



102 S. Ridgecrest Nixa, Missouri

# Disposition Proposal and Pricing Analysis



PRESENTED BY

MAX KIM ®

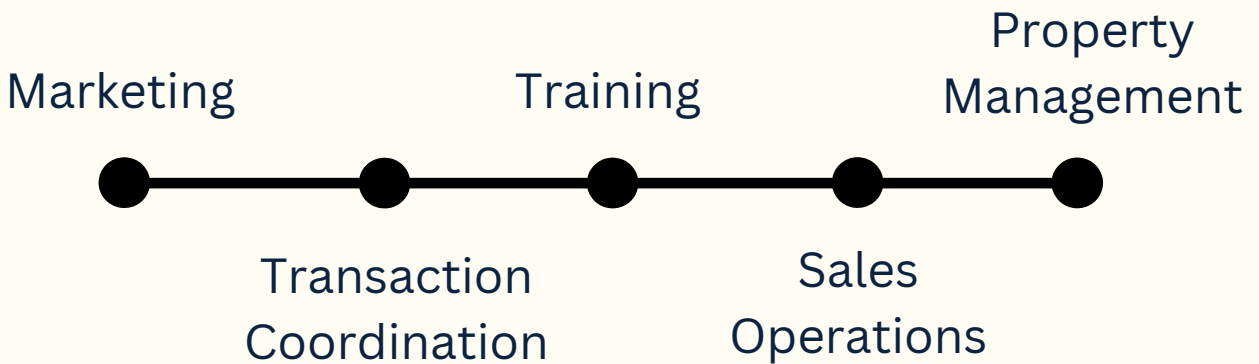
JUSTIN STURDEFANT ®

# WHO WE ARE



Sturdy Real Estate is an agent-centered company based in Springfield, Missouri serving the greater southwestern Missouri and Arkansas areas. Through continuous professional development and support, Sturdy empowers its team of local agents to provide the best experience for home buyers, sellers and our community.

We specialize in Residential, Commercial, Land, and Development Real Estate.



# FULL-SERVICE REAL ESTATE

---

Whether you are looking to buy, sell, lease, or manage property, full-service real estate solutions provide the expertise and resources needed to navigate the complexities of the real estate market effectively.



- RESIDENTIAL SERVICES
- COMMERCIAL REAL ESTATE SERVICES
- PROPERTY MANAGEMENT
- REAL ESTATE DEVELOPMENT
- INVESTMENT CONSULTING



# 10-TOUCH DIGITAL MARKETING

Each listing is given the most expose possible throughout the entire nation.

1. Target Audience Analysis
2. Content Marketing
3. Email Marketing
4. Social Media Engagement
5. Pay-Per-Click Advertising
6. Website
7. 3rd Party Buyer Pools
8. Retargeting Campaigns
9. User-Generated Content
10. Analytics and Optimization



# INVESTMENT HIGHLIGHTS

- Absolute NNN Net Lease
- Ideal property for 1031 Exchange, no landlord responsibilities
- Corporate lease with Maverik , who acquired Kum & Go in 2023 making it the 12th largest convenience chain in America.
- Located on Hwy 14, major access toward Hwy 65 from Nixa.
- 12 fueling stations, carwash and both air and vacuuming stations.



## Investment Summary



Listing Price: 1,950,000

Cap Rate: 5.49%

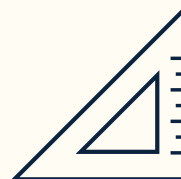
Lot Size: 1.1 Acres / Service Station 4424 sqft - Car Wash 1300 sqft

Year built: 2006

Lease Structure: Absolute Net



**102 S.  
Ridgecrest Ave.  
Nixa, MO.**



**+ - 4,424  
GLA**



**\$107,064  
NOI**



**+ - 1.11 Acres**

# ANNUALIZED OPERATING DATA

LEASE TERM DATES	ANNUAL RENT	RENT PSF
<b>CURRENT TERM - NOV. 2026</b>	\$107,075.52	\$24.20
<b>Option 1 Dec. 2026 - NOV. 2031</b>	\$111,723.90	\$25.25
<b>Option 2 Dec. 2031 - NOV. 2036</b>	\$120,575.62	\$27.25
<b>Option 3 Dec. 2036 - NOV. 2041</b>	\$130,221.65	\$29.44
<b>Option 4 Dec. 2041 - NOV. 2046</b>	\$140,639.39	\$31.79

## LEASE ABSTRACT

<b>Tenant Name</b>	Kum & Go
<b>Type of Ownership</b>	Fee Simple
<b>Lease Guarantor</b>	Kum & Go L.C.
<b>Lease Type</b>	Absolute NNN
<b>Original Lease Term</b>	20 Yrs.
<b>Lease Effective Date</b>	11/1/2006
<b>Term Remaining on Lease</b>	+/- 2.4 Years
<b>Rental Increases</b>	8% / 5 Years
<b>Options Periods</b>	Four (4) Five (5) Year Options
<b>ROFR</b>	20 Days

# NIXA

Nixa, Missouri, is a small city located in Christian County, just south of Springfield. Known for its friendly community and family-oriented atmosphere. Nixa has seen significant growth in recent years, partly due to its proximity to larger urban areas.

The city offers various amenities including parks, schools, and local businesses, making it an appealing place for families. Nixa is also known for its strong sense of community, with events like the annual Nixa Community Fall Festival, which brings residents together.

The area is rich in natural beauty, with opportunities for outdoor activities like hiking and fishing nearby. Overall, Nixa combines small-town charm with convenient access to larger city resources.

## — DEMOGRAPHICS

Nixa, Missouri, is a growing city located in Christian County, near Springfield. As of the latest census, the demographics of Nixa include:

**Population:** Approximately 20,000 residents.

**Age Distribution:** A mix of ages, with a significant portion being families with children.

**Race and Ethnicity:** Predominantly White, with smaller percentages of Hispanic, Black, Asian, and other racial groups.

**Household Composition:** Many households are families, with a range of sizes from single-person households to larger family units.

**Education:** The area has a strong emphasis on education, with several public schools and community resources.

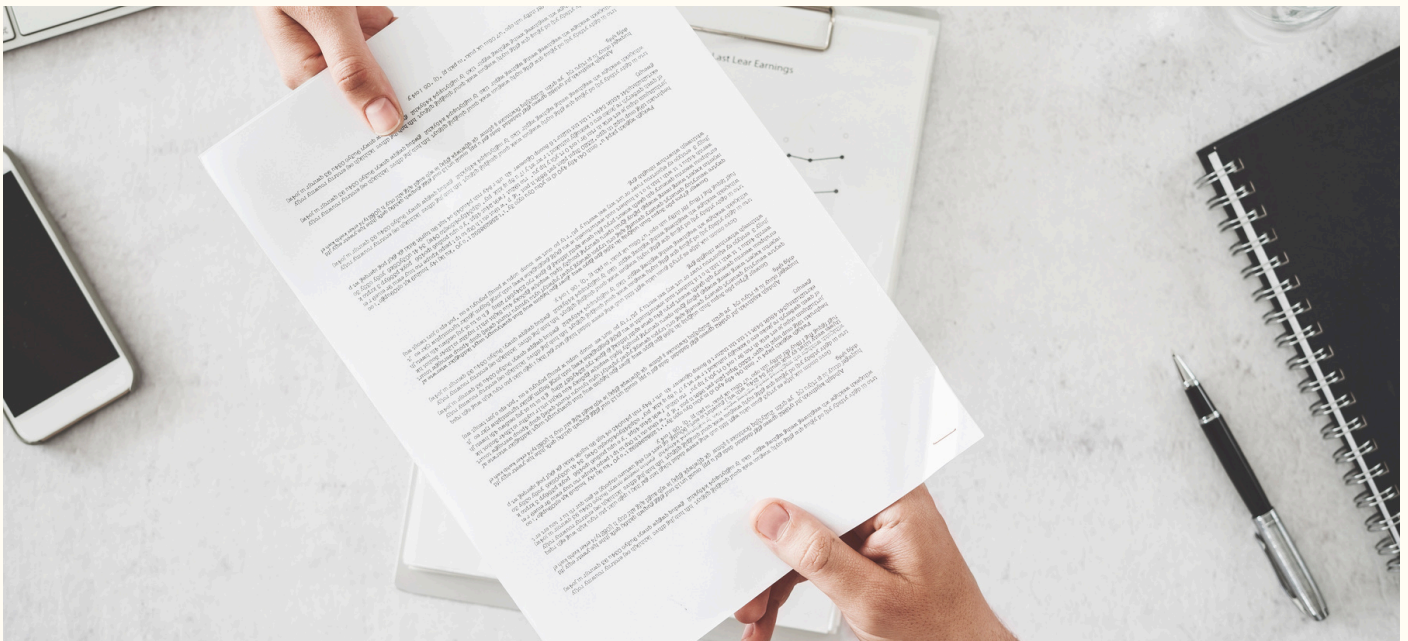
# 1031 EXCHANGE PROGRAM

## What is a 1031 Exchange?

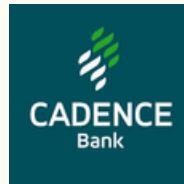
A 1031 Exchange allows you to defer capital gains taxes on the sale of an investment property when you reinvest the proceeds into a similar property. It's a smart way to grow your portfolio while minimizing tax liabilities!

## Benefits of a 1031 Exchange:

- Tax Deferral: Keep more money in your pocket for reinvestment.
- Portfolio Growth: Upgrade or diversify your investment properties.
- Leverage Opportunities: Increase your purchasing power.
- Estate Planning: Transfer wealth to heirs while deferring taxes.







## **WEALTH MANAGEMENT FOR BUSINESS**

**Tailored solutions that balance business interests and overall strategy.**

**Your success is our greatest success. We provide thoughtful analysis and advice to make sure your business meets its financial goals.**

**Ease and security  
Securely manage all your business and personal banking services in one place.**

**High-touch, tailored service  
You're busy running your business. Get a partner who can help you tackle any challenge.**

**Joshua Sapp | Market President  
Cadence Bank | 3211 E. Battlefield, Springfield, MO 65804  
O: (417) 891-2810 | M: (417) 343-0011 | NMLS# 733594**

## REAL ESTATE INVESTMENT SERVICES



**Max Kim**  
**Salesperson**  
**DIRECT 417-894-6045**  
**OFFICE 417-881-3061**  
**max@sturdyre.com**  
**License No 2020010114**



**Justin Sturdefant**  
**Broker Associate**  
**DIRECT 417-234-2834**  
**OFFICE 417-881-3061**  
**justin@sturdyre.com**  
**License No 2010036895**





