



SINGLE TENANT RETAIL INVESTMENT
Brand New 15 Year NNN Sale-Leaseback
435 U.S. 425, Monticello, AR 71655



Representative Photo



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INVESTMENT SUMMARY

List Price	\$2,608,300
Building Size	2,490 SF
Land Acreage	.69
Year Built:	2004
Current NOI	\$156,498
Initial Cap Rate	6.0%

LEASE SUMMARY

Lease Type	NNN
Taxes/CAM/Insurance	Tenant Responsibility
Roof/Structure	Tenant Responsibility
Parking Lot Replacement	Tenant Responsibility
Original Lease Term	15 Years
Rent Commencement	COE
Current Term Expiration	15 Year After COE
Term Remaining	15 Years
Rent Increases	1% Annually
Renewal Options	Four (4), Five (5) Year Options
Lease Guarantor	K-Mac Enterprises (240 Units)

LOCATION HIGHLIGHTS

- Over 9,000 People w/in a 5 Mile Radius
- Average Household Income is Over \$45,000 w/in a 5 Mile Radius
- The Subject Property is Strategically Located on a Walmart Out-lot and is Surrounded by Numerous Other National and Local Retailers Such as Hibbett Sports, Payless Shoe Source, Wendy's, McDonald's, Walgreens, O'Reilly's, Dollar General and Many More

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease Requires Zero Landlord Responsibility
- Brand New 15 Year NNN Lease will Commence Upon Close of Escrow
- Four (4), Five (5) Year Options Periods with Increases
- This Location Far Exceeds the National Taco Bell Average Store Sales
- 1% Annual Increases, Including the Options
- NOI Based on 8.0% of Sales





Rent Roll

Period	Monthly Rent	Annual Rent	% Increase
Year 1	\$ 13,041.50	\$ 156,498.00	-
Year 2	\$ 13,171.91	\$ 158,062.98	1% Increase
Year 3	\$ 13,303.63	\$ 159,643.60	1% Increase
Year 4	\$ 13,436.66	\$ 161,240.04	1% Increase
Year 5	\$ 13,571.03	\$ 162,852.44	1% Increase
Year 6	\$ 13,706.74	\$ 164,480.97	1% Increase
Year 7	\$ 13,843.81	\$ 166,125.78	1% Increase
Year 8	\$ 13,982.24	\$ 167,787.03	1% Increase
Year 9	\$ 14,122.07	\$ 169,464.49	1% Increase
Year 10	\$ 14,263.29	\$ 171,159.55	1% Increase
Year 11	\$ 14,405.92	\$ 172,871.15	1% Increase
Year 12	\$ 14,549.98	\$ 174,599.86	1% Increase
Year 13	\$ 14,695.48	\$ 176,345.86	1% Increase
Year 14	\$ 14,842.43	\$ 178,109.32	1% Increase
Year 15	\$ 14,990.86	\$ 179,890.41	1% Increase



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INVESTMENT OVERVIEW

is pleased to present a free-standing Taco Bell located in Monticello, AR on U.S. 425. At close of escrow, the tenant will sign a brand new fifteen (15) year NNN lease with 1.0% annual increases and four (4) five year options with increases. The tenant behind the lease is K-Mac Enterprises, a 240 unit franchisee, making K-Mac one of the one of the largest and most successful YUM! Brand operators in the Nation. K-Mac operates locations in Arkansas, Indiana, Missouri, Oklahoma, Tennessee, and Texas. K-Mac Holdings, the parent company achieves annual sales of nearly \$250 million. This is an ideal opportunity for an investor to purchase a passive income real estate asset with absolutely zero management responsibilities. The tenant is responsible for all property taxes, insurance and capital expenditures including the roof, structure & HVAC.

The Subject Property is strategically located on a Walmart Out-lot and is surrounded by numerous other National and local retailers such as Hibbett Sports, Payless Shoe Source, Wendy's, McDonald's, Walgreens, O'Reilly's, Dollar General and many More

TENANT OVERVIEW

Yum! Brands, Inc., based in Louisville, Ky., is the world's largest restaurant company in terms of system restaurants with nearly 38,000 restaurants in over 120 countries and territories and more than 1 million associates. Yum! is ranked #213 on the Fortune 500 List and generated more than \$12 billion in revenue in 2011. The Company's brands - KFC, Pizza Hut and Taco Bell - are the global leaders of the chicken, pizza and Mexican-style food categories. The Yum! system includes three operating segments: U.S., International (Yum! Restaurants International) China and India Divisions. Outside the United States in 2011, the Yum! system opened over 1,500 new restaurants which equates to about four new restaurants each day of the year, making it a leader in international retail development. Results for 2011 once again affirmed the company's consistent record of success with 14% Earnings Per Share (EPS) growth, which marks the tenth straight year Yum! delivered at least 13% growth and exceeded its 10% EPS growth target. In 2011 Yum! Brands delivered over 20% on invested capital and earned over \$1.3 Billion in net income.



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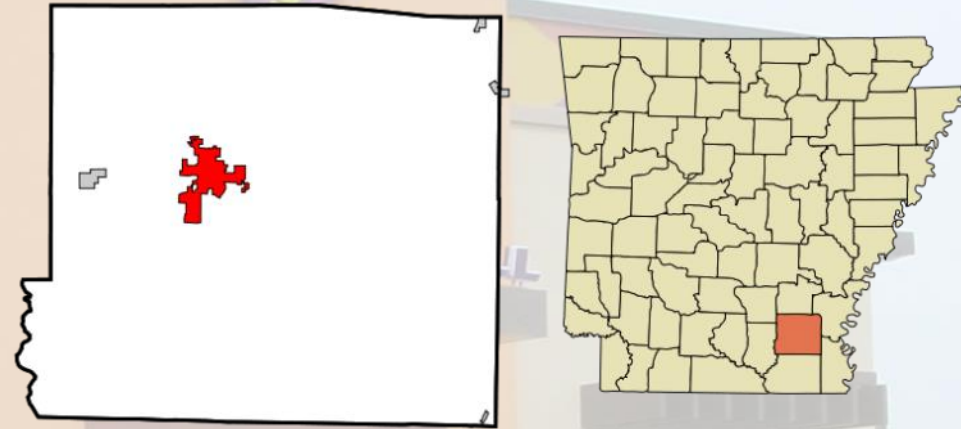
LOCATION OVERVIEW

Monticello, AR

Monticello is located approximately 95 miles southeast of Little Rock and 50 miles southeast of Pine Bluff.

Incorporated as a city in 1852, Monticello serves as the county seat for Drew County. After the establishment of Drew County in 1846, residents felt a new town should be created to serve as the county seat. With more than 80 acres donated by a local family, the creation of Monticello began. In 1851, the first courthouse was built in the city square and Monticello continued to grow over the next decade – adding several churches, schools for male and female students, a variety of new businesses and a library. Progress temporarily halted during the four years of Civil War but development continued during Reconstruction and the remainder of the 19th Century.

Monticello has continued to grow and prosper through the 21st Century. It is one of the largest towns in southeast Arkansas. Monticello is home to the University of Arkansas at Monticello, originally the Arkansas Agricultural and Mechanical College. The Drew County Historical Museum offers visitors an insight into the history of Monticello and Drew County. The Turner Neal Museum of Natural History, located on the picturesque campus of UAM, is home to the Pomeroy Planetarium and offers a wide variety of exhibits, including three collections of big game. For visitors looking for recreational activities, Monticello offers nearby Lake Monticello, a 1500-acre plus lake with some of the best bass fishing in Arkansas. The Arkansas Game and Fish Commission has two wildlife management areas located just a short drive from Monticello – Seven Devils Swamp WMA and Cut-Off Creek WMA offer a wide variety of outdoor recreational opportunities.



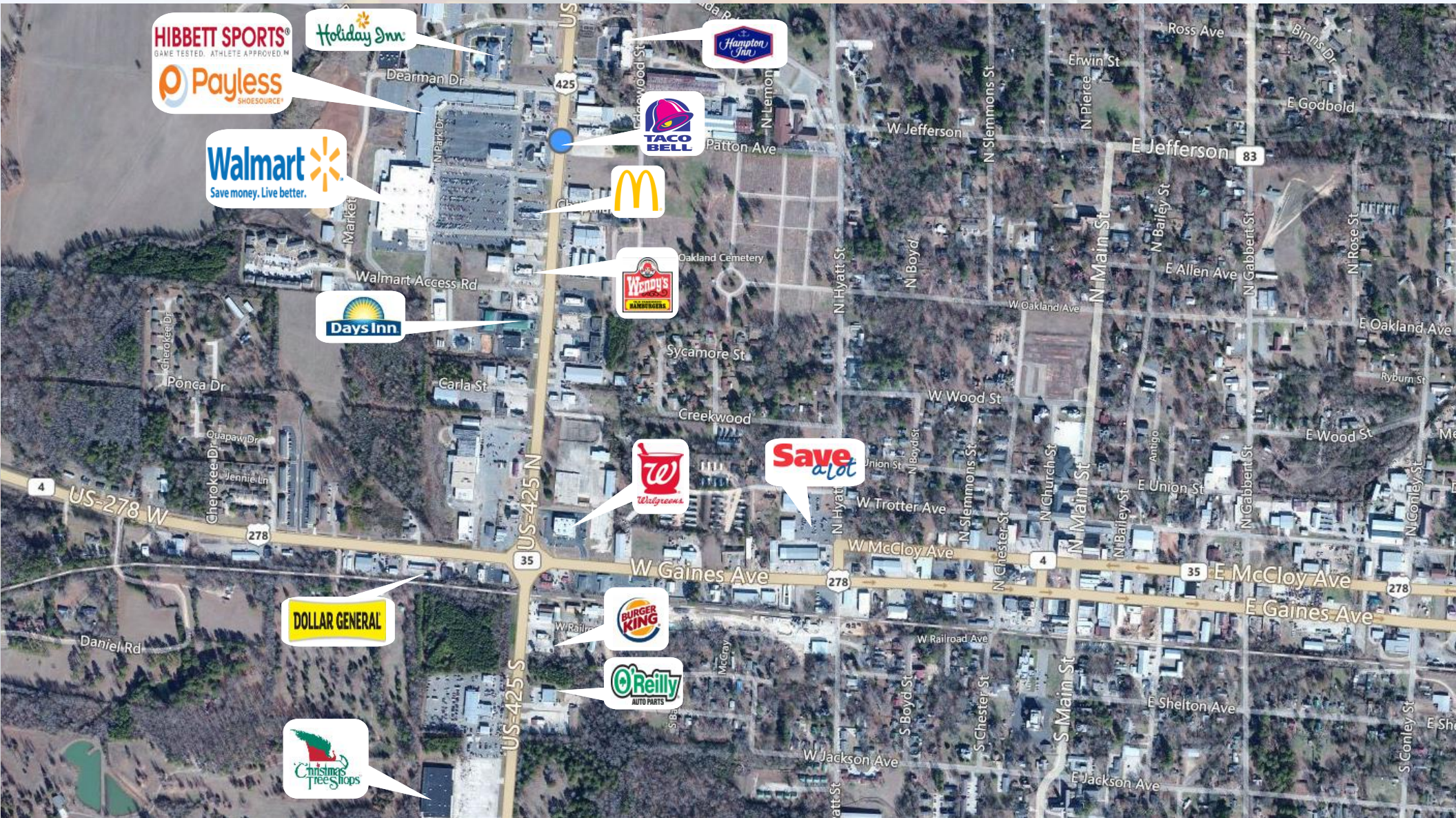


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HIBBETT SPORTS
GAME TESTED. ATHLETE APPROVED.
Payless
SHOESOURCE!

Walmart
Save money. Live better.

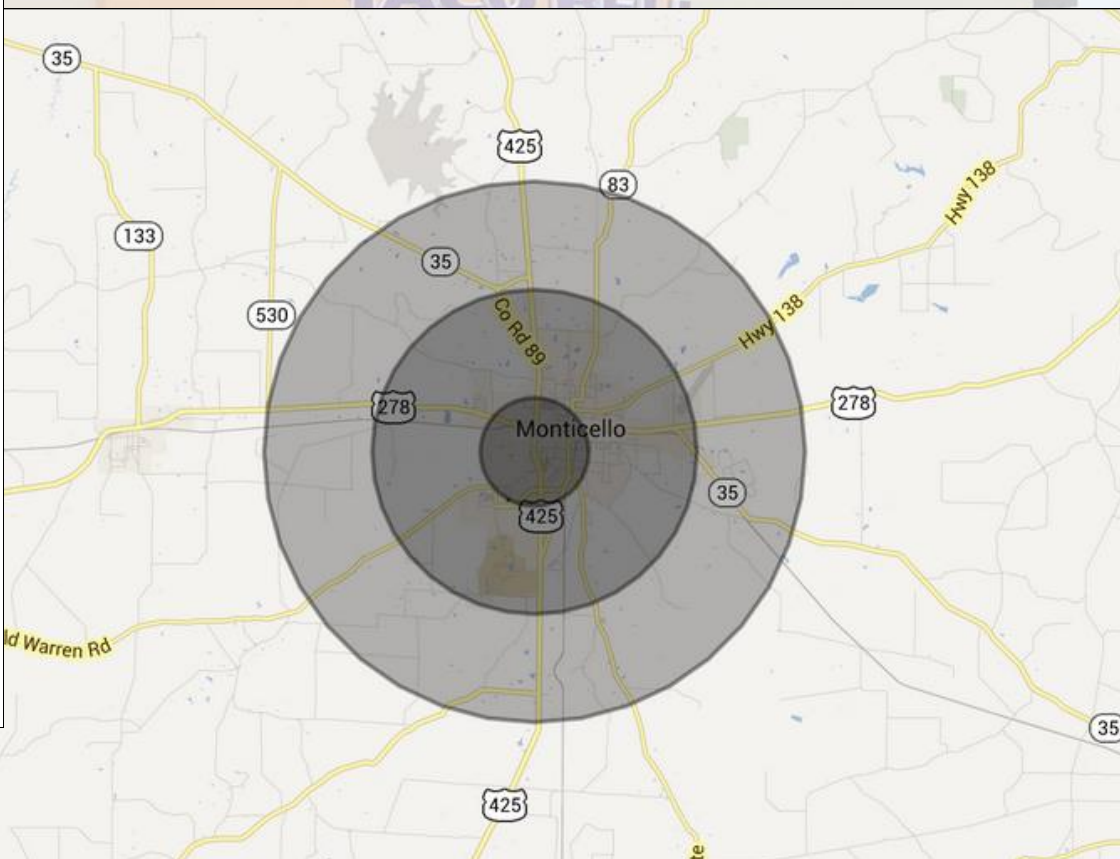




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DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population	788	4,741	9,284
Total Number of Household	300	1,827	3,617
Population White	507	3,044	5,950
Population Black	262	1,590	3,133
Population Hispanic	15	99	206
Population Asian	5	30	65
Population Pacific Islander	0	0	0
Population American Indian	0	0	0
Population Other	2	17	36
Persons Per Household	2.6	2.6	2.6
Average Household Income	\$50,373	\$49,080	\$48,054
Average House Value	\$121,468	\$116,269	\$113,195
Average Age	33.8	34.0	34.3
Average Age Male	35.1	34.3	33.9
Average Age Female	33.9	34.3	34.9





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