

INVESTMENT OPPORTUNITY

KUM & GO STORE #429

200 W HUDSON • ROGERS, AR



THE TENANT

REVENUES: \$2.7 BILLION IN 2018
RANK: 28TH LARGEST CONVENIENCE STORE OPERATOR IN THE NATION
RANK: 177TH LARGEST PRIVATE COMPANY AS RANKED BY FORBES

Over fifty-five years ago, W.A. Krause and T.S. Gentle pioneered a convenience store concept where people could purchase gas & groceries. But more than that, they pioneered a belief system. For four generations, our family is still dedicated to giving our customers more than they expect. It's why we give 10% of our profits to good causes in our communities. And, why every time you see an & in and around our stores, you'll know that we created something special just for you. It's another way we are delivering more every day.

More Convenience: From fuel options to fresh pizza slices, fountain drinks and everything in between – we strive to offer the right products at the right locations to quickly meet the needs of our customers and provide energy for their day.

More Service: Our friendly associates deliver excellent customer service through our GUEST process. We have fun delivering all the little extras to delight our customers. Whether its ensuring the restrooms are clean, or making sure the coffee is hot & ready, we pride ourselves on the service we provide to our customers.

More surprises: Kum & Go donates 10% of our profits to good causes in our communities. While that might be surprising to some, for us it's just part of who we are and what we believe in. It's the little things, like free air for tires and free samples, that exceed our customers' expectations each and every day.

Kum & Go's goal is to be the #1 convenience retailer in the U.S. They are excited about this goal and are motivated by those words from the president and CEO, Kyle Krause: "We want to be the best in the industry. We are doing a lot of things well, but we have to keep improving to get to where we want to be. We want to be a great company – doing the right things for our communities, our customers and our associates." **In 2018, Kum & Go was recognized as IGIA's Retailer of the Year and Kyle Krause received the 2018 CSP Retail Leader of the Year award.**

THE PROPERTY

STORE NUMBER: 429
ADDRESS: 200 W Hudson
Rogers, AR
BUILDING SIZE: 5,600 SF
LAND SIZE: 2.45 Acres • 107,070 SF
YEAR BUILT: 2020

THE LEASE

LESSEE: Kum & Go, LC
LEASE TYPE: Absolute Net
LANDLORD RESPONSIBILITIES: None
LEASE COMMENCEMENT: 20 years from lease commencement
ANNUAL RENT: \$345,000
RENEWAL OPTIONS: Four 5 year options
RENT INCREASES: 7.5% rent increase effective every 5 years for initial term

THE OFFERING

CBRE|Hubbell Commercial is pleased to offer for sale a 5,600 square foot freestanding retail property on 107,070 square feet of land which is net leased to Kum & Go for twenty years. The property is offered at a price of \$6,272,727. Based on this price the cap rate is 5.50%.

INVESTMENT SUMMARY

PRICE:	\$6,272,727
CAP RATE:	5.50%
BUILDING SIZE:	5,600 SF
LOT SIZE:	107,070 SF
LEASE EXPIRATION:	20 year lease
LEASE STRUCTURE:	Absolute Net
APP ANNUAL RENT:	\$345,000

INVESTMENT HIGHLIGHTS

100% Bonus Depreciation

Ideal property for 1031 exchange

Zero landlord responsibilities

Corporate Lease with Kum & Go, L.C.

20 Year Absolute Triple Net Lease from date of purchase

7.5% rent increase effective every 5 years during initial term

Four 5-year options to renew with a 5% rent increase per option

New construction using latest in “green” technology and convenience store design

Corporate Environmental Indemnification

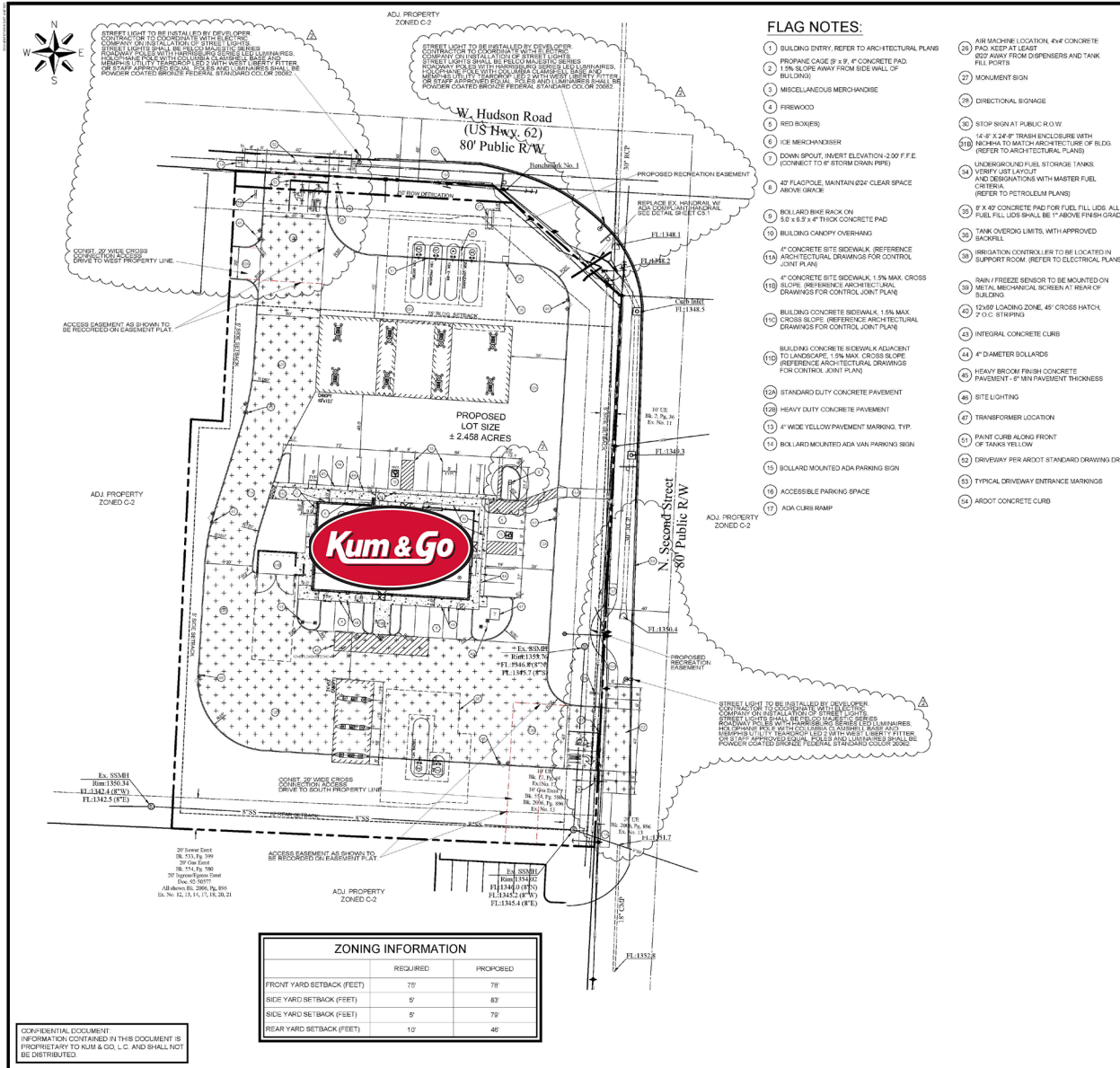
2019 marked Kum & Go’s 60th year of business

Excellent credit tenant ranked 28th largest convenience store operator in the nation

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SITE PLAN



- ### FLAG NOTES:
- 1 BUILDING ENTRY, REFER TO ARCHITECTURAL PLANS
 - 2 PROPANE GAS BY 8" 4" CONCRETE PAD
 - 3 1.5% SLOPE AWAY FROM SIDE WALL OF BUILDING
 - 4 MISCELLANEOUS MERCHANDISE
 - 5 FIREWOOD
 - 6 RED BOXES
 - 7 ICE MERCHANTS
 - 8 DOWN SPOUT, INVERT ELEVATION 2.00 F.F.E. (CONNECT TO 8" STORM DRAIN PIPE)
 - 9 #2 FLOORJOIST, MAINTAIN 24" CLEAR SPACE ABOVE (USE)
 - 10 BOLLARD BIKE RACK ON 12" X 18" 4" THICK CONCRETE PAD
 - 11 BUILDING CANOPY OVERHANG
 - 12 4" CONCRETE SIDEWALK (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN)
 - 13 4" CONCRETE SIDEWALK, 1.5% MAX. CROSS SLOPE (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN)
 - 14 BUILDING CONCRETE SIDEWALK, 1.5% MAX. CROSS SLOPE (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN)
 - 15 STANDARD DUTY CONCRETE PAVEMENT
 - 16 HEAVY DUTY CONCRETE PAVEMENT
 - 17 3" WIDE YELLOW PAVEMENT MARKING, TYP.
 - 18 BOLLARD MOUNTED ADA PARKING SIGN
 - 19 BOLLARD MOUNTED ADA PARKING SIGN
 - 20 ACCESSIBLE PARKING SPACE
 - 21 ADA CURB RAMP
 - 22 AIR MACHINE LOCATION, 4"X4" CONCRETE PAD KEEP AT LEAST 8'0" AWAY FROM DISPENSERS AND TANK FILL POINTS
 - 23 MONUMENT SIGN
 - 24 DIRECTIONAL SIGNAGE
 - 25 STOP SIGN AT PUBLIC R.O.W.
 - 26 12" X 12" TRASH ENCLOSURE WITH NICHKMA TO MATCH ARCHITECTURE OF BLDG (REFER TO ARCHITECTURAL PLANS)
 - 27 UNDERGROUND FUEL STORAGE TANKS, VERIFY LIFT LAYOUT AND DIMENSIONS WITH MASTER FUEL CISTERNA (REFER TO PETROLEUM PLANS)
 - 28 4" X 4" CONCRETE PAD FOR FUEL FILL LIDS. ALL FUEL FILL LIDS SHALL BE 1" ABOVE FINISH GRADE
 - 29 TANK OVERGID LIMITS, WITH APPROVED BACKFILL
 - 30 VENTILATION CONTROL BOX TO BE LOCATED IN SUPPORT ROOM (REFER TO ELECTRICAL PLANS)
 - 31 DRAIN / FREEZE SENSOR TO BE MOUNTED ON METAL MECHANICAL LOCATION AT REAR OF BUILDING
 - 32 12" X 12" LANDING ZONE, 45° CROSS HATCH 7' 0" C. STRIPING
 - 33 INTEGRAL CONCRETE CURB
 - 34 4" DIAMETER BOLLARDS
 - 35 HEAVY BROOM FINISH CONCRETE PAVEMENT, 4" MIN PAVEMENT THICKNESS
 - 36 SITE LIGHTING
 - 37 TRANSFORMER LOCATION
 - 38 PAINT CURB ALONG FRONT OF TANKS YELLOW
 - 39 DRIVEWAY PER AROOT STANDARD DRAWINGS DR-1
 - 40 TYPICAL DRIVEWAY ENTRANCE MARKINGS
 - 41 AROOT CONCRETE CURB

- ### GENERAL NOTES:
1. ALL MARK AND CONSTRUCTION OF THIS PROJECT COORDINATE PROPERTY SHALL CONFORM TO ALL A.S.D. STANDARD SPECIFICATIONS CITY OF ROGERS, COUNTY OF BENTON AND RESPECTIVE UTILITY PROVIDERS, AND THE SPECIFICATIONS SHOWN ON THESE PLANS.
 2. ALL MARK AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROGERS, COUNTY OF BENTON, AND THE COUNTY OF THE CONTRACTOR'S APPLICATION.
 3. IN CASE OF A CONFLICT BETWEEN VARIOUS SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.
 4. THE CONTRACTOR SHALL OBTAIN A COPY OF THE LATEST STANDARD SPECIFICATIONS AND DETAILS OF ALL AGENCIES JURISDICTION OVER THIS PROJECT WHICH ARE REFERENCED BY REFERENCE OR THESE PLANS. A COPY OF THESE SPECIFICATIONS AND DETAILS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES.
 5. THE CONTRACTOR SHALL HAVE ALL HIS PERSONNEL AT ALL TIMES ON A 15-MINUTE CONVOY OF THE PLANS, STANDARDS, AND SPECIFICATIONS APPROVED BY THE OWNER, THE OWNER'S ARCHITECT AND ENGINEER, AND THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THESE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER, ARCHITECT, AND GOVERNING AGENCIES.
 6. ALL MARK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL APPLICABLE LAWS AND REGULATIONS.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE SAFETY ON THIS PROJECT. THIS SHALL INCLUDE THE SAFETY OF ALL OWNERS PERSONNEL, SUBCONTRACTORS, ALL VISITORS TO THE SITE, AND THE PUBLIC. ALL JOB SITE SAFETY SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND LAWS AND SHALL BE COMPLIANT WITH ALL APPLICABLE LAWS, BUT NOT LIMITED TO THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
 8. THE CONTRACTOR SHALL CONTRACT WITH A NUMBER OF PROVIDERS INCLUDING INSURERS AND INSURE THE PROGRESS OF ANY EDUCATION.
 9. THE LOCATION OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THESE PLANS ARE APPROXIMATE AND HAVE BEEN SHOWN FROM AVAILABLE SURVEY RECORDS. EXISTING EXACT LOCATION, DEPTH, AND STRUCTURE SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL EXISTING UTILITIES AND STRUCTURES.
 10. ALL MATERIALS SHALL BE NEARLY INSPECTED OR INSPECTED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
 11. LOCATIONS AND ELEVATIONS OF EXISTING IMPROVEMENTS TO BE MET OR EXCEEDED BY THE IMPROVEMENTS SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD SURVEY AND RECORDS. CONTRACTOR SHALL REPORT TO THE OWNER ANY DISCREPANCIES BETWEEN REQUIREMENTS AND THESE PLANS.
 12. THE CONTRACTOR SHALL CONTACT THE OWNER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES SHOWN IN THE PLANS AND/OR DISCREPANCIES. DO NOT PROCEED WITHOUT WRITTEN APPROVAL FROM THE OWNER.
 13. ALL EXISTING DISCREPANCIES ARE THE OWNER'S RESPONSIBILITY. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR RETAINING ALL ORIGINAL CONTRACT DOCUMENTS AND SHALL PROVIDE A COPY TO THE OWNER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES.
 14. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS NOT DESIGNED FOR REMOVAL AND THOSE IMPROVEMENTS THAT ARE OUTSIDE THE LIMITS OF THE IMPROVEMENTS. CONTRACTOR SHALL TAKE CARE TO AVOID EXISTING IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPAIRED ASOON AS POSSIBLE UNDER CONDITIONS AS DETERMINED BY THE CONTRACTOR.
 15. ALL CHANGING AND CONSTRUCTION ACTIVITIES SHALL BE CONFORM TO THE OWNER'S PROPERTY, PUBLIC RIGHT-OF-WAY, PERMITS, AGREEMENTS, AND TEMPORARY CONSTRUCTION AGREEMENTS.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS OBTAINED BY THE OWNER OR OWNER'S REPRESENTATIVE AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION CODES IN THESE PLANS.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES AND LOCAL LAW ENFORCEMENT OF ALL STREET CLOSURES AND EXISTING THE TEMPORARY SUPPRESSION TAKE-OUT OF SERVICES AT LEAST 48 HOURS IN ADVANCE.
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PAVEMENT THICKNESS

ITEM	THICKNESS
1. SIDEWALK	4" P.C.C.
2. SIDEWALK (STAMPED CONCRETE)	6" P.C.C.
3. DRIVEWAY AND DRIVE ASPHLES	6" P.C.C.
4. TRASH ENCLOSURE	7" P.C.C.
5. PAVING WITHIN RIGHT-OF-WAY	IF P.C.C. MINIMUM OR MATCH EXISTING (WHICHEVER IS GREATER)

SITE DATA

STORE TYPE	MARKETPLACE
CANOPY / DISPENSER ARRANGEMENT	4 P.O.P. (PUMP) (HOT & COLD) 3 DISSEL DISPENSERS
TYPE OF USE	CONVENIENCE STORE WITH FUEL
HEIGHT	BUILDING: 21' 0" TOP OF BLACK WALL: 22' 7" CANOPY: 22' 0"
GROSS FLOOR AREA	5,600 S.F.
GROSS CANOPY AREA	7,307 S.F.
GROSS LOT AREA	8,197 S.F. ± 2.48 ACRES
FAR (INCLUDING CANOPY)	9,112
SILLING COVERAGE	12,802 S.F. (12.5%)
OPEN SPACE COVERAGE	36,788 S.F. (34.5%)
IMPERVIOUS AREA COVERAGE	70,272 S.F. (65.5%)
BICYCLE PARKING	2 SPACES
REQUIRED PARKING	STANDARD: 31 ADA: 2 TOTAL: 33
PROVIDED PARKING	STANDARD: 25 ADA: 2 PUMPS: 16 TOTAL PARKING PROVIDED: 43 SPACES

ZONING INFORMATION

	REQUIRED	PROPOSED
FRONT YARD SETBACK (FEET)	75'	75'
SIDE YARD SETBACK (FEET)	6'	83'
SIDE YARD SETBACK (FEET)	6'	75'
REAR YARD SETBACK (FEET)	10'	40'

CONFIDENTIAL DOCUMENT
INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY TO KUM & GO, L.C. AND SHALL NOT BE DISTRIBUTED.



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Deer Marshes, LA 70009
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0429 - ROGERS, AR
200 W. HUDSON RD.

SITE PLAN

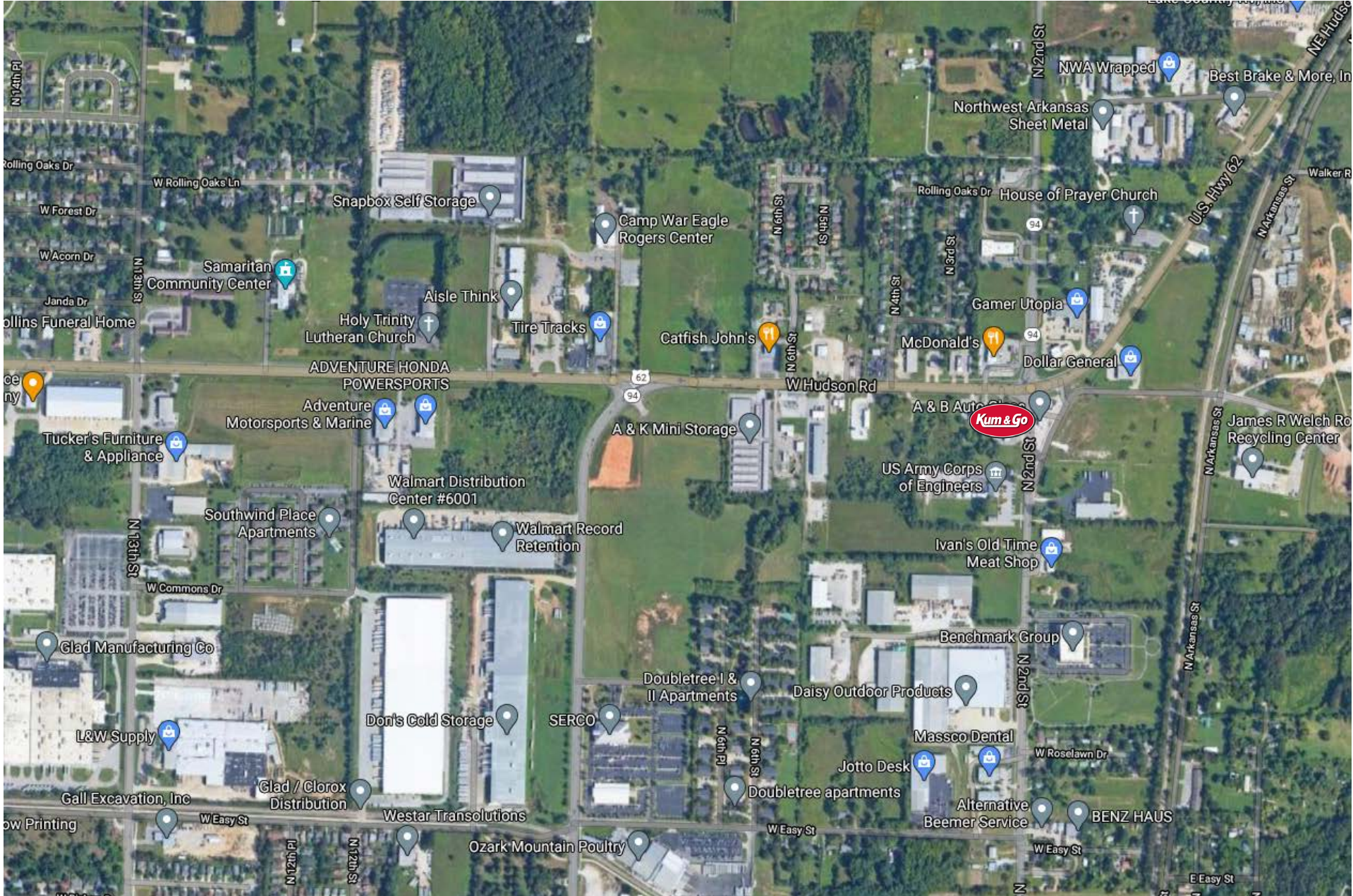
REVISION DESCRIPTION
REVISION DATE
REVISION BY

REVISIONS

DATE: 08-28-2020
BY: [Signature]
DATE: 08-28-2020
BY: [Signature]

DATE: 08-28-20
SHEET NUMBER: C2.0
SCALE IN FEET: 5 OF 26

AERIAL VIEW



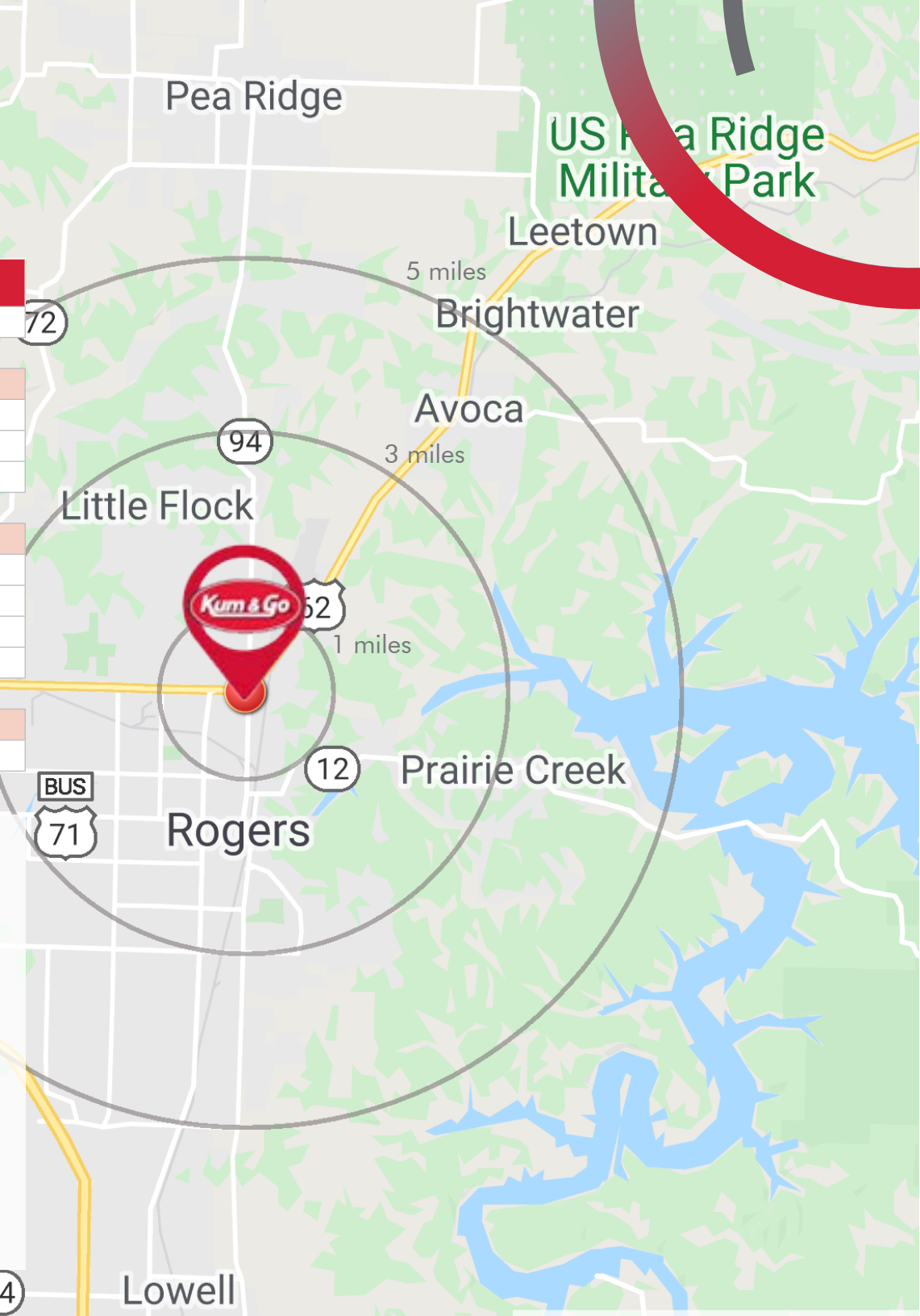
AREA HIGHLIGHTS

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION			
2020 Population	3,098	37,611	84,051
2025 Population	3,359	40,448	93,776
2020-2025 Annual Rate	1.63%	1.47%	2.21%
HOUSEHOLDS			
2020 Total Households	1,065	13,531	30,488
2025 Total Households	1,156	14,546	34,181
2020-2025 Annual Rate	1.65%	1.46%	2.31%
2020 Average Household Size	2.90	2.75	2.74
HOUSEHOLD INCOME			
2020 Average Household Income	\$66,469	\$76,860	\$86,409

ROGERS, AR

Brick-paved streets lead to old-fashioned store fronts filled with unique furniture, antiques and gifts, cafes, jewelry and business offices in the historic downtown of Rogers. More contemporary shopping and retail options line Interstate 49 including Scottsdale Center, Pinnacle Hills Promenade and Village on the Creeks. The community is located just southeast of Bentonville, AR, the home of Wal-Mart as well as Tyson Foods.



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