



REPRESENTATION PHOTO

TACO BELL

655 E BROADWAY BLVD., SEDALIA, MO 65301

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY

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CINCINNATI, OH 45241

513.898.1551

INVESTMENT SUMMARY

List Price:	\$2,133,333
Current NOI:	\$128,000.00
Initial Cap Rate:	6.00%
Land Acreage:	Approx. 1.0 Acre
Year Built	2024
Building Size:	2,130 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 in Sedalia, MO. K-MAC Enterprises will execute a new 25-year lease at Close of Escrow which will expire in October 2049 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 \$2,133,333



CAP RATE 6.00%



LEASE TYPE Absolute NNN



TERM REMAINING 25 Years

INVESTMENT HIGHLIGHTS

- New 25 Year Absolute NNN Lease
- Brand New Construction 2024
- Zero Landlord Responsibilities
- Located on the Main Retail Corridor
- Population More than 31K within 5 Miles
- Median Home Value \$128K within 5 Miles
- Scheduled to Open October 2024



LEASE SUMMARY

Tenant:	Taco Bell
Lease Type:	Absolute NNN
Primary Lease Term:	25 Years
Annual Rent:	\$128,000.00
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
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

PROPERTY SUMMARY

Year Built:	2024
Lot Size:	Approximately 1 Acre
Building Size:	2,130 SF
Zoning:	Commercial
Construction Style:	Prototype



GROSS SALES:
\$640 MILLION



STORE COUNT:
350+ UNITS



FRANCHISEE:
K-MAC CORP



EST:
1964

K-MAC Enterprises, Inc.

OVERVIEW

Company: K-MAC Enterprises

Founded: 1964

Annual Revenue: \$600 Million

Headquarters: Fayetteville, AR

Website: www.kmaccorp.com

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 60 year history, it has grown to become one of the largest franchisee restaurant businesses in the country. K-Mac currently operates more than 350 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 \$600 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 HIGHLIGHTS

- K-MAC Enterprises is one of the Nations Top Taco Bell Franchisees
- K-MAC Operates 350+ 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

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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S Lafayette Ave

S Thompson Ave

ANDERSON
PLUMBING
HEATING & AIR

GREGS
Auto Sales Inc.
Your Truck Headquarters

 **open door**
Thrift Store
(248) 360-4977
Tue, Wed, Fri, Sat
10-4:30
Thursday 10-7
7140 Cooley Lake Rd.
Waterford, MI 48327



Katy Trail

S Hancock Ave

East Broadway Shopping Center

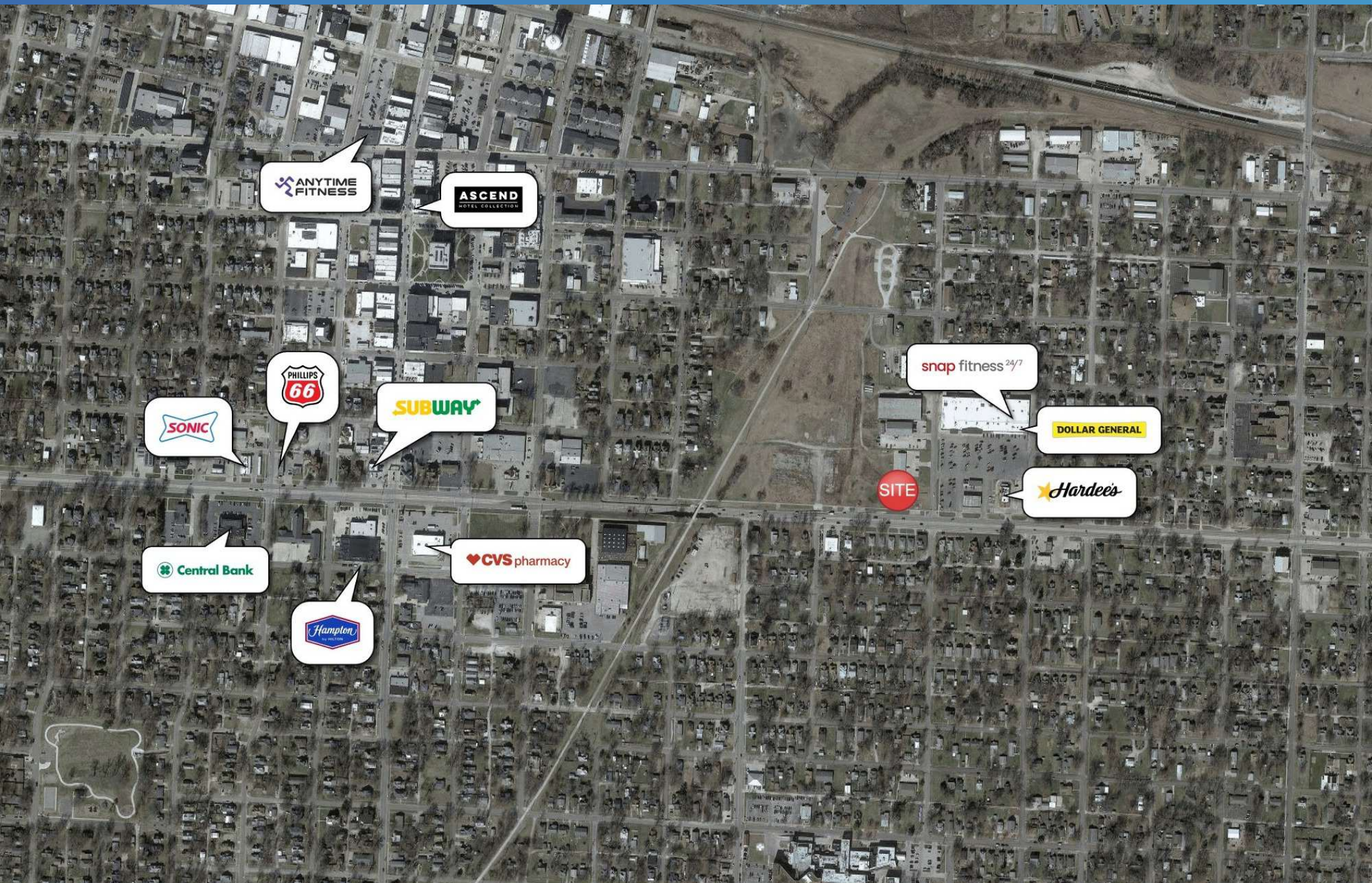
WOOD
express

SUBJECT PROPERTY

TACO BELL

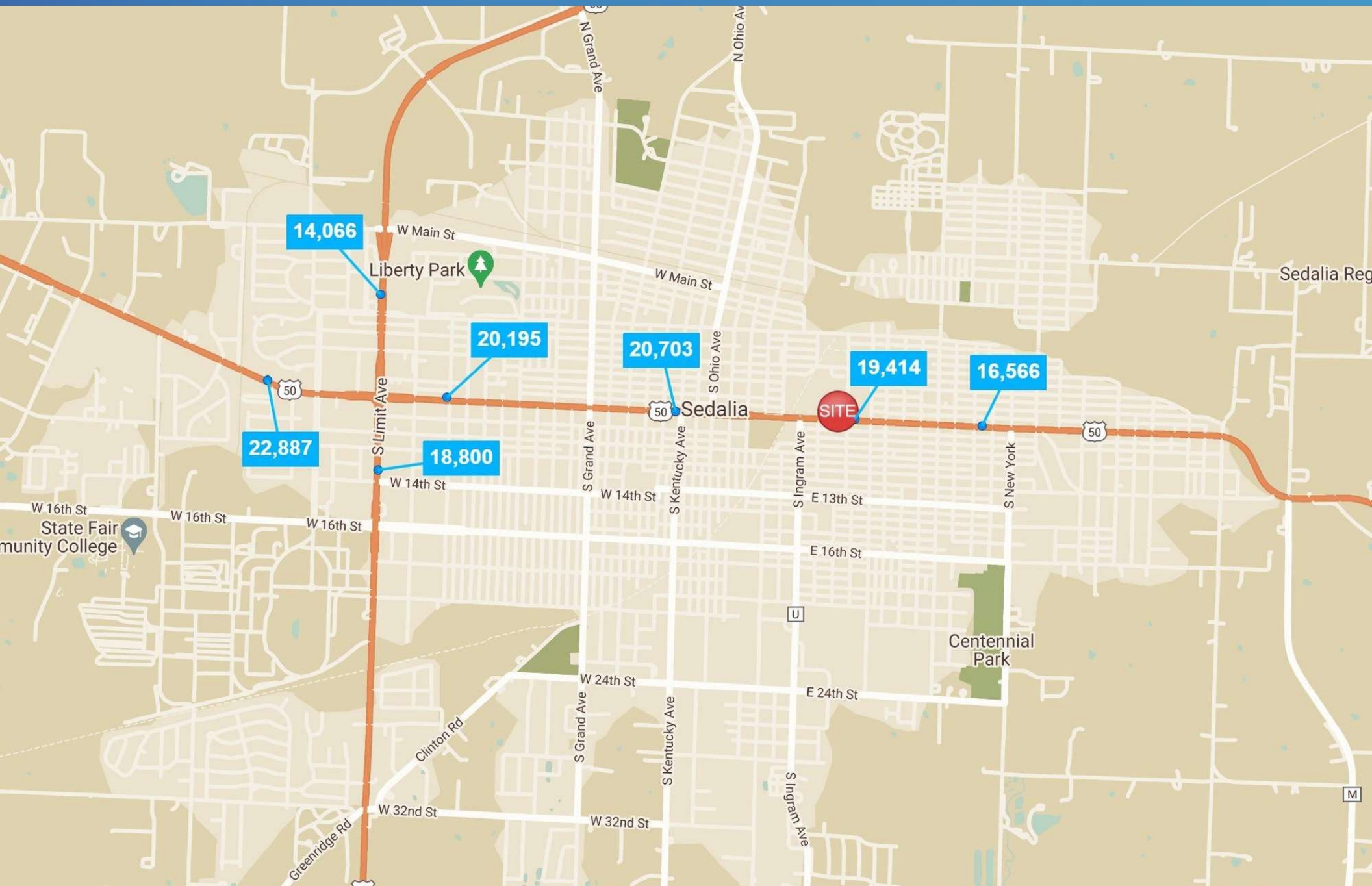
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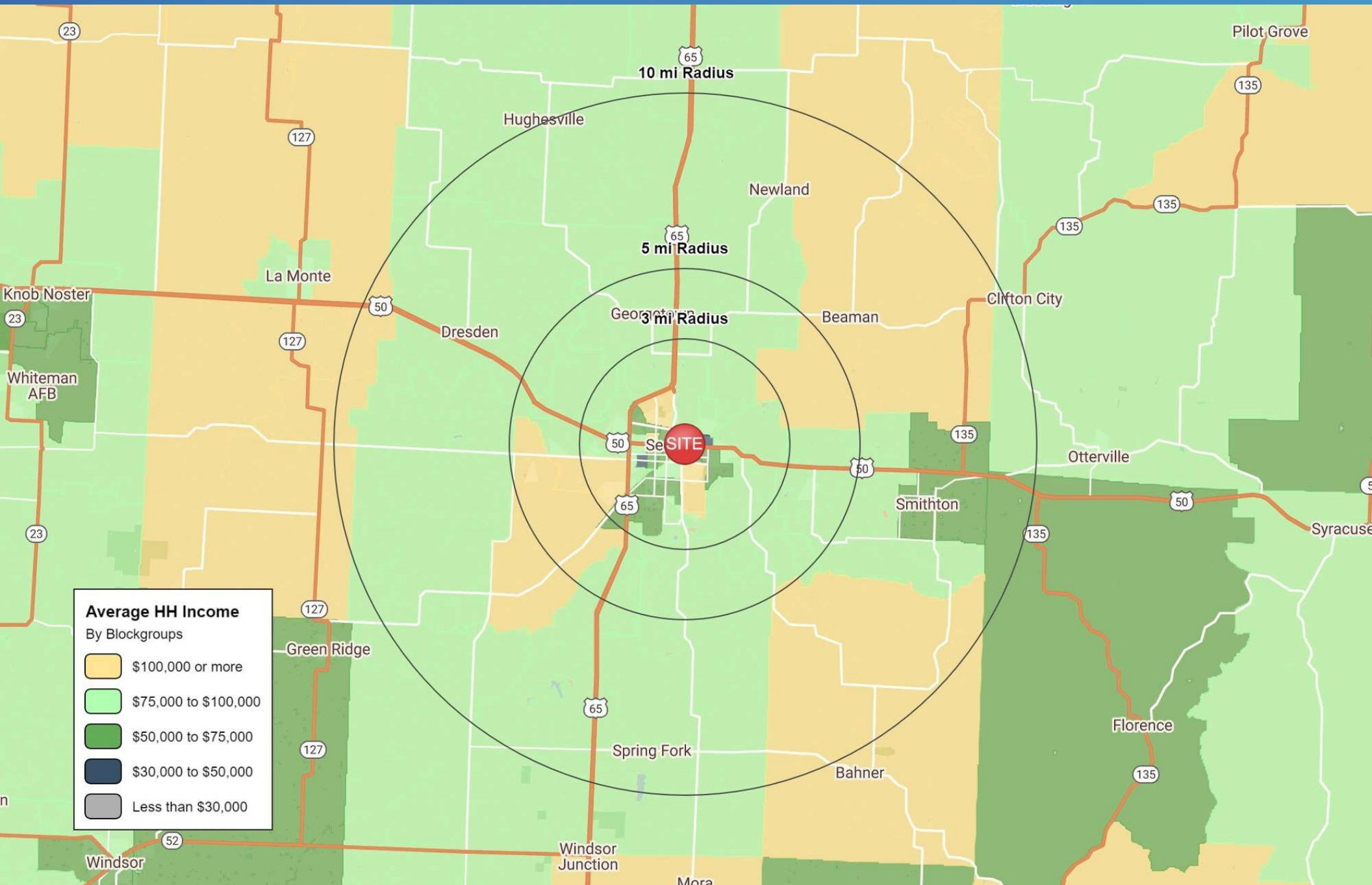
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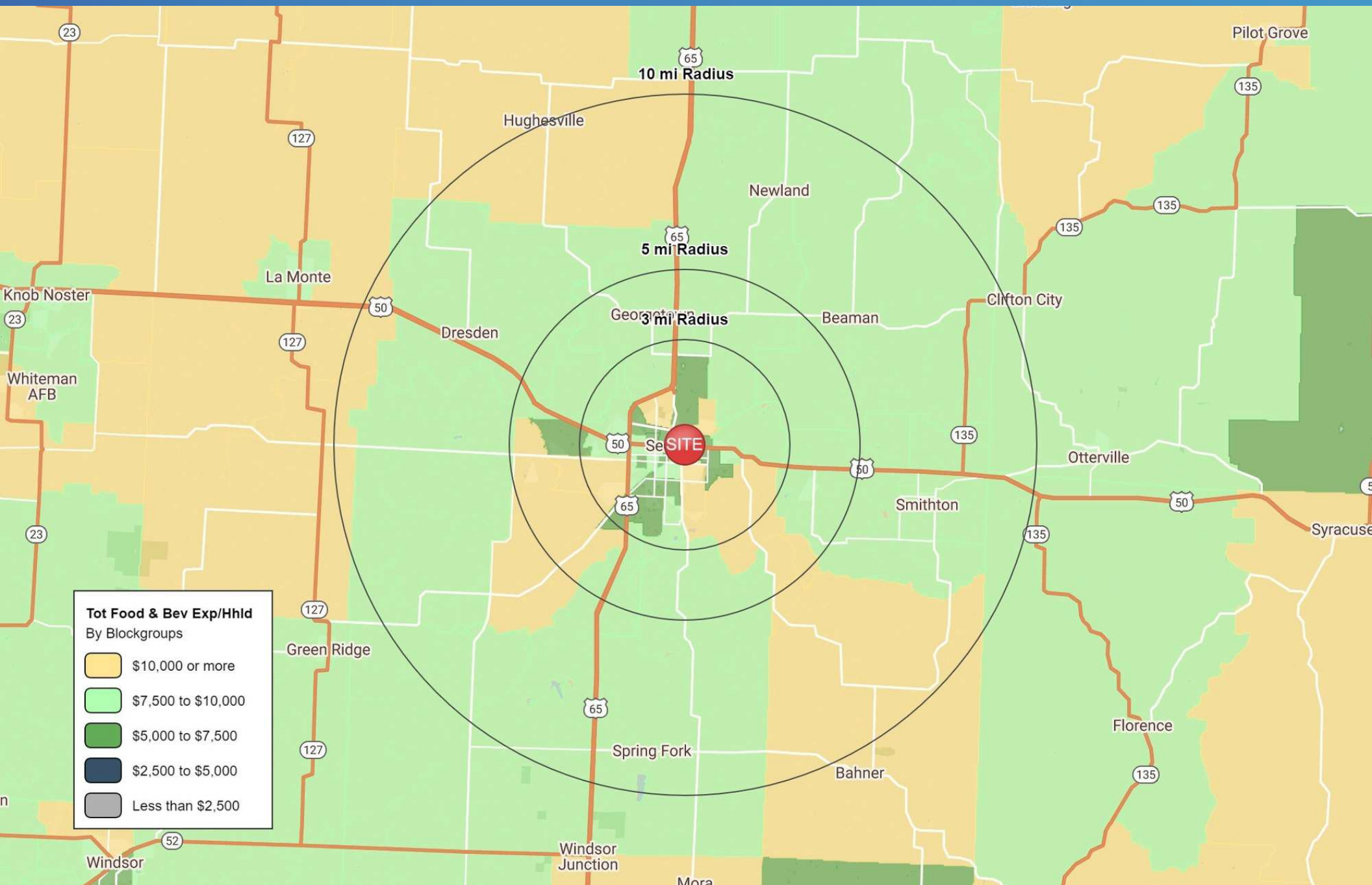


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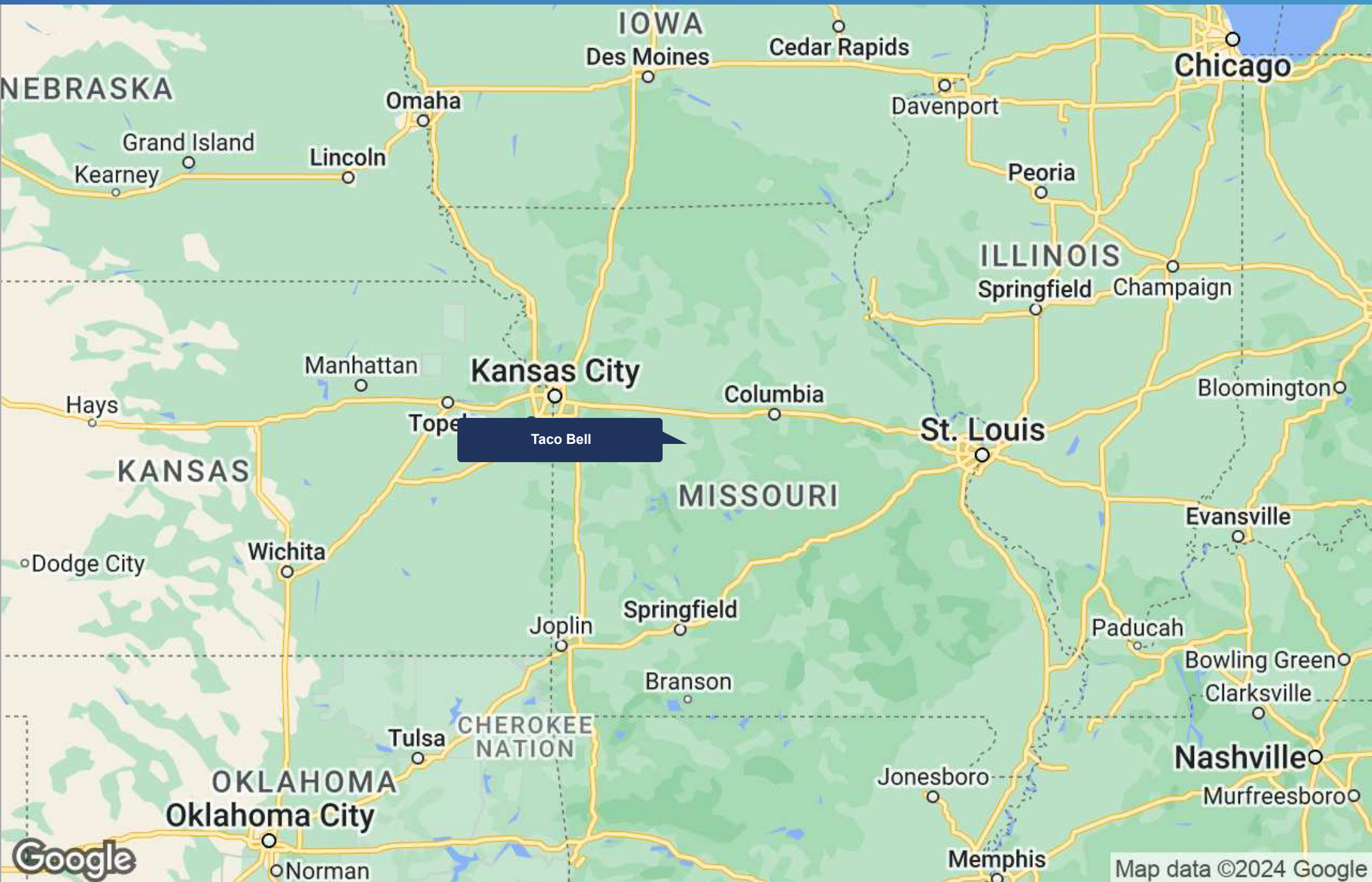


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Sedalia, Missouri, is a small city located in the central part of the state, known for its rich history and vibrant cultural scene. Founded in 1860, Sedalia quickly became a key transportation hub due to its location along the Missouri Pacific Railroad. The city is perhaps best known for its association with the Sedalia Trail, a route used by cattle drivers in the 19th century, and for being the birthplace of the Scott Joplin Ragtime Festival, celebrating the legendary composer who once lived and performed there.

Today, Sedalia is a thriving community that balances its historic charm with modern amenities. The Missouri State Fair, held annually in Sedalia since 1901, is one of the city's major attractions, drawing visitors from across the region. The fairgrounds also host various events throughout the year, contributing to Sedalia's reputation as a center for arts, music, and entertainment in the region. Additionally, Sedalia's location at the intersection of major highways makes it a convenient destination for travelers exploring the Midwest.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2023	25,425	31,165	37,641
Total Population 2028	25,892	31,756	38,330
Annual Growth Rate 2010-2023	0.3%	0.3%	0.3%
Annual Growth Rate 2023-2028	0.4%	0.4%	0.4%
Median Age	37	37.8	38.2
# Of Persons Per HH	2.4	2.4	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,236	12,426	14,792
Average HH Income	\$62,668	\$64,878	\$66,153
Median House Value	\$114,065	\$128,268	\$136,885
Consumer Spending	\$262.5M	\$330.1M	\$406.1M





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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