



# Kum & Go #254 – West Branch, IA

**For Additional  
Information:**

**realestate@kumandgo.com**



## Single-Tenant Investment Opportunity

### THE OFFERING

Kum & Go, L.C. is pleased to offer for sale 3,164 square foot freestanding retail property to be net leased to Kum & Go for twenty years. The property is offered at a price of \$1,200,000. The cap rate is 7.75% based on this price.

### INVESTMENT HIGHLIGHTS

- 15 year depreciation schedule.
- Excellent credit tenant ranked 22nd largest convenience store operator in the nation.
- 7.5% rent increases every 5 years.
- Available December 2009.
- Corporate Guarantee and Corporate Environmental Indemnification.

### INVESTMENT SUMMARY

Price:	\$1,200,000
Cap Rate:	7.75%
Size:	3,164 SF (Bldg) 65,905 SF (Lot)
Lease Expiration:	20 year lease
Lease Structure:	Absolute Net
Annual Rent:	\$93,000



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## TENANT HIGHLIGHTS

**Revenues:** Over \$2 Billion

**Rank:** 22<sup>nd</sup> largest convenience store in the nation.

**Rank:** 306<sup>th</sup> largest private company as ranked by Forbes.

## THE TENANT

[www.kumandgo.com](http://www.kumandgo.com)

Founded in 1959, Kum & Go is a regional operator of convenience store and gas station operations headquartered in West Des Moines, IA. The company currently operates 450 stores in 12 states (Arkansas, Colorado, Iowa, Minnesota, Montana, Nebraska, North Dakota, Oklahoma, South Dakota, Wisconsin and Wyoming) and is the nation's 22<sup>nd</sup> largest convenience store operator. The company's market presence is primarily in the upper mid-west. Kum & Go has maintained 49 years of dedicated community commitment, each year returning 10 percent of its profit to the communities it serves.

Today, Kum & Go, L.C. currently employs over 3,500 associates and is considered a pioneer in the convenience store industry, built on the strong work ethic of its founders. Recently, co-founder William Krause, was inducted into the Convenience Store News Hall of Fame. In 1997, Convenience Store Decisions gave Kum & Go the honor of being named the #1 Convenience Store in the United States. The prestigious Des Moines Business Record Reader's Poll voted Kum & Go, L.C. the second best place to work in central Iowa.

## THE PROPERTY

Store Number: 254

Address: 620 S Downey  
West Branch, IA 50023

Building Size: 3,164 SF

Land Size: 65,905 SF

Year Built: 1997

Available: December 2009

## THE LEASE

Lessee:	Kum & Go, L.C.
Lease Type:	Absolute Net
Landlord Responsibilities:	None
Lease Commencement:	20 year lease to start date of purchase
Lease Expiration:	20 years from date of purchase
Annual Rent:	\$93,000
Renewal Options:	Four (4) five-year options
Rent Increases:	7.5% rent increases every 5 years



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## POPULATION

(.5 Mile Radius)

**2009** – 1,103

**2014** – 1,137

**2009-2014 Annual Rate** – .61%

## TRAFFIC MAP

