



SUBJECT PROPERTY

**K-MAC TACO BELL**

102 LOWES AVENUE, WAYNESVILLE, MO 65583

**30445 Northwestern Highway, Suite 275**  
Farmington Hills, MI 48334  
248.254.3410  
fortisnetlease.com

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## EXCLUSIVELY LISTED BY:

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MO Broker of Record: Adam Blue | AREA Real Estate Advisors | Lic # C000000256

## INVESTMENT SUMMARY

List Price:	\$1,943,925
Current NOI:	\$104,000.00
Initial Cap Rate:	5.35%
Land Acreage:	0.75
Year Built	2018
Building Size:	2,159 SF
Price PSF:	\$900.38
Lease Type:	Absolute NNN
Lease Term:	25 Years
Average Cap Rate:	6.04%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present a brand new free-standing Taco Bell located at 102 Lowes Avenue in Waynesville, MO. At the close of escrow, the tenant, K Mac Enterprises will sign a brand new lease which will expire in December 2043. 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, 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** \$1,943,925



**CAP RATE** 5.35%



**LEASE TYPE** Absolute NNN



**TERM** 25 Years

## INVESTMENT HIGHLIGHTS

- New 25 Year Absolute NNN Lease Will Commence December 2018
- Brand New Construction | Restaurant Will Open December 2018
- Absolute NNN Lease Requires Zero Landlord Responsibilities
- 1% Annual Increases Including the Option Periods
- Top Franchisee Nationwide (295+ Locations)
- 10 Mile Population Exceeds 44,000 Residents
- 1 Mile Average Household Income Exceeds \$65,000
- 1 Mile Median Home Value Exceeds \$160,000



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102 LOWES AVENUE, WAYNESVILLE, MO 65583



## PROPERTY SUMMARY

Year Built:	2018
Lot Size:	.75 Acre
Building Size:	2,159 SF

## LEASE SUMMARY

Tenant:	K-MAC Taco Bell
Lease Type:	Absolute NNN
Primary Lease Term:	25 Years
Annual Rent:	\$104,000
Landlord Responsibilities:	Zero
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	December 2018
Lease Expiration Date:	December 2043
Lease Term Remaining:	25 Years
Rent Bumps:	1% Annually
Renewal Options:	Four, Five Year Options
Lease Guarantor:	K-Mac Enterprises, Inc.
Lease Guarantor Strength:	295+ Units
Tenant Website:	<a href="http://www.kmaccorp.com">www.kmaccorp.com</a>



**ANNUAL REV:**  
\$400 MILLION



**STORE COUNT:**  
295+



**TENANT:**  
K-MAC CORP



**FOUNDED:**  
1964



OVERVIEW

Company:	K-MAC Enterprises
Founded:	1964
AnnualRevenue:	\$400+ Million
Headquarters:	Fort Smith, AR
Website:	www.kmaccorp.com

TENANT HIGHLIGHTS

- K-MAC Enterprises is one of the Nations Top Taco Bell Franchisees
- K-MAC Operates 295+ Restaurant Locations
- K-MAC Also Operates KFC and Golden Corral Restaurants
- Regional Concentration in the South Central Region of the U.S.

TENANT INFO

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 more than 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 and remains focused on continuing to grow through acquisitions and new unit development, as well as improving existing store operations.



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**TOWNFIELD PLAZA**  
52,000 SF Retail Center

**ORSCHELN**  
FARM & HOME

**DOLLAR GENERAL**



**SUBWAY**



**ANYTIME FITNESS**

Ichord Ave = 8,900+ VPD



**Express Stop**



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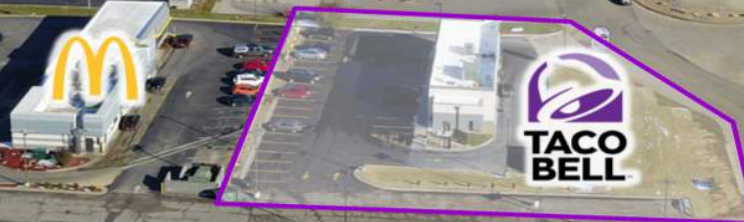
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Waynesville High School  
1,600+ Students





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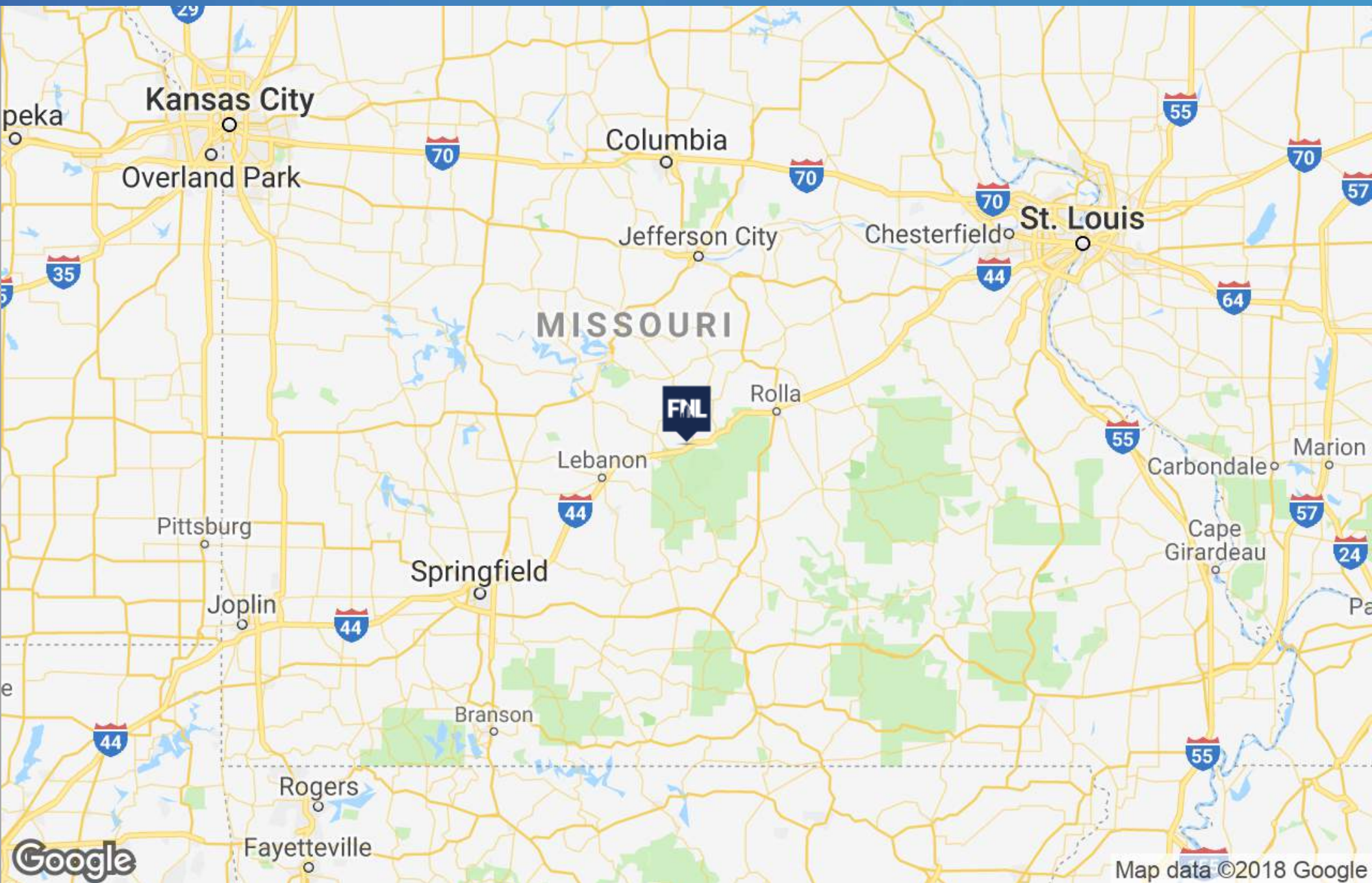




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## WAYNESVILLE, MO

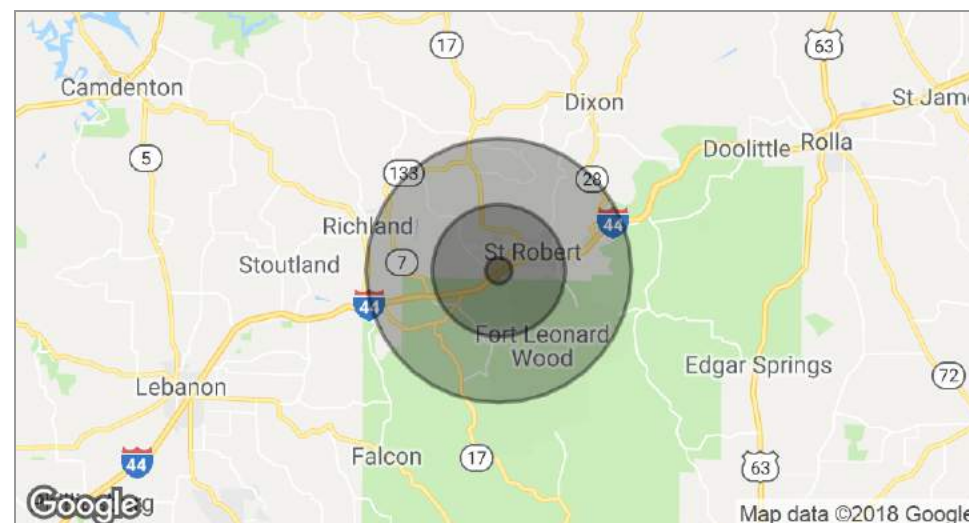
Waynesville is a city in Pulaski County, Missouri, United States. It is the county seat of Pulaski County and is located in the heart of the Missouri Ozarks. It was one of the communities served by historic Route 66. Major attractions along this route include the Old Stagecoach Stop in downtown Waynesville, which is now a museum but began as a tavern and boarding house and is the oldest standing structure in the county. It was used as a Civil War hospital for Union troops who were garrisoned above the city in Fort Wayne, which was demolished after the war. The Old Courthouse Museum in downtown Waynesville is near the Old Stagecoach Stop.

Pulaski County is the site of Fort Leonard Wood, a U.S. Army training base. It comprises the Fort Leonard Wood, MO Micropolitan Statistical Area which has more than 3,500 enlisted service people which is nearly one-third of the total county population.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	9,047	18,731	44,751
Average Age	34.40	32.90	31.00
Average Household Size	2.60	2.60	2.70

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,485	6,548	13,012
Average HH Income	\$65,844	\$62,812	\$63,153
Median Home Value	\$160,608	\$156,271	\$150,878





TOTAL SALES VOLUME

\$5.0B

PROPERTIES SOLD

2,200

BROKER & BUYER REACH

250K

STATES SOLD IN

40

*The FNL Team*

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