FORTIS NET LEASE™

NEW 25 YEAR ABSOLUTE NNN

TACO BELL

1510 FRONTIER RD, FORT SMITH (BARLING), AR 72923

REPRESENTATIVE PHOTO

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410

fortisnetlease.com

DOUG PASSON
MANAGING PARTNER
D: 248.254.3407
DPASSON@FORTISNETLEASE.COM

MARVIN DELAURA
SENIOR DIRECTOR
D: 248.419.3811
MDELAURA@FORTISNETLEASE.COM

FORTIS NET LEASE™

DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to com- pleteness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

DOUG PASSON
MANAGING PARTNER
D: 248.254.3407
DPASSON@FORTISNETLEASE.COM

MARVIN DELAURA
SENIOR DIRECTOR
D: 248.419.3811
MDELAURA@FORTISNETLEASE.COM

STATE BROKER OF RECORD:

BRIAN BROCKMAN
AR #PB00082359
BANG REALTY - ARKANSAS INC.
BOR@BANGREALTY.COM
513.898.1551

FORTIS NET LEASE™

INVESTMENT SUMMARY

List Price:	$2,692,300
Current NOI:	$140,000
Initial Cap Rate:	5.20%
Land Acreage:	1.0 Acre
Year Built	2026
Building Size:	2,115 SF
Lease Type:	Absolute NNN
Lease Term:	25 years
Options:	Four - 5 Year Options with Increases

PRICE $2,692,300

CAP RATE 5.20%

LEASE TYPE Absolute NNN

TERM REMAINING 25 years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present the opportunity to acquire a long-term, absolute NNN-leased Taco Bell property located at 1510 Frontier Rd, Fort Smith (Barling), AR 72923. K-MAC Enterprises recently signed a new 25-year lease that will expire in 2051. The absolute NNN lease requires zero landlord responsibilities and includes 1.0% annual increases to hedge against inflation. These rent escalations are also included in the Four (5) five-year option periods. K Mac Enterprises is a best in class 350+ Unit Taco Bell Franchisee. The lease is backed by the entire 350+ Unit K Mac Entity. 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.

INVESTMENT HIGHLIGHTS

- Newest 2026 Prototype Building
- New 25 Year Absolute NNN Lease |
- Brand New Construction
- 1.0% Annual Increases
- Zero Landlord Responsibilities
- Tenant on Lease Includes 350+ Unit Entity (K-MAC Enterprises)
- Nearly 14,000 People within 3 Mile Radius
- Median Home Value More than $232,500 within 3 Mile Radius

PROPERTY SUMMARY

Year Built:	2026
Lot Size:	1 Acres
Building Size:	2,115 SF

LEASE SUMMARY

Tenant:	Taco Bell
Lease Type:	Absolute NNN
Primary Lease Term:	25 years
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	August 28, 2026
Lease Expiration Date:	2051
Lease Term Remaining:	25 years
Rent Increases:	1% Annual Rent Bumps
Renewal Options:	Four 5-Year Options
Tenant Website:	www.tacobell.com

TENANT BACKGROUND

Taco Bell is a fast food chain that specializes in Tex-Mex cuisine. The company was founded in 1962 by Glen Bell in Downey, California, and it quickly became a popular destination for Mexican-inspired food. In 1978, PepsiCo acquired Taco Bell, which helped the chain expand rapidly throughout the United States.

Today, Taco Bell has over 7,000 restaurants worldwide and is known for its creative menu items, such as the Crunchwrap Supreme and the Doritos Locos Tacos. The chain has also been involved in various marketing campaigns, such as the "Think Outside the Bun" and "Live Mas" slogans.

K-MAC Enterprises, Inc.

OVERVIEW

Company: K-MAC Enterprises

Founded: 1964

Total Revenue: $772 Million

Headquarters: Fayetteville, AR

Website: www.kmaccorp.com

TENANT HIGHLIGHTS

- K-MAC Enterprises is one of the Nations Top Taco Bell Franchisees
- K-MAC Operates 500+ Restaurant Locations
- Regional Concentration in the South Central Region of the U.S.
- K-MAC is Focused on Growing Through Acquisitions and Unit Development

FRANCHISE BACKGROUND

The tenant, K-MAC Enterprises, is a leading quick-service restaurant franchisee founded in 1964 and headquartered in Fayetteville, Arkansas. Over the company's 62 year history, it has grown to become one of the largest franchisee restaurant businesses in the country. K-MAC currently operates more than 350 Taco Bell restaurants. The company has a regional concentration in the South Central region of the U.S., with restaurants located in Arkansas, Indiana, Illinois, Kansas, Kentucky, Missouri, Mississippi, Oklahoma, Tennessee and Texas. K-MAC currently achieves more than $772 million in annual revenue. K-MAC continually upgrades its existing asset base while continuing to develop new stores. Going forward, K-MAC remains focused on growing through acquisitions and new unit development, as well as improving existing store operations.

THE PRAIRIE CHAFFEE CROSSING
CHAFFEE CROSSING BAPTIST CHURCH
Big O Tires
Chad Colley Blvd
SACRED HEART OF MARY
Coyote Trail
TACO BELL
Frontier Rd

Graphic Packaging
MARS
PORCHES
LAS AMERICAS
ELITE FORCE
ARCOM
Mercy
Chad Colley Blvd
Coyote Trail
Frontier Rd
TACO BELL

Cameo Mobile Home Park
Strozier Mini Storage
Strozier Ct
Yeagers
8th St
Chateau St
Brewton Plumbing
Absolute Storage
Endless Nutrition
D St
E St
C St
14th St
13th St
Gun City
Sonic
Barling
Barling Elementary
Tiny Treasures
Emily Inn
Barling Arkansas 1956
Blue Agave
Casey's
Ashton
B St
E Church St
Denali Way
Yukon Dr
Strozier Ln
Action Inc Mechanical Contractor
Freedom Farms
River Valley Animal Hospital
Church St
Frank St
Big O Tires
Sacred Heart of Mary
Gerald St
ArDOT
Chaffee Crossing Baptist Church
Little Sicily
Taco Bell
The Prairie at Chaffee Crossing
apac
The Fort Storage
255
59
22
549
Harps
Mercy

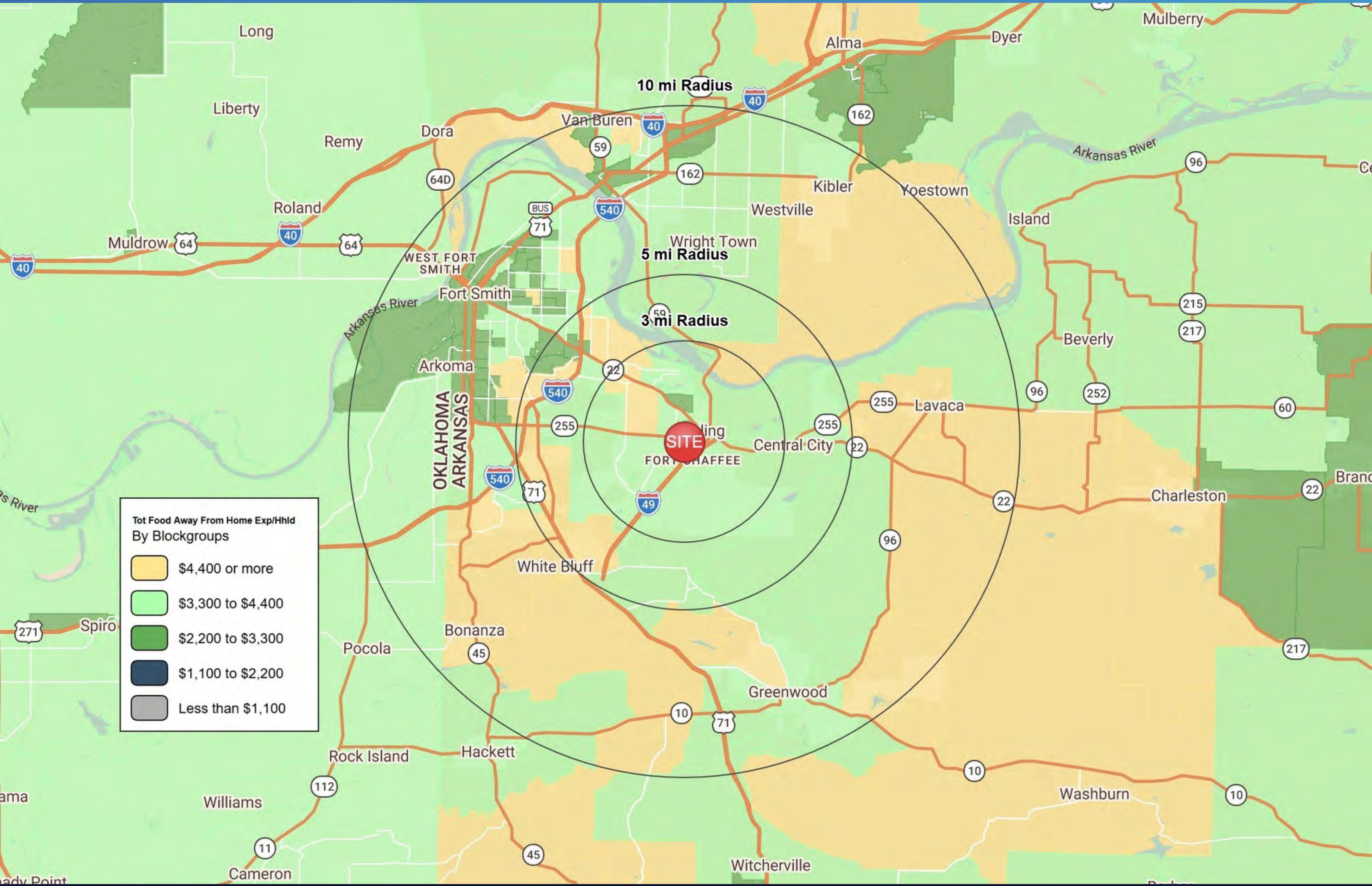
TACO BELL

TACO BELL

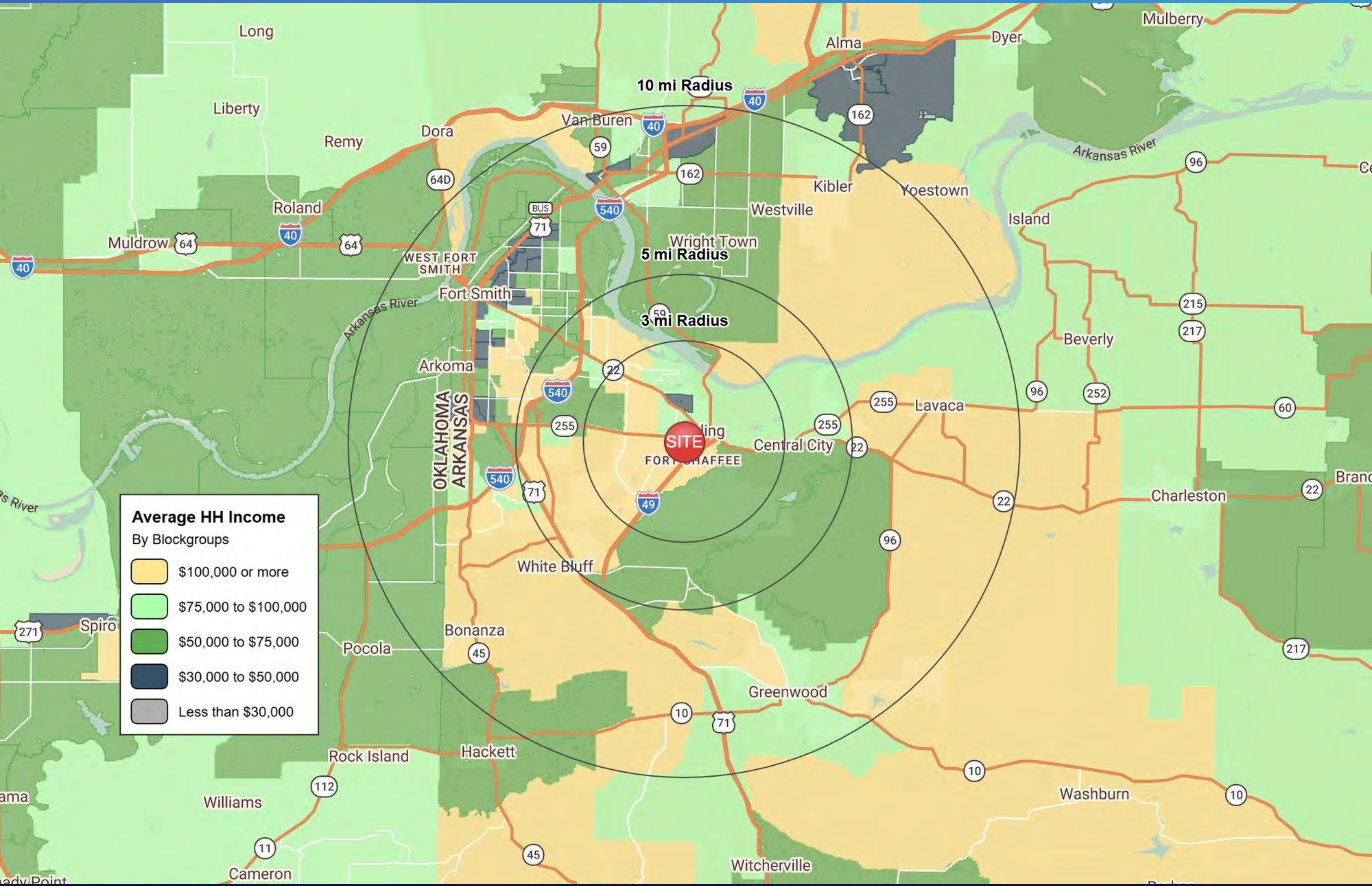
TACO BELL

1510 FRONTIER RD, BARLING, AR 72923

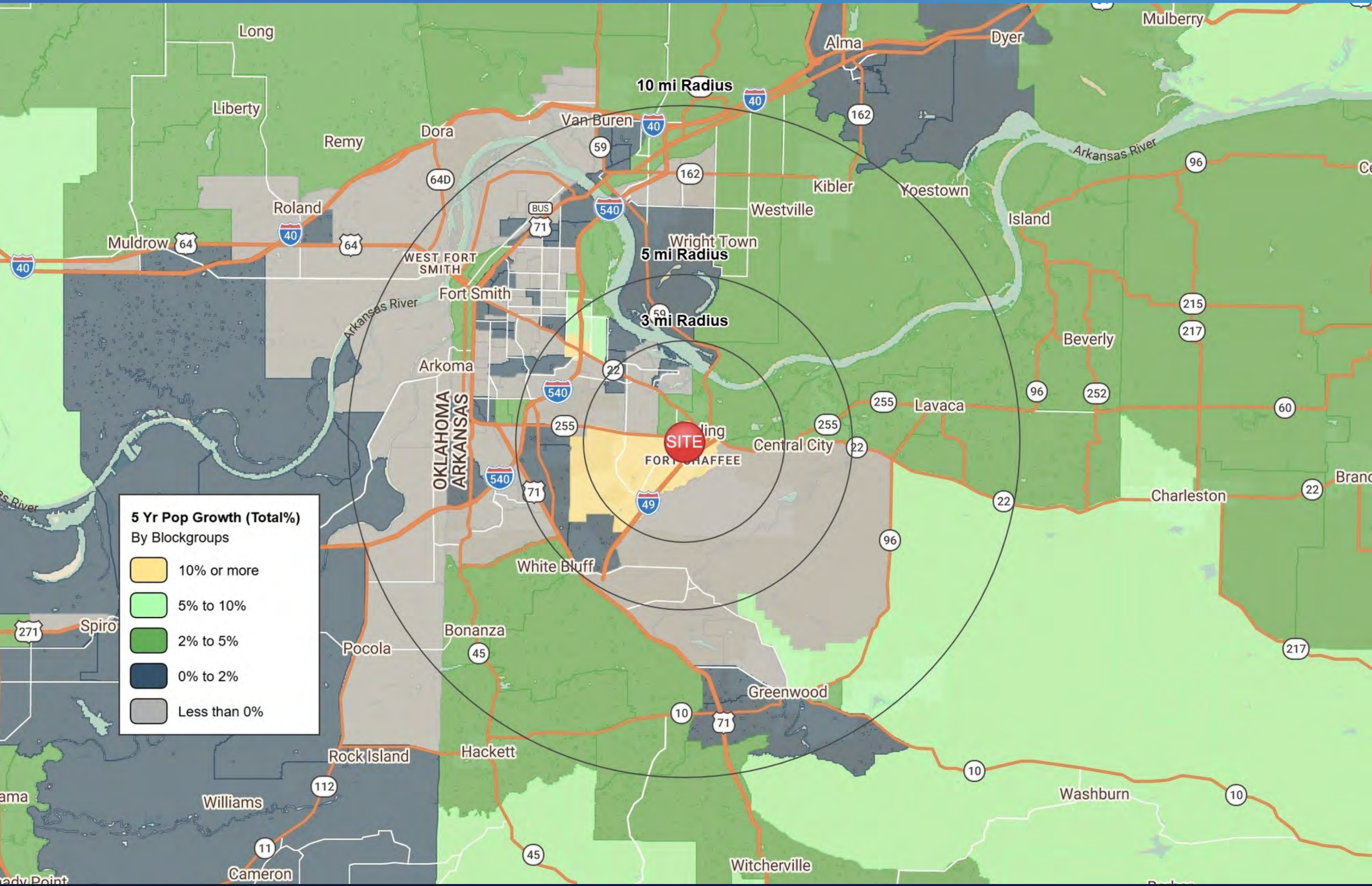
FORTIS NET LEASE™



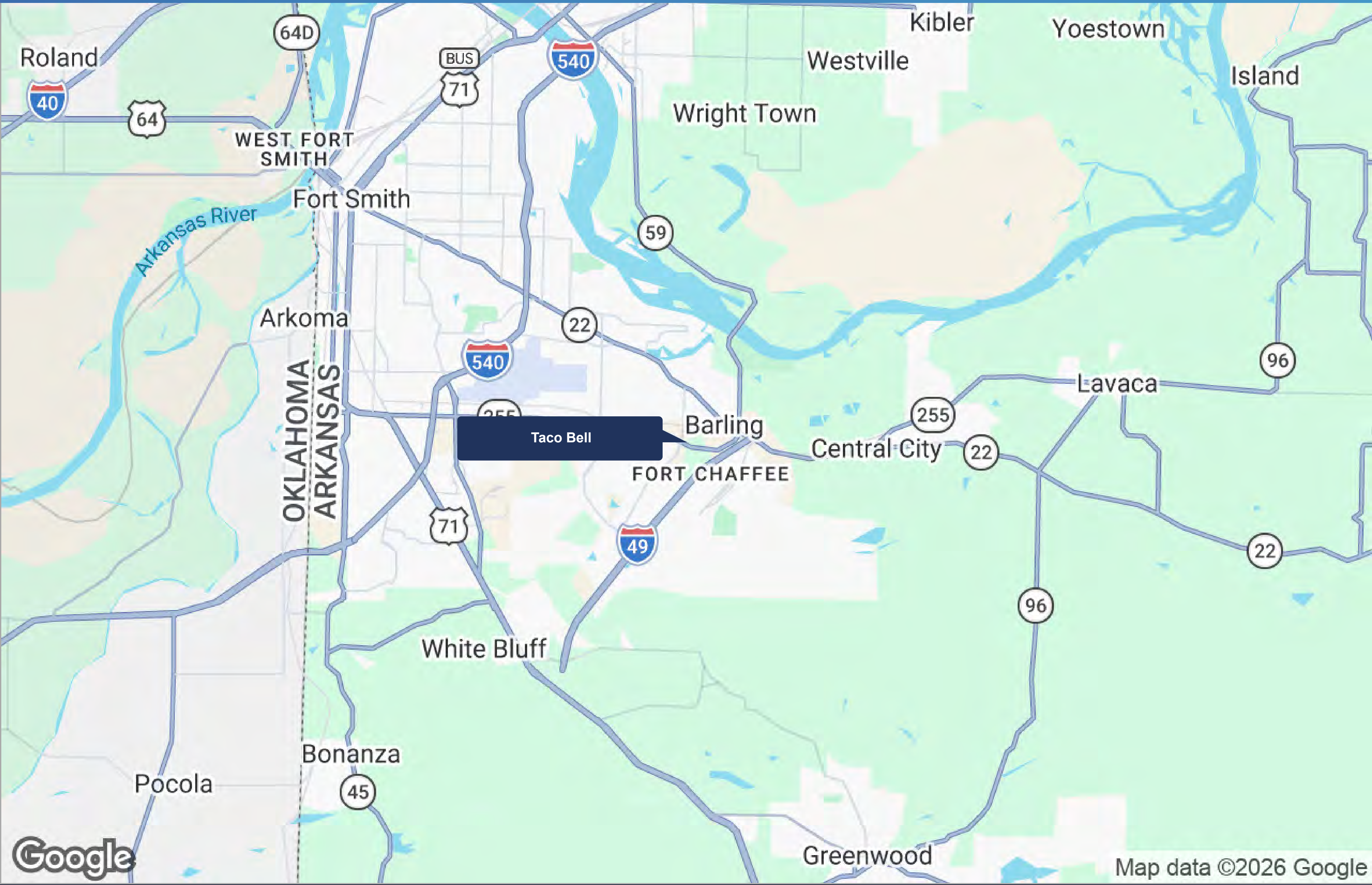
10 mi Radius
5 mi Radius
3 mi Radius
SITE
Tot Food Away From Home Exp/Hhld
By Blockgroups
$4,400 or more
$3,300 to $4,400
$2,200 to $3,300
$1,100 to $2,200
Less than $1,100
Long
Liberty
Remy
Dora
Van Buren
Alma
Dyer
Mulberry
Kibler
Yoestown
Westville
Island
Wright Town
Roland
Muldrow
WEST FORT SMITH
Fort Smith
Arkoma
OKLAHOMA
ARKANSAS
Arkansas River
Beverly
Lavaca
Central City
FORT CHAFFEE
Charleston
White Bluff
Spiro
Pocola
Bonanza
Greenwood
Rock Island
Hackett
Williams
Cameron
Washburn
Witcherville



Average HH Income
By Blockgroups
$100,000 or more
$75,000 to $100,000
$50,000 to $75,000
$30,000 to $50,000
Less than $30,000
10 mi Radius
5 mi Radius
3 mi Radius
SITE
Long
Liberty
Remy
Dora
Van Buren
Alma
Dyer
Mulberry
Roland
Muldrow
Kibler
Yoestown
Westville
Wright Town
Island
WEST FORT SMITH
Fort Smith
Arkoma
OKLAHOMA
ARKANSAS
Beverly
Lavaca
Central City
Charleston
White Bluff
Spiro
Pocola
Bonanza
Greenwood
Rock Island
Hackett
Williams
Cameron
Washburn
Witcherville
Arkansas River



5 Yr Pop Growth (Total%)
By Blockgroups
10% or more
5% to 10%
2% to 5%
0% to 2%
Less than 0%
10 mi Radius
5 mi Radius
3 mi Radius
SITE
Long
Liberty
Remy
Dora
Van Buren
Alma
Dyer
Mulberry
Roland
Muldrow
Kibler
Yoestown
Westville
Island
Wright Town
WEST FORT SMITH
Fort Smith
Arkoma
Beverly
Lavaca
Central City
FORT CHAFFEE
Charleston
White Bluff
Spiro
Pocola
Bonanza
Greenwood
Hackett
Rock Island
Williams
Washburn
Witcherville
Cameron
OKLAHOMA
ARKANSAS
Arkansas River



Roland
40
64
64D
WEST FORT SMITH
BUS
71
540
Kibler
Westville
Yoestown
Island
Wright Town
Fort Smith
Arkansas River
59
Arkoma
22
540
OKLAHOMA
ARKANSAS
Taco Bell
Barling
255
Central City
22
Lavaca
96
FORT CHAFFEE
71
49
22
96
White Bluff
Bonanza
45
Pocola
Greenwood
Google
Map data ©2026 Google

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2025	13,962	28,551	141,990
Total Population 2030	15,018	29,912	143,939
Annual Growth Rate 2020-2025	0.6%	0.1%	0.4%
Annual Growth Rate 2025-2030	1.5%	1.0%	0.3%
Median Age	39.3	39.9	37.2
# of Persons per HH	2.2	2.2	2.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	6,200	12,646	57,544
Average HH income	$140,304	$185,431	$112,732
Median House Value	$232,244	$239,562	$192,216
Consumer Spending	$575.28 M	$1.24 B	$5.05 B

Barling, Arkansas, is a small but growing city located in Fort Smith metropolitan area in western Arkansas, along the banks of the Arkansas River. Known for its convenient proximity to Fort Smith, Barling offers residents a suburban-rural lifestyle while maintaining easy access to major highways, including U.S. Highway 64 and Interstate 540, connecting the city to regional employment centers and retail hubs. The community is characterized by a mix of established residential neighborhoods, newer subdivisions, and commercial development, making it an appealing location for families and small businesses alike.

The city's economy benefits from a combination of local retail, services, and light industrial activity, supported by its strategic location within the Fort Smith trade area. Barling has experienced steady population growth and infrastructure improvements, attracting both residents and investors seeking opportunities in western Arkansas. With strong household incomes, convenient access to nearby amenities, and ongoing residential and commercial development, Barling presents a stable and promising environment for real estate and commercial investment.

TOTAL SALES VOLUME	PROPERTIES SOLD	BROKER & BUYER REACH	STATES SOLD IN
$10B+	4,500+	400K+	46

Click to Meet Team Fortis

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

EXCLUSIVELY LISTED BY:

DOUG PASSON
MANAGING PARTNER
D: 248.254.3407
DPASSON@FORTISNETLEASE.COM

MARVIN DELAURA
SENIOR DIRECTOR
D: 248.419.3811
MDELAURA@FORTISNETLEASE.COM