG TERM ABSOLUTE NET LEASE

There is currently 14 years remaining on the primary term with 7.5% increases every 5 years providing an excellent hedge against inflation and four 5-year renewal options.

ZERO LL RESPONSIBILITIES

The absolute NNN lease structure requires the tenant to be responsible for all aspects of the property providing investors with a truly passive investment. Perfect for out of state investors.

RECENT CREDIT ENHANCEMENT

Kum & Go is now backed by over 800 locations since Maverik Inc. has acquired the company.

RELOCATION STORE W/ GO FRESH MARKET

The tenant relocated to this corner from across the street in 2017 to build their latest large format prototype with Go Fresh Market offering more food items which confirms their desire to be at this intersection.

DOMINANT RETAIL CORRIDOR

Sunshine St is a dense retail corridor with dozens of credit tenants including Chick-fil-A, Dollar General, Bass Pro Shops, Walmart, Menard's, Raising Cane's, Dollar Tree, GameStop, Petco, Ross, Ulta, Planet Fitness and many more..

HIGH TRAFFIC SIGNALIZED INTERSECTION

Hard corner location at signalized intersection of W Sunshine St and S Fort Ave which sees over 39,000 vehicles per day.

DENSELY POPULATED & GROWING AREA

Over 195,000 people living within 5 miles and the southwestern region of Springfield is experiencing the highest residential growth rates.

NEAR MAJOR TRAFFIC DRIVERS

Located near Missouri State University (24,000 Students), Mercy Hospital Springfield (886 Beds) and Johnny Morris Wonders of Wildlife (Over 4M Visitors Annually).

QUALIFIES FOR ACCELERATED/ BONUS DEPRECIATION

Investors can take advantage of 80% bonus depreciation year one or 15-year accelerated depreciation schedule which creates excellent after-tax returns.

OVERVIEW

KUM & GO | SPRINGFIELD, MO

PROPERTY ADDRESS	1211 W Sunshine St, Springfield, MO 65807
TENANT	Kum & Go
BLDG SF	6,200 SF
LOT SIZE	1.75 AC
LIST PRICE	\$5,272,000
CAP RATE	5.75%
NET OPERATING INCOME	\$303,150
ORIGINAL LEASE TERM	20 Years
LEASE TERM REMAINING	14 Years
LEASE EXPIRATION	6/1/37
LEASE TYPE	Absolute Net
LL RESPONSIBILITIES	None
RENTAL INCREASES	7.5% Every 5 Years
RENEWAL OPTIONS	Four, 5-Year Options
OWNERSHIP	Fee Simple
APN	13-26-307-051



FINANCIALS

KUM & GO RENT SCHEDULE

LEASE TERM	ANNUAL RENT	MONTHLY RENT	RENT/SF	BUMPS
Currently – 6/1/27	\$303,150.00	\$25,262.50	\$48.90	
6/2/27 – 6/1/32	\$325,886.25	\$27,157.18	\$52.56	7.5%
6/2/32 – 6/1/37	\$350,327.72	\$29,193.98	\$56.50	7.5%
RENEWAL OPTIONS				
6/2/37 – 6/1/42	\$367,844.10	\$30,653.68	\$59.33	5.0%
6/2/42 – 6/1/47	\$386,236.31	\$32,186.36	\$62.30	5.0%
6/2/47 – 6/1/52	\$405,548.13	\$33,795.68	\$65.41	5.0%
6/2/52 – 6/1/57	\$425,825.53	\$35,485.46	\$68.68	5.0%

PROPERTY PHOTOS

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PROPERTY PHOTOS



AMENITIES MAP



AREA OVERVIEW

SPRINGFIELD, MO

The site is at the signalized intersection of W Sunshine St and S Fort Ave in Springfield, MO. Springfield is the third-largest city in the state of Missouri and the county seat to Greene County. As of 2022, the estimated population of the city was 171,674. It is the principal city of the Springfield MSA which also includes the counties of Christian, Dallas, Greene, Polk, and Webster. Springfield Public Schools is Missouri's largest fully accredited school district. More than 24,000 students attend 36 elementary schools, an intermediate school (grades 5-6), nine middle schools, five high schools, Phelps Center for Gifted Education and an Early Childhood Center. The city offers 102 parks and Ozarks Greenways, a linear trail system that integrates with the city's growing on-street bike route system. Springfield also boasts an airport; an art museum; a zoo; a professional tennis team; a minor-league baseball team and is home to Bass Pro Shops and Johnny Morris' Wonders of Wildlife Museum & Aquarium, Missouri State University, Drury and Evangel universities, Ozarks Technical Community College and two nationally recognized Top 100 Integrated Health Systems.

Springfield is known as the "Queen City of the Ozarks," as well as the "Birthplace of Route 66". Springfield's economy is based on health care, manufacturing, retail, education, and tourism. With a GMP of \$13.66 billion in 2004 and \$18.6 billion in 2016, Springfield's economy makes up 6.8% of the Gross State Product of Missouri. The Downtown Springfield CID (Community Improvement District) has historic theaters that have been restored to their original state, including the Gillioz Theatre and the Landers Theatre.

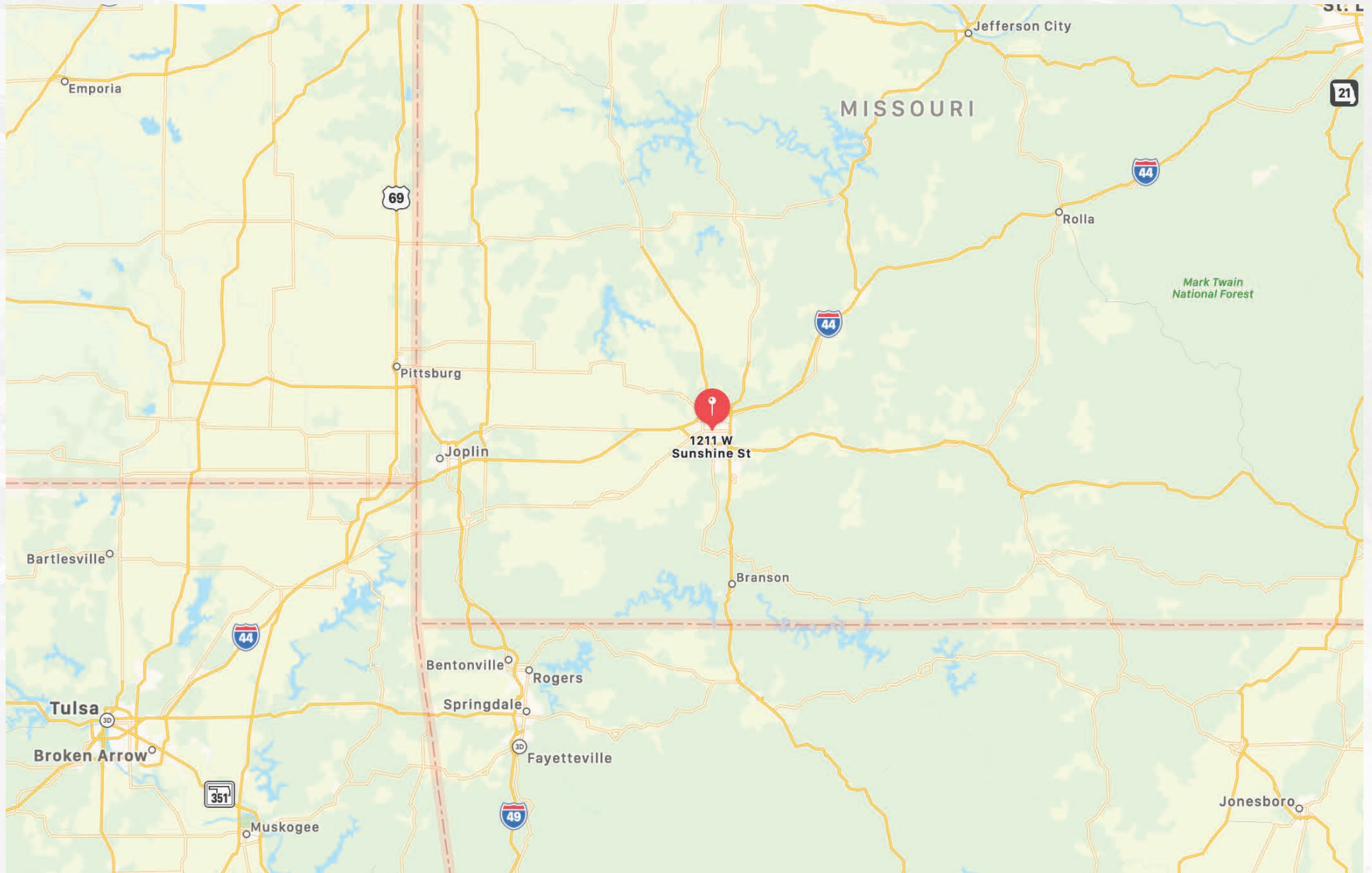




DEMOGRAPHICS

SPRINGFILED, MO	1 MILE	3 MILE	5 MILE
POPULATION EST. (2022)	12,236	94,763	195,640
POPULATION PROJ. (2027)	12,827	98,506	203,053
ANNUAL GROWTH (2022-2027)	+1.0%	+0.8%	+0.8%
MEDIAN AGE	32.9	34.3	35.4
BACHELOR'S DEGREE OR HIGHER	23%	24%	26%
AVG. HH INCOME. (2022)	\$42,422	\$43,996	\$52,851
HOUSEHOLDS (2022)	5,630	41,790	84,532
HOUSEHOLD PROJ. (2027)	5,927	43,648	88,094
NO. OF EMPLOYEES	6,855	95,890	190,386
NO. OF BUSINESSES	459	7,151	13,445

LOCATION MAP



TENANT PROFILE

KUM & GO

Kum & Go is a convenience store chain primarily located in the Midwestern United States. The company, based in Des Moines, Iowa, operates 430 stores in 13 states—primarily in its home state of Iowa. Other states include: Arkansas, Colorado, Minnesota, Missouri, Montana, Nebraska, North Dakota, Oklahoma, South Dakota, and Wyoming. Kum & Go was ranked as the 24th-largest convenience store chain in the United States by Convenience Store News in 2019.

Kum & Go for a few years has been transforming its brand for two reasons, the first of which is to position its c-stores “for the long term in a world that doesn’t include gasoline,” said Stuart Taylor, vice president of business insights and analytics, noting a looming drop in demand due to the rise of electric vehicles and greater fuel efficiency in vehicles.

Kum & Go also added its first clean-label breakfast sandwich in 2021 and launched a new fresh-food menu that includes made-to-order food include grain bowls, higher-quality meats and vegetables layered on fresh baked bread, and more. It also revamped its brand with a new visual identity, tone, ad campaign titled “So Delicious It’s Distracting” and new tagline, “A Fresh Perspective.”

In 1959, W.A. “Bill” Krause and T.S. Gentle formed a partnership and created convenience-store chain Kum & Go. The two, a father-in-law and son-in-law, created Hampton Oil Co. in Hampton, Iowa, which became the Krause Gentle Corp. and later Kum & Go LC. Krause Group is parent company to a diverse set of businesses that include convenience retail, logistics, Italian wineries and hospitality, real estate, agriculture and soccer clubs.

Kum & Go has long been dedicated to the communities it serves, sharing 10% of its profits with charitable causes. Leadership speaks out on issues such as racial and sexual equality and racial injustice.



COMPANY OVERVIEW

CONVENIENCE RETAIL SECTOR

1959
YEAR FOUNDED

PRIVATE
OWNERSHIP

DES MOINES, IA
TOTAL REVENUE

430+
NO. OF LOCATIONS

5,000+
NO. OF EMPLOYEES

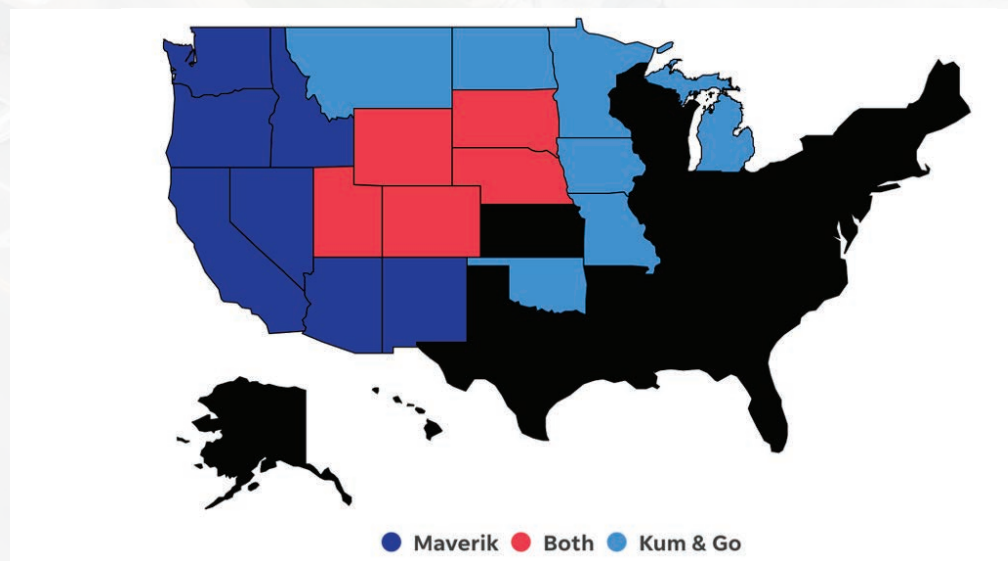
\$3.62B
ANNUAL REVENUE



MAVERIK INC./FJ MANAGEMENT ACQUIRES KUM & GO.

Creating a combined footprint of over 800 locations across 20 states

Utah-based FJ Management, which owns the Maverik chain of gas stations, announced that they will be acquiring Kum & Go. "Maverik is the dominant convenience store chain once you get fairly west to what's known as the inner mountain area, they have a leadership in terms of number of stores, but also in how they do business," said Jeff Lenard, spokesperson for the National Association of Convenience Stores. Maverik operates nearly 400 locations across 12 Western states. The combination of Kum & Go and Maverik will result in a combined footprint of more than 800 locations in 20 states across the Midwest and Rocky Mountain regions with a differentiated value proposition across fuel, foodservice and in-store offerings. As part of the deal, Maverik will also acquire Solar Transport, a tank truck carrier and logistic provider owned by the Krause Group.



THE ACQUISITION

<https://www.cspdailynews.com/mergers-acquisitions/maverik-acquires-kum-go>

FJ MANAGEMENT

<https://fjmgmt.com/>

MAVERICK INC.

<https://www.maverik.com/>





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