

Taco Bell / KFC

NNN Lease, 8+ Years Remaining on Primary Term

Site adjoins the Research College of Nursing (\$30+ million re-development) and is across from Research Medical Center, major full service hospital.

6607 Prospect Avenue
Kansas City, Missouri
6.1% CAP



Location: 6607 Prospect Avenue
Kansas City, Missouri 64132

Lease Term: Original 23 years commencing April 1, 2011. Expiring March 31, 2034.

Current NNN Rental: \$115,430

Increases: 10% every 5 years

Next Increase: April 1, 2029

Land Area: Approximately 33,188 Sq Ft

Building Size: Approximately 2,714 Sq Ft plus drive thru

Lease Type: Absolute NNN

Tenant: FQSR, LLC dba KBP Brands. The company currently operates approximately 1,100 KFC, Taco Bell, Arby's, and Sonic restaurants in 32 states.

Sale Price: \$1,895,000 (6.1% CAP)

Area: High density, high activity area with close proximity to State Highway 71. The site adjoins the Research College of Nursing, which is undergoing a major \$30+ Million expansion and redevelopment, with completion targeted for December 2025. The School has a distinguished 100+ year history, and has been recognized as the #1 nursing school in Kansas City. Across the street is the Research Medical Center, a full service hospital established in 1886, with approximately 590 beds. The site is close to other major attractions including the Kansas City Zoo, Swope Park, and multiple schools and high schools. Other major retailers include CVS, Walgreen's, Wendy's, McDonald's, Aldi, Popeyes, Auto Zone, Bank of America, etc. The City of Kansas City has recently approved the Prospect Corridor Overlay district approximately 800 acres, to support additional development in the area.

For More Information Please Contact:

**DIAMOND
PROPERTIES, INC.**
Commercial real estate brokerage

Diamond Properties, Inc.
1110 E Missouri Ave | Suite 180
Phoenix, Arizona 85014
P: +1 602 265 0011

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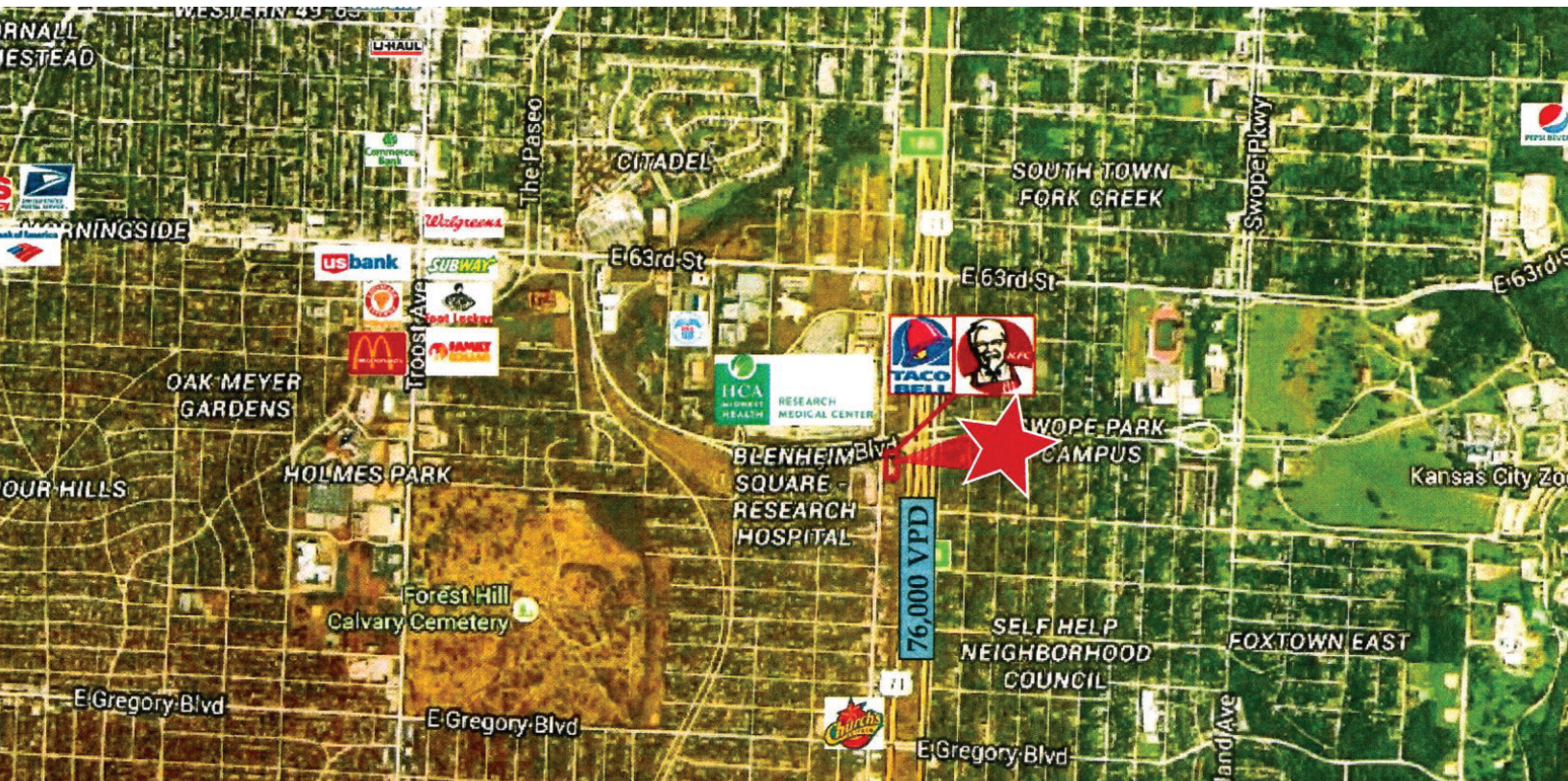
Broker of Record is:
Brian Brockman
Bang Realty-Missouri, Inc.

INVESTMENT OPPORTUNITY

Taco Bell / KFC

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6.1% CAP

Excellent opportunity to acquire established NNN leased income property, at very reasonable price and terms, in very desirable area.



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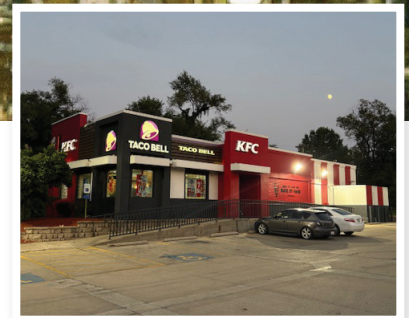
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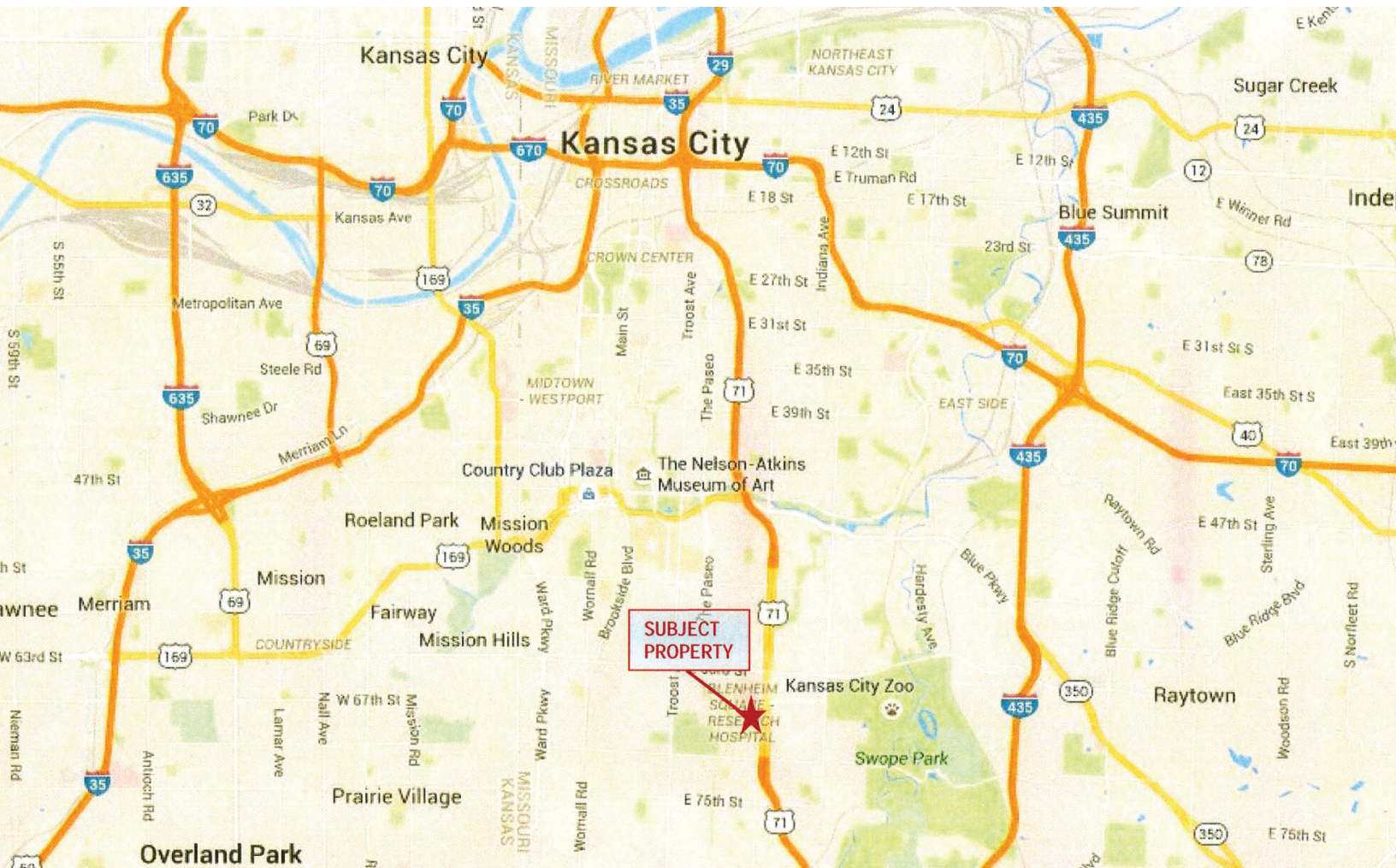
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This offering is subject to change, prior sale, prior lease or withdrawal from the market without notice. The above information was furnished to us either directly by the Owner or his Agent or through a Co-Broker and therefor is herewith submitted without any guarantee on our part, and while we do not guarantee it and assume no liability for error or omissions, we believe it to be correct. The information is given with the understanding that all the negotiations relative to purchase, sale, exchange or leasing of the property herein described will be conducted through Diamond Properties, Inc.

Aerial Photo



Location Map



Title Survey



The Orin Group, LLC.
10 Northwest Avenue, Suite 200,
Tallmadge, Ohio 44278
Phone 330-630-3937 Fax 866-486-2388
www.theoringroup.com

ALTA/ACSM Land Title Survey

For
Zancanelli-KFC Project

Prospect
6607 Prospect Ave., Kansas City, MO 64132
Jackson County

SURVEYOR'S CERTIFICATION

I, SPIRIT SPE, PORTFOLIO 2011-1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SPIRIT FINANCE CORPORATION, A MISSOURI CORPORATION, AND THEIR RESPECTIVE AFFILIATES, SUCCESSORS AND ASSIGNS, LINC AP, LLC, KELLY PARSONS BANK, A.A., ITS SUCCESSORS AND ASSIGNS, STEWART TITLE GUARANTY COMPANY AND/OR ITS AGENTS, AND THE ORIN GROUP, LLC

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSP, AND INCLUDES ITEMS 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

THE FIELD WORK WAS COMPLETED ON MAY 11, 2011.



MODEL: L-2011-01-01
DATE OF SURVEY: 05/11/2011
DATE OF LAST REVISION: 11/02/2011
REV: 20110510-01

SURVEY PREPARED BY
WATERHEAD CONSULTANTS, INC. (A08 NO. 11-108)
MISSOURI LAND SURVEYING CORPORATION LC-331
114 N. MAIN STREET
CANTON, MO 64531
PHONE: 866-880-4331
FAX: 866-880-8447
EMAIL: mitch@waterhead.com
WEB: www.waterhead.com

Commitment Legal Description

LOTS 245, 246, 247, 248, 249, 250, 251, 252 AND 253, EXCEPT THE EAST TEN FEET OF SAID LOT 253, PARK GATE, A SUBDIVISION IN KANSAS CITY, MISSOURI.

NOTE: THE DESCRIPTION ABOVE DESCRIBES THE SAME PROPERTY DESCRIBED IN SCHEDULE A OF STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE NO. 211050044, EFFECTIVE APRIL 21, 2011.

Sheet 1 of 1



Vicinity Map
(Not to Scale)

General Notes

1. AREA OF PROPERTY DESCRIBED:
0.724 ACRE (31,088 SQUARE FEET)
2. GROSS SQUARE FOOTAGE OF BUILDINGS, AS SHOWN ON THE SURVEY, ARE BASED ON THE EXTERIOR FOOTPRINT AT GROUND LEVEL.
3. DATE OF FIELD WORK: 05/11/2011
4. BEARINGS BASED ON THE EAST RIGHT-OF-WAY LINE PROPERTY AS SHOWN AS N87°50'10"E AS SHOWN ON FINAL PLAT OF BIG SOUTH MEYER, DATED 11/05/1987, RECORDED IN PLAT BOOK K-37 AT PAGE 38.
5. ALLERSON LAND OWNER INFORMATION TAKEN FROM JACKSON COUNTY ECONOMIC DEVELOPMENT (JED) WEBSITE, AVAILABLE AT: <http://jco.jacksoncounty.com/development/>
6. THERE IS NO APPARENT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT WORKS.
7. AS OF 05/11/2011, THERE IS NO OBSERVABLE APPARENT EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, AND NO APPARENT EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. THERE IS NO APPARENT OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, DUMP OF SANITARY LANDFILL.
9. THERE IS NO APPARENT EVIDENCE OF ANY BOUND OR CORNER OR CEMETERY OF RECORD AND/OR DESCRIBED IN THE FIELD.
10. BUILDING HEIGHT IS BASED ON THE ABOVE GROUND ELEVATION AT THE LOCATION OF THE HEIGHT SHOWN ON THE SURVEY.
11. EXISTING OFF-STREET PARKING:
A. 4 - ADA SPACES
B. 23 - REGULAR SPACES
C. 37 - TOTAL SPACES
12. SITE ADDRESS: 6607 PROSPECT AVENUE - POSTED ON SITE.
13. THERE ARE NO DAPS, CORNERS, OR OVERLAPS, AND ALL PARCELS DESCRIBED HEREON ARE CONTIGUOUS WITH ONE ANOTHER.

Current Zoning Information

	Fabricating Buildings and/or Offsites	Existing Buildings	Existing Conditions	Existing Conditions
	Existing Buildings and/or Offsites	Existing Buildings	Existing Conditions	Existing Conditions
	Existing Buildings and/or Offsites	Existing Buildings	Existing Conditions	Existing Conditions
	Existing Buildings and/or Offsites	Existing Buildings	Existing Conditions	Existing Conditions
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