



*ACTUAL SITE PHOTO



OFFERING
MEMORANDUM

OFFICEMAX

NET LEASED OFFERING

93 WASHINGTON HEIGHTS DR WASHINGTON, MO 63090

OFFERING MEMORANDUM
PRESENTED BY:

DAVE OLSEN

VICE PRESIDENT

PHONE **310.339.2467**

EMAIL **dave@thekasegroup.com**

BRE **#01975883**

JACOB ABUSHARKH

MANAGING PRINCIPAL

PHONE **415.269.2474**

EMAIL **jacob@thekasegroup.com**

BRE **#01385529**



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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 anytime 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.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.

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INVESTMENT OVERVIEW



The subject property is a 23,500 square foot OfficeMax located in the heart of Washington, Missouri's retail corridor servicing a population of over 100,000 residents in Franklin County. This site is strategically located off of State Highway 47 and Route 100 and features excellent exposure along one of Washington's main corridors experiencing over 20,000 vehicles per day. The asset is surrounded by major retailers including: WalMart, Lowe's, Walgreens, McDonald's, Big Lots and more. The nearest corporate office supply is approximately 30 miles away.

INVESTMENT HIGHLIGHTS

PUBLICLY TRADED | CREDIT TENANT (NASDAQ: ODP)

PRICED BELOW REPLACEMENT COST

**STRONG RETAIL FUNDAMENTALS: ROBUST TRAFFIC
/ DENSE RETAIL CORRIDOR / STRONG DEMOS
SURROUNDING**

HIGH BARRIER TO ENTRY / SCARCE RETAIL ZONING

LONG TERM TENANCY AT THIS LOCATION

OFFERING SPECIFICATIONS

PRICE \$3,198,611

CAP RATE 9.00%

TOTAL NOI \$287,875

SQUARE FOOTAGE 23,500

FINANCIAL SUMMARY

OFFICEMAX • NET LEASED OFFERING

93 WASHINGTON HEIGHTS DR WASHINGTON, MO 63090

\$3,198,611 • 9.00%

SUMMARY

TENANT NAME	OFFICEMAX
SQUARE FOOTAGE	23,500
LEASE START	12/31/99
LEASE END	12/31/19
TOTAL RENT	\$287,875
OPTIONS*	Currently in Option 1 with Three, 5-Year Options Remaining
INCREASES	\$0.50/PSF Every 5 Years

*NO EARLY EXTENSIONS

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
OPTION 1	\$299,625	9.36%
OPTION 2	\$311,375	9.73%
OPTION 3	\$323,125	10.10%

TENANT OVERVIEW



OFFICEMAX

OfficeMax was an American office supplies retailer founded in 1988. It is now a subsidiary of Office Depot, Inc., which is headquartered in Boca Raton, Florida. As of December 2012, OfficeMax operated 941 stores in 47 states, Puerto Rico, the U.S. Virgin Islands and Mexico.

On February 20, 2013, an all-stock merger between Office Depot and OfficeMax was announced. The merger was completed on November 5, creating the largest U.S. office-supplies chain. The OfficeMax name continues to serve as a brand of the newly formed Office Depot, Inc.



PUBLICLY TRADED



1,350+ LOCATIONS

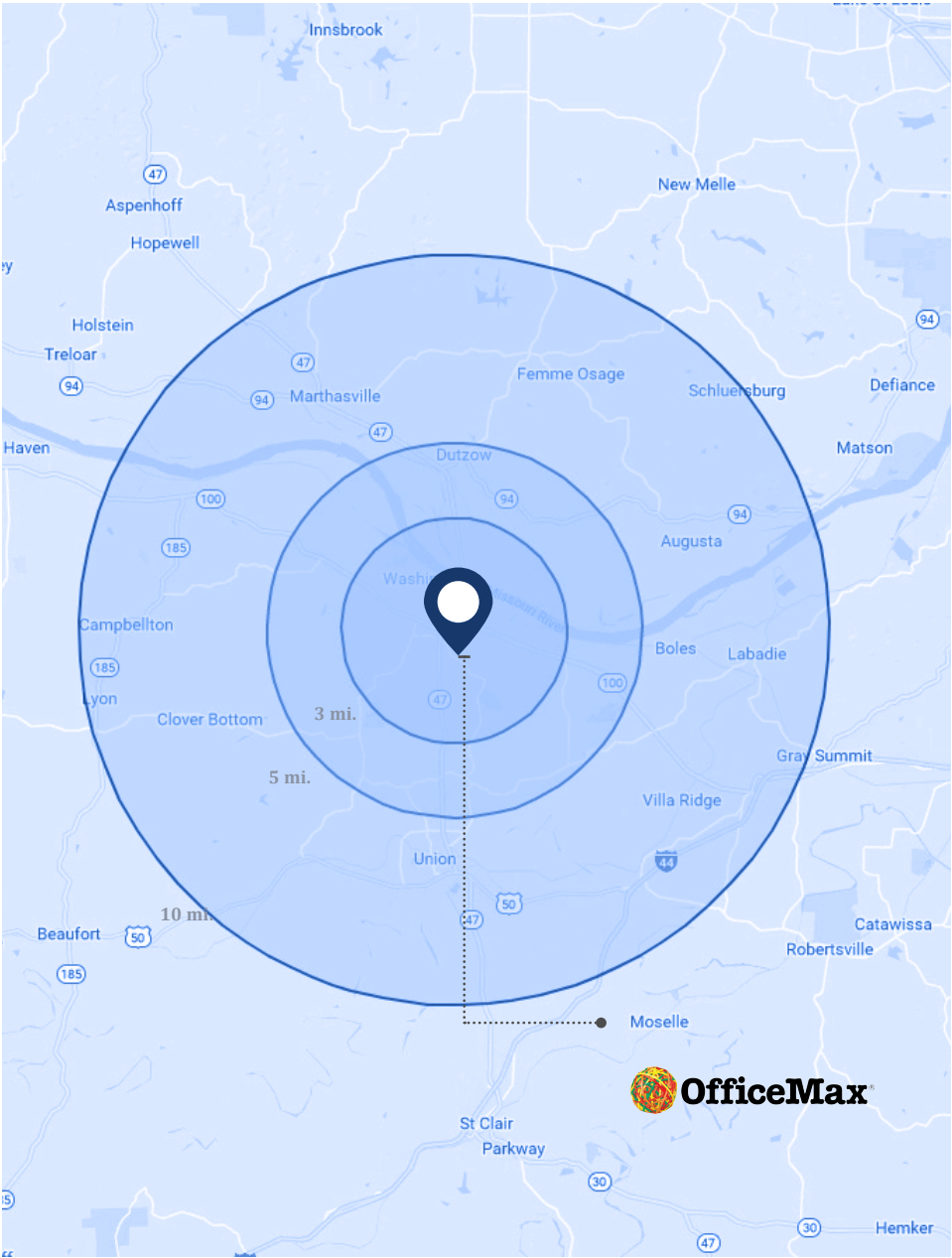
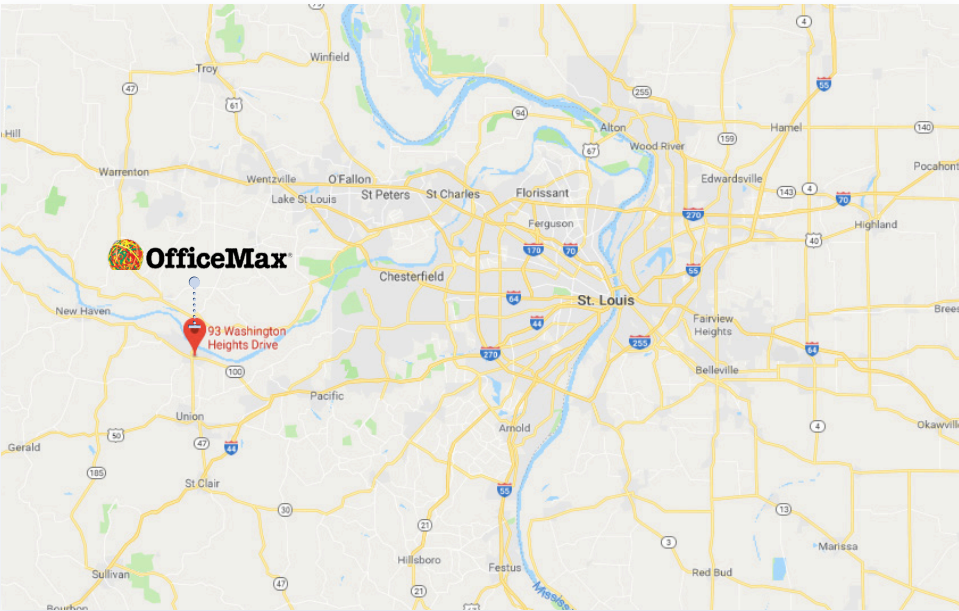
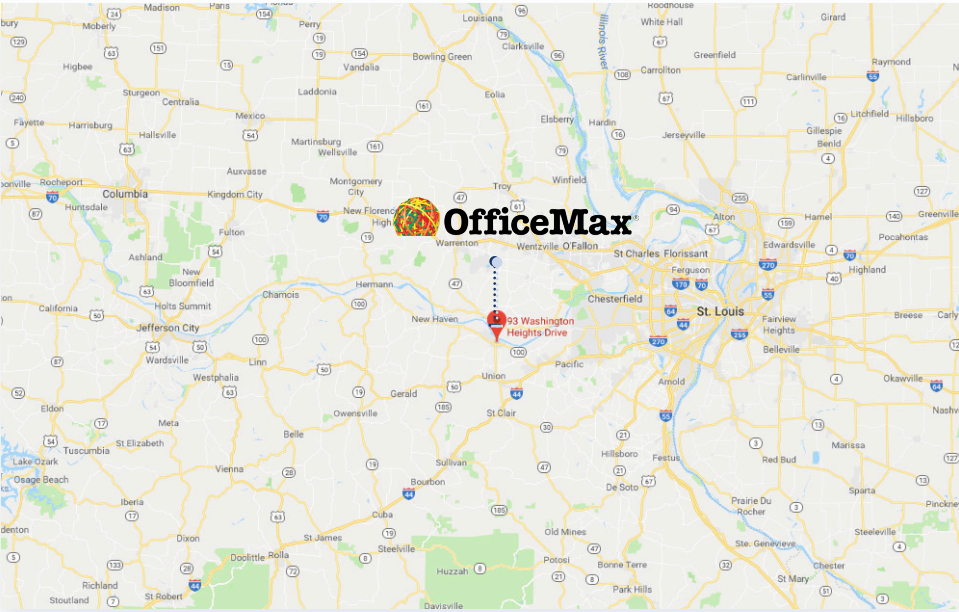


38,000+ EMPLOYEES

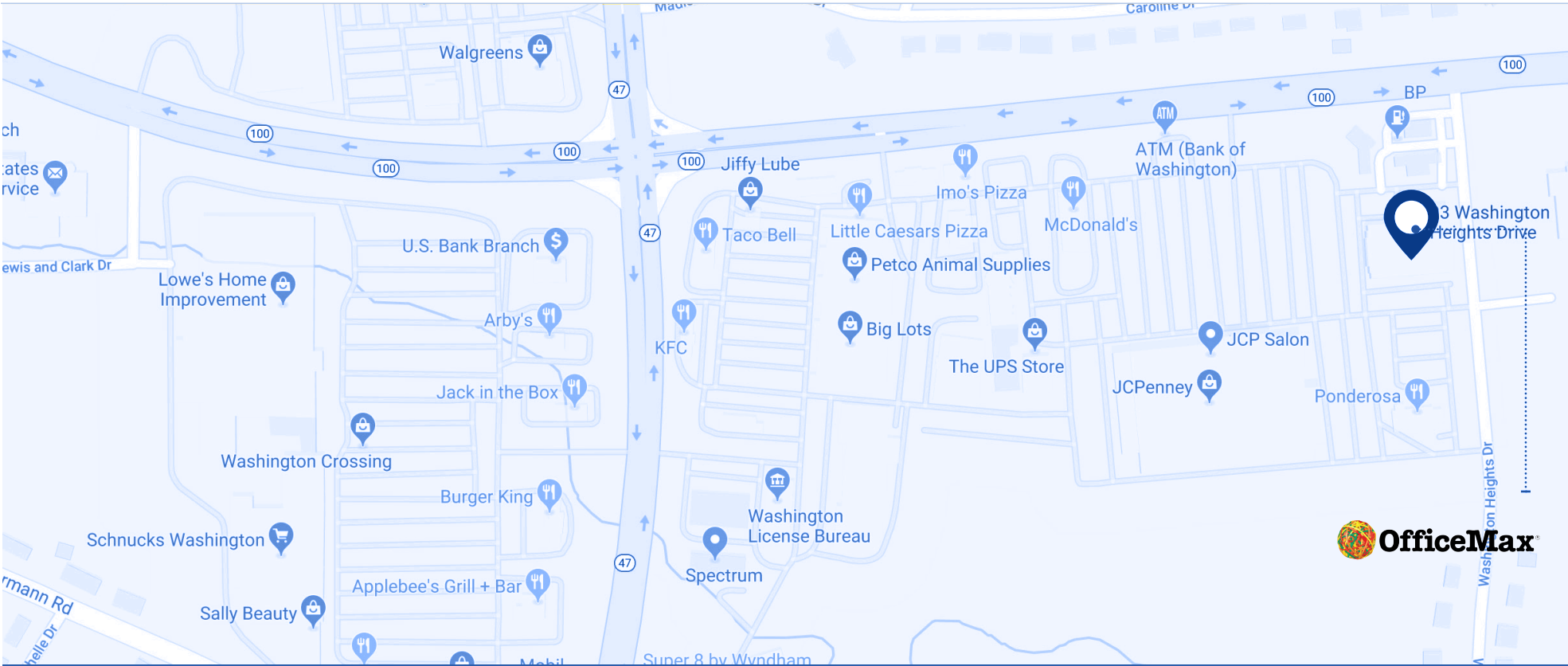
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



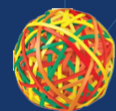
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,851	16,831	21,174
TOTAL HOUSEHOLDS	2,410	6,910	8,493
AVERAGE HOUSEHOLD INCOME	\$83,518	\$78,818	\$81,107
AVERAGE AGE	41.40	40.50	40.50

AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,851	16,831	21,174
TOTAL HOUSEHOLDS	2,410	6,910	8,493
PERSONS PER HOUSEHOLD	2.40	2.40	2.50
AVERAGE HOUSEHOLD INCOME	\$188,919	\$185,649	\$190,594
AVERAGE HOUSE VALUE	\$83,518	\$78,818	\$81,107
AVERAGE AGE	41.40	40.50	40.50
POPULATION WHITE	5,679	16,323	20,568
POPULATION BLACK	39	128	146
POPULATION AM. INDIAN & ALASKAN	16	35	49
POPULATION ASIAN	38	114	138
POPULATION HAWAIIAN & PACIFIC ISLAND	6	17	18
POPULATION OTHER	72	213	255

WASHINGTON, MISSOURI

Washington is a city on the Missouri River in Franklin County, Missouri. The population was 13,892 from the 2010 census. It is the corncob pipe capital of the world, with Missouri Meerschaum located on the riverfront.



OfficeMax[®]
WASHINGTON, MISSOURI



The Kase Group

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