

INVESTMENT OPPORTUNITY

KUM & GO STORE #1113

2801 E 13TH STREET • AMES, IA



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: 1113
ADDRESS: 2801 E 13th Street
Ames, IA
BUILDING SIZE: 5,009 SF
LAND SIZE: 0.99 Acres • 43,412 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: \$335,500
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 5,009 square foot freestanding retail property on 43,412 square feet of land which is net leased to Kum & Go for twenty years. The property is offered at a price of \$6,100,000. Based on this price the cap rate is 5.50%.

INVESTMENT SUMMARY

PRICE:	\$6,100,000
CAP RATE:	5.50%
BUILDING SIZE:	5,009 SF
LOT SIZE:	43,412 SF
LEASE EXPIRATION:	20 year lease
LEASE STRUCTURE:	Absolute Net
APP ANNUAL RENT:	\$335,500

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

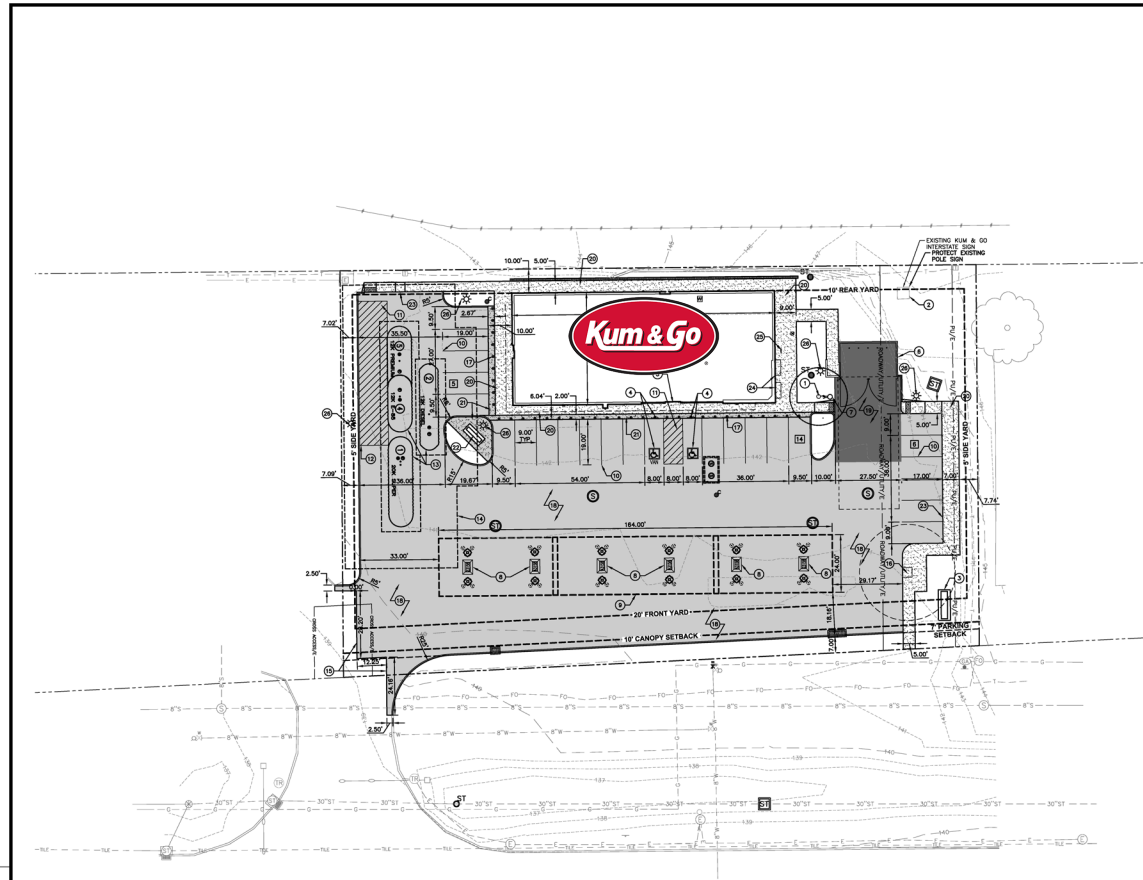
2019 marked Kum & Go’s 60th year of business

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

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SITE PLAN



E 13TH STREET

GENERAL NOTES

1. THE MOST RECENT EDITION OF THE SIGNAL STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH AN ACCESSIBILITY GUIDELINE FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
4. THE CONTRACTOR SHALL OBTAIN ALL LOCAL, STATE AND FEDERAL PERMITS REQUIRED ON THE DRAWINGS.
5. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND ARCHITECT, AND CONSULT WITH OWNERS PERSONNEL AND CITY COMPLAIN REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR CHANGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
6. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.M. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
7. ALL CONSTRUCTION WITHIN PUBLIC R.O.M. EXCEPTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
8. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
9. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
10. PLACE 3/4" INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2" INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
11. REMOVE ALL CURBS SPILLED INTO R.O.M. AT THE END OF EACH WORK DAY.
12. ALL PROPERTY FENCE SHALL BE PROTECTED FROM DAMAGE OR OTHER OPERATIONS. ANY FENCE DAMAGED SHALL BE REPAIR AT THE CONTRACTOR'S EXPENSE.
13. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
14. THE CONTRACTOR SHALL NOT EXPOSE DRAINAGE GRASS AREAS AND EXPOSED TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS, STORAGE PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
15. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT ARE DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
16. THE CONTRACTOR MAY BE REQUIRED TO PLACE "TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
18. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT.
19. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY OF IOWA CITY CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
20. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
21. ALL PROJECT IMPROVEMENTS SHALL MEET OR EXCEED THE KUM & GO STANDARD SIGNAGE SPECIFICATIONS.
22. REFER TO THE MECHANICAL, ELECTRICAL AND PLUMBING (M.E.P.) PLANS FOR THE LOCATION OF THE EMERGENCY RUMBLE SHUT-OFF LOCATION UNDERNEATH THE FUEL CANOPY/MOUNTAIN SIGNS ARE TO BE REFINISHED AND APPROVED BY THE DEVELOPING AGENCY DEPARTMENT.

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.M. OR LAKE CLOSURES.
2. ALL SIGNALING, STRIPING AND OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES TO THE PUBLIC STREETS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FEDERAL HIGHWAY ADMINISTRATION 2009 EDITION. MAINTENANCE AND REPLACEMENT OF THE SIGNALING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.
3. TEMPORARY SIGNAGE THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNAGE AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY. THE CONTRACTOR SHALL COVER THE TRAFFIC CONTROL WITH OTHER CONSTRUCTION INDICATED IN THE ACCESSIBLE SIDEWALK SIGNAGE REQUIRED FOR ALL SIGNALING CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) SECTION 5020 AND 5040 DOT DESIGN MANUAL, CHAPTER 12B.4.
4. THE CONTRACTOR IS CAUTIONED NOT TO OBSTRUCT WORK REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.

PAVEMENT THICKNESS

1. SIDEWALK 4" P.C.C.
2. STANDARD DUTY 4" P.C.C.
3. HEAVY DUTY 7" P.C.C.
4. INTEGRAL COLORED CONCRETE 6" P.C.C.



FLAG NOTES

1. 40 FOOT FLAG POLE
2. EXISTING INTERSTATE SIGN
3. MONUMENT SIGN - 12 FEET TALL X 3.67 FEET WIDE
4. ACCESSIBLE PARKING SPACE WITH POLE MOUNTED ADA PARKING SIGN
5. FRONT ENTRY, SEE ARCHITECTURAL DRAWINGS
6. TRASH ENCLOSURE, SEE ARCHITECTURAL DRAWINGS
7. FLAG POLE UPLIGHT
8. FUEL DISPENSER ISLAND
9. FUEL CANOPY
10. 4 INCH YELLOW PARKING STRIPING
11. 4 INCH YELLOW PARKING STRIPING, 24 INCHES O.C. AT 45 DEGREES
12. 12 FEET X 60 FEET LOADING ZONE
13. UNDER GROUND STORAGE TANK LOCATIONS
14. TANK OVERSIGHT LIMITS
15. LIMITS OF PROPOSED PAVEMENT
16. AIR MACHINE, COORDINATE MOUNT WITH SUPPLIER
17. BALLASTS
18. STANDARD DUTY PAVING
19. HEAVY DUTY PAVING
20. P.C.C. SIDEWALK
21. INTEGRAL COLORED P.C.C. SIDEWALK - HEAVY BROOM FINISH - 6 INCH MINIMUM PAVEMENT THICKNESS
22. ASPHALT
23. INTEGRAL CURB & SIDEWALK
24. PREPARE CASE
25. BIKE RACK
26. AREA LIGHT



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1113 - AMES, IOWA
2801 E. 13TH STREET

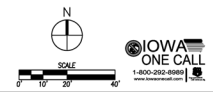
SITE PLAN

KG PROJECT TEAM
FOR
ENR
CIN

DATE	REVISION DESCRIPTION

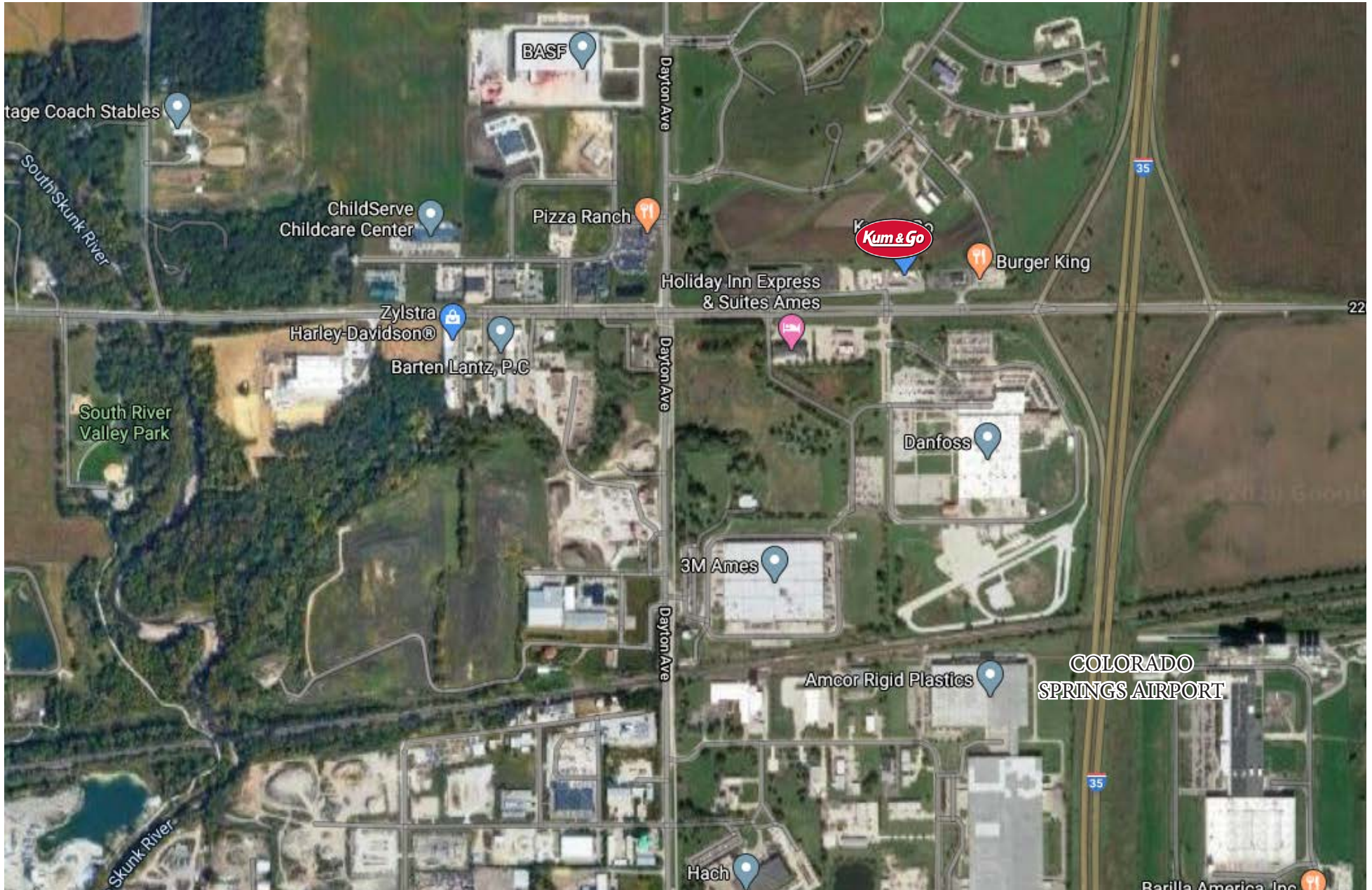
DATE: 03-08-2020

SHEET NUMBER: C1.1



REVISIONS

AERIAL VIEW



AREA HIGHLIGHTS

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION			
2020 Population	48	16,699	58,124
2025 Population	51	17,070	60,337
2020-2025 Annual Rate	1.22%	0.44%	0.75%
HOUSEHOLDS			
2020 Total Households	17	7,758	21,371
2025 Total Households	18	7,946	22,446
2020-2025 Annual Rate	0.01%	0.48%	0.99%
2020 Average Household Size	2.80	2.09	2.22
HOUSEHOLD INCOME			
2020 Average Household Income	\$61,841	\$64,894	\$68,945

AMES, IA

Ames is home to Iowa State University, where over 34,000 students attend each year. The University is known worldwide for its excellence in science, technology, discovery and innovation. The city of Ames offers a small-town feel while having large city amenities; plus it is only about 30 miles north of Des Moines, the largest metropolitan area in the state of Iowa. Ames offers cultural, recreational, educational, business and entertainment amenities more common in bigger metros.



CONTACT US

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