



FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES



NEW CONSTRUCTION | 25 YEAR CORPORATE SALE LEASEBACK
105 Greenhouse Rd., Centerton, AR 72719

OFFERING MEMORANDUM

Click Image For Online
Property Map



DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as "FNL"), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

EXCLUSIVELY LISTED BY:

DOUG PASSON

Managing Partner

248.254.3407
dpasson@fnlre.com

MARVIN DELAURA

Senior Director

248.419.3811
mdelaura@fnlre.com

Fortis Agents Cooperate
Click Here To Meet
The Team



TACO BELL

INVESTMENT SUMMARY

List Price:	\$1,980,950
Current NOI:	\$104,000
Initial Cap Rate:	5.25%
Average Cap Rate:	5.78%
Average NOI:	\$114,499
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:	New Lease signed @ COE
Rent Expiration:	25 Years After COE
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

- Located at the Intersection of Greenhouse Rd & E Centerton Blvd.
- Local Retail Corridor | Across From New Walmart Neighborhood Market
- 5 Mile Population Exceeds 65,000 Residents
- 12.11% Population Growth Within 1 Mile by 2020
- Average Household Income Exceeds \$91,000 Within 5 Miles
- Median Home Value Within 5 Miles Exceeds \$171,000
- Positioned Near National Retail Tenants Including: Walmart, Planet Fitness, Wendy's, Starbucks, Marco's Pizza, Domino's, McDonalds, Beef O'Brady's, Sonic, Chick-fil-a and more



INVESTMENT OVERVIEW

Fortis Net Lease is pleased to present a brand new free-standing Taco Bell located at 105 Greenhouse Road in Centertron, AR. 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 Walmart, Planet Fitness, Wendy's, Starbucks, Marco's Pizza, Domino's, McDonalds, Beef O'Brady's, Sonic and Chick-fil-a. The five mile population exceeds 65,000 residents and has a 12.11% projected growth rate within one mile by 2020. The median home value within five miles exceeds \$171,000 and the average household income exceeds \$91,000. 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.



Centerton, AR

Centerton is a city in Benton County in the state of Arkansas. The population was 9,515 at the 2010 census. Centerton is part of the Fayetteville–Springdale–Rogers, AR-MO Metropolitan Statistical Area. The city is located just five miles from (XNA) the Northwest Arkansas Regional Airport. Bentonville touches Centerton on the city's east side. Centerton is located near the center of Benton County and that is why the city was named Centerton. Downtown Centerton is located four miles from the Walmart General Offices and four miles from their largest warehouse.

By 1991, most of the business district had moved from downtown Centerton to state Highway 102. The state's economy relies considerably on tourism these days although agricultural also employs a fair amount of residents from the city of Centerton and surrounding area with rice, broilers, and turkeys among the top produce. It also ranks third in the country for cotton, pullets, and aquaculture products like cat fish. Forestry and limber production were also responsible for large employment numbers in the region while recent years have seen a rise in automobile parts manufacturers in the eastern part of the state which has assisted the economy too. Between 1990 and 2010, Centerton's population grew dramatically, from 491 to 9,515.





E Centerton Blvd

26,000 VPD

SITE

Greenhouse Rd

6,000 VPD





Walmart Home Office



Benton County Jail Administration

Copperstone Apartment Community



Bentonville Municipal Airport



Automotive



65,373 People Live
Within 5 Miles

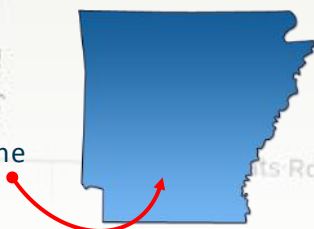


**105
Greenhouse
Rd**



Average
Household
Income
Exceeds
\$91,000
Within 5
Miles

Click Image For Online
Property Map



TACO BELL RESTAURANT | FORTIS NET LEASE

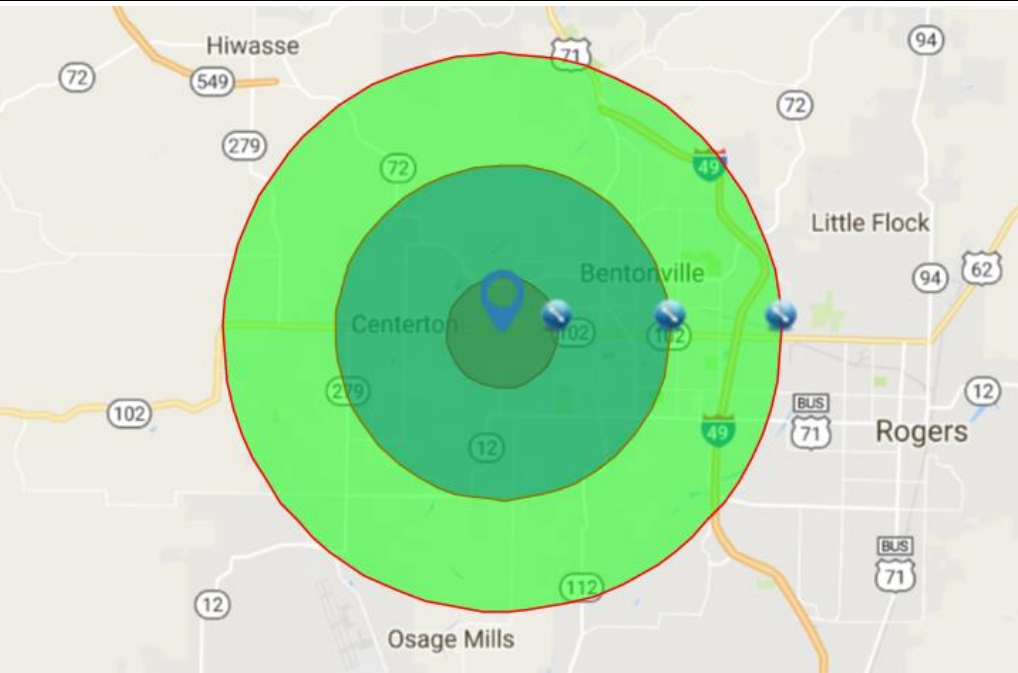


NOW HIRING

Top Employers in Benton County

- ◆ Walmart
- ◆ Mercy Health System of Northwest Arkansas
- ◆ JB Hunt Transport Services, Inc.
- ◆ Rogers Public School District
- ◆ Bentonville School District
- ◆ Simmons Foods, Inc.
- ◆ McKee Foods Corporation
- ◆ Arvest Bank Group

Population	1 Mile	3 Mile	5 Mile
2016 Total Population:	8,186	39,908	65,373
2021 Population:	9,177	43,173	71,985
Pop Growth 2016-2021:	12.11%	10.96%	10.11%
Average Age:	29.80	32.00	33.30
Households			
2016 Total Households:	2,984	14,111	24,544
HH Growth 2016-2021:	12.20%	10.95%	10.01%
Median Household Inc:	\$83,365	\$73,504	\$71,784
Avg Household Size:	2.70	2.70	2.70
2016 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$150,000	\$165,168	\$171,360
Median Year Built:	2005	2002	2000



Population:	1 Mile	3 Mile	5 Mile
2021 Projection	9,177	43,173	71,985
2016 Estimate	8,186	38,908	65,373
2010 Census	6,058	31,128	55,236
Growth 2016-2021	12.11%	10.96%	10.11%
Growth 2010-2016	35.13%	24.99%	18.35%
2016 Population Hispanic Origin	1,083	4,278	6,939
2016 Population by Race:			
White	6,603	33,272	55,572
Black	511	1,609	2,318
Am. Indian & Alaskan	131	513	845
Asian	690	2,432	4,931
Hawaiian & Pacific Island	5	103	177
Other	246	978	1,531
U.S. Armed Forces:	1	21	54
Households:			
2021 Projection	3,348	15,656	27,002
2016 Estimate	2,984	14,111	24,544
2010 Census	2,187	11,275	20,818
Growth 2016 - 2021	12.20%	10.95%	10.01%
Growth 2010 - 2016	36.44%	25.15%	17.90%
Owner Occupied	1,614	8,508	14,525
Renter Occupied	1,370	5,603	10,018
2016 Avg Household Income	\$86,414	\$86,454	\$91,034
2016 Med Household Income	\$83,365	\$73,504	\$71,784
2016 Households by Household Inc:			
<\$25,000	284	2,243	3,831
\$25,000 - \$50,000	472	2,809	5,115
\$50,000 - \$75,000	478	2,130	3,836
\$75,000 - \$100,000	771	2,301	3,565
\$100,000 - \$125,000	531	1,898	3,056
\$125,000 - \$150,000	149	840	1,435
\$150,000 - \$200,000	255	1,233	1,894
\$200,000+	44	654	1,812





FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES



EXCLUSIVELY LISTED BY:

DOUG PASSON

Managing Partner

248.254.3407
dpasson@fnlre.com

MARVIN DELAURA

Senior Director

248.419.3811
mdelaura@fnlre.com

TACO BELL

[www.fortisnetlease.com]