



Actual Property

EXCLUSIVE OFFERING:



212 N 48th Street, Lincoln, NE 68504

*Absolute-NNN Lease
Urban College-Town Location*

Table of Contents

I.	<i>Executive Summary</i>	3
II.	<i>Additional Photography</i>	4
III.	<i>Tenant Overview</i>	5
IV.	<i>Market Overview</i>	6
V.	<i>Contacts</i>	8



Executive Summary

The Offering

- JLL is pleased to offer for sale the fee-simple interest in a single tenant Natural Grocers (the “Property” or “Asset”), located in Lincoln, Nebraska. The asset is situated in a major retail corridor with high traffic counts and impressive surrounding tenants. The Asset features 9.5 years of contractual term remaining and an absolute-net lease with zero landlord obligations, making this a perfect property for hands-off or out-of-market investors seeking passive income. This a rare opportunity to acquire a well located college-town asset leased long-term to a desirable, fast-expanding tenant with absolutely zero management responsibilities and extensive initial term remaining.

Investment Highlights

- 9+ years of contractual lease term remaining, with rent growth every 5 years throughout the initial term and all three 5-year options
- Located just 2.5 miles from the University of Nebraska, with an enrollment of over 25,000
- Ideal absolute NNN lease structure with zero landlord responsibilities
- Significant proximate retail, including Target, Walgreens, CVS, Hy-Vee,
- Desirable and expansive tenant (over 130 locations) in a growing and internet-resistant vertical

Market Debt Profile

- The asset will be delivered free and clear of any debt.
- For an indicative financing option, the debt market can provide 65% LTV, 10-year term with 2 years IO, followed by a 30-year amortization schedule, and 4.50-4.75% interest rate.

Natural Grocers – Lincoln, NE

PROPERTY OVERVIEW AND LEASE ABSTRACT

Address	212 N 48 th Street Lincoln, NE 68504
Tenant	Natural Grocers
Purchase Price	\$5,506,900
Cap Rate	7.00%
Base NOI	\$385,485
Lease Expiration	3/31/27
Remaining Initial Lease Term	9+ Years
Building Size	13,028 SF
Parcel Size	1.48
Year Built	2012
Ownership Interest	Fee-Simple
Parking	~96 Surface Spaces
Lease Type	Absolute NNN
Landlord Responsibilities	None
Rent Escalations	2% every 5 years including options
Renewal Options	3, 5-year options



Additional Property Photography



Tenant Overview

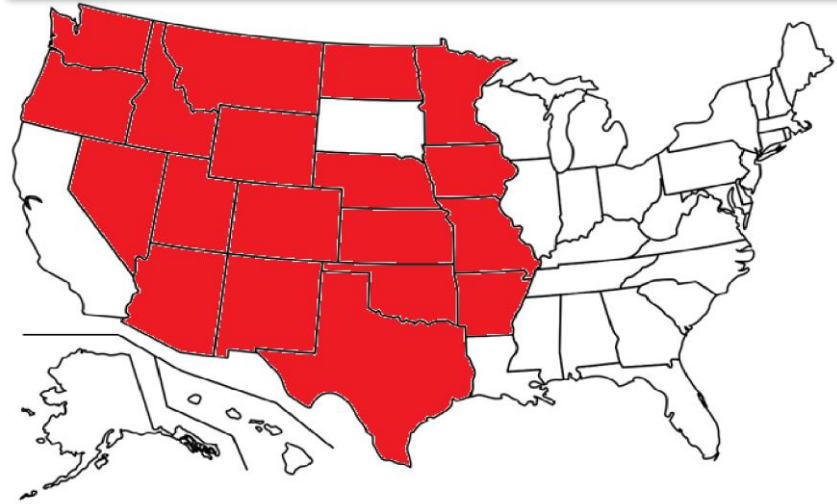
Natural Grocers Overview

- Natural Grocers by Vitamin Cottage, Inc. (NYSE: NGVC) is a rapidly expanding specialty retailer of natural and organic groceries and dietary supplements whose products must meet strict quality guidelines. The grocery products sold by Natural Grocers may not contain artificial colors, flavors, preservatives or sweeteners, or partially hydrogenated or hydrogenated oils. The Company sells only USDA certified organic produce and exclusively pasture-raised, non-confinement dairy products. Natural Grocers' flexible smaller-store format allows it to offer affordable prices in a shopper-friendly retail environment. The Company also provides extensive free science-based nutrition education programs to help customers make informed health and nutrition choices.

Natural Grocers by Vitamin Cottage, Inc.

Website	www.naturalgrocers.com
Headquarters	Lakewood, Colorado
Number of Locations	130+
Year Founded	1955
Stock Symbol	NYSE: NGVC
Revenue (FY 2016)	\$705.5M
EBITDA (FY 2016)	\$45.9M
Market Capitalization (7/2017)	\$183M

Natural Grocers Footprint



- Since 2012, Natural Grocers has experienced annual compound sales growth of 24%
- Natural Grocers has been opening 10 or more stores each year since 2011, with a high of 28 openings in 2016.



Lincoln, NE

MARKET OVERVIEW

- ✓ Lincoln is the capital and second-largest city in the state of Nebraska, with a population of over 348,720 in the greater Metropolitan Statistical Area. Lincoln is located in the southeast part of the state, just 50 miles from Omaha. Part of the area known as the “Silicon Prairie”, Lincoln has been ranked #4 on Forbe’s “Best Places for Businesses and Careers” list and #1 on NerdWallet’s “Best Cities for Job Seekers”.
- ✓ Lincoln is home to the University of Nebraska, the oldest and largest university in the state. The University of Nebraska enrolls over 25,000 students, with freshman enrollment reaching all-time highs in 2015 and again in 2016.

NATURAL GROCERS LOCATION OVERVIEW

- ✓ The subject property sits just off of bustling avenue O, a direct conduit to the university and Lincoln’s downtown core. The surround area is a dense retail corridor with a diverse mix of national tenants.
- ✓ The corner of 48th Street and O Street boasts a combined traffic count of 66,000 VPD, making it one of Lincoln’s busiest retail intersections and a major draw for incoming retailers.

DEMOGRAPHIC INFORMATION		
	3-mile radius	5-mile radius
POPULATION		
2017 Estimate	133,701	233,464
2017 Number of Households	55,775	96,040
INCOME		
2017 Median HH Income	\$43,645	\$49,543
2017 Average HH Income	\$59,781	\$66,803



Actual Property

Aerial Lincoln NE



JLL Contacts



Tivon Moffitt

Senior Vice President

+1 602 282 6348

tivon.moffitt@am.jll.com

Peter Bauman

Senior Vice President

+1 602 282 6289

peter.bauman@am.jll.com

Quinn McCarthy

Analyst

+1 312 228 3363

quinn.mccarthy@am.jll.com

www.theinvestor.jll

© 2017 Jones Lang LaSalle IP, Inc. All rights reserved. The information contained in this document is proprietary to JLL and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of JLL and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of JLL. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.