



Kum & Go #449 – Neosho, MO

**For Additional
Information:**

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Single-Tenant Investment Opportunity

THE OFFERING

Kum & Go, L.C. is pleased to offer for sale 3,391 square foot freestanding retail property to be net leased to Kum & Go for twenty years. The property is offered at a price of \$2,300,000. The cap rate is 7.75% based on this price.

INVESTMENT HIGHLIGHTS

- Up to \$800,000 depreciation expense in 2009 to shelter passive income as part of the Economic Stimulus Act of 2009.
- 15 year depreciation schedule.
- Excellent credit tenant ranked 22nd largest convenience store operator in the nation.
- 7.5% rent increases every 5 years.
- Available April 2009.
- Corporate Guarantee and Corporate Environmental Indemnification.

INVESTMENT SUMMARY

Price:	\$2,300,000
Cap Rate:	7.75%
Size:	3,391 SF (Bldg) 45,308 SF (Lot)
Lease Expiration:	20 year lease
Lease Structure:	Absolute Net
Annual Rent:	\$178,250



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TENANT HIGHLIGHTS

Revenues: Over \$2 Billion

Rank: 22nd largest convenience store in the nation.

Rank: 306th largest private company as ranked by Forbes.

THE TENANT

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 22nd 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: 449

Address: 2495 Kodiak Rd
Neosho, MO 68450

Building Size: 3,391 SF

Land Size: 45,308 SF

Year Built: 2009

Available: July 2009

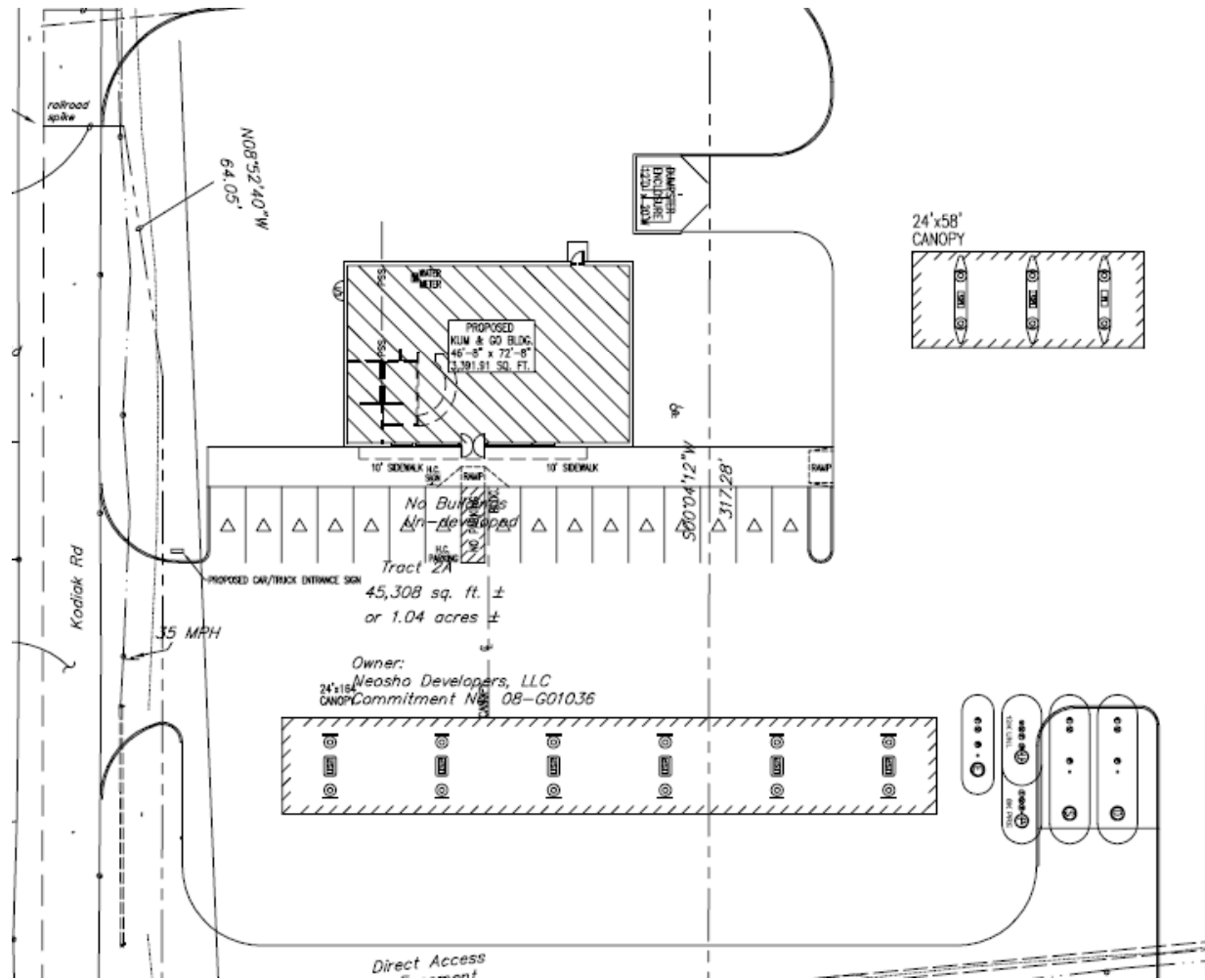
THE LEASE

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:	\$178,250
Renewal Options:	Four (4) five-year options
Rent Increases:	7.5% rent increases every 5 years



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SITE PLAN





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POPULATION

(1.0 Mile Radius)

2008 – 91

2013 – 97

2008-2013 Annual Rate – 0.1.29%

TRAFFIC MAP

