



HOME DEPOT | ABSOLUTE NNN GROUND LEASE

6701 BOONE AVENUE NORTH BROOKLYN PARK, MN 55428

OFFERING MEMORANDUM Presented By:

JACOB ABUSHARKH | MANAGING PRINCIPAL
T: 415.269.2474 E: jacob@thekasegroup.com BRE#01385529

JEFF BRACCO | SENIOR VICE PRESIDENT OF INVESTMENT SALES
T: 510.388.4438 E: jbracco@thekasegroup.com BRE#01336201

JEFF GATES | SENIOR VICE PRESIDENT OF INVESTMENT SALES
T: 415.231.5231 E: jgates@thekasegroup.com BRE#01768554

DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner (“Owner”) in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

TABLE OF CONTENTS



4 INVESTMENT OVERVIEW

5 FINANCIAL SUMMARY

6 TENANT OVERVIEW

7 LOCATION AERIAL

8 DEMOGRAPHICS

9 AREA OVERVIEW

JACOB ABUSHARKH | MANAGING PRINCIPAL
T: 415.269.2474 E: jacob@thekasegroup.com BRE#01385529

JEFF BRACCO | SENIOR VICE PRESIDENT OF INVESTMENT SALES
T: 510.388.4438 E: jbracco@thekasegroup.com BRE#01336201

JEFF GATES | SENIOR VICE PRESIDENT OF INVESTMENT SALES
T: 415.231.5231 E: jgates@thekasegroup.com BRE#01768554

INVESTMENT OVERVIEW

The Kase Group is pleased to present a rare **Absolute NNN Ground Lease** opportunity that is leased to The Home Depot (S&P Rated A Investment Grade Credit - NYSE: HD). This is an extremely rare property located in the **Minneapolis MSA** and unlike anything else on the market. The offering is 100% fee simple interest, including 4 (5) year options to renew the lease. There are scheduled increases of approximately 7.5% every 5 years at each renewal option.



INVESTMENT HIGHLIGHTS

.....
RARE MINNEAPOLIS BIG BOX OPPORTUNITY
.....

.....
100% FEE SIMPLE INTEREST
.....

.....
CORPORATE LEASE - S&P RATED A INVESTMENT GRADE CREDIT
.....

.....
TENANT EXERCISED THEIR 1ST OPTION EARLY
.....

.....
CORPORATE GROUND LEASE - NO LANDLORD EXPENSES
.....

.....
LARGEST HOME IMPROVEMENT RETAILER IN THE U.S.
.....

.....
7.5% INCREASES IN RENT
.....

OFFERING SPECIFICATIONS

.....
PRICE \$22,990,000
.....

.....
CAP RATE 6.25%
.....

.....
NET OPERATING INCOME \$1,434,576
.....

.....
SQUARE-FOOTAGE 115,227
.....

.....
LOT SIZE 19.36 AC
.....

FINANCIAL SUMMARY

HOME DEPOT | ABSOLUTE NNN GROUND LEASE

6701 BOONE AVENUE NORTH BROOKLYN PARK, MN 55428

\$22,990,000

6.25% CAP

FEE SIMPLE OWNERSHIP

SUMMARY

TENANT NAME	HOME DEPOT
LOT SIZE	19.36 AC
LEASE ENDS	6/30/2022
ANNUAL RENT	\$1,434,576
INCREASES	7.5% INCREASE AT EACH OPTION
OPTIONS	FOUR, 5 YEAR

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$1,434,576	6.25%
OPTION 1	\$1,549,803	6.75%
OPTION 2	\$1,665,030	7.25%
OPTION 3	\$1,780,257	7.76%
OPTION 4	1,895,484	8.26%

TENANT OVERVIEW

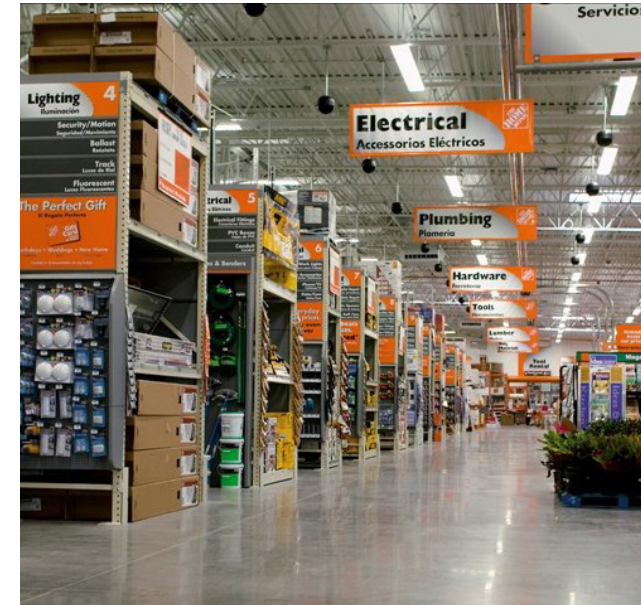
HOME DEPOT

The Home Depot is an American retailer of home improvement and construction products and services. It operates many big-box format stores across the United States (including all 50 U.S. states, the District of Columbia, Puerto Rico, the United States Virgin Islands and Guam), all ten provinces of Canada, as well as Mexico. The company is headquartered at the Atlanta Store Support Center in Cobb County, Georgia, in Greater Atlanta.

In terms of overall revenue reported to the U.S. Securities and Exchange Commission, the company is the largest home improvement retailer in the United States, ahead of rival Lowe's. The store operates out of large warehouse-style buildings averaging 105,000 square feet with megastores operating in larger facilities (the company's largest store, located in Union, New Jersey is 225,000 square feet).

The Home Depot was founded in 1978 by Bernard Marcus, Arthur Blank, Ron Brill, and Pat Farrah. The Home Depot's proposition was to build home-improvement superstores, larger than any of their competitors' facilities. Investment banker Ken Langone helped Marcus and Blank to secure the necessary capital.

In 1979, the first two stores, built in spaces leased from J. C. Penney that were originally Treasure Island "hypermarket" (discount department and grocery) stores, opened in metro Atlanta (in Doraville and Decatur both near I-285) on June 21. Two more opened not long after, and all four shared the space under the "squiggly" zig-zag roof with Zayre on its right side. It became a publicly traded company on April 19, 1984.



2,274+
LOCATIONS



371,000 +
EMPLOYEES



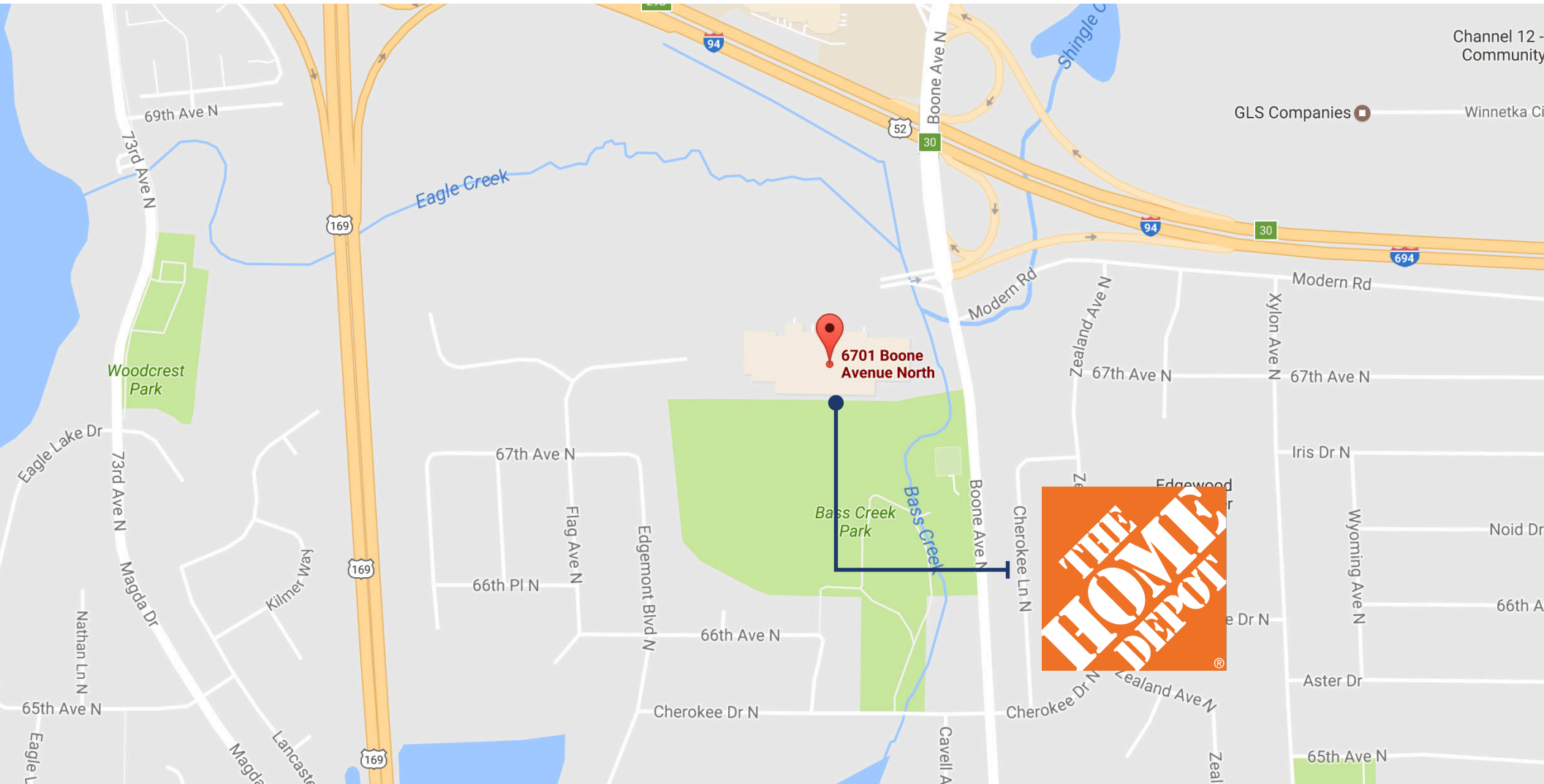
PUBLICLY
TRADED

LOCATION AERIAL



DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
TOTAL POPULATION	5,824	80,849	212,080
TOTAL NUMBER OF HOUSEHOLDS	2,313	32,237	81,952
AVERAGE HOUSEHOLD INCOME	\$70,984	\$64,429	\$75,454
MEDIAM AGE	37.6	35.2	36



AREA OVERVIEW

BROOKLYN PARK, MINNESOTA

Brooklyn Park is the sixth largest city in the U.S. state of Minnesota. The city is located on the west bank of the Mississippi River, upstream from downtown Minneapolis in northern Hennepin County. Brooklyn Park is a northwest suburb of the Twin Cities Metropolitan area of Minneapolis–Saint Paul. Brooklyn Park is the second largest suburb of Minneapolis–Saint Paul, the sixteenth largest metropolitan area in the United States, with about 3.46 million residents. The population was 75,781 at the 2010 census.



DEMOGRAPHICS

1 MILES

3 MILES

5 MILES

TOTAL HOUSEHOLDS

2,313

32,237

81,952

TOTAL POPULATION

5,824

80,849

212,080

PERSONS PER HOUSEHOLD

2.5

2.5

2.6

AVERAGE HOUSEHOLD INCOME

\$70,984

\$64,429

\$75,454

AVERAGE HOUSE VALUE

\$223,260

\$249,792

\$246,826

AVERAGE AGE

37.6

35.2

36

AVERAGE AGE - MALE

35.8

33.8

34.6

AVERAGE AGE - FEMALE

40.4

36.9

37.3

POPULATION WHITE

4,539

54,583

152,300

POPULATION BLACK

693

15,400

31,610

POPULATION HISPANIC

280

7,281

14,493

POPULATION ASIAN

337

5,496

15,763

POPULATION PACIFIC ISLANDER

2

14

133

POPULATION AMERICAN INDIAN

35

175

556

POPULATION OTHER

90

2,741

5,143



BROOKLYN PARK | MINNESOTA



The Kase Group

WWW.THEKASEGROUP.COM

OFFERING MEMORANDUM

HOME DEPOT | ABSOLUTE NNN GROUND LEASE

6701 BOONE AVENUE NORTH BROOKLYN PARK, MN 55428

JACOB ABUSHARKH | MANAGING PRINCIPAL

T: 415.269.2474 E: jacob@thekasegroup.com BRE#01385529

JEFF BRACCO | SENIOR VICE PRESIDENT OF INVESTMENT SALES

T: 510.388.4438 E: jbracco@thekasegroup.com BRE#01336201

JEFF GATES | SENIOR VICE PRESIDENT OF INVESTMENT SALES

T: 415.231.5231 E: jgates@thekasegroup.com BRE#01768554