



# SCOOTERS COFFEE DRIVE-THRU

SUBJECT PROPERTY

206 SOUTH WALTON BLVD, BENTONVILLE, AR 72712

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## EXCLUSIVELY LISTED BY:

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### Arkansas Broker of Record:

Matt Sitton | Sitton Group Realty

AR License # DA00077088

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## INVESTMENT SUMMARY

List Price:	\$960,000
Current NOI:	\$60,000.00
Initial Cap Rate:	6.25%
Land Acreage:	0.34
Year Built	2000
Building Size:	1,500 SF
Lease Type:	Absolute NNN
Lease Term:	11 Years
Term Remaining:	10+ Years

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present a Free-Standing Scooters Coffee Drive-Thru Restaurant in Bentonville, AR. Bentonville, AR is home to the World Headquarters of Walmart. The subject property is strategically located on a hard corner of S Walton Blvd & 2nd Street with high visibility. The 10+ year Absolute NNN Lease in place requires zero landlord responsibilities.

This asset is surrounded by many national retailers such as Walmart (World Headquarters) McDonald's, Chick-Fil-A, Sonic Drive In, Starbucks, Taco Bell, Panda Express and many more. The five mile population exceeds 85,000 residents. The median home value within three miles exceeds \$193,000 and the average household income within three mile exceeds \$99,000.

This is an ideal opportunity for an investor to purchase a passive income real estate asset with Zero management responsibilities.



**PRICE** \$960,000



**CAP RATE** 6.25%



**LEASE TYPE** Absolute NNN



**TERM REMAINING** 10+ Years

## INVESTMENT HIGHLIGHTS

- Absolute NNN Lease Requires Zero Landlord Responsibility
- 10+ Years Left on Original 11 Year Absolute NNN Lease
- 10% Rent Bump in Year 7 of Base Term
- Percentage Rent: 7% Above Natural Break Point
- Three (3) Five Year Options with Increases



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## PROPERTY SUMMARY

Year Built:	2017
Lot Size:	0.34 Acres
Building Size:	1,500 SF

## LEASE SUMMARY

Tenant:	Scooters Coffee
Lease Type:	Absolute NNN
Primary Lease Term:	11 Years
Annual Rent:	\$60,000
Landlord Responsibilities:	Zero
Lease Start Date:	03/11/2017
Lease Expiration Date:	02/28/2028
Lease Term Remaining:	10+ Years
Rent Bumps:	10% Rent Bump in Year 7
Renewal Options:	Three (3) Five Year Options
Lease Guarantor:	Single Unit Entity Personal Guarantee
Tenant Website:	<a href="http://www.ScootersCoffee.com">www.ScootersCoffee.com</a>



**ANNUAL RENT:**  
\$60,000



**POP. GROWTH:**  
13.30% 3 MILES



**GUARANTOR:**  
PERSONAL



**FOUNDED:**  
1998

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## OVERVIEW

Company:	Scooters Coffee
Founded:	1998
Total Revenue:	Don & Linda Eckles
Headquarters:	Nebraska
Website:	<a href="http://www.ScootersCoffee.com">www.ScootersCoffee.com</a>

## TENANT HIGHLIGHTS

- Scooter's Coffee was founded in 1998 in Bellevue, Nebraska.
- Scooter's Coffee has seen rapid growth in the last two decades growing to 200+ locations in 16 states.
- Scooter's Coffee currently has 153 Franchise commitments to build new stores.
- The original Scooter's Coffee in Bellevue, Nebraska is still operating and is a staple of the community.

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
2017 - 2023	\$60,000	\$5,000	-
2024 - 2028	\$64,200	\$5,350	7%

## TENANT INFO

In 1998, Scooter's Coffee was born. Co-Founders Don and Linda Eckles began an amazing journey when they opened their first drive-thru coffeehouse in Bellevue, Nebraska. Their keys to success: find a great location and stay committed to high-quality drinks, speeds of service, and a BIG smile.

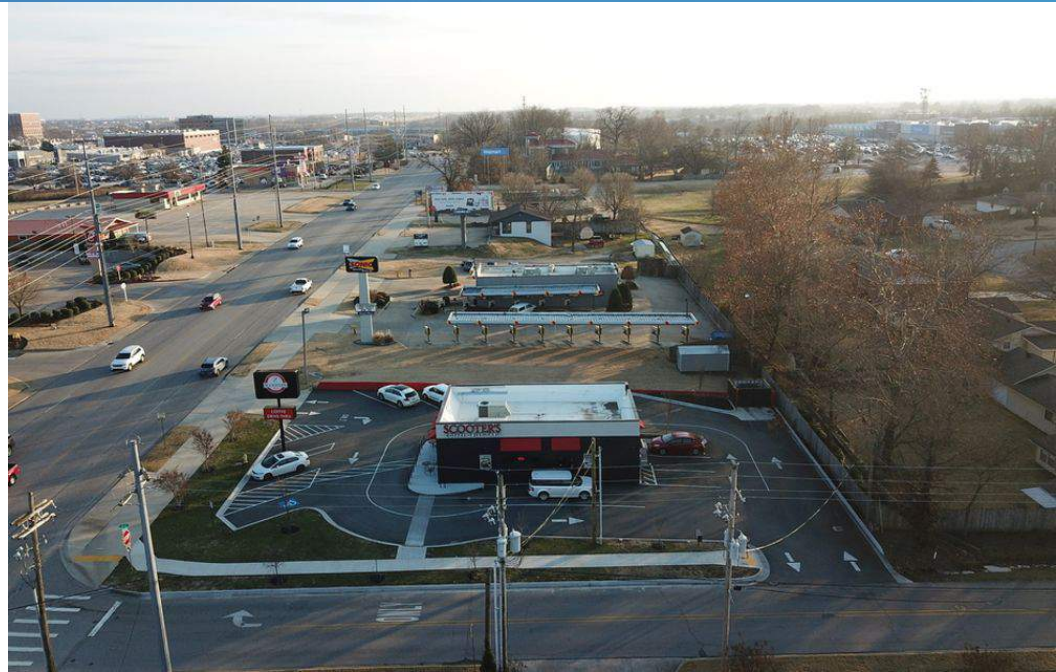
Scooter's Coffee serves: Hot Coffee, Iced Drinks, Blenders, Smoothies, Teas, Breakfast Food, and also has healthy choices to satisfy all customer needs. Scooter's Coffee has enjoyed over two decades of success due to its commitment to the original business principals and company's core values. Today, Scooters's is quickly approaching 200 locations in 16 states and has 153 franchise commitments to build new stores. Scooter's Coffee's motto "Amazing People, Amazing Drinks...Amazingly Fast!"



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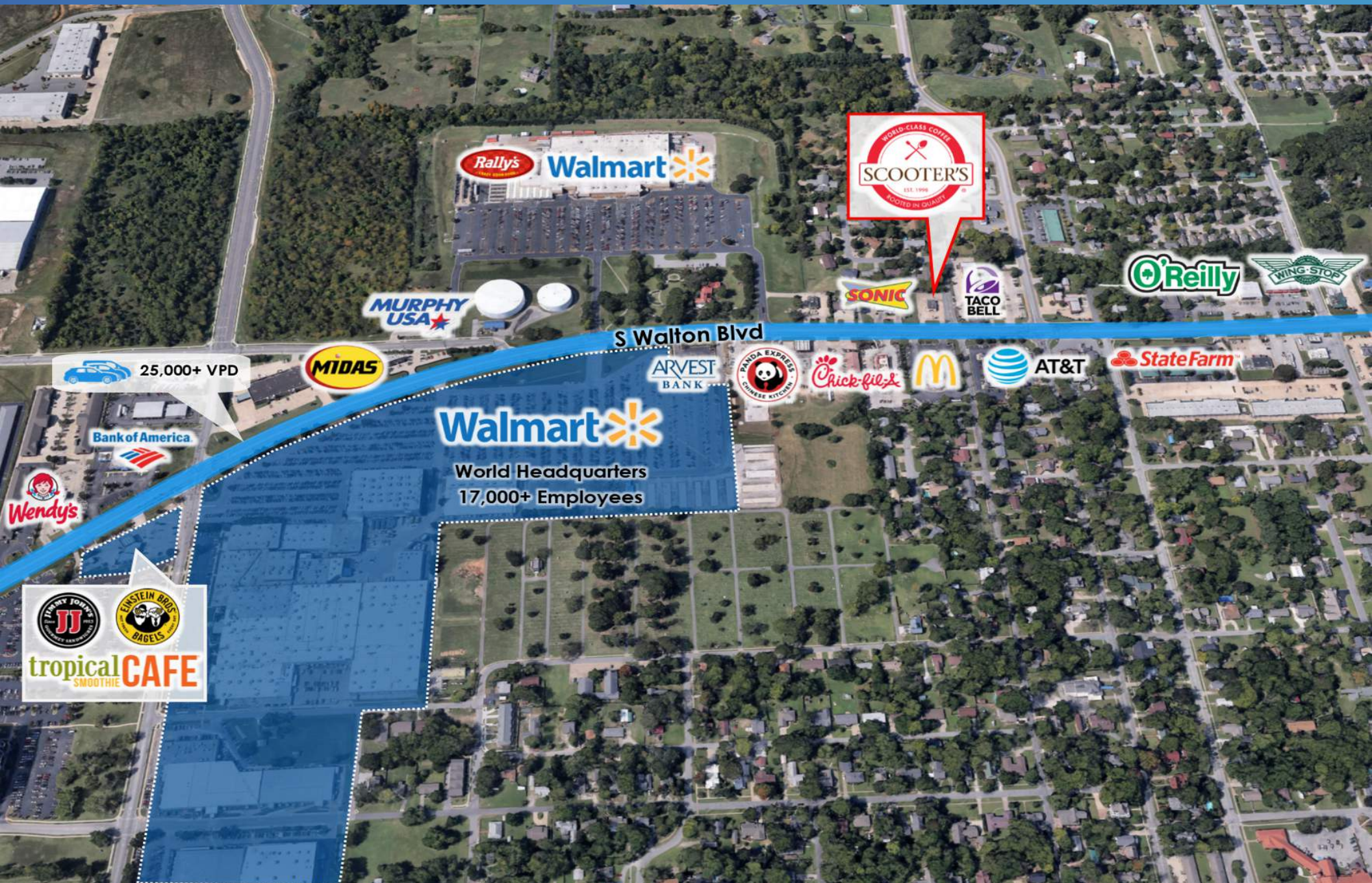




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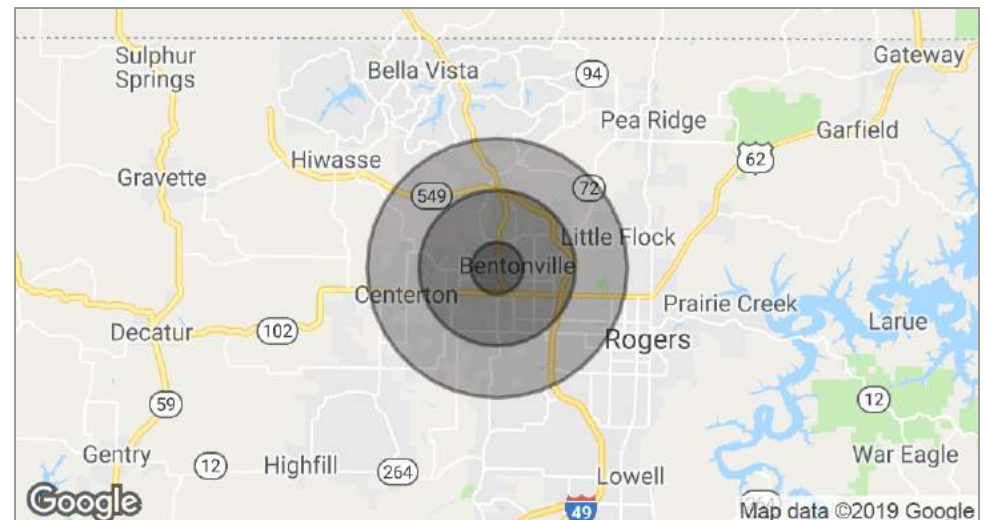


## BENTONVILLE, ARKANSAS

Bentonville is the ninth-largest city in Arkansas, United States and the county seat of Benton County. The city is centrally located in the county with Rogers adjacent to the east. The city is the birthplace and world headquarters of Walmart, the world's largest retailer. It is one of the four main cities in the four-county Northwest Arkansas Metropolitan Statistical Area.

The Northwest Arkansas economy was historically based upon agriculture and poultry. In recent decades, NWA has seen rapid growth and diversification of its economy based upon the three Fortune 500 companies based there, Walmart, Tyson Foods, and J.B. Hunt, while also seeing a growing University of Arkansas and cultural amenities sector. Bentonville is home to a growing entrepreneurial scene, with co-working spaces and startup incubators being added quickly over the last 5 years. Bentonville was ranked as one of the best cities for entrepreneurs in America in 2017 by Livability.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2018	8,029	50,232	96,106
Total Population 2023	7,126	44,334	85,229
Population Growth Rate	12.67%	13.30%	12.76%
Median Age	32.8	32.0	32.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,480	11,193	25,071
Average HH Income	\$73,448	\$71,120	\$71,924
Average House Value	\$306,872	\$228,417	\$232,162







TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,250

BROKER & BUYER REACH

250K

STATES SOLD IN

40

*The FNL Team*

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