



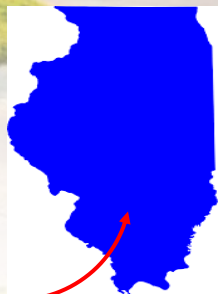
**FORTIS NET LEASE**  
INVESTMENT REAL ESTATE SERVICES



**NEW CONSTRUCTION | 25 YEAR CORPORATE SALE LEASEBACK**  
**1442 Worthey St, Flora, IL 62839**

**OFFERING MEMORANDUM**

Click Image For Online  
Property Map



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## ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

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  
Click Here To Meet  
The Team



**TACO BELL**



## INVESTMENT SUMMARY

List Price:	\$1,644,860
Current NOI:	\$88,000
Initial Cap Rate:	5.35%
Average Cap Rate:	6.0%
Average NOI:	\$99,416
Land Acreage:	< One Acre
Year Built:	2017
Building Size:	2,159 SF
Google Aerial Map:	Click <a href="#">HERE</a>
Google Street View:	Click <a href="#">HERE</a>

## LEASE SUMMARY

Lease Type:	Absolute NNN
Taxes/CAM/Insurance:	Tenant Responsibility
Structure/Roof/Parking:	Tenant Responsibility
Original Lease Term:	25 Years
Rent Commencement:	8/11/2017
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 in August 2017
- Brand New Construction
- Absolute NNN Lease Requires Zero Landlord Responsibilities
- 1% Annual Increases Including the Option Periods
- Guaranteed By Top Franchisee Nationwide (295 Locations)

## LOCATION HIGHLIGHTS

- Located at the Intersection of N Worthey St & US HWY 45.
- Local Retail Corridor | Outlot to Walmart Supercenter
- 10 Mile Population Exceeds 10,000 Residents
- Average Household Income Exceeds \$52,000 Within 10 Miles
- Median Home Value Within 5 Miles Exceeds \$75,000
- Positioned Near National Retail Tenants Including: Walmart, Burger King, Pizza Hut, Best Western, CVS, McDonalds, and more



## INVESTMENT OVERVIEW

Fortis Net Lease is pleased to present a brand new free-standing Taco Bell located at 1442 Worthey St, Flora, Illinois. In August 2017, the tenant, K Mac Enterprises signed a new 25 year absolute NNN lease requiring zero landlord responsibilities. The entire 295 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 Walmart, CVS, Burger King, Best Western, Subway, Pizza Hut, McDonalds, and Community First Bank. The ten mile population exceeds 10,000 residents. The median home value within five miles exceeds \$75,000 and the average household income exceeds \$52,000 within ten miles. 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 \$400 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.





## Flora, IL

Flora is a city in Clay County, Illinois. Flora is located in the southern part of Illinois, about 100 miles east of St. Louis, MO. Flora was founded by Samuel White. White was born September 10, 1831 in Warren County, Ohio. He and his family came to Clay County in 1852. During that time, he purchased 85 acres (34 ha) of land from the State of Illinois. His first wife, Sarah Ann Wall was born in 1833. Sarah died December 13, 1859 in Flora, and is buried in the family plot in Elmwood Cemetery. In December 1860, White married Helen M. Riggs in Flora.

The original town of Flora was laid out, surveyed and platted in February 1854 by Ethelred Nixon, County Surveyor; John Brown, Trustee for Songer, Camp & Company; and Samuel White. It embraced eighty-five acres of the west half of Section 25, Township 3 north Range 6 east. Samuel White who still owned the land, deeded one-half interest in forty acres to John Brown, Trustee, with a view of securing the town and depot. An effort had already been made to establish a town one mile west called Mooresville, where over 100 lots had been sold and some buildings done. After the collapse of that village, the principal house was moved to Flora, and was then known as the "Commercial House."







N Worthey St

US HWY 50

Camelia Rd

Clay County  
Hospital







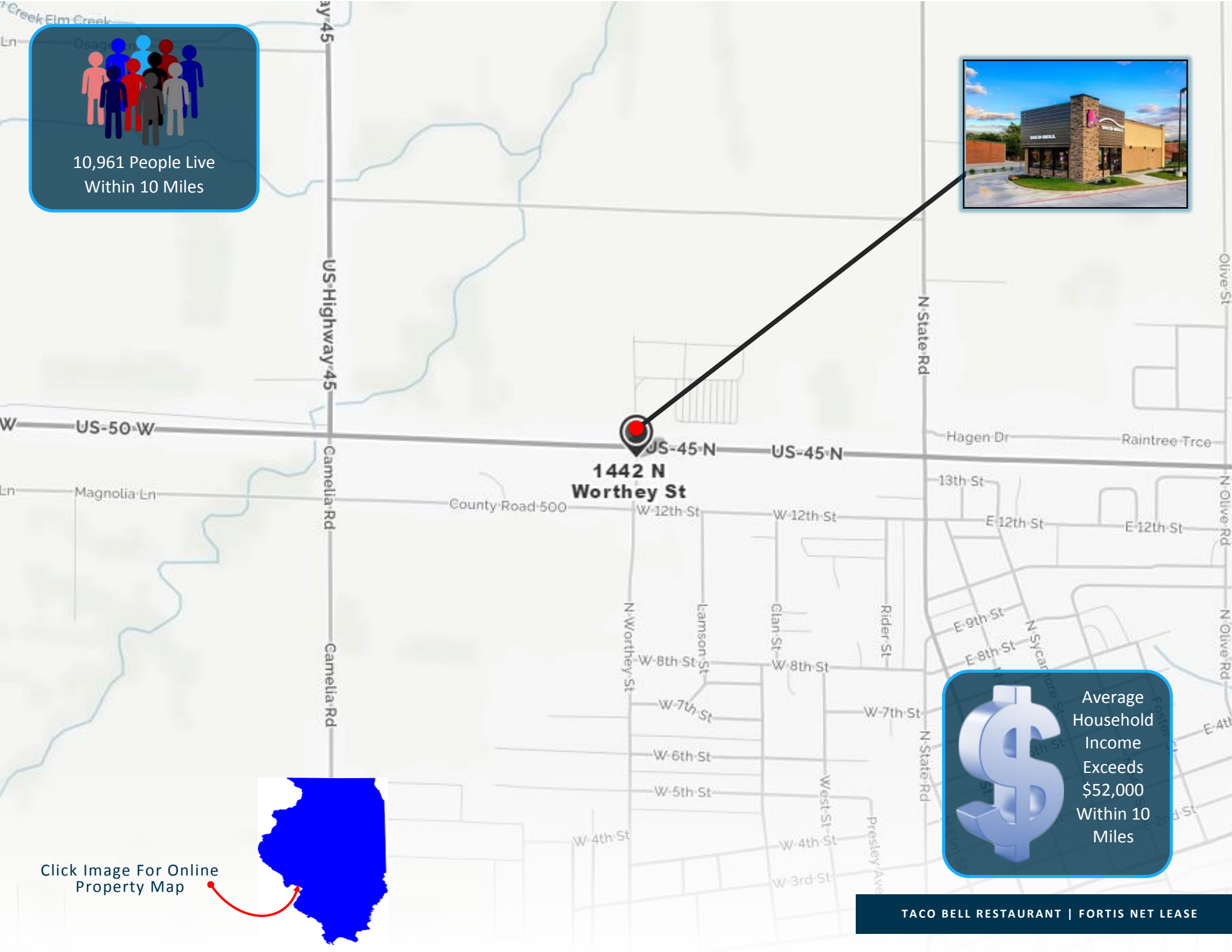
Subject Property



N Worthy St

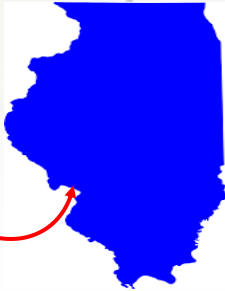
N US HWY 50

10,961 People Live Within 10 Miles



Average Household Income Exceeds \$52,000 Within 10 Miles

Click Image For Online Property Map





## NOW HIRING

### Top Employers in Clay County

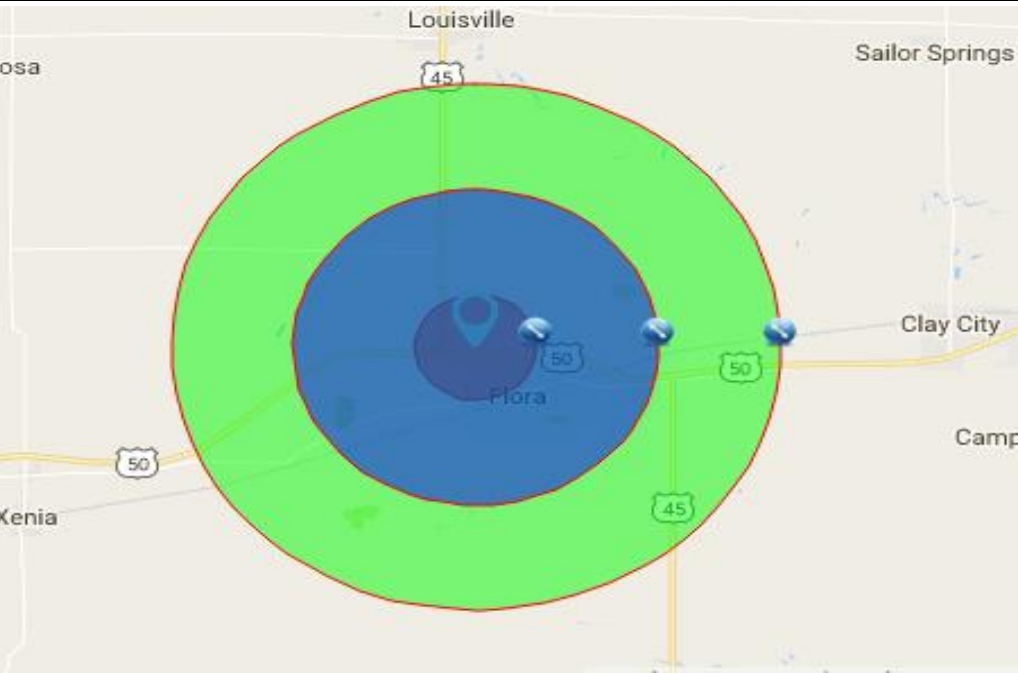
- ◆ Clay County Board of Education
- ◆ County of Clay
- ◆ Ingles Markets Inc
- ◆ Shoreline Healthcare Management LLC
- ◆ Advanced Digital Cable Inc
- ◆ Coleman Cable LLC
- ◆ Rib Country
- ◆ Hayesville House



1442 N  
Worthey St



Population	3 Mile	5 Mile	10 Mile
2017 Total Population:	5,647	6,544	10,961
2022 Population:	5,535	6,416	10,747
Pop Growth 2017-2022:	(1.98%)	(1.96%)	(1.95%)
Average Age:	40.50	40.80	41.30
Households			
2017 Total Households:	2,358	2,727	4,555
HH Growth 2017-2022:	(2.04%)	(1.98%)	(2.00%)
Median Household Inc:	\$39,552	\$40,529	\$42,854
Avg Household Size:	2.30	2.30	2.40
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$73,902	\$75,077	\$74,125
Median Year Built:	1959	1960	1961



Population:	3 Mile	5 Mile	10 Mile
2022 Projection	5,535	6,416	10,747
2017 Estimate	5,647	6,544	10,961
2010 Census	5,824	6,743	11,289
Growth 2017-2022	(1.98%)	(1.96%)	(1.95%)
Growth 2010-2017	(3.04%)	(2.95%)	(2.91%)
2017 Population Hispanic Origin	119	131	177
2017 Population by Race:			
White	5,434	6,317	10,645
Black	32	36	64
Am. Indian & Alaskan	16	18	31
Asian	89	94	118
Hawaiian & Pacific Island	0	0	0
Other	75	79	104
U.S. Armed Forces:	0	0	0
Households:			
2022 Projection	2,310	2,673	4,464
2017 Estimate	2,358	2,727	4,555
2010 Census	2,432	2,811	4,695
Growth 2017 - 2022	(2.04%)	(1.98%)	(2.00%)
Growth 2010 - 2017	(3.04%)	(2.99%)	(2.98%)
Owner Occupied	1,616	1,931	3,437
Renter Occupied	742	797	1,118
2017 Avg Household Income	\$47,685	\$49,739	\$52,676
2017 Med Household Income	\$39,552	\$40,529	\$42,854
2017 Households by Household Inc:			
<\$25,000	724	812	1,256
\$25,000 - \$50,000	691	788	1,338
\$50,000 - \$75,000	451	521	919
\$75,000 - \$100,000	318	363	560
\$100,000 - \$125,000	148	188	328
\$125,000 - \$150,000	5	16	55
\$150,000 - \$200,000	18	26	62
\$200,000+	4	12	36







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