



NEW CONSTRUCTION | 25 YEAR CORPORATE SALE LEASEBACK
405 North Franklin Street, Cuba, MO 65453

OFFERING MEMORANDUM

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Property Map



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The Team



TACO BELL RESTAURANT

INVESTMENT SUMMARY

List Price:	\$1,851,850
Current NOI:	\$100,000
Initial Cap Rate:	5.40 %
Average NOI:	\$112,972
Average Cap Rate:	6.10%
Land Acreage:	0.64
Year Built:	2017
Building Size:	2,159 SF
Google Aerial Map:	Click HERE
Google Street View:	Click HERE

LEASE SUMMARY

Lease Type:	Absolute NNN
Taxes/CAM/Insurance:	Tenant Responsibility
Structure/Roof/Parking:	Tenant Responsibility
Parking Lot Replacement:	Tenant Responsibility
Original Lease Term:	25 Years
Rent Commencement:	December 2017
Rent Expiration:	December 2042
Term Remaining:	25 Years
Rent Increases:	1% Annually
Option Periods:	Four 5 Year Options w/Increases
Tenant:	K-Mac Enterprises, Inc.
Number of Locations:	295 Units

INVESTMENT HIGHLIGHTS

- New 25 Year Absolute NNN Lease Will Commence Dec. 2017
- Brand New Construction | Restaurant Opened in December 2017
- Absolute NNN Lease Requires Zero Landlord Responsibilities
- 1% Annual Increases Including the Option Periods
- Top Franchisee Nationwide (295 Locations)

LOCATION HIGHLIGHTS

- Located on North Franklin Street in main Retail Corridor
- 10 Mile Population Exceeds 16,000 Residents
- Average Household Income Exceeds \$56,000 Within 5 Miles
- Median Home Value Within 5 Miles Exceeds \$130,000
- Positioned Near National Retail Tenants Including: Walmart, O'Reilly, McDonalds, Dollar General, Subway, Hardees, Sonic, Aarons, Dollar Tree, and more.



TACO BELL RESTAURANT | FORTIS NET LEASE

INVESTMENT OVERVIEW

Fortis Net Lease is pleased to present a brand new free-standing Taco Bell located at 405 North Franklin Street, Cuba, MO 65453 . At the close of escrow, the tenant, K Mac Enterprises will sign a brand new lease which will expire in December 2042. The absolute NNN lease will require zero landlord responsibilities and the entire 295 unit entity will be responsible for the lease. The lease also features 1% annual rent increases to hedge against inflation. These rent escalations are also included in the Four 5 year option periods.

This investment property is surrounded by many national retailers such as Walmart, McDonalds, Dollar Tree, Aaron's, Mobil Gas, Hardees, Subway, Dollar General, Sonic, Jack in the Box and more. The ten mile population exceeds 16,000 residents. The median home value within five miles exceeds \$131,000 and the average household income within five miles exceeds \$56,000.

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.

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 295 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.



Cuba, MO

Cuba is the largest city in Crawford County, Missouri, United States. Cuba was designated as the Route 66 Mural City by the Missouri legislature in recognition of Viva Cuba's Outdoor Mural Project. The beautification group consulted with Michelle Loughery, a Canadian muralist who helped create the vision and two of the murals. The group commissioned twelve outdoor murals along the Route 66 corridor. Interstate 44 now runs through Cuba, and it is known as "Route 66 Mural City," in recognition of Viva Cuba's Outdoor Mural Project. Cuba was also the site of the first Adopt a Highway program in Missouri.

Cuba was once visited by Harry Truman during a tour of U.S. Route 66. He surveyed the property that would eventually become Indian Hills Lake and was thoroughly impressed with the prospect of it. Besides Harry Truman, Bette Davis and Amelia Earhart also visited the town. Their visits are commemorated in the Viva Cuba Mural Project.

The Wagon Wheel Motel is a historic landmark and has been a presence on Route 66 since the 1930s. The guest cottages and old Wagon Wheel Cafe building underwent renovations beginning in 2009.

Cuba is home to the Crawford County History Museum. The Veterans Memorial, with almost 1000 names of veterans, sits in front of the museum on Smith Street.

Four miles west of Cuba on Route 66 is the World's Largest Rocking Chair (former). The chair is 42' high and draws many Route 66 travelers to take photos. It is located next to the former Fanning 66 Outpost, which has recently been shut down. The chair, however, will remain at the site of the old outpost until further notice.





Subject Property

North Franklin ST - ADT: 15,263 VPD

Florence Ave





16,493 People Live
Within 10 Miles



Average
Household
Income
Exceeds
\$56,400
Within 5
Miles

Click Image For Online
Property Map



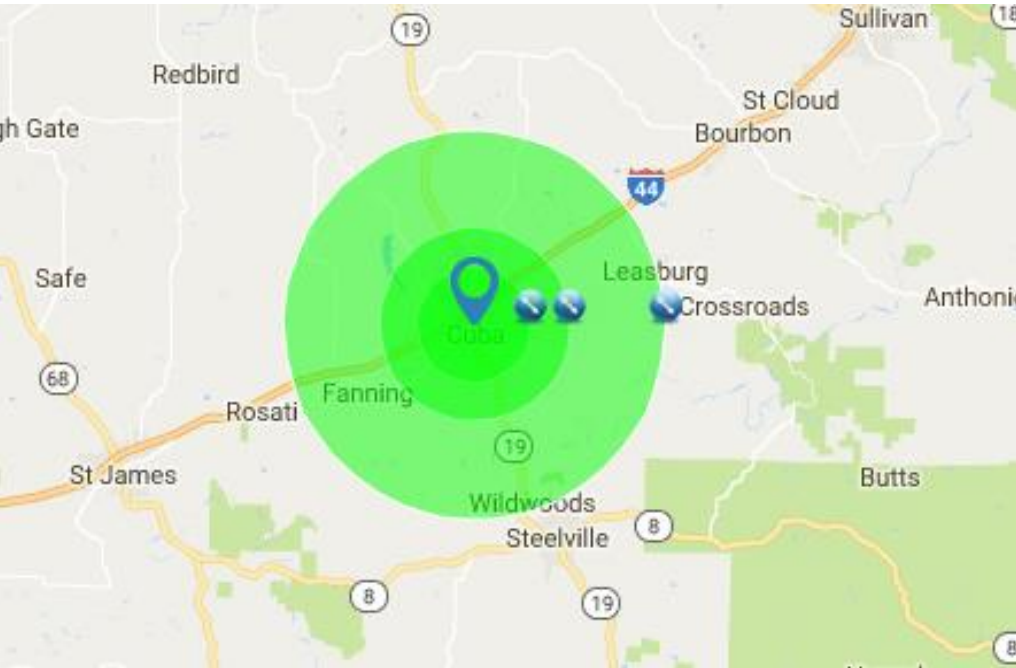
**NOW
HIRING**

Top Employers in White County

- ◆ Crawford County Schools
- ◆ Crawford County Government
- ◆ Missouri Baptist Hospital
- ◆ Paramount Apparel
- ◆ Meramec Electrical Products Co
- ◆ Versa Tags
- ◆ Poly Profiles Technology
- ◆ San Val Inc.



Population	3 Mile	5 Mile	10 Mile
2017 Total Population:	5,364	7,942	16,493
2022 Population:	5,366	7,980	16,337
Pop Growth 2017-2022:	0.04%	0.48%	-0.95%
Average Age:	39.4	40.7	40.8
Households			
2017 Total Households:	2,196	3,253	6,654
HH Growth 2017-2022:	-0.05%	0.40%	-0.89%
Median Household Inc:	\$41,849	\$41,009	\$39,645
Avg Household Size:	2.4	2.4	2.4
2017 Avg HH Vehicles:	2	2	2
Housing			
Median Home Value:	\$127,916	\$131,470	\$128,369
Median Year Built:	1974	1975	1975



Population:	3 Mile	5 Mile	10 Mile
2022 Projection	5,366	7,980	16,337
2017 Estimate	5,364	7,942	16,493
2010 Census	5,155	7,459	16,660
Growth 2017-2022	0.04%	0.48%	-0.95%
Growth 2010-2017	4.05%	6.48%	-1.00%
2017 Population Hispanic Origin	183	233	347
2017 Population by Race:			
White	5,199	7,713	16,027
Black	21	30	90
Am. Indian & Alaskan	35	48	97
Asian	15	23	54
Hawaiian & Pacific Island	5	9	19
Other	90	119	205
U.S. Armed Forces:	0	0	2
Households:			
2022 Projection	2,195	3,266	6,595
2017 Estimate	2,196	3,253	6,654
2010 Census	2,118	3,063	6,706
Growth 2017 - 2022	-0.05%	0.40%	-0.89%
Growth 2010 - 2017	3.68%	6.20%	-0.78%
Owner Occupied	1,370	2,241	4,737
Renter Occupied	826	1,012	1,917
2017 Avg Household Income	\$55,071	\$56,462	\$54,244
2017 Med Household Income	\$41,849	\$41,009	\$39,645
2017 Households by Household Inc:			
<\$25,000	703	1,012	2,095
\$25,000 - \$50,000	577	882	1,827
\$50,000 - \$75,000	446	638	1,353
\$75,000 - \$100,000	194	264	511
\$100,000 - \$125,000	92	138	312
\$125,000 - \$150,000	98	133	248
\$150,000 - \$200,000	46	127	213
\$200,000+	41	57	95





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