



SIG



5-UNIT CIRCLE K PORTFOLIO

Iowa

EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present For Sale 5-Unit Convenience Store Portfolio Located Throughout Iowa. All Locations Are Great Owner-User Opportunities With the Business and Real Estate For Sale. All Locations Have Strong Historical Sales and Have Been Recently Rebranded to Circle K's Flagship Banner, Providing For a Secure Investment.

Sale Price

\$12,900,000

BUILDING INFORMATION

Street Address 1:	1219 1st Avenue
City, State, Zip:	Perry, IA 50220
Street Address 2:	1115 141st Street
City, State, Zip:	Perry, IA 50220
Street Address 3:	315 Story Street
City, State, Zip:	Boone, IA 50036
Street Address 4:	1704 South Story Street
City, State, Zip:	Boone, IA 50036
Street Address 5:	3501 Ep True Parkway
City, State, Zip:	West Des Moines, IA 50265



INVESTMENT HIGHLIGHTS



1219 1st Avenue Perry, IA 50220

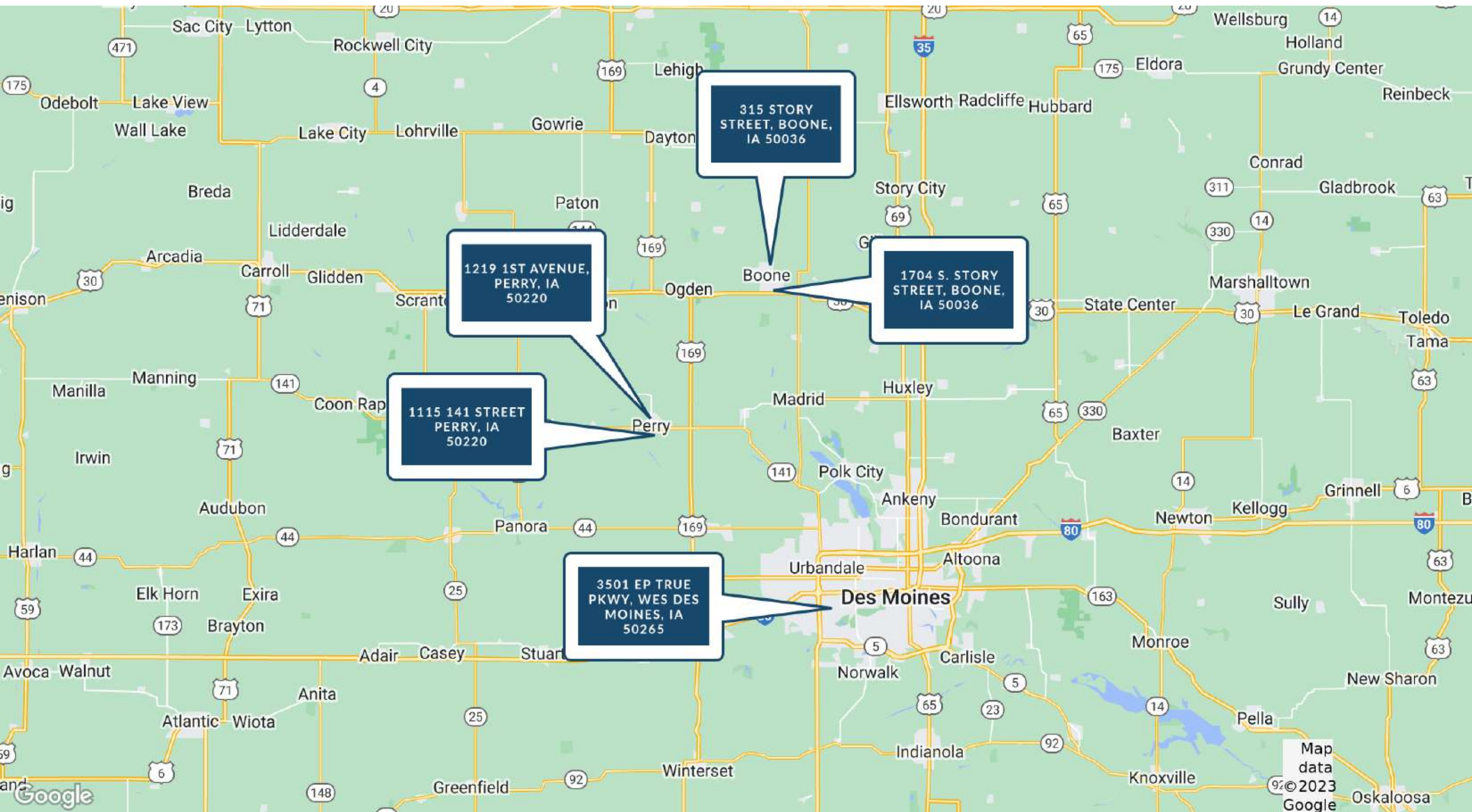


3501 Ep True Parkway West Des Moines, IA 50265

PROPERTY HIGHLIGHTS

- The Properties Are Situated in Growing Areas With High Demand For Convenience Stores and Gas Stations, Making Them a Sound Investment Opportunity For Long-Term Growth and Profitability
- The Iowa Gas Station Market Offers a Range of Investment Opportunities, With Properties Located in High-Traffic Areas Throughout the State
- The Prime Locations of These Properties on Major Streets and Highways Offer High Visibility and Easy Accessibility For Customers
- The Iowa Gas Station Market Offers a Variety of Property Types, Including Newly Constructed Buildings With Modern Amenities and Updated Equipment, Providing a Range of Investment Opportunities to Suit
- The Properties Have Strong Net Profits, Ranging From \$346,863.37 to \$844,782 Annually, With Potential For Additional Income Growth Through Optimizing Product Mix and Implementing Marketing Strategies
- The Properties Offer Potential For Long-Term Appreciation in Value, as Well as Ongoing Cash Flow From Potential Rental Income or Sales.
- All Properties Are in Proximity of Each Other Making it Easy to Manage All Properties Together
- Offer a Well-Established Business Model With a Proven Track Record of Success in the Iowa Gas Station Market

LOCATION MAP



INVESTMENT SUMMARY



OFFERING SUMMARY

Street Address:	1219 1st Avenue
City, State, Zip:	Perry, IA 50220
County:	Dallas
Building Size:	3,431 SF
Lot Size:	0.23 AC

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	9,124	9,839	14,121
AVERAGE HH INCOME	\$63,190	\$65,901	\$73,401
1ST AVENUE	8,202 VPD		
WILLIS AVENUE	4,401 VPD		
141ST STREET	7,643 VPD		

PROPERTY IMAGES



AERIAL MAP



AERIAL MAP



INVESTMENT SUMMARY



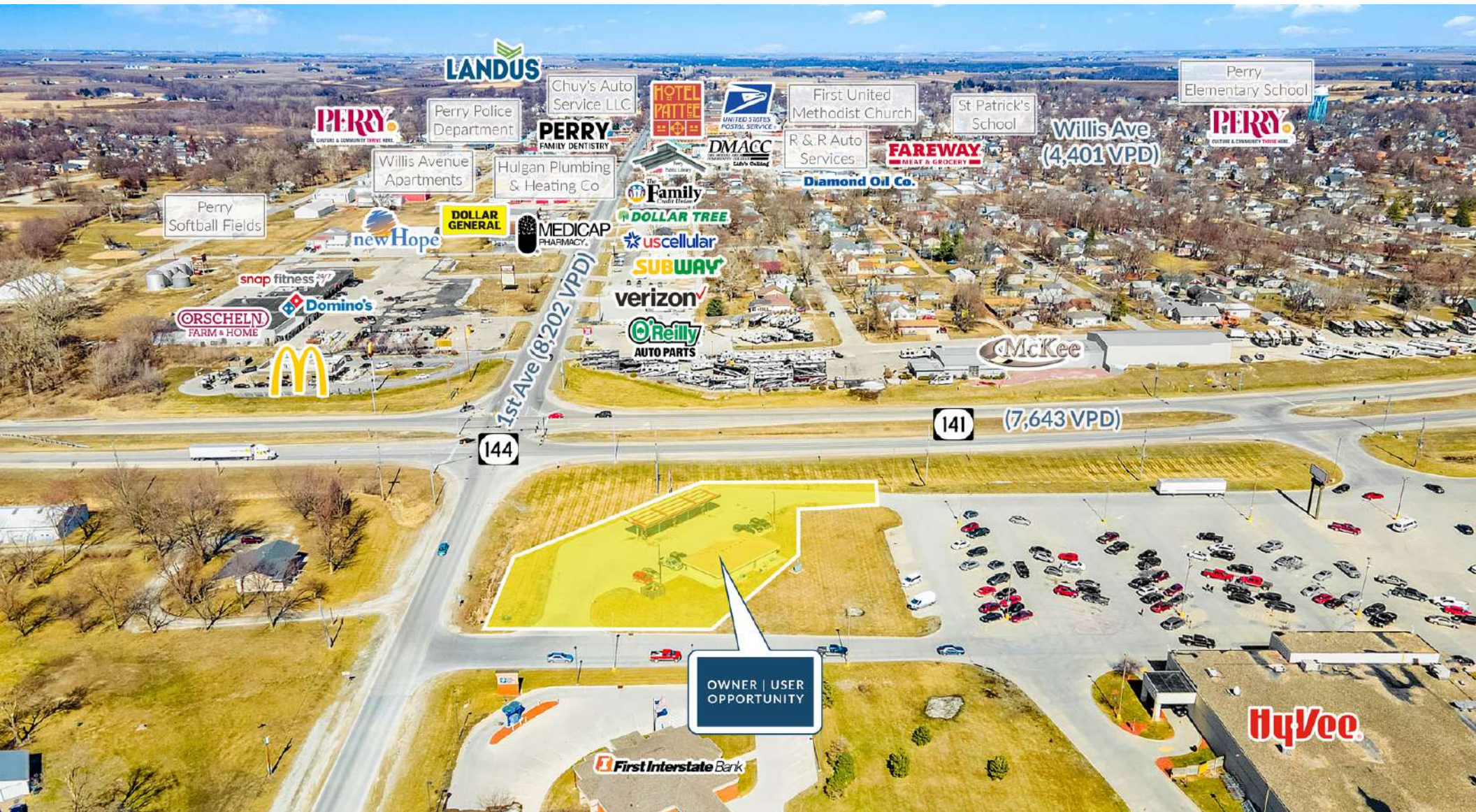
OFFERING SUMMARY	
Street Address:	1115 141st Street
City, State, Zip:	Perry, IA 50220
County:	Dallas
Building Size:	1,992 SF
Lot Size:	0.94 AC

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	9,141	9,799	14,253
AVERAGE HOUSEHOLD INCOME	\$63,116	\$65,781	\$73,578
141ST STREET	7,643 VPD		
1ST AVENUE	8,202 VPD		
WILLIS AVENUE	4,401 VPD		

PROPERTY IMAGES



AERIAL MAP



RETAILER MAP

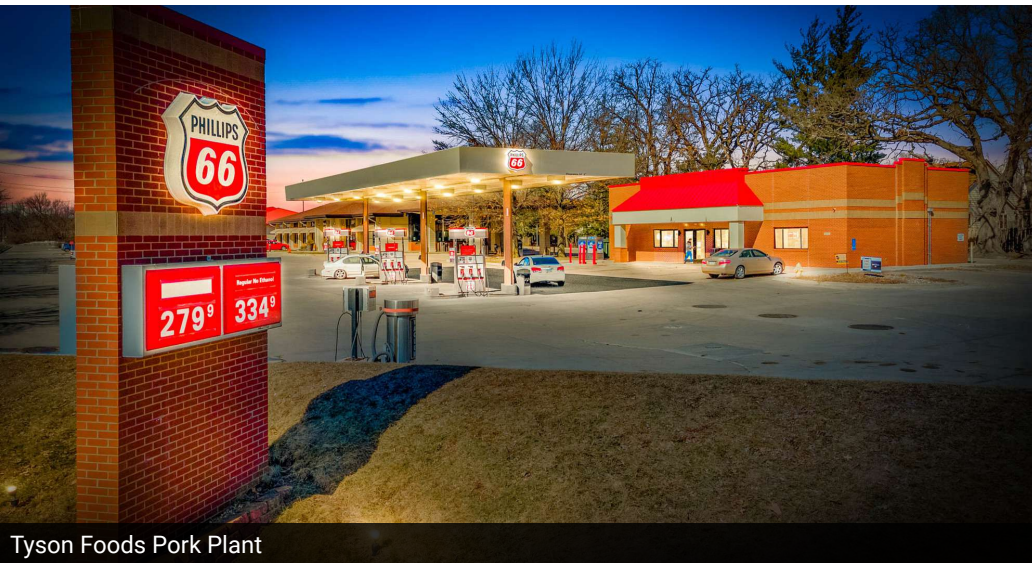


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CITY OVERVIEW



Des Moines, IA



Tyson Foods Pork Plant

PERRY, IA

Perry is a city in Dallas County, Iowa, along the North Raccoon River. Perry is a place that is rich in history and small town distinction. Perry's motto says it all: "Make yourself at home" is an enticement to all residents new and old, visitors, workers, and businesses to settle in, stay a while, and enjoy the comforts of home. As a community settled by immigrants over 100 years ago, Perry continues to welcome new people, cultures, industries, and ideas. Perry is known for its high quality of life, offering the kinds of amenities, services, and vibrant community life valued by all. It is part of the Des Moines–West Des Moines Metropolitan Statistical Area and 39 Miles away from Des Moines, IA. The City of Perry had a population of 8,071 as of July 1, 2022.

Perry's economy is anchored by several major employers in the manufacturing, food processing, and healthcare sectors. Perry serves as a regional center for shopping, dining, recreation, professional and health services, as well as a tourism hub in the Cultural and Historic District. A major employer in Perry is the Tyson Foods pork plant. Perry takes great pride in its local history and culture as evidenced by recent investments in the revitalization of the downtown business and cultural district. The restoration of historic buildings like Hotel Pattee and Carnegie Library Museum, as well as streetscape improvements have reinforced downtown as the heart of historic Perry. Perry recognizes its position as a center for employment in the region and strengthens downtown as the hub of community activity and strengthen Perry's identity as a small, historic community that is a draw for cultural tourism and outdoor recreation.

Designated as one of Iowa's "Great Places," Perry boasts a combination of arts, history, culture, commerce and recreation, unmatched to any other of its size! Perry's walkable downtown is home to more than 30 buildings on the National Register of Historic Places, multiple arts and culture festivals, as well as several murals and public art pieces, including four sculptures along the Willis Avenue boulevard that pay tribute to Perry's historical ties to the railroad, agriculture, industry and the arts. The favourite Perry highlights are Sportsman Park, La Poste, Harvey's, Carnegie Library Museum, Chocolate Walk, Mary Rose Collection, El Tren Taqueria.

INVESTMENT SUMMARY



OFFERING SUMMARY

Street Address:	315 Story Street
City, State, Zip:	Boone, IA 50036
County:	Boone
Building Size:	2,400 SF
Lot Size:	0.74 AC

DEMOGRAPHICS

TOTAL POPULATION

3 MILES

13,354

5 MILES

14,525

10 MILES

21,224

AVERAGE HOUSEHOLD INCOME

\$72,642

\$74,118

\$78,754

US 30

13,924 VPD

220TH STREET

13,571 VPD

279⁹ 334⁹

PROPERTY IMAGES



AERIAL MAP



RETAILER MAP



INVESTMENT SUMMARY



OFFERING SUMMARY

Street Address:	1704 South Story Street
City, State, Zip:	Boone, IA 50036
County:	Boone
Building Size:	5,803 SF
Lot Size:	0.91 AC

DEMOGRAPHICS

TOTAL POPULATION

AVERAGE HOUSEHOLD INCOME

US 30

220TH STREET

3 MILES

13,354

\$72,642

13,924 VPD

13,571 VPD

5 MILES

14,525

\$74,118

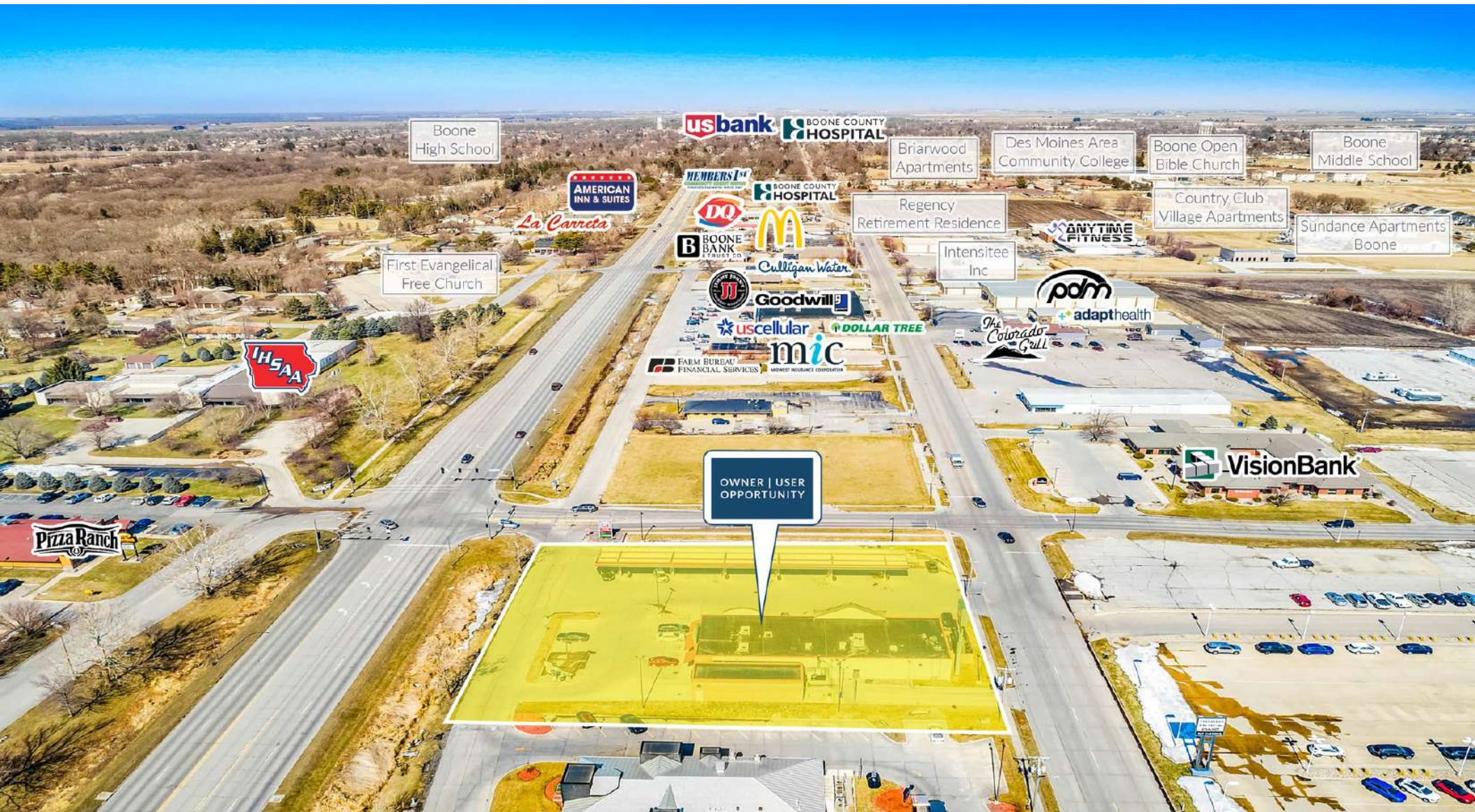
10 MILES

21,224

PROPERTY IMAGES



AERIAL MAP



RETAILER MAP



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CITY OVERVIEW



Iowa State University



Boone Speedway

BOONE, IA

Boone, near the geographical center of Iowa, is a city in Des Moines Township and is the county seat of Boone County. With parts of the original Lincoln Highway running through it, Boone presents the picture of a big "little city". Bounded by abundant parks and summer camping areas along the colorful Des Moines River, it is adjacent to some of Iowa's richest farm lands. It is situated 340 miles west of Chicago, 150 miles east of Omaha, 200 miles south of the twin cities St. Paul and Minneapolis, 320 miles north of St. Louis and 42 miles north of Des Moines. According to the United States Census Bureau, the city has a total area of 9.02 square miles, all land. The City of Boone had a population of 12,527 as of July 1, 2022.

Boone offers a number of options for a business or industry seeking to locate in central Iowa. It has a strong public/private relationship in the arena of economic development. The largest industries in Boone, IA are Retail Trade, Health Care & Social Assistance, and Manufacturing. The first Fareway Store opened for business in Boone on May 12, 1938. Today, Fareway is a top 10 employer in Iowa, with over 120 store locations in Iowa, Illinois, Minnesota, Nebraska and South Dakota. Centrally located in Iowa; Boone is fifteen minutes west of Iowa State University & Research Park. Other larger businesses that have had or still maintain facilities in Boone include Gates Rubber, Heinrich Envelope, Archway Bakery, Lowe-Berry Seeds, Coca-Cola Bottling, Quinn Iron & Wire Works (now Besser Quinn Machine & Foundry), Mid-States Steel, Sunoco Products, Specialty Leather Productions, Randy's Frozen Meats, PDM Distribution, ProLiant Biologicals, APC, Thermomass Composite Tech, CDS Global, Patterson Logistics and Stoll Bottling.

Tourists can visit the Brunnier Art Museum which has an ensemble of the decorative arts. One can also have a look at the Octagon Center for the Arts. The Big Creek State Park and the Ledges State Park offer facilities for camping, fishing, canoeing and swimming. Book-lovers can visit the Ericson Public Library and the Boone Campus Library. There are also many churches in the city such as The Church of Jesus Christ of Latter Day Saints, Berean Baptist Church, and Seventh Day Adventist Church. Pufferbilly Days, an annual event celebrating Boone's railroad heritage, is held the week after Labor Day and is one of Iowa's top five community festivals with over 30,000 attendees. In conjunction with this celebration, during the first week in September, the Boone Speedway holds the Speedway Motors IMCA SuperNationals racing event, with many of the top drivers from across the United States coming to Boone to compete.

INVESTMENT SUMMARY



OFFERING SUMMARY

Street Address:	3501 Ep True Parkway
City, State, Zip"	West Des Moines, IA 50265
County:	Polk
Building Size:	2,376 SF
Lot Size:	1.07 AC

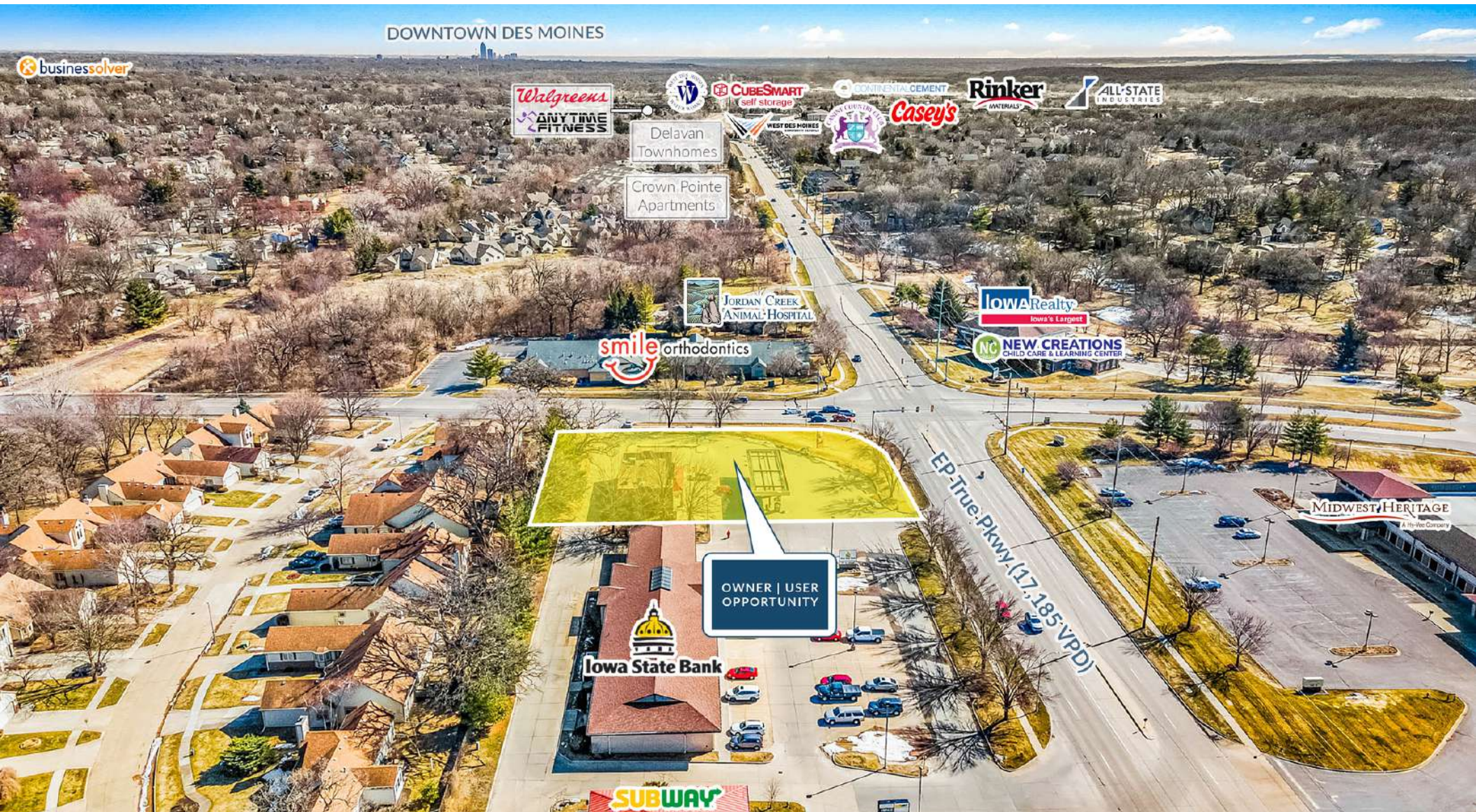
DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	70,	147,988	423,034
AVERAGE HOUSEHOLD INCOME	\$98,048	\$100,407	\$91,930
EP TRUE PARKWAY	17,185 VPD		
35TH STREET	11,613 VPD		
RAILROAD AVENUE	12,437		

PROPERTY IMAGES



AERIAL MAP



AERIAL MAP



CITY OVERVIEW



Des Moines, IA



Des Moines Capitol Building

WEST DES MOINES

West Des Moines is a city in Polk, Dallas, Warren, and Madison counties in the U.S. state of Iowa. The City of West Des Moines is the 6th largest city in Iowa with a population of 71,645 as of July 1, 2022. West Des Moines is the second-largest city in the Des Moines metropolitan area and the sixth-largest city in Iowa. It ranked 94th in Money magazine's list of the "100 Best Places to Live and Launch" in 2008, 77th and 57th on the 100 Best Places to Live in 2014 and 2015, respectively, and 18th on the Hipster Cities of 2015. The city is 10 miles to downtown Des Moines, IA, which is the capital of the state.

Des Moines is a major center of the US insurance industry and has a sizable financial services and publishing business base. The city was credited as the "number one spot for U.S. insurance companies" in a Business Wire article and named the third-largest "insurance capital" of the world. The city is the headquarters for the Principal Financial Group, the Meredith Corporation, Ruan Transportation, TMC Transportation, EMC Insurance Companies, and Wellmark Blue Cross Blue Shield. The Principal is one of two Fortune 500 companies with headquarters in Iowa (the other being Casey's General Stores), ranking 201st on the magazine's list in 2020. Des Moines is an important city in U.S. presidential politics; as the state's capital, it is the site of the first caucuses of the presidential primary cycle. Many presidential candidates set up campaign headquarters in Des Moines.

The City of Des Moines is a cultural center for Iowa and home to several art and history museums and performing arts groups. The Des Moines Performing Arts routinely hosts touring Broadway shows and other live professional theater. Arising in the east and facing westward toward downtown, the Iowa State Capitol building with its 275-foot, 23-karat gold leafed dome towering above the city is a favorite of sightseers. The Greater Des Moines Botanical Garden, an indoor conservatory of over 15,000 exotic plants, is one of the largest collections of tropical, subtropical, and desert-growing plants in the Midwest. The Center blooms with thousands of flowers year-round. Adventureland Park is an amusement park in neighboring Altoona, just northeast of Des Moines. The park boasts more than 100 rides, shows, and attractions, including four roller coasters.

CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



5-UNIT CIRCLE K PORTFOLIO

Iowa

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