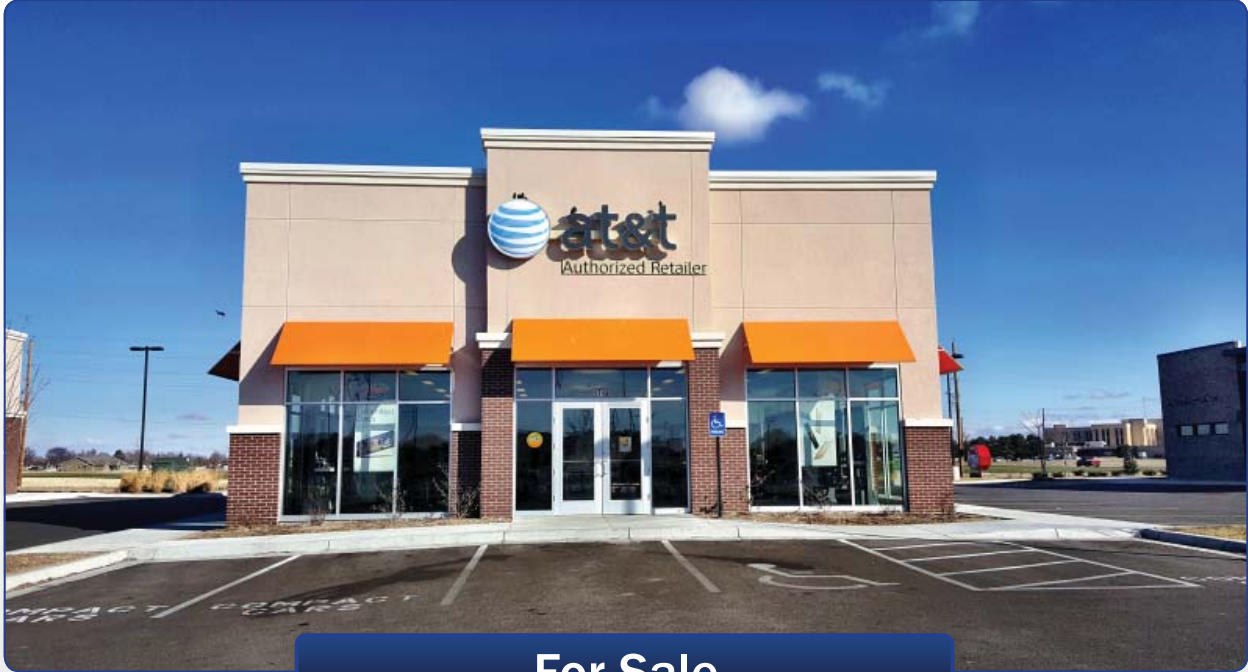


AT&T Wireless

1716 North Waldron Street, Hutchinson, Kansas



For Sale

| | |
|---------------------------------|-----------------------|
| Tenant | AT&T Wireless |
| Initial Lease Term | 10 Years |
| Years Remaining on Lease | 6.8 Years |
| Option Periods | One, Five Year Option |
| Net Operating Income | \$101,535 |
| Cap Rate | 6.75% |
| Sale Price | \$1,504,000 |

KS Broker of Record
ICR Real Estate Services

Capital Commercial Partners
Richard Geisenfeld
937-367-6656

AT&T Wireless

1716 North Waldron Street, Hutchinson, Kansas



Location: 1716 North Waldron Street
Hutchinson, Kansas 67501

County: Reno County

Tenant: AT&T Wireless

Year Built: 2015

Building Size: 2,901 Square Feet

Lease Type: Double Net "NN" Lease

Annual Rent Years 1-5: \$101,535

Annual Rent Years 6-10: \$111,689

Renewal Term Years 11-15: \$122,857

Rent Commencement: June 24, 2015

Initial Lease Expiration: June 30, 2025

Landlord Responsibilities: Roof and Structure

Tenant Responsibilities: Base Rent, Signage, Taxes, Insurance & CAMs

Location Highlights: Adjacent to 83-Acre Hutchinson Regional Medical Center & Camps with Over 1,980 Employees Combined, Serves Over 65,000 Residents of Central Kansas

Across from Walmart Supercenter, Target, Lowe's, Home Depot and Kohl's

Close Proximity to Hutchinson Community College with 5,575 Students

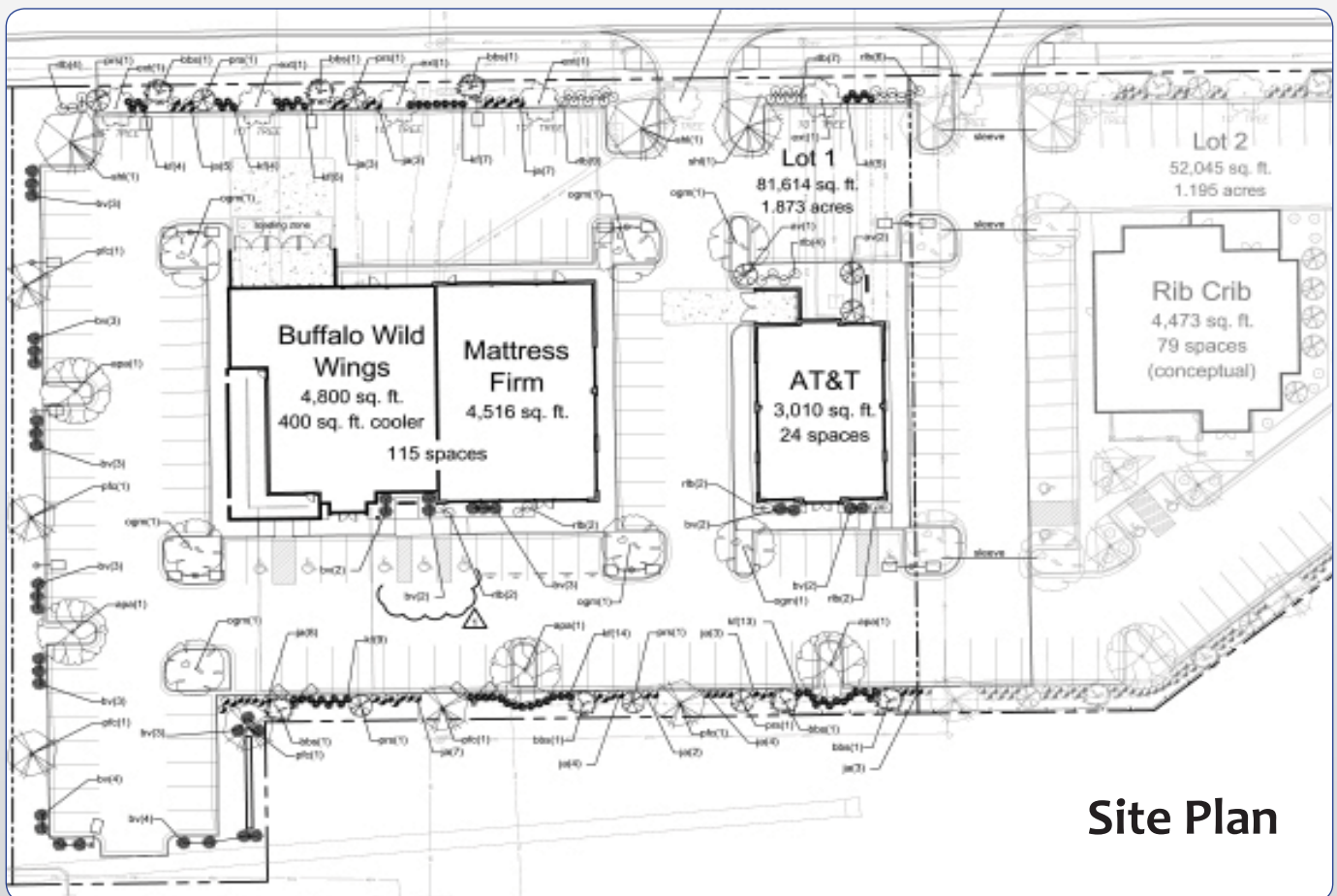
Within 1 Mile of 7 Hotels and the Greater Hutchinson Convention Center

AT&T Wireless

1716 North Waldron Street, Hutchinson, Kansas

Tenant History: In 1876, Alexander Graham Bell invented the telephone. That was the foundation of the company that would become AT&T - a brand that has become synonymous with the best, most reliable telephone service in the world. In 1984, through an agreement between the former AT&T and the U.S. Department of Justice, AT&T agreed to divest itself of its local telephone operations but retain its long distance, R&D and manufacturing arms. From this arrangement, SBC Communications Inc. (formerly known as Southwestern Bell Corp.) was born.

Twelve years later, the Telecommunications Act of 1996 triggered dramatic changes in the competitive landscape. SBC Communications Inc. established itself as a global communications provider by acquiring Pacific Telesis Group (1997), and Ameritech Corp. (1999). In 2005, SBC Communications Inc. acquired AT&T Corp., creating the new AT&T. With the acquisition of BellSouth in 2006, and the consolidated ownership of Cingular Wireless, AT&T led our industry in one of its most significant transformations since the invention of the telephone more than 130 years ago.



Site Plan

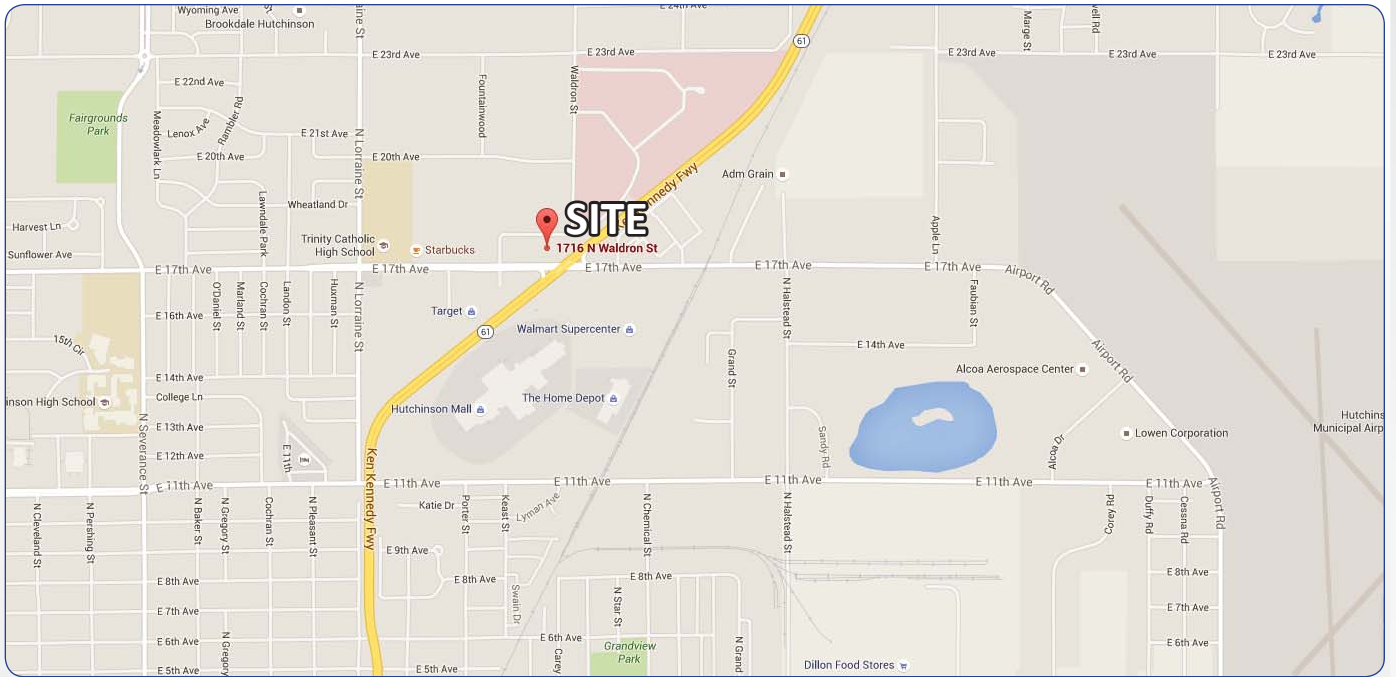
AT&T Wireless

1716 North Waldron Street, Hutchinson, Kansas



AT&T Wireless

1716 North Waldron Street, Hutchinson, Kansas



AT&T Wireless

1716 North Waldron Street, Hutchinson, Kansas



AT&T Wireless

1716 North Waldron Street, Hutchinson, Kansas



Traffic Count Profile

1716 N Waldron St, Hutchinson, Kansas, 67502
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.07284
Longitude: -97.89777

| Distance: | Street: | Closest Cross-street: | Year of Count: | Count: |
|-----------|-----------------|--------------------------------|----------------|--------|
| 0.18 | Ken Kennedy Fwy | E 17th Ave (0.21 miles NE) | 2008 | 6,650 |
| 0.37 | Ken Kennedy Fwy | E 17th Ave (0.26 miles SW) | 2008 | 7,910 |
| 1.84 | Ken Kennedy Fwy | E Ave B (0.12 miles NW) | 2008 | 8,340 |
| 2.27 | N Washington St | W 2nd Ave (0.08 miles S) | 2001 | 8,405 |
| 2.52 | N Plum St | E 43rd Ave (0.20 miles S) | 2006 | 4,414 |
| 2.61 | State Hwy 61 | E 43rd Ave (0.19 miles SW) | 2008 | 7,130 |
| 2.72 | Woody Seat Blvd | W Ave C (0.04 miles S) | 2001 | 12,515 |
| 2.82 | N Monroe St | Coronado Dr (0.09 miles N) | 2006 | 1,890 |
| 2.85 | S Lorraine St | Ken Kennedy Fwy (0.78 miles N) | 2008 | 7,680 |
| 2.89 | W 5th Ave | N Van Buren St (0.16 miles E) | 2001 | 6,270 |
| 3.03 | | (0.00 miles) | 2006 | 6,490 |
| 3.05 | E Blanchard Ave | S Halstead St (0.52 miles E) | 2008 | 5,880 |
| 3.08 | E 56th Ave | Halstead St (0.15 miles W) | 2006 | 1,727 |
| 3.15 | Woody Seat Fwy | W Ave F (0.27 miles N) | 2001 | 13,095 |
| 3.46 | W 56th Ave | E 56th Ave (0.05 miles E) | 2006 | 2,890 |
| 3.51 | Nickerson Blvd | Arthur St (0.06 miles NW) | 2001 | 5,650 |
| 3.56 | US Hwy 50 | S Bondrake (0.16 miles NE) | 2008 | 7,480 |
| 3.79 | N Plum St | E 69th Ave (0.40 miles N) | 2006 | 3,180 |
| 3.95 | E Blanchard Ave | S Obee Rd (0.19 miles E) | 2008 | 4,870 |
| 4.05 | E 30th Ave | N Mayfield Rd (0.25 miles W) | 2006 | 2,584 |
| 4.11 | W 56th Ave | Hendricks St (0.43 miles W) | 2006 | 1,862 |
| 4.11 | S Yoder Rd | Illinois Ave (0.31 miles S) | 2006 | 5,843 |
| 4.15 | Hendricks St | W 56th Ave (0.44 miles N) | 2006 | 1,266 |
| 4.30 | E 4th Ave | Green Acres Dr (0.19 miles E) | 2006 | 1,990 |
| 4.37 | S Main St | Forest Ave (0.02 miles N) | 2001 | 10,695 |
| 4.40 | E Illinois Ave | S Walnut St (0.54 miles W) | 2008 | 8,130 |
| 4.80 | W 56th Ave | Kennedy Dr (0.11 miles W) | 2006 | 1,523 |
| 4.87 | E Blanchard Ave | S Mayfield Rd (0.10 miles W) | 2008 | 4,580 |
| 4.91 | N Kent Rd | Joe St (0.05 miles S) | 2006 | 570 |

AT&T Wireless

1716 North Waldron Street, Hutchinson, Kansas



Executive Summary

1716 N Waldron St, Hutchinson, Kansas, 67502
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.07284
Longitude: -97.89777

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 5,748 | 39,261 | 48,847 |
| 2010 Population | 5,871 | 39,544 | 49,002 |
| 2015 Population | 5,869 | 39,583 | 49,014 |
| 2020 Population | 5,857 | 39,515 | 48,903 |
| 2000-2010 Annual Rate | 0.21% | 0.07% | 0.03% |
| 2010-2015 Annual Rate | -0.01% | 0.02% | 0.00% |
| 2015-2020 Annual Rate | -0.04% | -0.03% | -0.05% |
| 2015 Male Population | 46.5% | 50.4% | 50.2% |
| 2015 Female Population | 53.5% | 49.6% | 49.8% |
| 2015 Median Age | 40.8 | 37.6 | 39.3 |

In the identified area, the current year population is 49,014. In 2010, the Census count in the area was 49,002. The rate of change since 2010 was 0.00% annually. The five-year projection for the population in the area is 48,903 representing a change of -0.05% annually from 2015 to 2020. Currently, the population is 50.2% male and 49.8% female.

Median Age

The median age in this area is 40.8, compared to U.S. median age of 37.9.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2015 White Alone | 87.8% | 86.5% | 87.6% |
| 2015 Black Alone | 3.8% | 4.8% | 4.3% |
| 2015 American Indian/Alaska Native Alone | 0.6% | 0.7% | 0.7% |
| 2015 Asian Alone | 0.9% | 0.6% | 0.6% |
| 2015 Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| 2015 Other Race | 3.3% | 3.8% | 3.5% |
| 2015 Two or More Races | 3.6% | 3.5% | 3.3% |
| 2015 Hispanic Origin (Any Race) | 11.6% | 12.1% | 11.1% |

Persons of Hispanic origin represent 11.1% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 38.2 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|--------|--------|
| 2000 Households | 2,485 | 15,652 | 19,557 |
| 2010 Households | 2,560 | 15,822 | 19,839 |
| 2015 Total Households | 2,574 | 15,906 | 19,935 |
| 2020 Total Households | 2,574 | 15,902 | 19,924 |
| 2000-2010 Annual Rate | 0.30% | 0.11% | 0.14% |
| 2010-2015 Annual Rate | 0.10% | 0.10% | 0.09% |
| 2015-2020 Annual Rate | 0.00% | -0.01% | -0.01% |
| 2015 Average Household Size | 2.21 | 2.33 | 2.31 |

The household count in this area has changed from 19,839 in 2010 to 19,935 in the current year, a change of 0.09% annually. The five-year projection of households is 19,924, a change of -0.01% annually from the current year total. Average household size is currently 2.31, compared to 2.32 in the year 2010. The number of families in the current year is 12,351 in the specified area.

AT&T Wireless

1716 North Waldron Street, Hutchinson, Kansas



Executive Summary

1716 N Waldron St, Hutchinson, Kansas, 67502
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.07284
Longitude: -97.89777

| | 1 mile | 3 miles | 5 miles |
|---------------------------------|----------|----------|----------|
| Median Household Income | | | |
| 2015 Median Household Income | \$36,222 | \$37,409 | \$38,867 |
| 2020 Median Household Income | \$41,663 | \$42,957 | \$44,707 |
| 2015-2020 Annual Rate | 2.84% | 2.80% | 2.84% |
| Average Household Income | | | |
| 2015 Average Household Income | \$47,326 | \$52,025 | \$55,007 |
| 2020 Average Household Income | \$53,837 | \$58,774 | \$61,944 |
| 2015-2020 Annual Rate | 2.61% | 2.47% | 2.40% |
| Per Capita Income | | | |
| 2015 Per Capita Income | \$20,926 | \$21,503 | \$22,771 |
| 2020 Per Capita Income | \$23,836 | \$24,273 | \$25,645 |
| 2015-2020 Annual Rate | 2.64% | 2.45% | 2.41% |

Households by Income

Current median household income is \$38,867 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$44,707 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$55,007 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$61,944 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$22,771 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$25,645 in five years, compared to \$32,501 for all U.S. households

Housing

| | | | |
|------------------------------------|-------|--------|--------|
| 2000 Total Housing Units | 2,626 | 16,914 | 21,090 |
| 2000 Owner Occupied Housing Units | 1,507 | 10,127 | 13,144 |
| 2000 Renter Occupied Housing Units | 979 | 5,525 | 6,413 |
| 2000 Vacant Housing Units | 140 | 1,262 | 1,533 |
| 2010 Total Housing Units | 2,743 | 17,310 | 21,629 |
| 2010 Owner Occupied Housing Units | 1,421 | 9,895 | 12,883 |
| 2010 Renter Occupied Housing Units | 1,139 | 5,927 | 6,956 |
| 2010 Vacant Housing Units | 183 | 1,488 | 1,790 |
| 2015 Total Housing Units | 2,744 | 17,427 | 21,752 |
| 2015 Owner Occupied Housing Units | 1,331 | 9,395 | 12,275 |
| 2015 Renter Occupied Housing Units | 1,243 | 6,511 | 7,661 |
| 2015 Vacant Housing Units | 170 | 1,521 | 1,817 |
| 2020 Total Housing Units | 2,751 | 17,473 | 21,803 |
| 2020 Owner Occupied Housing Units | 1,327 | 9,403 | 12,278 |
| 2020 Renter Occupied Housing Units | 1,247 | 6,498 | 7,646 |
| 2020 Vacant Housing Units | 177 | 1,571 | 1,879 |

Currently, 56.4% of the 21,752 housing units in the area are owner occupied; 35.2%, renter occupied; and 8.4% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 21,629 housing units in the area - 59.6% owner occupied, 32.2% renter occupied, and 8.3% vacant. The annual rate of change in housing units since 2010 is 0.25%. Median home value in the area is \$114,861, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.45% annually to \$136,097.