

kroger single tenant net lease

1505-1509 E. Broadway Campbellsville KY 42718



OFFERING MEMORANDUM



HAKIMCAPITAL
Real Estate Investments

confidentiality agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at **1505 E. Broadway Campbellsville KY 42718** ("Property"). It has been prepared by Hakimi Capital. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Hakimi Capital. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Hakimi Capital, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Hakimi Capital expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

CONTACT US

STEVEN KOUTSANTONIS

Director of Acquisitions

O +1 516 926 3325

F +1 516 708 9682

C +1 646 481 3711

steve@hakimicapgroup.com



tenant overview

The Kroger Co. (NYSE: KR/S&P “BBB”/Moody’s “Baa1”) manufactures and processes food for sale in its supermarkets. The company operates retail food and drug stores, multi-department stores, jewelry stores, and convenience stores. Its combination food and drug stores offer natural food and organic sections, pharmacies, general merchandise, pet centers, fresh seafood, and organic produce; multi-department stores provide general merchandise items, such as apparel, home fashion and furnishings, outdoor living, electronics, automotive products, toys, and fine jewelry; and price impact warehouse stores offer grocery, and health and beauty care items, as well as meat, dairy, baked goods, and fresh produce items. The company operates under the banner brands, such as Kroger, Ralphs, Fred Meyer, King Soopers, etc., as well as Simple Truth and Simple Truth Organic brands.

Kroger is one of the world’s largest food retailers, with fiscal 2016 sales of \$115.3 billion. Kroger spans many states with more formats that include grocery and multi-department stores, convenience stores and jewelry stores. They operate under two dozen banners, all of which share the same belief in building strong local ties and brand loyalty with its customers. They believe that their customer base is becoming increasingly diverse - not only in terms of ethnicity, but also in terms of income levels, household mix and purchasing patterns. Their wide variety of store formats is among their key strengths that set them apart from competitors.



Number of Locations	2,600+
Headquartered	Cincinnati, OH
Website	kroger.com
Credit Rating	BBB
Rating Agency	Standard & Poor's
Stock Symbol	KR
Board	NYSE



property overview

Property Address	1505-1509 E. Broadway Campbellsville KY 42718
Parcel:	C04-06-47
Building Size:	34,000 Sq. Ft.
Lot Area	3.88 AC
Lease Start Date	7/1/1991
Lease End Date	4/30/2020
Option Periods	One (1) Two (2) Year and Three (3) Five (5) Years Options
Lease Type	NN
Landlord Responsibilities	Roof and Structure
Parking Spaces	181 Spaces 5.3 : 1,000 SF
Traffic Count	12,501 VPD
Stories	One
Age	1993

financial overview

Price:	\$2,950,000
Income:	
Annual Rent:	\$238,668.00
Tenant Reimb. (Taxes & CAM):	\$32,337.00
Gross Operating Income:	\$271,005.00
Expenses:	
Taxes:	\$22,726.00
Insurance:	\$3,069.00
CAM:	\$9,611.00
NOI:	\$235,599.00
Cap Rate:	8.0%

building overview

Ingress/Egress

Access to the subject site is provided via one ingress/egress point along East Broadway, as well as one point along Cumberland Way. The subject has good signage exposure along East Broadway. Neither the curb cut onto East Broadway nor the intersection of Cumberland Way and East Broadway is signalized.

Building Construction	
Foundation	Poured concrete slab
Framing / Exterior	Concrete Block w/ steel columns
Roof:	Flat; membrane



investment highlights

Hakimi Capital, as the exclusive advisor to the Owner, is pleased to present the opportunity to acquire 100% fee simple interest in Kroger Single Tenant Net Lease Property. The 34,000 square-foot grocer is a proven location with strong sales and has retained year over year. Kroger has been in occupancy at this location since 1991 and has continually reinvested in the property including recently remodeling the store in 2007. Their exceptional sales performance combined with their historic commitment to the site lease speaks to the strength of the offering and surrounding trade area.

The lease is NN with the tenant responsible for reimbursing property taxes, property insurance (minus a \$3,004 base) and all common area maintenance. Landlord is responsible for all building repairs, roof and structure.

Taylor County is truly the Heart of Kentucky." In addition to being shaped like a heart, the county is near the geographical center of the state. Campbellsville, the county seat of Taylor County, is approximately 85 miles from Louisville, Lexington, Bowling Green, and Somerset.

SINGLE TENANT
NN CORPORATE
LEASE



STRONG
SALES
RATIO



WELL
POSITIONED
12,501 VPD



CREDIT
GRADE
TENANTS



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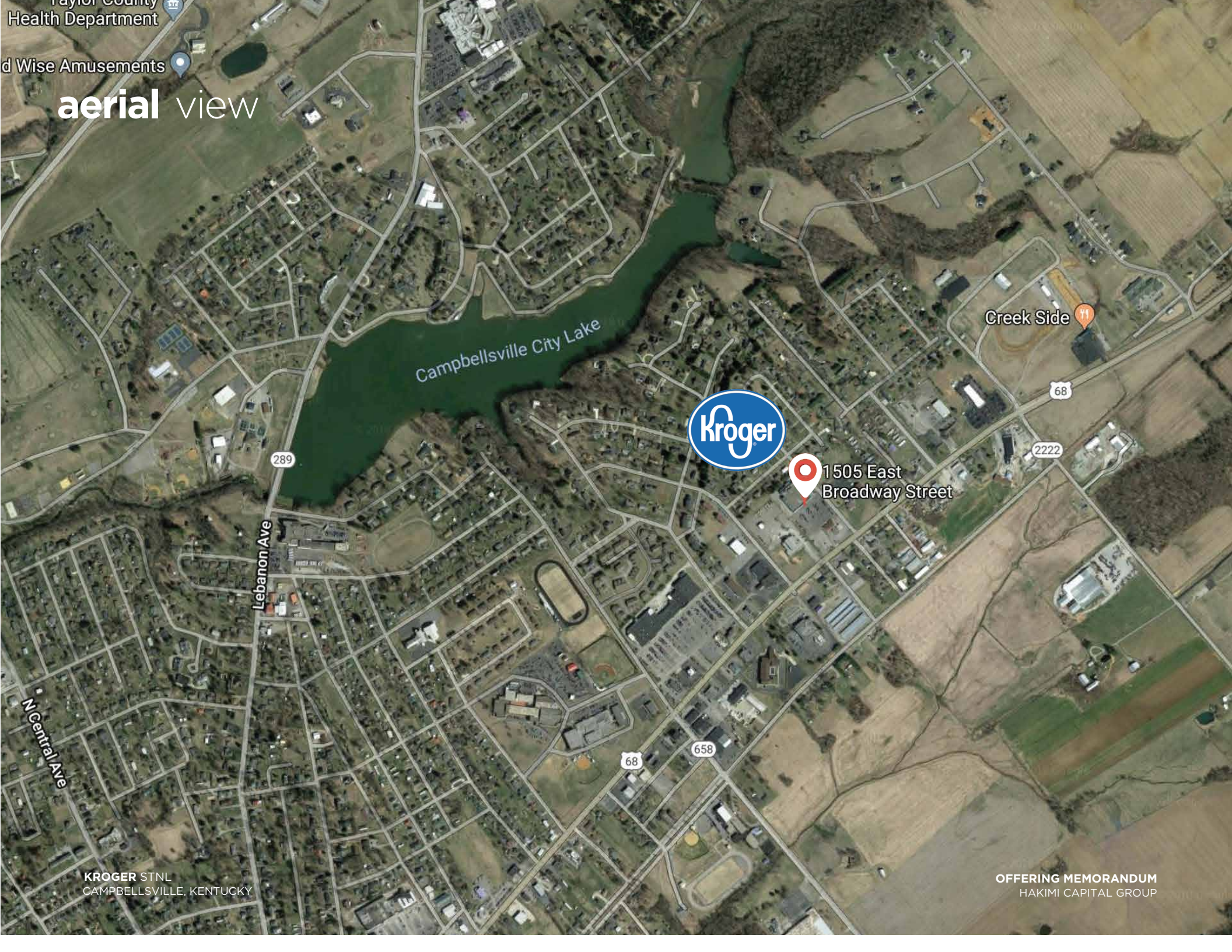
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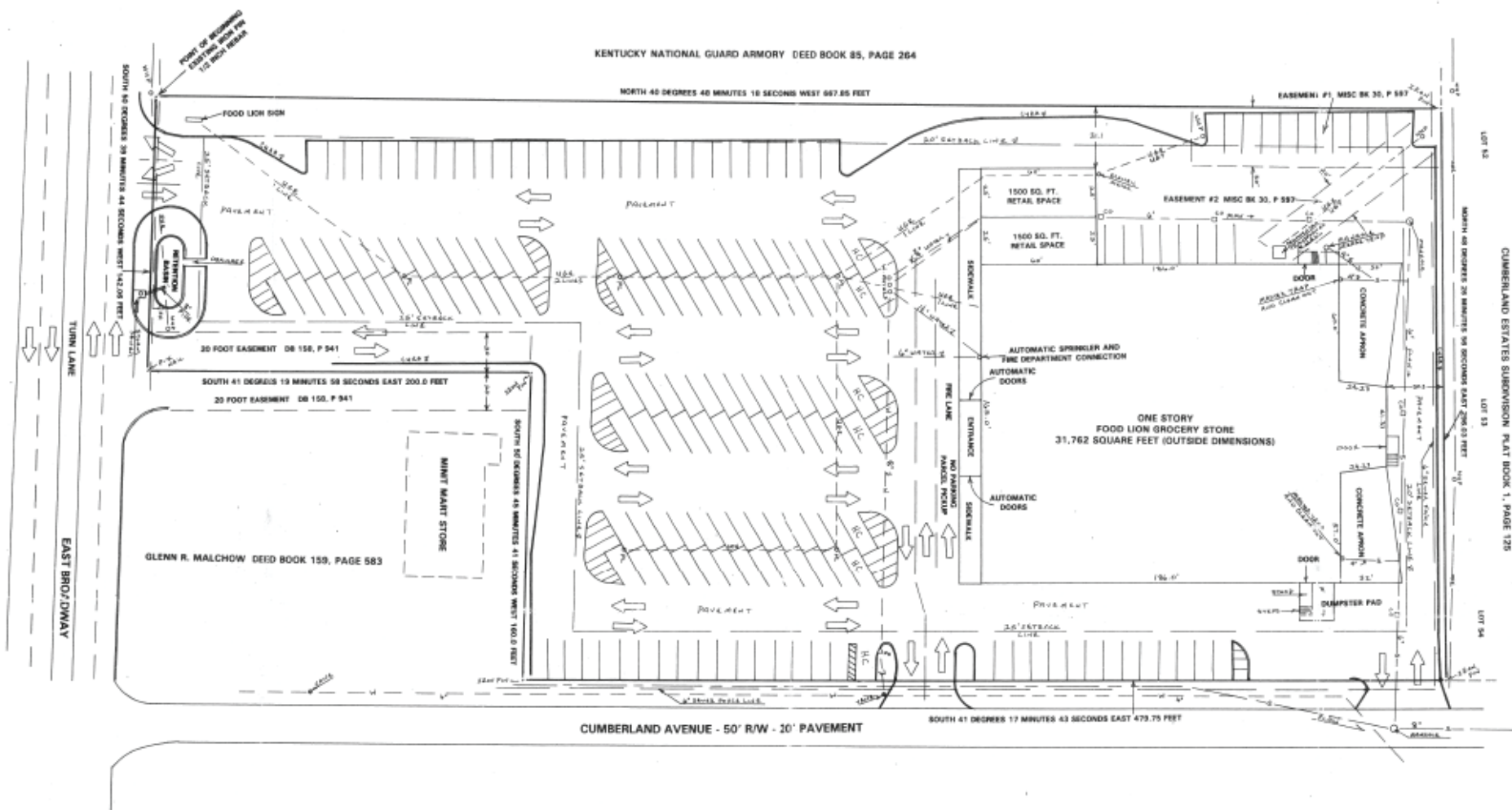
aerial view



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site plan





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