

CENTURY PARTNERS

In Association with Scott Reid & ParaSell, Inc.
A Licensed Iowa Broker #F06134000

Gas Station & C-Store

Operated by The Spot

Algona, Iowa

107 Hwy 18 W, Algona, IA 50511 View Map

New 15-Year Absolute NNN Lease

Junction of US 18 and US 169

Minutes from Downtown Algona

Bonus Depreciation Eligible

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Junction Location at US 18 and US 169

Gateway to Algona, the Kossuth County Seat



Investment Summary



Price	Cap Rate	NOI
$1,709,553	8.50%	$145,312

Investment Highlights

- 15-year absolute NNN lease to a 14-unit, rapidly growing operator
- Zero landlord responsibilities, hands-off investment
- 2% annual rent increases
- 1.11-acre site on US 18
- Bonus Depreciation Eligible

Market Highlights

- Junction location, direct frontage to highway traffic.
- County seat of Kossuth County, Iowa’s largest county by land area
- Proximate to national retailers including Bomgaars and McDonald’s
- Primary daytime traffic corridor at the US 18 and US 169 junction
- Population within 1 mile projected to grow through 2030

Tenant Highlights

- Established Operator: About 10 years in business since its founding in 2016
- 14 Locations Open and Operating: A multi-site gas & c-store portfolio headquartered in Cedar Falls, Iowa
- Aggressive Growth Plan: Targeting 30 sites over the next couple of years, more than doubling its current footprint
- Experienced Operator: Focused on its core business of branded fuel paired with a full convenience-store offering

Aerial

Junction of US 18 and US 169, Surrounded by Highway Retail

US 18 and US 169 travelers, Bomgaars, and McDonald's all route traffic past the site.



Lease Details

Lease Summary

Tenant	The Spot (Aeris Grove LLC)
Increases	2% Annual Increases
Options	4, 5-year
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Start	Close of Escrow (COE)
Lease End	15 Years from COE
Lease Term	15 years

Physical Description

Address	107 Hwy 18 W, Algona, IA 50511
Building Size	2,440
Land Size	1.11 AC
APN	22-02-126-006

Price
$1,709,553

Cap Rate
8.50%

NOI
$145,312

Period	Rent/Year	Rent/Month	Cap Rate
Year 1	$145,312	$12,109	8.50%
Year 5	$157,290	$13,108	9.20%
Year 10	$173,661	$14,472	10.16%
Year 15	$191,736	$15,978	11.22%
Option 1	$195,571	$16,298	11.44%
Option 2	$215,926	$17,994	12.63%
Option 3	$238,400	$19,867	13.95%
Option 4	$263,213	$21,934	15.40%

Tenant Summary



About The Spot

The Spot is a growing gas & c-store operator headquartered in Cedar Falls, Iowa. Since its founding in 2016, the company has built a portfolio of 14 locations. Each one pairs branded fuel with a full convenience-store offering built around the everyday needs of local drivers and communities.

The company is owned by Aeris Grove LLC. With roughly a decade of operating history, it has built the experience to run and grow a multi-site fuel and convenience portfolio.

The Spot is pursuing an active growth strategy, with plans to expand to 30 sites over the next couple of years, which would more than double its current footprint. The expansion reflects the company's continued focus on its core gas & c-store business and positions The Spot as a rising operator in the Midwest fuel and convenience sector.

Public/Private	Private
Headquarters	Iowa
Locations	14

Market Overview

About Algona, Iowa

Algona, Iowa showcases steady economic vitality driven by diverse sectors, including advanced manufacturing, healthcare, and agriculture. With a population of approximately 5,500, Algona serves as the county seat of Kossuth County, Iowa's largest county by land area, benefiting from its position at the junction of US 18 and US 169.

A small-town population base is balanced by a stable employment core anchored by Snap-on Tools, the city's largest employer with roughly 300 employees, Kossuth Regional Health Center, Hormel, and Corteva Agriscience, making Algona a durable market for necessity retail.



Demographic Highlights

$78,497
1-Mile Average Household Income

Demographics	1-Mile	3-Mile	5-Mile
Population	1,769	6,425	6,891
Average Household Income	$78,497	$74,204	$76,479
Households	765	2,808	2,995

Major Employers in Algona

Hormel Foods

CORTEVA™ agriscience

pharmacists® mutual

KOSSUTH REGIONAL HEALTH CENTER

An Affiliate of MERCYONE

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