

SINGLE TENANT

INVESTMENT OPPORTUNITY



TOPEKA KANSAS





EXCLUSIVELY MARKETING BY

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INVESTMENT SUMMARY

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building) in an NN leased, corporate guaranteed, Dick's Sporting Goods investment property located in Topeka, KS. In 2017, the tenant, Dick's Sporting Goods, Inc., has executed a new 10-year lease extension with 3 (5-year) option periods, demonstrating their long term commitment to the site. Dick's Sporting Goods now have approximately 8.5 years remaining and the lease features 5% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is corporate guaranteed and is NN with landlord responsibilities limited to roof and structure.

Dick's Sporting Goods is a co-anchor with The Home Depot in the shopping center located at the signalized intersection of S.W. Huntoon Street and S.W. Wanamaker Road with a combined 34,350 vehicles passing by on a daily basis. The asset is located directly off of Interstate 470 (35,400 VPD) and is just 2 blocks from Interstate 70 (60,300 VPD) with convenient on/off ramp access. The site is in a dense retail corridor directly across from an Academy Sports, JoAnn Fabrics, and Orscheln Farm & Home anchored center. Other nearby national/credit tenants include Walmart Supercenter, Sam's Club, Kohl's, Lowe's Home Improvement, Aldi, Regal Cinemas, Menards, Hobby Lobby, Bed Bath & Beyond, Target, T.J. Maxx, and more. In addition, the site is less than 2 miles from West Ridge Mall (992,000 SF of retail space) with anchor tenants including JCPenney, Sears, Dillard's, and more. The 5-mile trade area is supported by over 97,000 residents with an average household income of more than \$69,000.



OFFERING HIGHLIGHTS

OFFERING

PRICING:	\$5,203,000
NET OPERATING INCOME:	\$416,250
CAP RATE:	8.00%
GUARANTY:	Corporate
TENANT:	Dick's Sporting Goods, Inc.
LEASE TYPE:	NN
LANDLORD RESPONSIBILITIES:	Roof and Structure

PROPERTY SPECIFICATIONS

RENTABLE AREA:	45,000 SF
LAND AREA:	3.56 Acres
PROPERTY ADDRESS:	5900 SW. Huntoon Street, Topeka, KS 66604
YEAR BUILT:	2001
PARCEL NUMBER:	098-33-0-30-08-001-020
OWNERSHIP:	Fee Simple (Land and Building)



INVESTMENT HIGHLIGHTS

NEW 10-YEAR LEASE EXTENSION | RARE RENTAL INCREASES | CORPORATE GUARANTEED

- In 2017, executed a new 10-year lease extension with 3 (5-year) option periods
- Approximately 8.5 years remaining in the current term
- Demonstrates their commitment to the site
- 5% rental increases every 5 years throughout the initial term and at the beginning of each option period

NN LEASE | FEE SIMPLE OWNERSHIP | LIMITED LANDLORD RESPONSIBILITIES

- Tenant maintains CAM, and pays for taxes and insurance
- Landlord responsibilities limited to roof and structure
- Ideal, limited-management investment for an out-of-state, passive investor

SIGNALIZED INTERSECTION | INTERSTATE 70 | INTERSTATE 470

- Situated in the shopping center located at the signalized intersection of S.W. Huntoon Street and S.W. Wanamaker Road with a combined 34,350 vehicles passing by on a daily basis
- Situated directly off of Interstate 470 (35,400 VPD) and just 2 blocks from Interstate 70 (60,300 VPD)
- Convenient location with nearby direct on/off-ramp access

ACROSS FROM ACADEMY SPORTS ANCHORED CENTER | CO-ANCHOR WITH THE HOME DEPOT

- Dick's Sporting Goods is a co-anchor with The Home Depot
- Other tenants in the center are Arby's, Spangles, Quality Inn, and Relax Inn
- Directly across from Academy Sports + Outdoors, JoAnn Fabrics, and Orscheln Farm & Home anchored center
- Other tenants across the street include Starbucks, Buffalo Wild Wings, Five Guys, and McAlister's Deli

DENSE RETAIL CORRIDOR | WEST RIDGE MALL (997,000 SF OF RETAIL SPACE)

- Other nearby national/credit tenants include Walmart Supercenter, Sam's Club, Kohl's, Lowe's Home Improvement, Aldi, Regal Cinemas, Menards, Hobby Lobby, Bed Bath & Beyond, Target, T.J. Maxx, and more
- Under 2 miles from West Ridge Mall (992,000 SF of retail space) with anchor tenants including JCPenney, Sears, Dillard's, and more
- Increases consumer draw to the trade area and promotes crossover shopping

DENSE POPULATION IN 5-MILE TRADE AREA

- More than 97,000 residents and over 82,000 employees support the trade area
- \$69,800 average household income



PROPERTY OVERVIEW



ACCESS

SW. Huntoon Street:..... 2 Access Points
SW. Wanamaker Road:..... 1 Access Point



TRAFFIC COUNTS

Interstate 70:..... 60,300
Interstate 470 / U.S. Highway 75: 35,400
S.W. Wanamaker Road:..... 19,800



IMPROVEMENTS

There is approximately 45,000 SF of existing building area.



PARKING

There are approximately 230 parking spaces on the owned parcel.
The parking ratio is approximately 5.11 stalls per 1,000 SF of leasable area.



YEAR BUILT

2001



PARCEL

Parcel Number: 098-33-0-30-08-001-020 Acres: 3.56 Square Feet: 155,087 SF



ZONING

PUD: Planned Unit Development



pie five
PIZZA CO.
craft pizza • so fresh • so fast

McALISTER'S
CHOCOLATE

sleep  number.

FIVE GUYS
BURGERS and FRIES

Aerotek

HOHOT
HAWAIIAN GOLF

Spangle's

DICK'S
SPORTING GOODS

THE
HOME
DEPOT

Quick Lane
TIRE & AUTO CARE

Relax Inn

QUALITY
INN

Arby's

Starbucks

ON THE
BOARDER
MEXICAN GRILL & BARTEN

19,800
CARS PER DAY

14,550
CARS PER DAY

S.W. Wanmaker Road

S.W. Huntoon Street



The Kansas Buffet
Company

Int-ym
HEALTHCARE

Interstate 70

60,300
CARS PER DAY



35,400
CARS PER DAY



19,800
CARS PER DAY



Interstate 470 / U.S. Highway 75

SW. Wanamaker Road

SW. Huntoon Street

14,550
CARS PER DAY



The Overlook
Apartments
(318 Units)

Willow Run
Apartments
(64 Units)

Washburn Institute
of Technology

McCarter Elementary
School



33,600
CARS PER DAY

TARGET
TJ-maxx

ROSS
DRESS FOR LESS
Michaels
petco

West Ridge Mall
(992,000 SF of Retail Space)

Furniture Mall
of Kansas
Dillard's
sears
JCPenney

MENARDS
Dedicated to Service & Quality™

KOHL'S
expect great things
BARNES & NOBLE

ALDI

LOWE'S

HOBBY LOBBY
BED BATH & BEYOND

BEST BUY

COURTYARD
Marmott

Chick-fil-A

CVS

Panera

Walmart
Supercenter

SAM'S CLUB

The Overlook
Apartments
(318 Units)

HOMEWOOD SUITES
BY HILTON

Hampton
Inn

Red Robin

Interstate 470 / U.S. Highway 75

KANSAS
BUFFET COMPANY

BAYMONT
INN & SUITES

QUALITY
INN

ON THE BORDER
MEXICAN GRILL & CANTINA

OLD CHICAGO
PIZZA & TAVERN

BUFFALO WILD WINGS

Int-rim
HEALTHCARE

TEXAS
BREADHOUSE

SW. Huntoon Street

BOOT
BARN

Arby's

Quick Lane

Starbucks

FIVE GUYS
BURGERS AND FRIES

THE HOME
DEPOT

DICK'S
SPORTING GOODS

HO-HOT
WINGS

Spangles

SW. Wanamaker Road

Aerotek

19,800
CARS PER DAY



33,600
CARS PER DAY

Interstate 470 / U.S. Highway 75

Wanamaker
Elementary School

60,300
CARS PER DAY

Interstate 70

REGAL
CINEMAS

Red Robin

COUNTRY
KITCHEN

HOOTERS

JOHN JAY
UNIVERSITY

Freddy's
STEAKBURGERS

Jason's deli

COLD STONE
CREAMERY

BUFFALO
WILD WINGS

Academy
SPORTS & OUTDOORS

JO-ANN
fabric and craft stores

ORSCHELN
FARM & HOME

pie five
PIZZA CO.
craft pizza - on flash - on fast

McALISTER'S
DELI.

Comfort
INN & SUITES

Aerotek

usbank

OLD CHICAGO
PIZZA & TAPROOM
1876

Starbucks

sleep number
FIVE GUYS
BURGERS and FRIES

ON THE
BORDER
MEXICAN GRILL & SANTITAS

QUALITY
INN

19,800
CARS PER DAY

SW. Wanamaker Road

Spangles

Quick Lane
TIRE & AUTO CENTER

DICK'S
SPORTING GOODS

HuHot
KOREAN GRILL

Arby's



THE HOME
DEPOT



PYLON SIGN

CHARM NAILS



S.W. 12TH ST.

S.W. HUNTOON ST.



RELAX INN

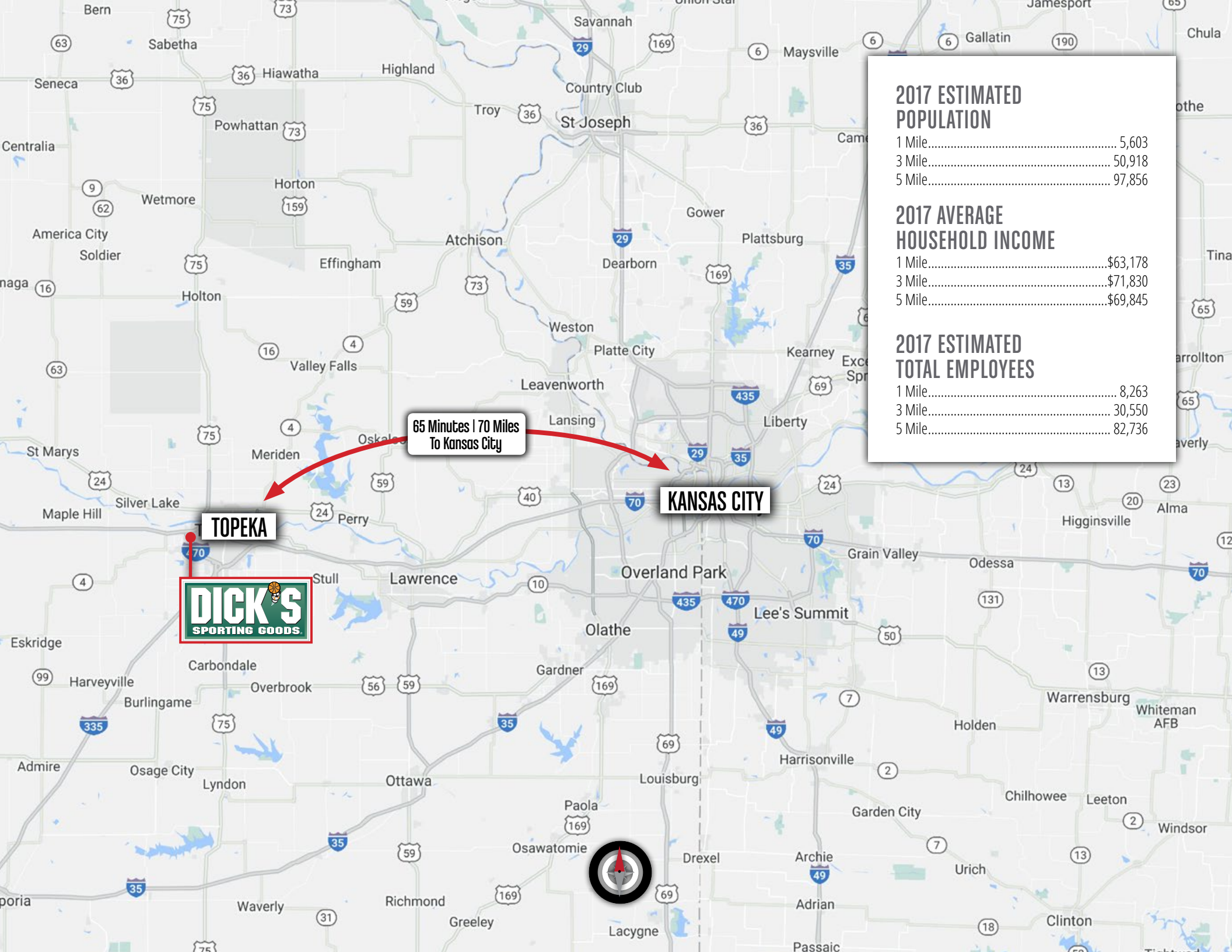


KEY STAFFING



THE KANSAS
BUFFET COMPANY





2017 ESTIMATED POPULATION

1 Mile.....	5,603
3 Mile.....	50,918
5 Mile.....	97,856

2017 AVERAGE HOUSEHOLD INCOME

1 Mile.....	\$63,178
3 Mile.....	\$71,830
5 Mile.....	\$69,845

2017 ESTIMATED TOTAL EMPLOYEES

1 Mile.....	8,263
3 Mile.....	30,550
5 Mile.....	82,736

TOPEKA



KANSAS CITY

65 Minutes | 70 Miles
To Kansas City

AREA OVERVIEW OF TOPEKA

Topeka is the capital city of the U.S. state of Kansas and the seat of Shawnee County. It is situated along the Kansas River in the central part of Shawnee County, in northeast Kansas, in the Central United States. The City of Topeka is the 5th largest city in Kansas with a population of 129,051 as of July 1, 2017. The Topeka Metropolitan Statistical Area, which includes Shawnee, Jackson, Jefferson, Osage, and Wabaunsee counties in north east Kansas at the intersection of I-70 and U.S. Highway 75. Its name is actually a Kansas Native-American tribe name and means "a good place to dig potatoes." However, the potatoes referred to are the prairie potato, a perennial herb in the pea family, native to prairies and plains in central North America, whose starchy root was an important food for Native Americans.

The educational, health and social services industry makes up the largest proportion of the working population. The four school districts employ nearly 4,700 people, and Washburn University employs about 1,650. Three of the largest employers are Stormont-Vail HealthCare (with about 3,100 employees), St. Francis Health Center (1,800), and Colmery-O'Neil VA Hospital (900). Top manufacturers include Goodyear Tire and Rubber Company, Payless ShoeSource, Hill's Pet Nutrition, Frito-Lay, and Jostens Printing and Publishing. Jostens announced plans in May 2012 to move production from its Topeka facility to Clarksville, Tennessee, affecting approximately 372 employee positions. Southwest Publishing & Mailing Corporation, a smaller employer, has its headquarters in Topeka.

Topeka is also home to several private and parochial schools such as Topeka Collegiate and Cair Paravel-Latin School. There are also elementary and junior high schools supported by other Christian denominations. Hayden High School, a Catholic high school is also in Topeka, as well as Cornerstone Family Schools, a non-denominational Christian organization that offers junior and senior high school athletics to home school families in the northeast Kansas area. Cornerstone's mascot is "the Saints".

Topeka Regional Airport (FOE) formerly known as Forbes Field is in south Topeka in Pauline, Kansas. Forbes Field also serves as an Air National Guard base, home of the highly decorated 190th Air Refueling Wing. Manhattan Regional Airport (MHK) in Manhattan, Kansas is the next closest commercial airport; Kansas City International Airport (MCI) in Kansas City is the closest major airport. Philip Billard Municipal Airport (TOP) is Topeka's Oakland area. Greyhound Lines provides bus service westward towards Denver, Colorado, eastward to Kansas City, Missouri, southwest to Wichita, Kansas.



AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 Estimated Population	5,603	50,918	97,856
2022 Projected Population	5,605	51,373	98,864
2010 Census Population	5,579	50,165	96,278
2017 Estimated Households	2,728	23,227	42,464
2022 Projected Households	2,725	23,365	42,741
2010 Census Households	2,738	23,123	42,329
2017 Estimated White	81.20%	84.70%	80.10%
2017 Estimated Black or African American	7.70%	5.90%	8.70%
2017 Estimated Asian or Pacific Islander	2.90%	2.40%	2.20%
2017 Estimated American Indian or Native Alaskan	0.70%	0.90%	1.00%
2017 Estimated Other Races	2.10%	1.80%	3.20%
2017 Estimated Hispanic	7.70%	7.90%	10.40%
2017 Estimated Average Household Income	\$63,178	\$71,830	\$69,845
2017 Estimated Median Household Income	\$47,381	\$52,894	\$50,896
2017 Estimated Per Capita Income	\$30,523	\$32,847	\$30,833
2017 Estimated Total Businesses	492	2,192	4,811
2017 Estimated Total Employees	8,263	30,550	82,736



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		BEGIN	INCREASE	RENTAL RATES			PSF	RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END			MONTHLY	PSF	ANNUALLY			
Dick's Sporting Goods, Inc. (Corporate Guaranty)	45,000	Feb 2017	Jan 2027	Current	-	\$34,688	\$0.77	\$416,250	\$9.25	NN	3 (5-Year)
				Feb 2022	5%	\$36,413	\$0.81	\$436,950	\$9.71		5% Incr. at beg. of each option

FINANCIAL INFORMATION

Price: \$5,203,000
 Net Operating Income: \$416,250
 Cap Rate: 8.00%
 Lease Type: NN

PROPERTY SPECIFICATIONS

Year Built: 2001
 Rentable Area: 45,000 SF
 Land Area: 3.56 Acres
 Address: 5900 SW. Huntoon Street, Topeka, KS 66604





BRAND PROFILE

DICK'S SPORTING GOODS

Dick's Sporting Goods, Inc. is a sporting goods retailer that operates stores primarily in the eastern and central United States. The Company's stores offer a broad selection of brand name sporting goods equipment, apparel, and footwear. As of October 28, 2017 the Company operated more than 715 DICK'S Sporting Goods locations across the United States. The company was incorporated in 1948 and is headquartered in Findlay Township, Pennsylvania. The company was reincorporated as a Delaware corporation in 1997. In 1999, the company changed its name to Dick's Sporting Goods, Inc.

Company Type:	Public (Nasdaq: DKS)
2017 Employees:	14,600
2017 Revenue:	\$7.92 Billion
2017 Net Income:	\$287.40 Million
2017 Assets:	\$4.06 Billion
2017 Equity:	\$1.93 Billion
Ranking:	#340 in FORTUNE 500





SRS

NATIONAL NET LEASE GROUP

SRS GLOBAL STATS



800+
PROPERTIES CURRENTLY
REPRESENTED



600+
CLIENTS REPRESENTED
IN 2016



\$2.6B*
TRANSACTION VALUE



20+
OFFICES



250+
BROKERS,
PROFESSIONALS,
AND STAFF



#1
LARGEST REAL ESTATE FIRM
EXCLUSIVELY DEDICATED TO
RETAIL SERVICES IN NORTH AMERICA

*STATISTICS ARE FOR 2016.

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.