



FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES



NEW CONSTRUCTION | 25 YEAR CORPORATE SALE LEASEBACK
6080 S. Lindbergh, Green Park, MO 63123

OFFERING MEMORANDUM

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Property Map



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

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Fortis Agents Cooperate
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The Team



TACO BELL

INVESTMENT SUMMARY

List Price:	\$2,133,333
Current NOI:	\$112,000
Initial Cap Rate:	5.25%
Average Cap Rate:	5.93%
Average NOI:	\$126,530
Land Acreage:	< One Acre
Year Built:	2017
Building Size:	2,159 SF
Google Aerial Map:	Click HERE
Google Street View:	Click HERE

LEASE SUMMARY

Lease Type:	NNN
Taxes/CAM/Insurance:	Tenant Responsibility
Structure/Roof/Parking:	Tenant Responsibility
Original Lease Term:	25 Years
Rent Commencement:	8/11/17
Rent Expiration:	7/31/2042
Term Remaining:	25 Years
Rent Increases:	1% Annually
Option Periods:	Four, 5 Year Options w/ Increases
Lease Guarantor:	K-Mac Enterprises, Inc.

INVESTMENT HIGHLIGHTS

- New 25 Year Absolute NNN Lease Will Commence Upon Close of Escrow
- Brand New Construction | Restaurant is Expected to Open mid August 2017
- Absolute NNN Lease Requires Zero Landlord Responsibilities
- 1% Annual Increases Including the Option Periods
- Guaranteed By Top Franchisee Nationwide (290 Locations)

LOCATION HIGHLIGHTS

- Average Daily Traffic on Lindbergh Ave. Nearly 36,000 VPD
- Five Mile Population Exceeds 213,000 Residents
- Average Household Income Exceeds \$80,000 Within 5 Miles
- Median Home Value Within 5 Miles Exceeds \$179,000
- Positioned Near National Retail Tenants Including: Aldi, Costco Wholesale, Home Depot, Best Buy, Jo-Ann Fabrics, Target, Toys "R" US, Marshalls, Wendy's, KFC, Dairy Queen Grill & Chill and more



INVESTMENT OVERVIEW

Fortis Net Lease is pleased to present a brand new free-standing Taco Bell located at 6080 S. Lindbergh, Green Park, MO. At the close of escrow, the tenant, K Mac Enterprises will sign a brand new 25 year absolute NNN lease requiring zero landlord responsibilities. The entire 290 unit entity stands behind the guarantee of the lease. The lease also features 1% annual rent increases to hedge against inflation. These rent escalations are also included in the five, five year option periods.

This investment property is surrounded by many national retailers such as Aldi, Costco Wholesale, Target, Hobby Lobby, Toys "R" Us, Jo-Ann Fabrics, KFC, Bob Evans, Marshalls and Wendy's. The five mile population exceeds 213,000 residents. The median home value within five miles exceeds \$179,000 and the average household income exceeds \$80,000. This is an ideal opportunity for an investor to purchase a passive income real estate asset with absolutely zero management responsibilities.

TENANT OVERVIEW

The tenant, K-Mac Enterprises, is a leading quick-service restaurant franchisee founded in 1964 and headquartered in Fort Smith, Arkansas. Over the company's 50 year history, it has grown to become one of the largest franchisee restaurant businesses in the country. K-Mac currently operates 290 restaurants in the Taco Bell, KFC and Golden Corral systems. 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 achieves over \$300 million in annual revenues. K-Mac has continually upgraded its existing asset base, having completed over 30 significant remodels since 2011. Going forward, K-Mac remains focused on continuing to grow through acquisitions and new unit development, as well as improving existing store operations.



Green Park, MO

Green Park, Missouri is a city within the St. Louis MSA. St. Louis is an independent city and major U.S. port in the state of Missouri, built along the western bank of the Mississippi River, on the border with Illinois. The city had an estimated 2016 population of 311,404, and is the cultural and economic center of the Greater St. Louis area (home to 2,916,447 people), making it the largest metropolitan area in Missouri and the 19th-largest in the United States.

Prior to European settlement, the area was a major regional center of Native American Mississippian culture. The city of St. Louis was founded in 1764 by French fur traders Pierre Laclède and Auguste Chouteau, and named after Louis IX of France. In 1764, following France's defeat in the Seven Years' War, the area was ceded to Spain and retroceded back to France in 1800. In 1803, the United States acquired the territory as part of the Louisiana Purchase. During the 19th century, St. Louis developed as a major port on the Mississippi River. In the 1870 Census, St. Louis was ranked as the 4th-largest city in the United States. It separated from St. Louis County in 1877, becoming an independent city and limiting its own political boundaries. In 1904, it hosted the Louisiana Purchase Exposition and the Summer Olympics.

The economy of metro St. Louis relies on service, manufacturing, trade, transportation of goods, and tourism. Its metro area is home to major corporations, including Anheuser-Busch, Express Scripts, Centene, Boeing Defense, Emerson, Energizer, Panera, Enterprise, Peabody Energy, Ameren, Ralcorp, Monsanto, Scottrade, Edward Jones, Go Jet, Purina and Sigma-Aldrich. This city has also become known for its growing medical, pharmaceutical and research presence. St. Louis has 2 professional sports teams: the St. Louis Cardinals of Major League Baseball and the St. Louis Blues of the National Hockey League. The city is commonly identified with the 630-foot







Flori Dr

Yuma Dr



Subject
Property

Lindbergh Blvd 35,921 VPD



213,130 People Live
Within 5 Miles



6080 S
Lindbergh Blvd



Average
Household
Income
Exceeds
\$80,000
Within 5
Miles

Click Image For Online
Property Map



TACO BELL RESTAURANT | FORTIS NET LEASE

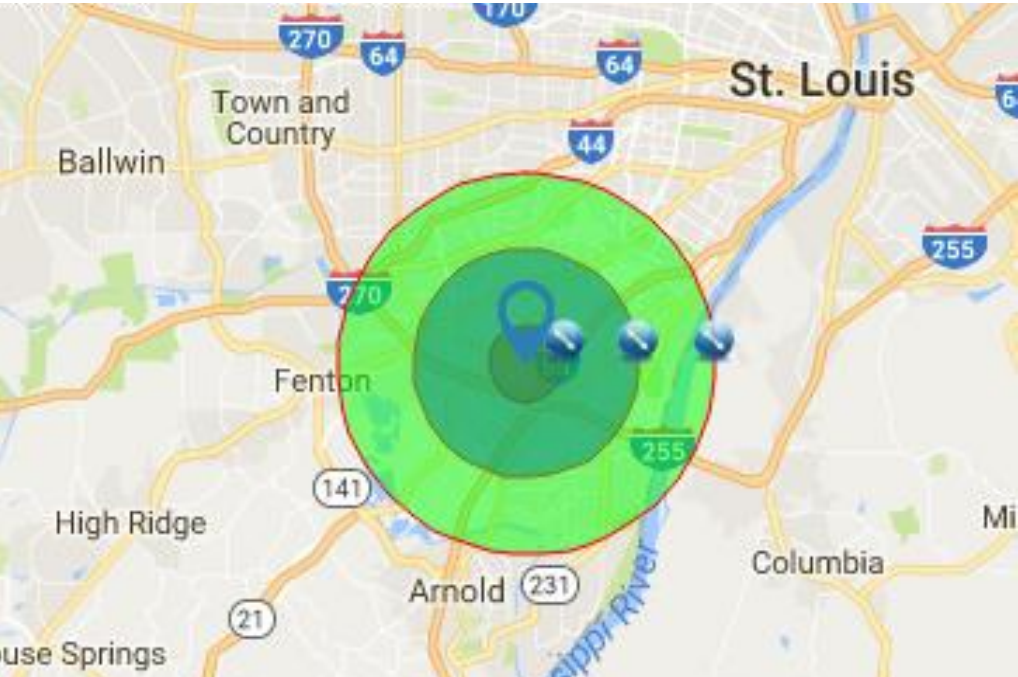


**NOW
HIRING**

Top Employers in St. Louis County

- ♦ BJC HealthCare
- ♦ Wal-Mart Stores Inc.
- ♦ Boeing Defense, Space & Security
- ♦ Washington University in St. Louis
- ♦ SSM Health
- ♦ Cerner Corporation
- ♦ Schnuck Markets
- ♦ Ford Motor Company

Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	7,559	92,798	213,130
2022 Population:	7,599	93,147	213,739
Pop Growth 2017-2022:	0.53%	0.38%	0.29%
Average Age:	43.50	43.00	42.10
Households			
2017 Total Households:	3,185	40,819	92,446
HH Growth 2017-2022:	0.60%	0.38%	0.26%
Median Household Inc:	\$60,932	\$60,288	\$61,001
Avg Household Size:	2.30	2.30	2.30
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$187,327	\$177,595	\$179,669
Median Year Built:	1965	1966	1964



Population:	1 Mile	3 Mile	5 Mile
2022 Projection	7,599	93,147	213,739
2017 Estimate	7,559	92,798	213,130
2010 Census	7,457	92,351	212,477
Growth 2017-2022	0.53%	0.38%	0.29%
Growth 2010-2017	1.37%	0.48%	0.31%
2017 Population Hispanic Origin	148	2,195	5,292
2017 Population by Race:			
White	7,071	86,858	196,980
Black	100	1,870	6,395
Am. Indian & Alaskan	6	153	420
Asian	235	2,465	5,817
Hawaiian & Pacific Island	4	26	56
Other	143	1,427	3,462
U.S. Armed Forces:	1	43	75
Households:			
2022 Projection	3,204	40,974	92,682
2017 Estimate	3,185	40,819	92,446
2010 Census	3,135	40,625	92,255
Growth 2017 - 2022	0.60%	0.38%	0.26%
Growth 2010 - 2017	1.59%	0.48%	0.21%
Owner Occupied	2,575	31,135	68,786
Renter Occupied	610	9,685	23,660
2017 Avg Household Income	\$77,751	\$78,023	\$80,469
2017 Med Household Income	\$60,932	\$60,288	\$61,001
2017 Households by Household Inc:			
<\$25,000	430	6,857	15,833
\$25,000 - \$50,000	941	9,742	21,715
\$50,000 - \$75,000	546	8,453	18,239
\$75,000 - \$100,000	417	5,424	12,446
\$100,000 - \$125,000	298	4,150	8,908
\$125,000 - \$150,000	210	1,937	4,726
\$150,000 - \$200,000	245	2,530	5,730
\$200,000+	98	1,729	4,849





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