



FILE PHOTO

TACO BELL

44 CC DRIVE, GASSVILLE, AR 72635

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EXCLUSIVELY LISTED BY:

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BANG REALTY

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INVESTMENT SUMMARY

List Price:	\$1,980,950
Current NOI:	\$104,000.00
Initial Cap Rate:	5.25%
Land Acreage:	1.26 Acres
Year Built	2023
Building Size:	2,149 SF
Lease Type:	Absolute NNN
Lease Term:	25 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present a brand new free-standing Taco Bell located at 44 CC Drive in Gassville, Arkansas. At the close of escrow, the tenant, K-MAC Enterprises will sign a brand new 25 year lease which will expire in mid 2048. The absolute NNN lease will require zero landlord responsibilities and 1% annual rent increases. 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 \$1,980,950



CAP RATE 5.25%



LEASE TYPE Absolute NNN



TERM REMAINING 25 Years

INVESTMENT HIGHLIGHTS

- **New 25 Year Absolute NNN Lease**
- Brand New Construction | Scheduled Opening Q2 2023
- Zero Landlord Responsibilities
- **1% Annual Increases Including Option Periods**
- Top Franchisee Nationwide (320+ Locations)
- Ten Mile Population Exceeds 38,893
- Over 13,300 VPD on E. Main Street



PROPERTY SUMMARY

Year Built:	2023
Lot Size:	1.26 Acres
Building Size:	2,149 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:	\$104,000.00
Rent PSF:	\$45.88
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	At Closing
Lease Expiration Date:	25 Years
Lease Term Remaining:	25 Years
Rent Bumps:	1% Annual Increases
Renewal Options:	Four, 5 year Options
Tenant Website:	www.kmaccorp.com



GROSS SALES:
\$530 MILLION



STORE COUNT:
320+ UNITS

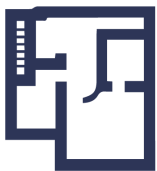


TENANT:
K-MAC CORP



S&P:
1964

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Taco Bell	2,149	Mid 2023	December 2048	\$104,000.00	100.0	1% Annually	\$45.88
Totals/Averages		2,267		\$104,000.00			\$45.88



TOTAL SF
2,149



TOTAL ANNUAL RENT
\$104,000.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$45.88



NUMBER OF TENANTS
1





OVERVIEW

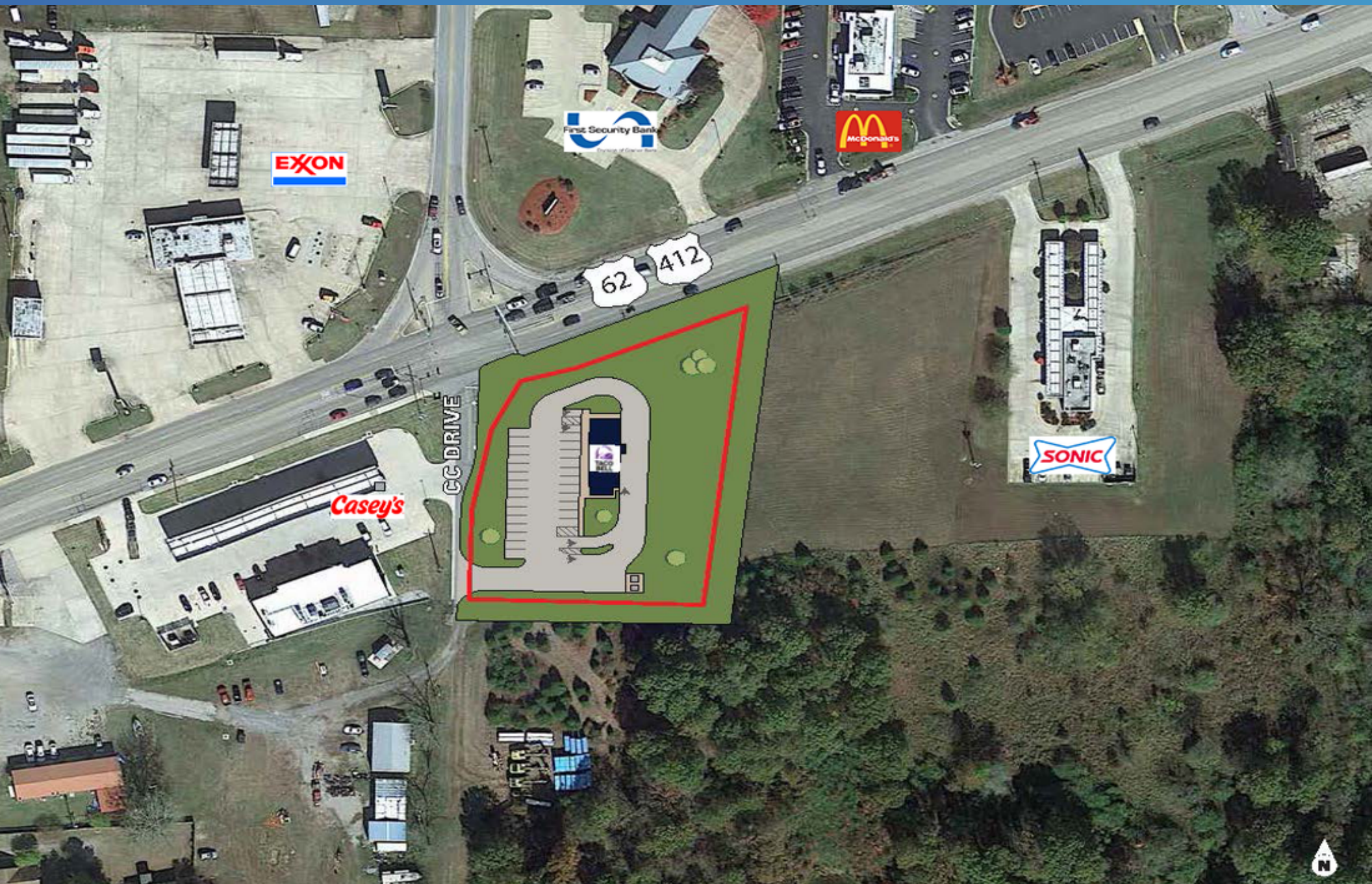
Company:	K-MAC Enterprises
Founded:	1964
Total Revenue:	\$530 Million
Headquarters:	Fayetteville, AR
Website:	www.kmaccorp.com

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 is Focused on Growing Through Acquisitions and Unit Development

FRANCHISE BACKGROUND

The tenant, K-Mac Enterprises, is a leading quick-service restaurant franchisee founded in 1964 and headquartered in Fayetteville, 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, Kansas, 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.

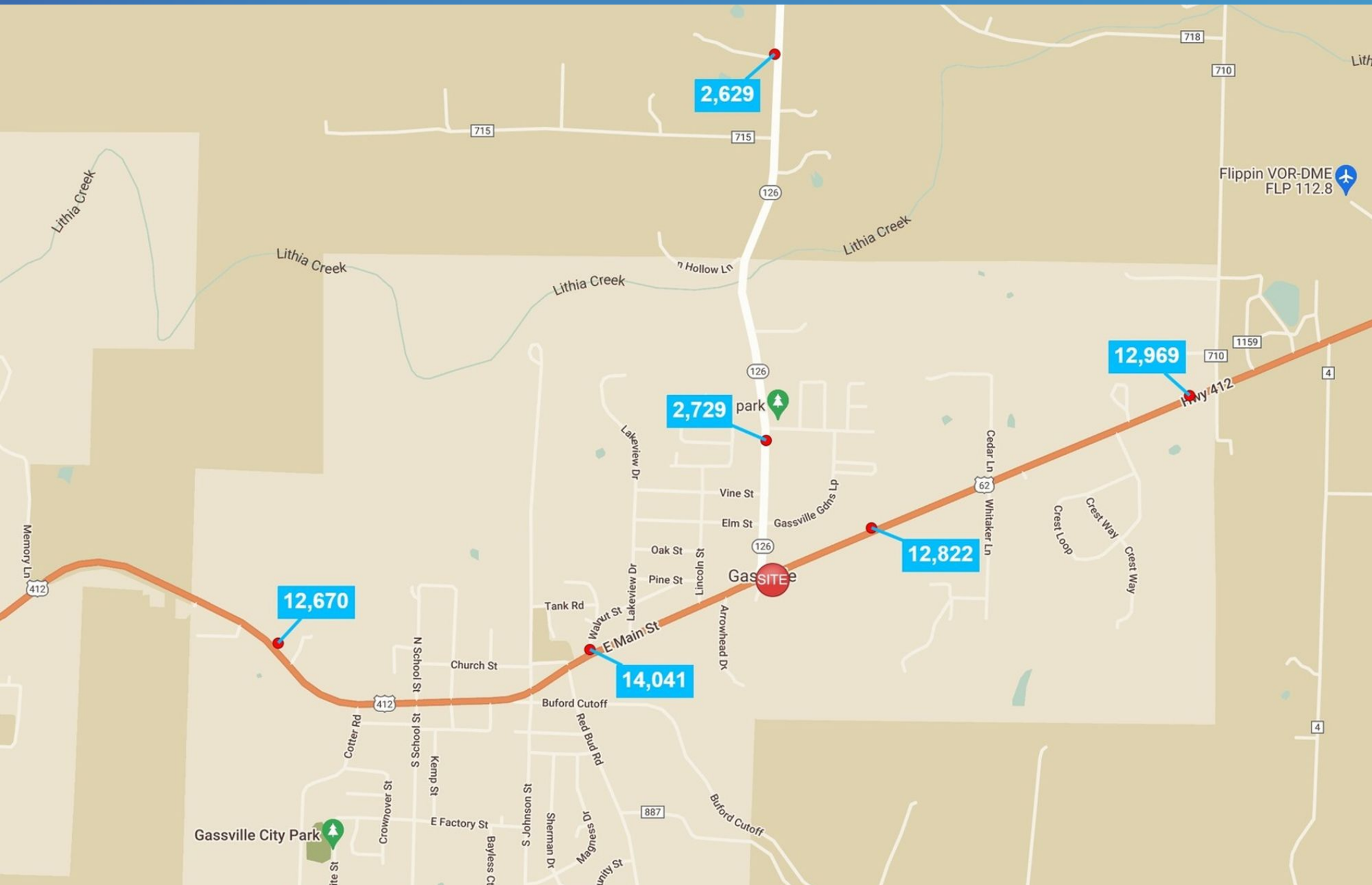


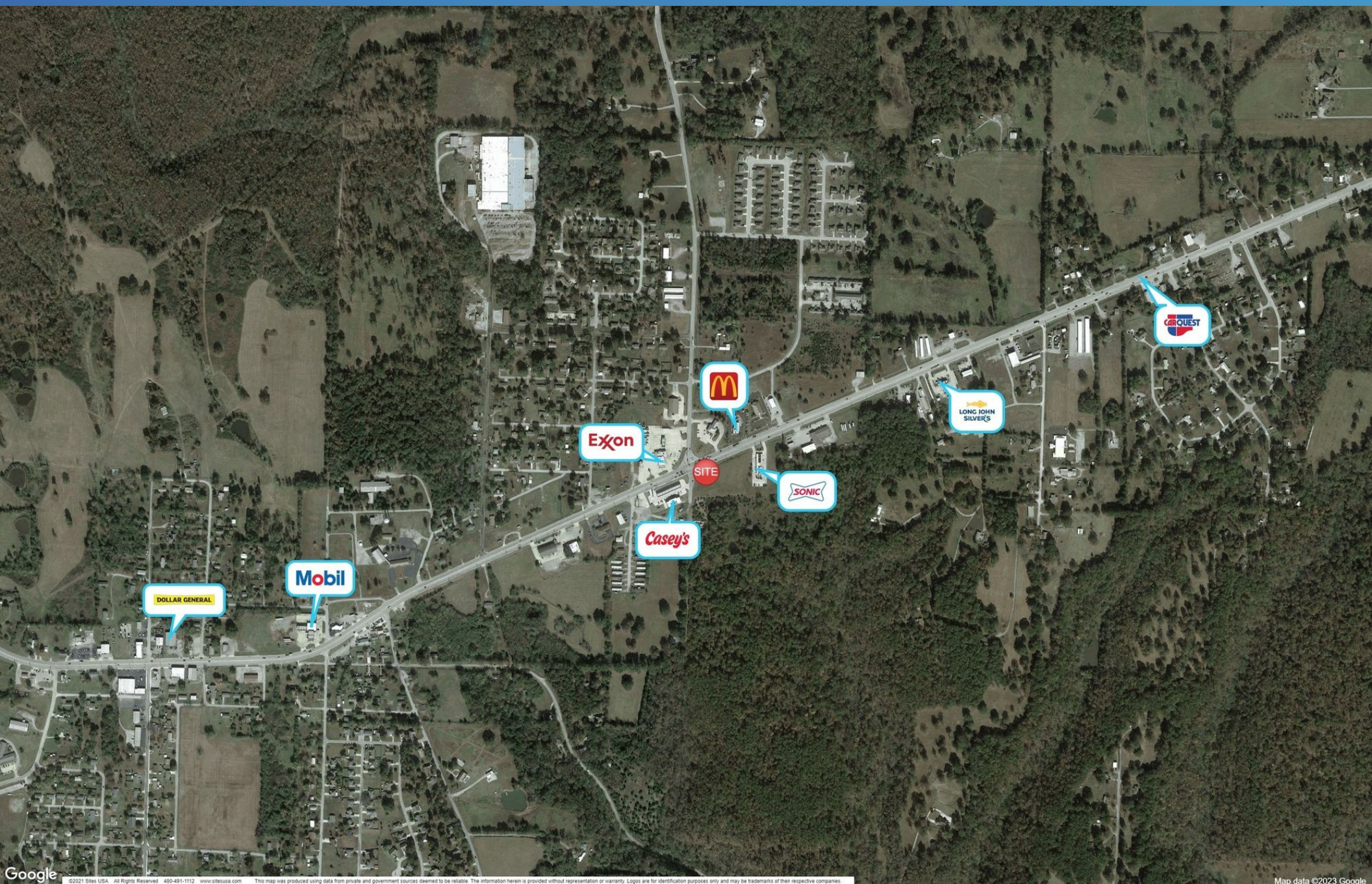
TACO BELL

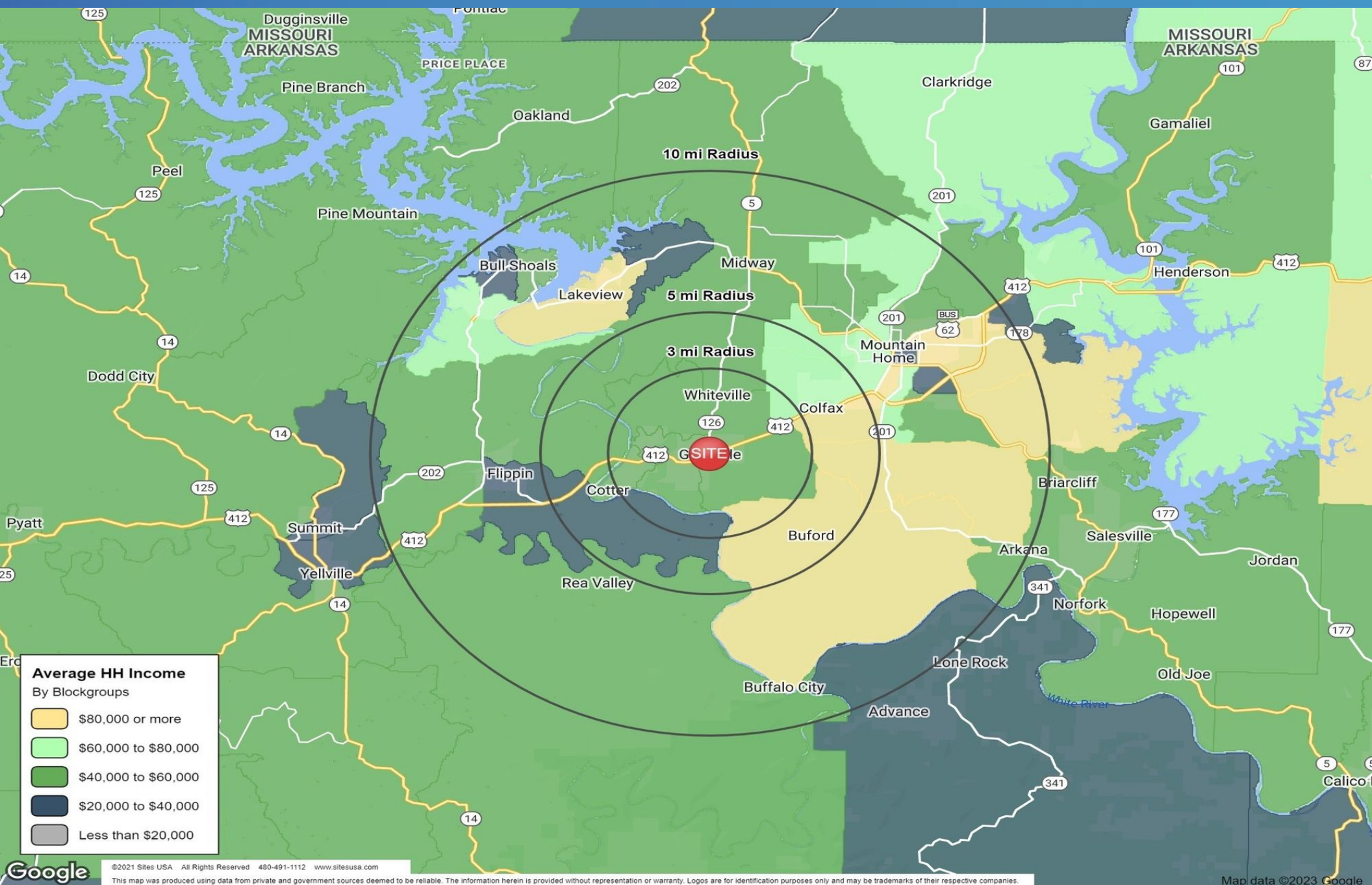
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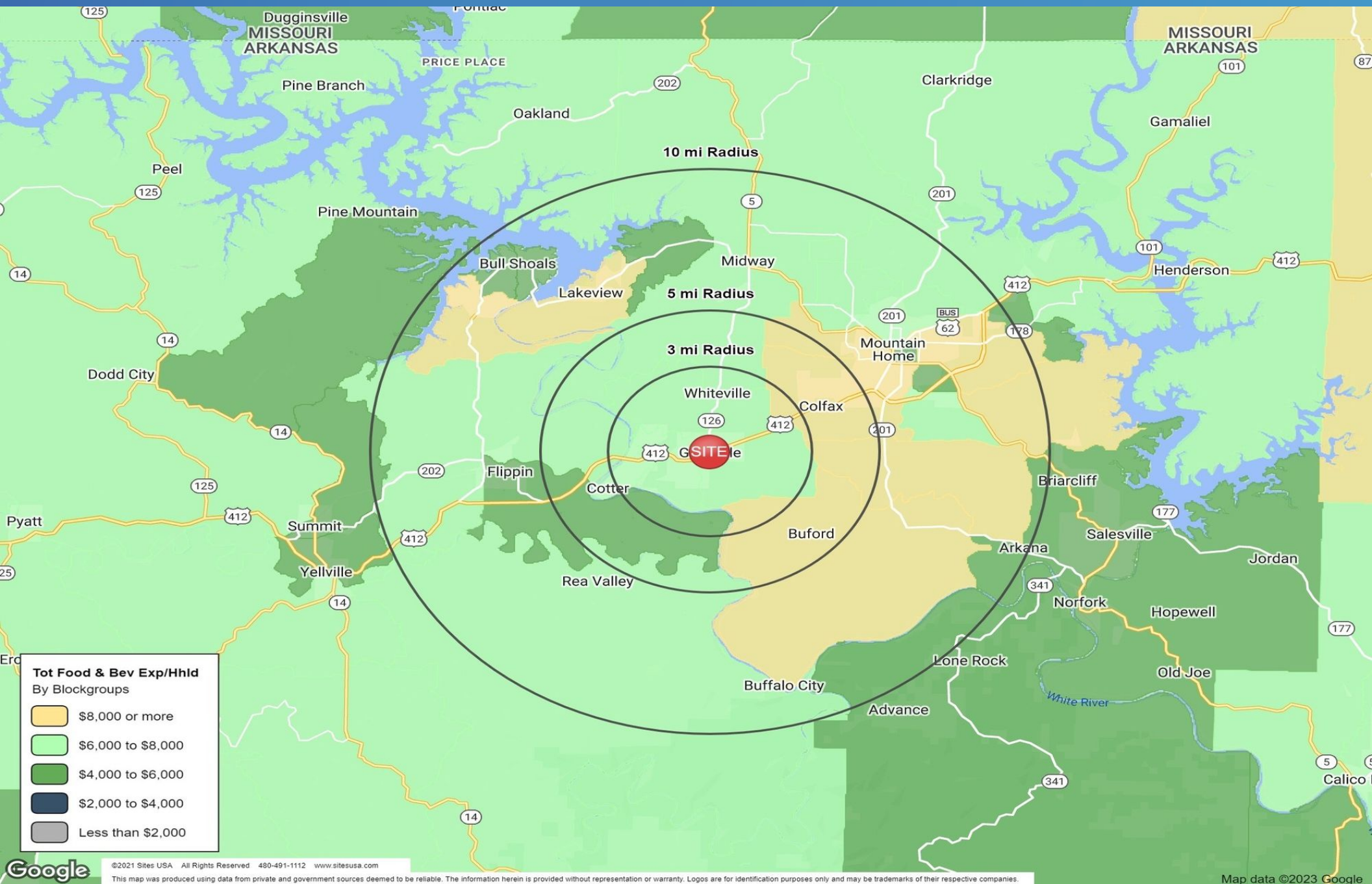
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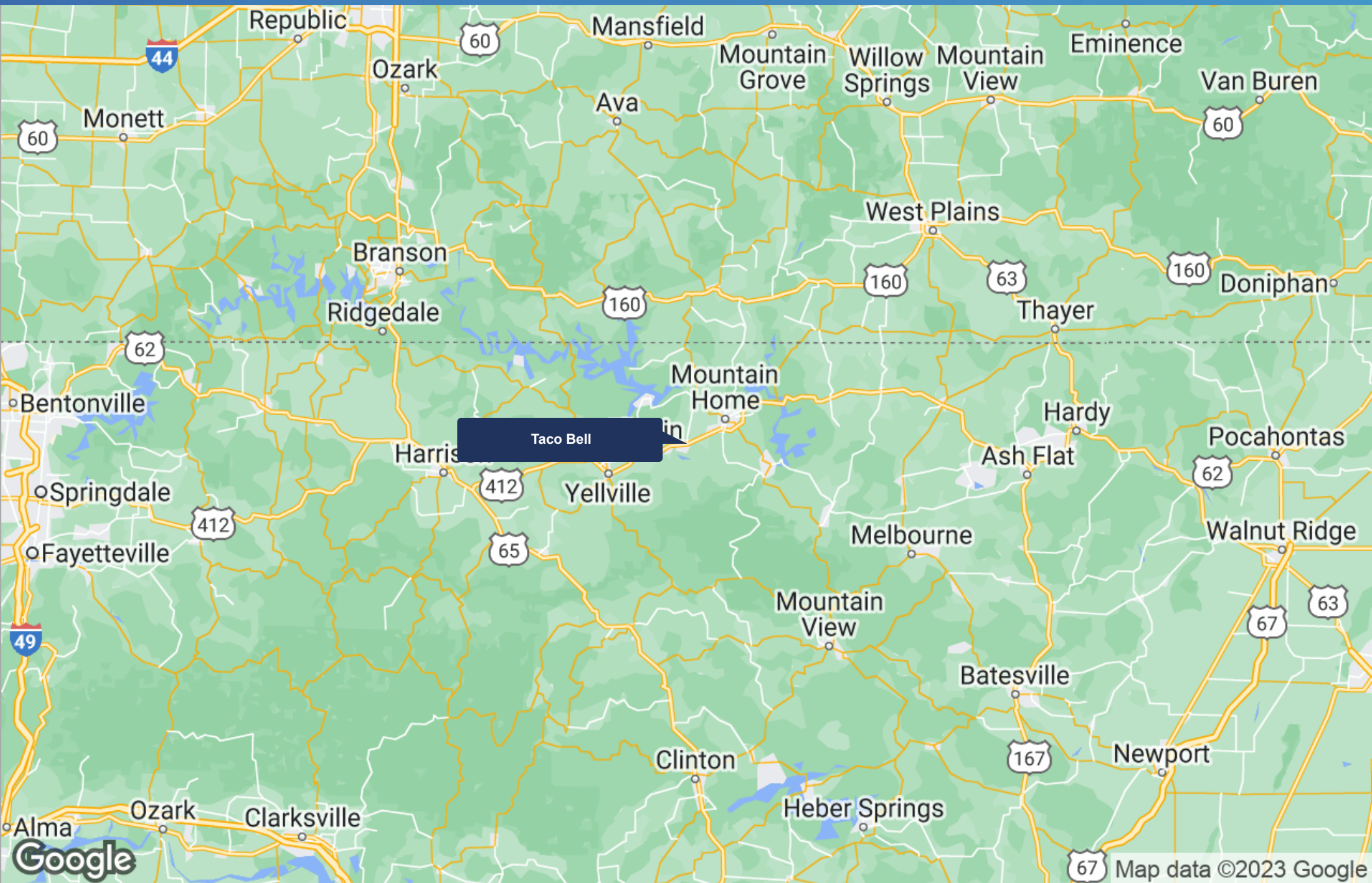




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 FORTIS NET LEASE™





Gassville is a charming city located in the heart of the Ozark Mountains in north-central Arkansas. Known for its scenic beauty and warm hospitality, Gassville offers a peaceful and serene atmosphere that attracts visitors and residents alike. The city is nestled along the picturesque White River, making it a popular destination for fishing and water recreational activities. Gassville is also home to a tight-knit community that takes pride in its small-town charm, with friendly locals, locally owned businesses, and community events that foster a strong sense of community spirit.

With its natural beauty and outdoor recreational opportunities, Gassville is a paradise for nature lovers and outdoor enthusiasts. The area boasts stunning forests, rolling hills, and picturesque valleys that offer ample opportunities for hiking, camping, and wildlife viewing. The White River, known for its premier trout fishing, attracts anglers from all over the country, making Gassville a renowned destination for fishing enthusiasts. The city also offers parks and recreational facilities for families, including playgrounds, sports fields, and picnic areas, providing ample opportunities for outdoor recreation and leisure. In addition to its natural attractions, Gassville hosts local events and festivals throughout the year, showcasing its rich cultural heritage and fostering a sense of community pride. Whether it's exploring the great outdoors or immersing oneself in the

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2023	3,902	8,293	38,893
Median Age	43.8	47	50.6
Annual Growth	0.2%	0.4%	0.2%
# Of Persons Per HH	2.4	2.3	2.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,594	3,513	17,577
Average HH Income	\$55,039	\$59,150	\$58,890
Median House Value	\$121,125	\$138,490	\$139,985





TOTAL SALES VOLUME

\$8.5B

PROPERTIES SOLD

3,750+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

Click to Meet Team Fortis

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