



REPRESENTATION PHOTO

TACO BELL**1441 S MAIN ST, JAY, OK 74346**

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$2,017,000
Current NOI:	\$116,000
Initial Cap Rate:	5.75%
Land Acreage:	+/- 1.00 Acre
Year Built	2023
Building Size:	2,274 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 South Main St, Jay, OK. The tenant, K-MAC Enterprises recently signed a brand new 25-year lease which will expire in December 2048. The absolute NNN lease will require zero landlord responsibilities and 1% annual rent increases to hedge against inflation. 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 \$2,017,000



CAP RATE 5.75%



LEASE TYPE Absolute NNN



TERM REMAINING 25 Years

INVESTMENT HIGHLIGHTS

- **New 25 Year Absolute NNN Lease**
- Brand New Construction
- **Zero Landlord Responsibilities**
- Located on Main Thoroughfare in Jay
- Operated by Top Franchisee K-Mac Enterprises



PROPERTY SUMMARY

Year Built:	2023
Lot Size:	+/- 1.00 Acre
Building Size:	2,274 SF
Zoning:	Commercial
Construction Style:	Prototype

LEASE SUMMARY

Tenant:	Taco Bell
Lease Type:	Absolute NNN
Primary Lease Term:	25 Years
Annual Rent:	\$116,000
Rent PSF:	\$51.01
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	Dec 20, 2023
Lease Expiration Date:	Dec 31, 2048
Lease Term Remaining:	25 Years
Rent Bumps:	1% Annual Increases
Renewal Options:	Four 5-year Options
Tenant on Lease:	K-Mac Enterprises (330+ Units)
Tenant Website:	www.kmaccorp.com



GROSS SALES:
\$530 MILLION



STORE COUNT:
330+ UNITS



FRANCHISEE:
K-MAC CORP



EST:
1964



OVERVIEW

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

TENANT HIGHLIGHTS

- K-MAC Enterprises is one of the Nation's Top Taco Bell Franchisees
- K-MAC Operates 330+ Restaurant Locations
- Regional Concentration in the South-Central Region of the U.S.
- K-MAC is Focused on Growing Through Acquisitions and Unit Development

TENANT 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 330 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, 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.



TENANT BACKGROUND

Taco Bell is a fast food chain that specializes in Tex-Mex cuisine. The company was founded in 1962 by Glen Bell in Downey, California, and it quickly became a popular destination for Mexican-inspired food. In 1978, PepsiCo acquired Taco Bell, which helped the chain expand rapidly throughout the United States.

Today, Taco Bell has over 7,000 restaurants worldwide and is known for its creative menu items, such as the Crunchwrap Supreme and the Doritos Locos Tacos. The chain has also been involved in various marketing campaigns, such as the "Think Outside the Bun" and "Live Mas" slogans.



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Photo taken on 11/11/2023



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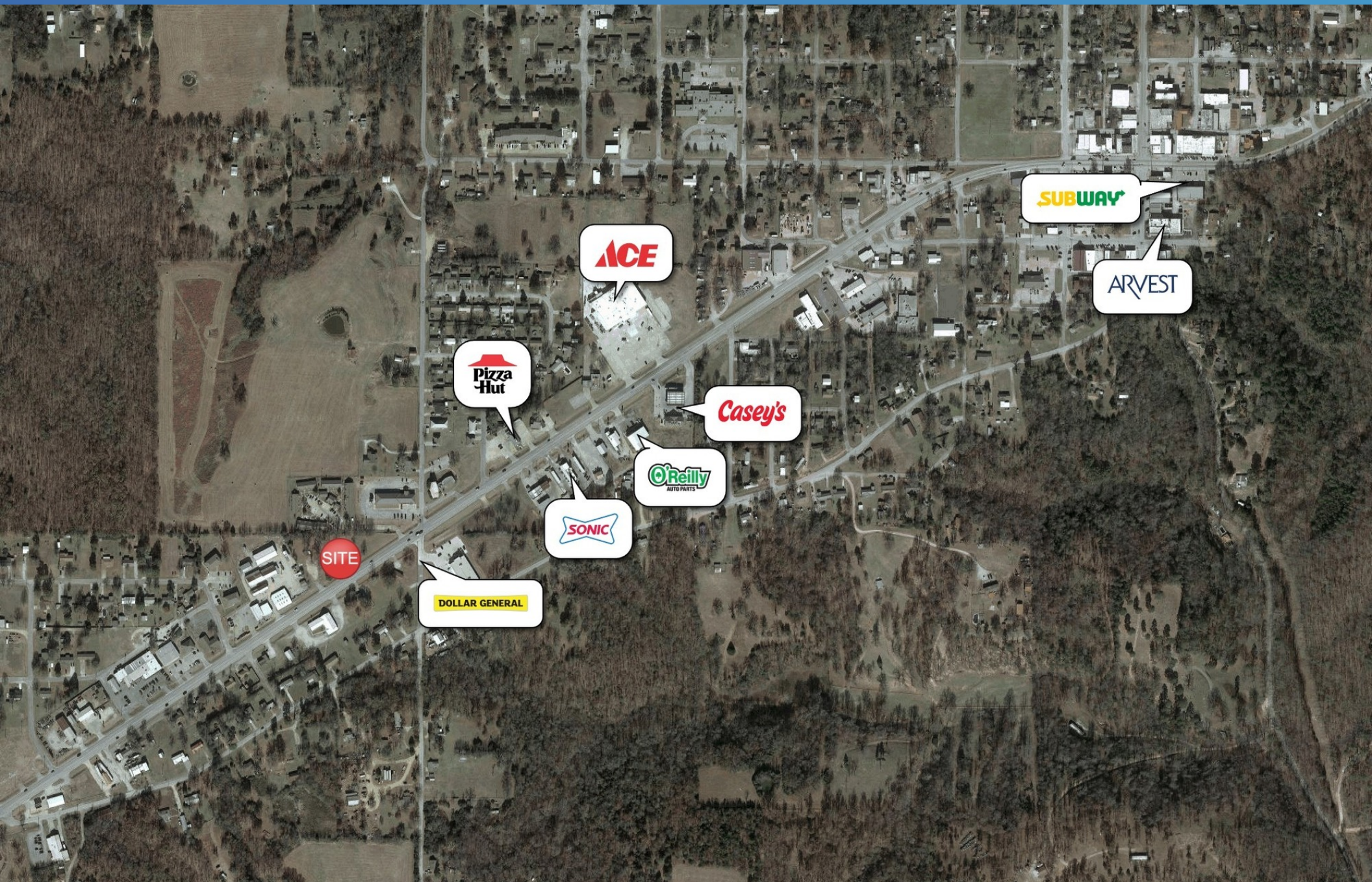


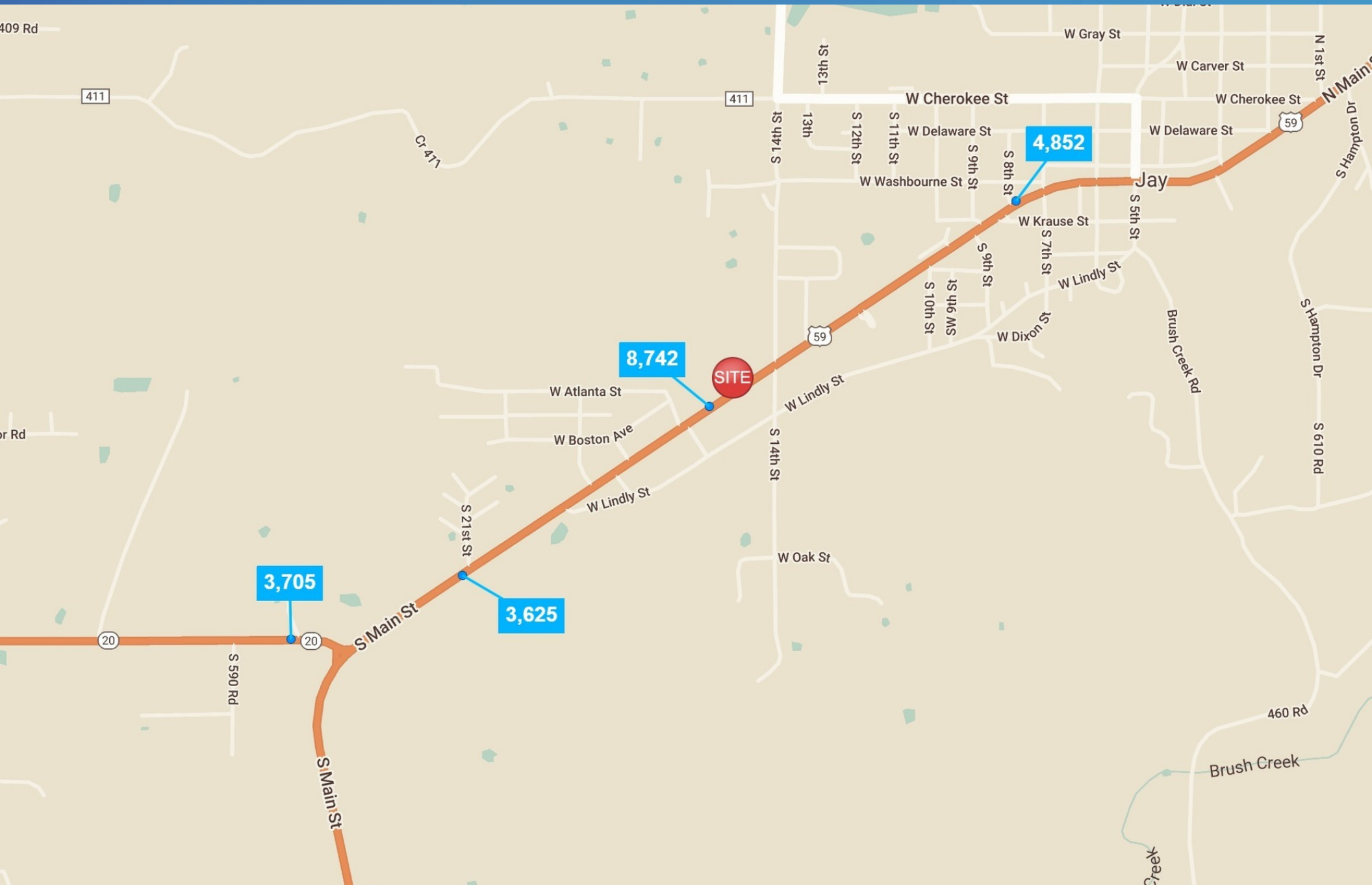
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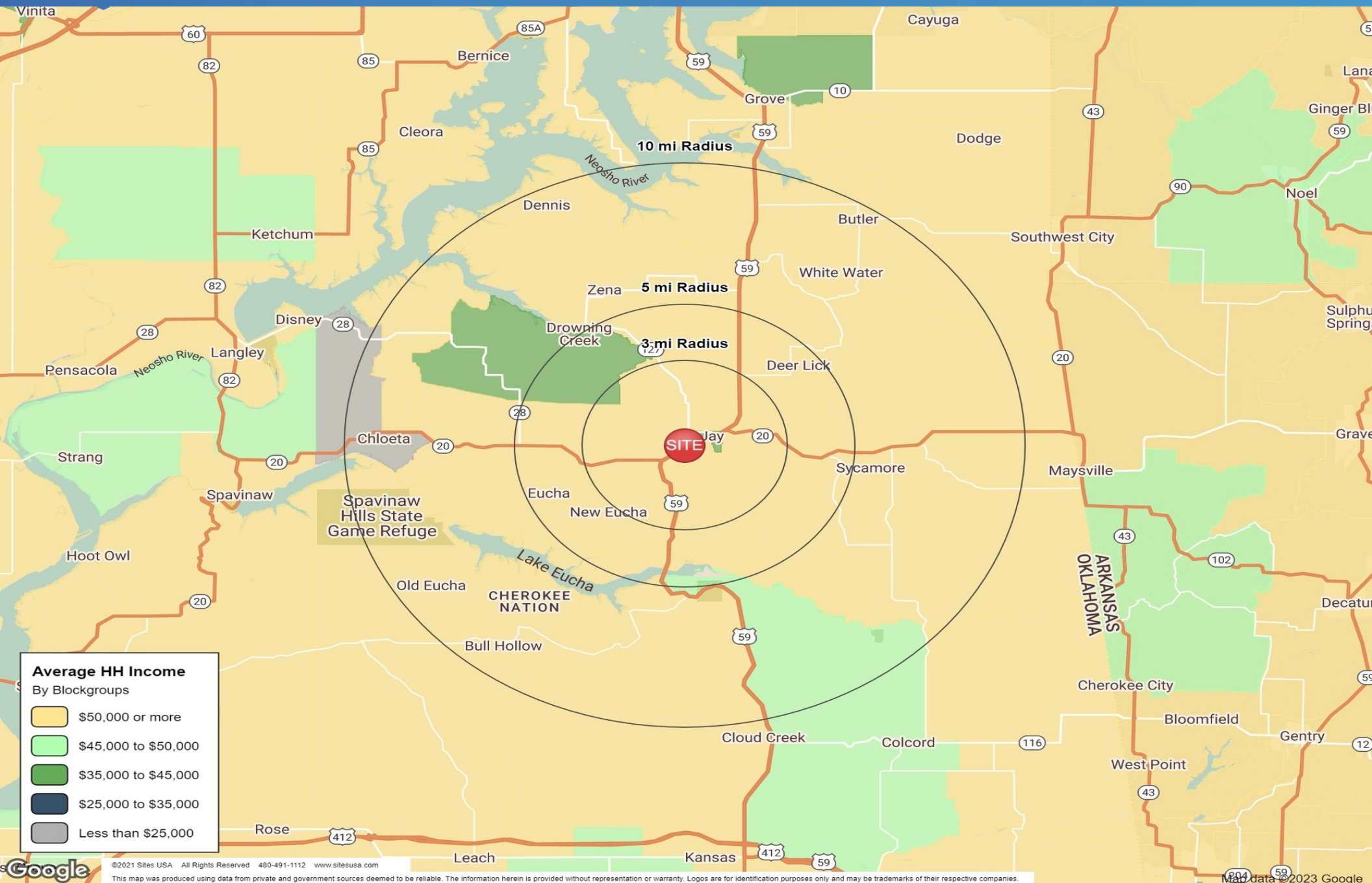
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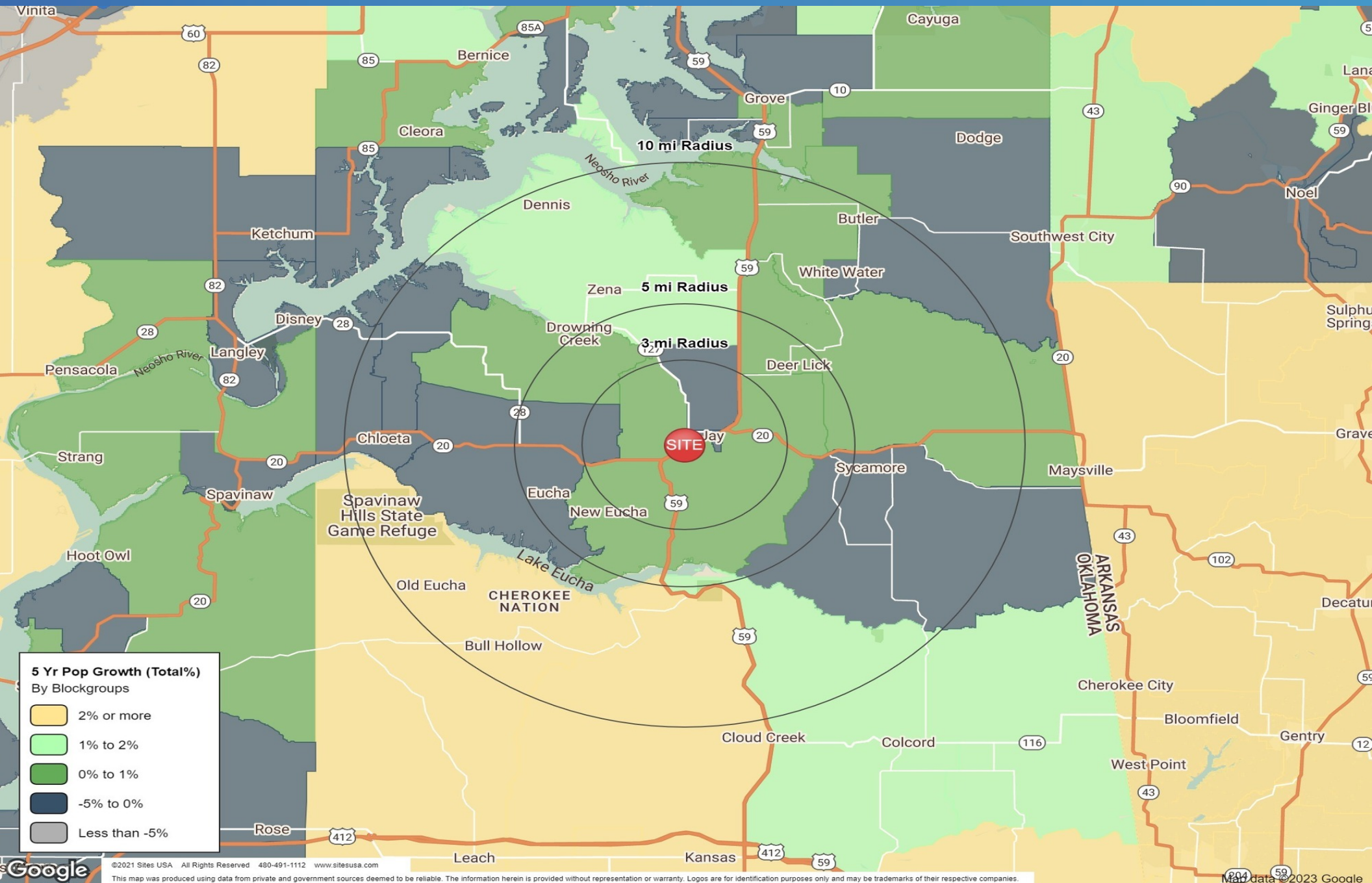
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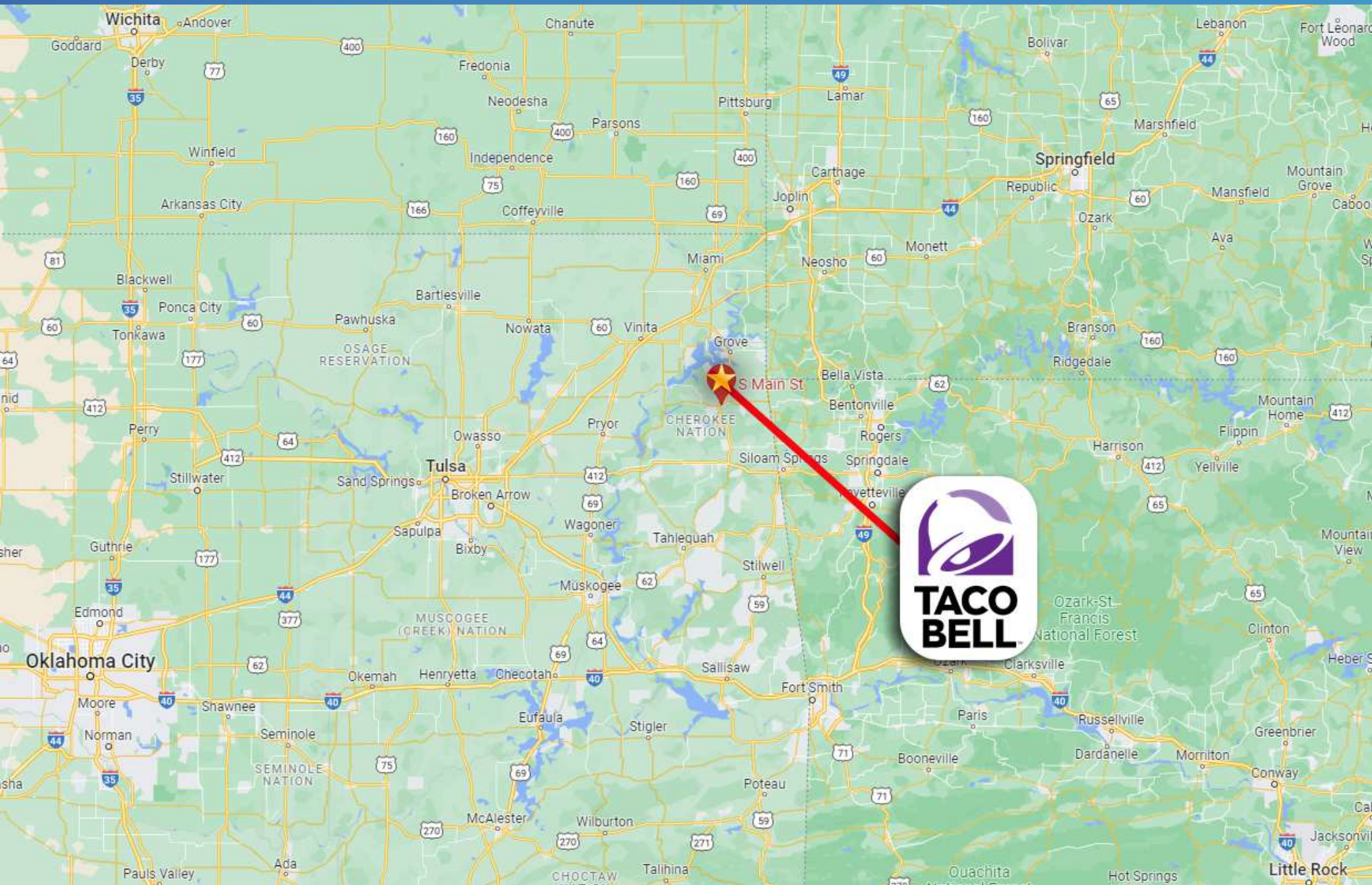




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POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2023	2,723	3,793	10,838
Total Population 2028	2,592	3,590	10,282
Median Age	39.2	39.8	44.2
# Of Persons Per HH	2	2	2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,022	1,422	4,249
Average HH Income	\$49,625	\$52,706	\$63,534
Median House Value	\$95,223	\$99,375	\$134,515
Consumer Spending	\$25.8M	\$37.6M	\$122.4M

Jay, Oklahoma, is a charming town located in the northeastern part of the state, near the border with Arkansas. Jay offers a tight-knit community feel and a laid-back atmosphere. Nestled in the foothills of the Ozark Mountains, the town is surrounded by scenic landscapes and outdoor recreational opportunities. Residents and visitors alike can enjoy the nearby Grand Lake O' the Cherokees, a popular spot for boating, fishing, and water sports.

The town of Jay is also known for its rich Native American heritage, as it is located within the Cherokee Nation. The area hosts cultural events and activities that celebrate and preserve the traditions of the Cherokee people. With its small-town charm, natural beauty, and cultural significance, Jay, Oklahoma, provides a peaceful retreat for those looking to enjoy the tranquility of rural living with a touch of Native American history.





TOTAL SALES VOLUME

\$8.5B

PROPERTIES SOLD

3,750+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

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