



4001 S LAFOUNTAIN ST | KOKOMO, IN 46902

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:



PATRICK FORKIN

First Vice President
Direct (773) 279-5390
Mobile (872) 256-1031
patrick.forkin@matthews.com
License No. 475118789 (IL)



LEE CHANDLER

Associate
Direct (773) 289-0965
Mobile (317) 371-9696
lee.chandler@matthews.com
License No. 475211358 (IL)



MIKE NEILS

Associate
Direct +1 (720) 800-9764
Mobile +1 (610) 392-3356
michael.neils@matthews.com
License No. 100103302 (CO)



NICK SELTZER

Associate
Direct +1 (312) 690-6274
Mobile +1 (630) 639-6868
nick.seltzer@matthews.com
License No. 475210757 (IL)

KYLE MATTHEWS

Broker of Record License No. RC52200195 (IN)



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PROPERTY OVERVIEW

FINANCIAL OVERVIEW

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AREA OVERVIEW



INVESTMENT HIGHLIGHTS

ABSOLUTE NNN

Zero landlord responsibilities – Chipotle self maintains CAM, taxes, insurance and is fully responsible for all capital repairs and replacements to the building structure, foundation, and parking lot, making this a completely "hands-off" investment.

LOWE'S AND HOME DEPOT ANCHORED TRADE AREA

Surrounded by major national retailers including Lowe's, McDonald's, Starbucks, and Olive Garden, among others, providing a strong regional customer draw to the area.

10% RENT INCREASES EVERY 5 YEARS

Lease features attractive 10% rental increases every 5 years in base term and in each option period, guaranteeing contractual yield growth for the landlord.

EXCELLENT VISIBILITY AND ACCESSIBILITY

Situated on high visibility, signalized intersection of E Alto and S Lafountain Rd which provides exposure to $\pm 16,700$ VPD. Located 1 block West of South Reed Road (SR 931) which sees nearly $\pm 24,000$ VPD.

BRAND NEW 2024 CONSTRUCTION WITH HIGH-CAPACITY DRIVE-THRU

2024 new construction prototype featuring dine in option and state of the art "Chipotlane" drive thru.

STRONG MARKET DEMOGRAPHICS

The site offers strong local demographics, with a population of over 70,000 living within a 5-mile radius, over 65,000 during the workday.

CHIPOTLE CORPORATE GUARANTEE

Chipotle Mexican Grill (NYSE: CMG) is ranked on the Fortune 500 and is recognized as one of Time Magazine's Most Influential Companies in 2024. The fast-casual restaurant chain has nearly 3,500 locations in North America.



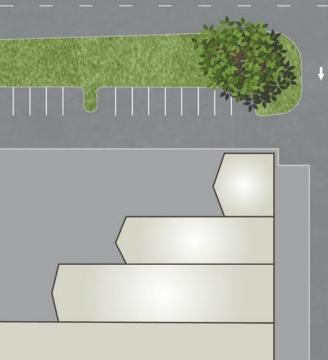
PROPERTY DESCRIPTION

Tenant Name: Chipotle Chipotle Mexican Grill, Inc. (NYSE: CMG) **Guarantor: Address** 4001 S Lafountain St, Kokomo, IN 46902 **Howard County** County **Lease Type Absolute NNN Original Lease Term** 15 Years **Rent Commencement Date** September 30, 2024 **Lease Expiration Date** September 30, 2039 **Year Built** 2024























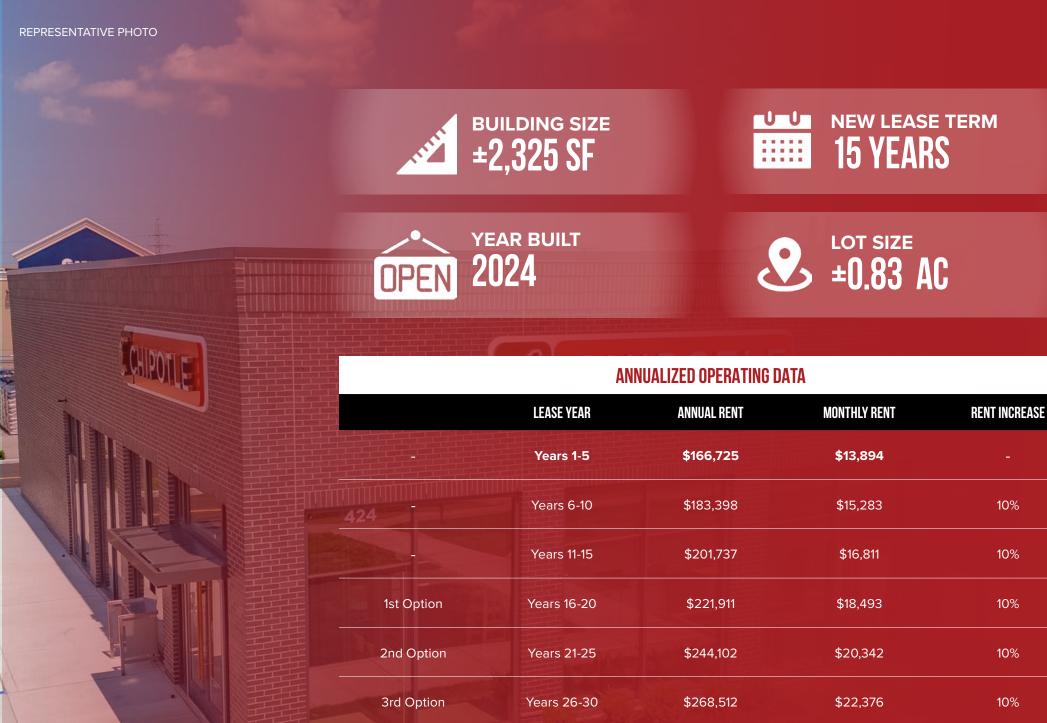
INVESTMENT SUMMARY

Price	\$3,031,000
NOI	\$166,725
Cap Rate	5.50%

LEASE ABSTRACT

Entity	Chipotle Mexican Grill of Colorado, LLC
Lease Guarantor	Chipotle Mexican Grill, Inc (NYSE: CMG)
Lease Type	Absolute NNN
Original Lease Term	15 Years
Rent Commencement Date	9/30/2024
Lease Expiration Date	September 30, 2024
Term Remaining on Lease	September 30, 2039
Rental Increases	10% Every 5 Years
Option Periods	Four, 5-Year Options
Tenant Responsibilities	Chipotle self maintains CAM, taxes, insurance and is fully responsible for all capital repairs and replacements to the building structure, foundation, and parking lot
Landlord Responsibilities	None





Years 31-35

\$295,364

10%

\$24,614

4th Option







When Chipotle first opened, the idea was simple: show that food served fast didn't have to be a "fast-food" experience. They use high-quality raw ingredients and classic cooking methods, serve in a distinctively designed atmosphere, and provide an exceptional customer experience- features more frequently found in the world of fine dining. As a fast-growing company, they're always looking for new people to join their team. Chipotle provides real opportunity for advancement and a fun, exciting work environment.

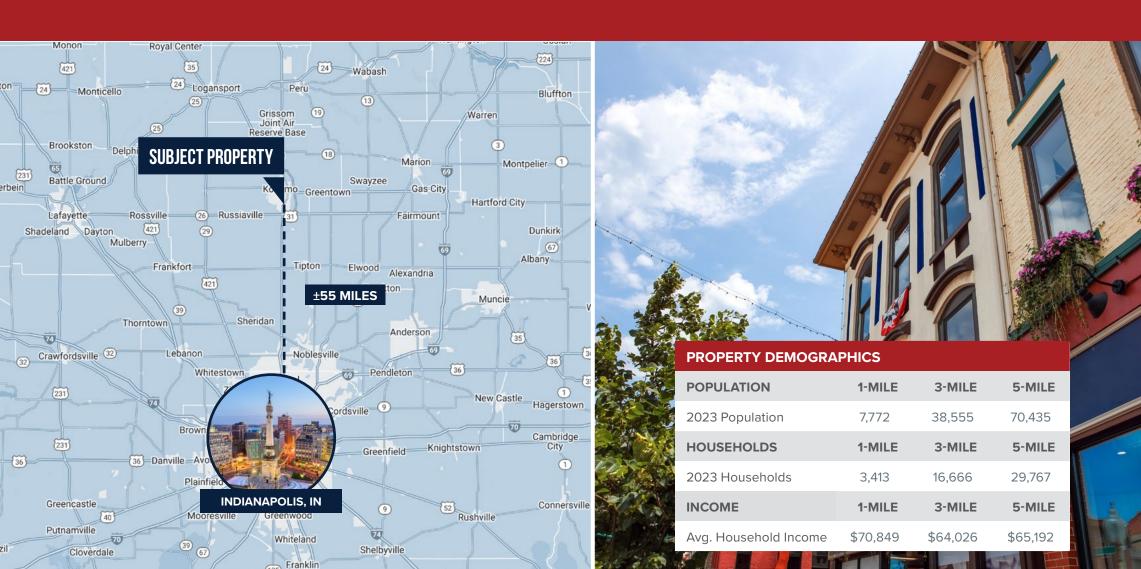
»	COMPANY NAME	Chipotle
»	OWNERSHIP	Public
»	YEAR FOUNDED	1993
»	INDUSTRY	Restaurants
»	HEADQUARTERS	Newport Beach, CA
»	WEBSITE	chipotle.com



KOKOMO, IN

Kokomo, Indiana, is a city located in the heart of the state, known for its rich automotive history and vibrant community spirit. Often referred to as the "City of Firsts," Kokomo has been the site of numerous innovations, particularly in the automotive and industrial sectors. The city's economy has historically been anchored by manufacturing, with companies like Delco Electronics and Chrysler playing significant roles. Kokomo also offers a blend of cultural attractions, parks, and recreational opportunities, making it a hub for both history enthusiasts and outdoor lovers. With a strong sense of community and a commitment to growth, Kokomo continues to be a dynamic place to live and work in Indiana.

Kokomo, Indiana, is rich in historical landmarks that reflect its unique heritage. The city is named after Chief Kokomo, with a cenotaph honoring him located on Purdum Street. Visitors can explore the restored Civil War Cannon at Highland Park's Visitor Center or pay respects at the Veteran's Memorial at Championship Park. Other notable sites include Old Ben, a famous figure during WWII, the historic Sycamore Stump, and the Vermont Covered Bridge, one of Indiana's last remaining Smith Type #3 Trusses.





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nick.seltzer@matthews.com
License No. 475210757 (IL)

REPRESENTATIVE PHOTO

MATTHEWS

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