

ENTERPRISE

1412 BURLINGTON
NORTH KANSAS CITY, MO 64116

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1 PROPERTY INFORMATION

1412 Burlington
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Property Summary



OFFERING SUMMARY

Sale Price:	\$645,857
Cap Rate:	7.0%
NOI:	\$45,210
Lot Size:	0.77 Acres
Year Built:	1994
Building Size:	2,074 SF
Renovated:	2009
Zoning:	G-1
Price / SF:	\$311.41

PROPERTY OVERVIEW

Lease is guaranteed by the largest rental car company in the world, with over 5400 locations. 10+ years remaining on a 20 year lease term. Strong performing location. Building has minimal Landlord responsibilities and was completely renovated in 2009. site is located within an Opportunity Zone.

PROPERTY HIGHLIGHTS

- Opportunity Zone
- 20 year lease terms with 10+ years remaining
- Corporate guarantee
- Fronts the main commercial corridor with 25,983 cpd.
- Over 137,000 daytime population within three miles

2 LOCATION INFORMATION

1412 Burlington
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Regional Map



Tenant Profiles



OVERVIEW

Company:	Enterprise Holdings Inc.
Founded:	1957
Total Revenue:	\$24 billion
Headquarters:	St. Louis, MO
Website:	www.enterpriseholdings.com

TENANT HIGHLIGHTS

- If publicly traded Enterprise Holdings would rank on the Fortune 500 list
- The company's 3 brands serve more than 95% of worldwide car rental market
- Enterprise Rent-A-Car is the largest car rental agency in the world

Enterprise Holdings Inc. and its affiliate Enterprise Fleet Management together offer a total transportation solution. Combined, these businesses—which include extensive car rental and car sharing services, truck rental, corporate fleet management and retail car sales –accounted for \$24.billion in revenue and operated 2 million vehicles in fiscal year 2018.

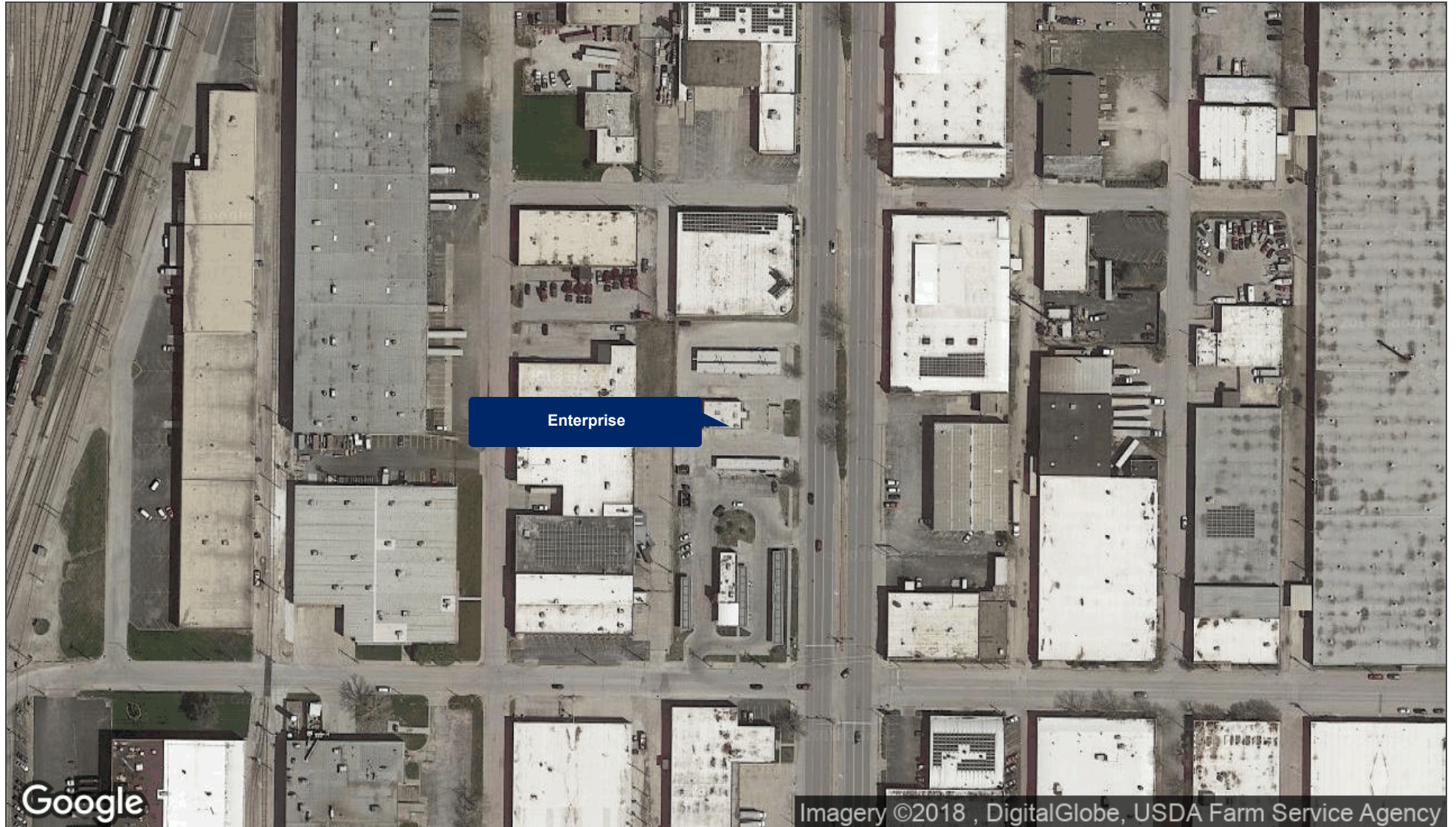
Enterprise Holdings –through its integrated global network of independent regional subsidiaries and franchises –operates the Enterprise Rent-A-Car, National Car Rental and Alamo Rent A Car brands at more than 10,000 fully staffed neighborhood and airport locations in more than 90 countries throughout the world.

Enterprise Holdings is the largest car rental company in the world as measured by revenue and fleet. Enterprise Holdings' annual revenues also place it near the top of the global travel industry, exceeding all other rental car companies, many airlines, and most cruise lines, hotels, tour operators and online travel agencies.

Retailer Map



Aerial Map



3 FINANCIAL ANALYSIS

1412 Burlington
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Income & Expenses

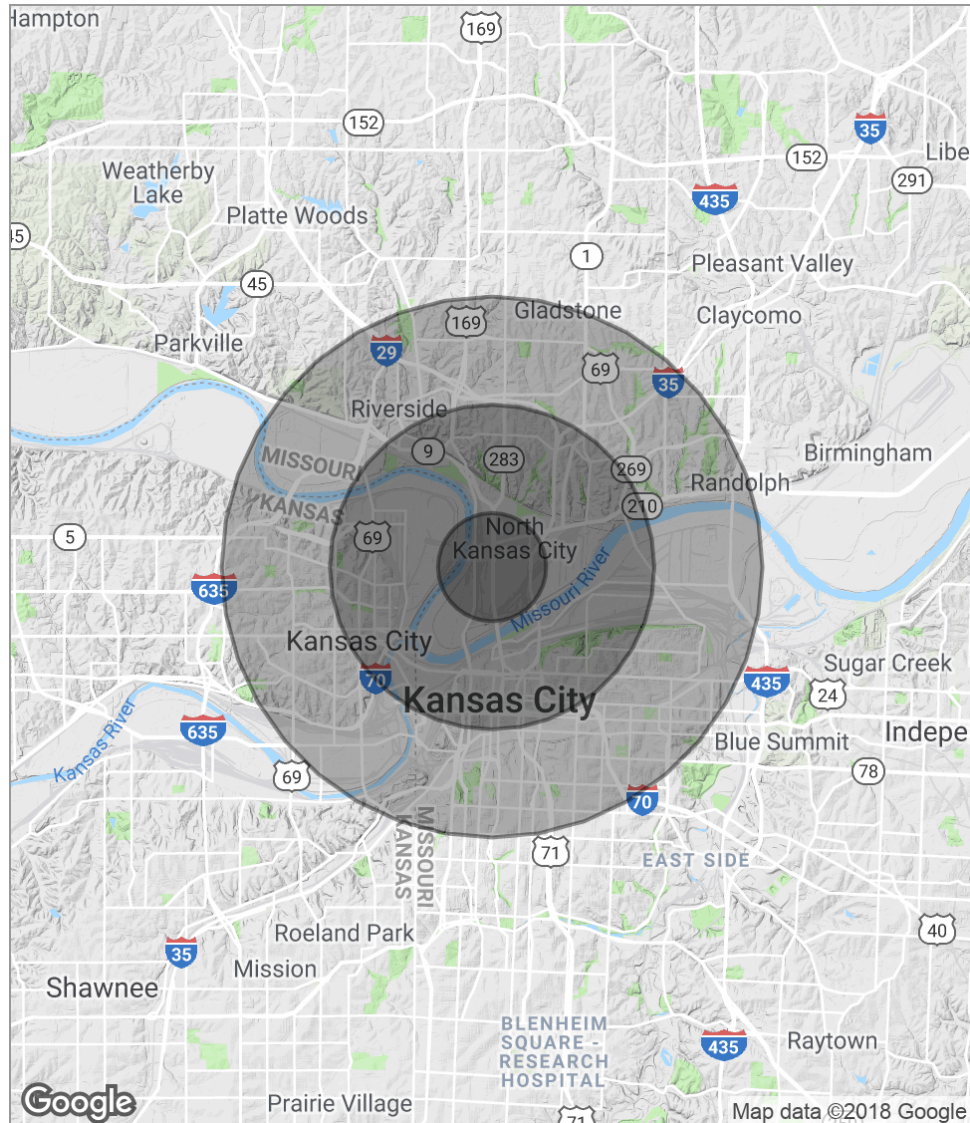
INCOME SUMMARY	ENTERPRISE	PER SF
Gross Income	\$45,210	\$21.80
EXPENSE SUMMARY	ENTERPRISE	PER SF
Gross Expenses	-	-
Net Operating Income	\$45,210	\$21.80

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DEMOGRAPHICS

1412 Burlington
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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,858	40,863	178,103
Median age	38.9	33.2	33.4
Median age [Male]	39.3	33.2	32.4
Median age [Female]	38.5	33.7	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,070	19,903	73,780
# of persons per HH	1.7	2.1	2.4
Average HH income	\$46,118	\$46,341	\$45,781
Average house value	\$140,097	\$132,238	\$131,471

** Demographic data derived from 2010 US Census*