



VERIZON MULTI-TENANT INVESTMENT

2ND STREET & NEWPORT RD
CASPER, WYOMING 82609



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

TABLE OF CONTENTS

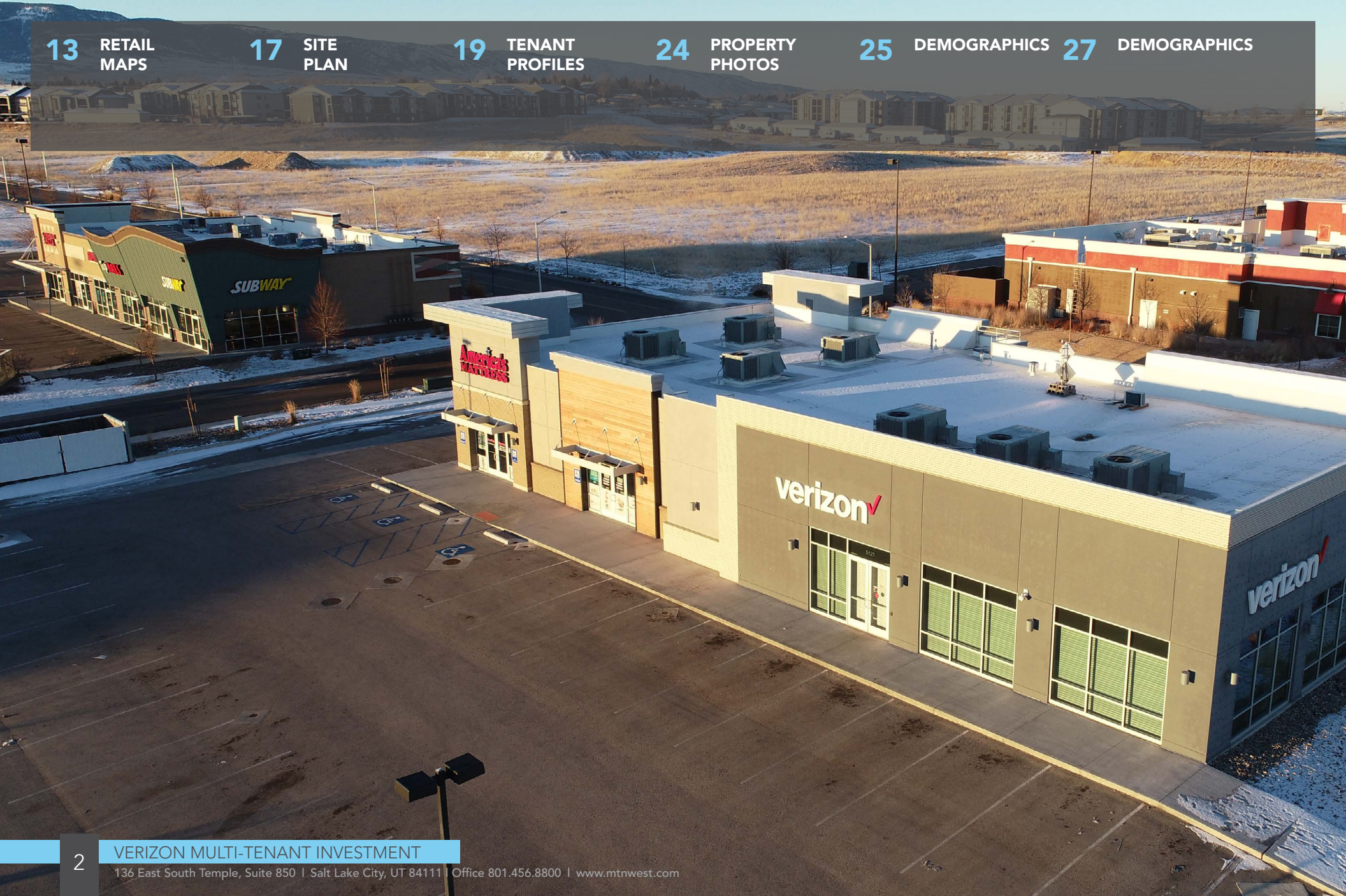
13 RETAIL
MAPS

17 SITE
PLAN

19 TENANT
PROFILES

24 PROPERTY
PHOTOS

25 DEMOGRAPHICS **27** DEMOGRAPHICS



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PREPARED BY



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

CONFIDENTIALITY AND DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 2nd Street & Newport Rd, Casper, Wyoming 82609. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

INVESTMENT SUMMARY

LISTING PRICE

\$4,118,000

NOI

\$257,382

CAP RATE

6.25%

CURRENT OCCUPANCY

100%

TOTAL GLA (SF)

7,852

PARCEL SIZE (ACRES)

1.15

YEAR BUILT

2015/ 2016

LEASE TYPE

NNN

PROPERTY FEATURES

LOCATION

5121,5133 E 2nd St
Casper, WY 82609

INTERSECTION

Located on the southeast hard corner of 2nd Street & Newport Road at the main entrance of Blackmore Marketplace

SITE

Property is located on the hard corner of the Blackmore Marketplace shopping center trade area. Site has excellent visablity and access from all positions. In addition, site has ample parking.

BUILDING

Constructed in 2015/ 2106 the structure is in excellent condition and has not had any history of maintenance problems. Building is subdivided into two spaces with utilities separated for each tenant.

RENT ROLL

TENANT NAME	ADDRESS	SUITE	RSF	PROPORTIONATE SHARE	BASE RENT	MONTHLY CAM	RENT INCREASE	LEASE EXPIRE	OPTIONS
verizon ✓	5121 E 2nd St	N/A	4,450	56.67%	\$13,117.71	\$1,801.18	8/1/2019	7/31/2026	Three (3) three (3) year terms
America's MATTRESS	5133 E 2nd St	N/A	3,402	43.33%	\$8,221.50	\$1,376.99	9/1/2021	8/31/2026	Two (2) five (5) year terms
TOTALS			7,852	100.00%	\$21,339.21				





BED BATH & BEYOND
DICK'S
EASTRIDGE MALL
BEST BUY
TARGET
macy's
JCPenney
ROSS
DRESS FOR LESS

the Ridge
Blackmore
288 UNITS

NEWPORT RD

2ND STREET

Marshalls
Pier 1

PETSMART

ULTA
BEAUTY

KOHL'S

KOHL'S

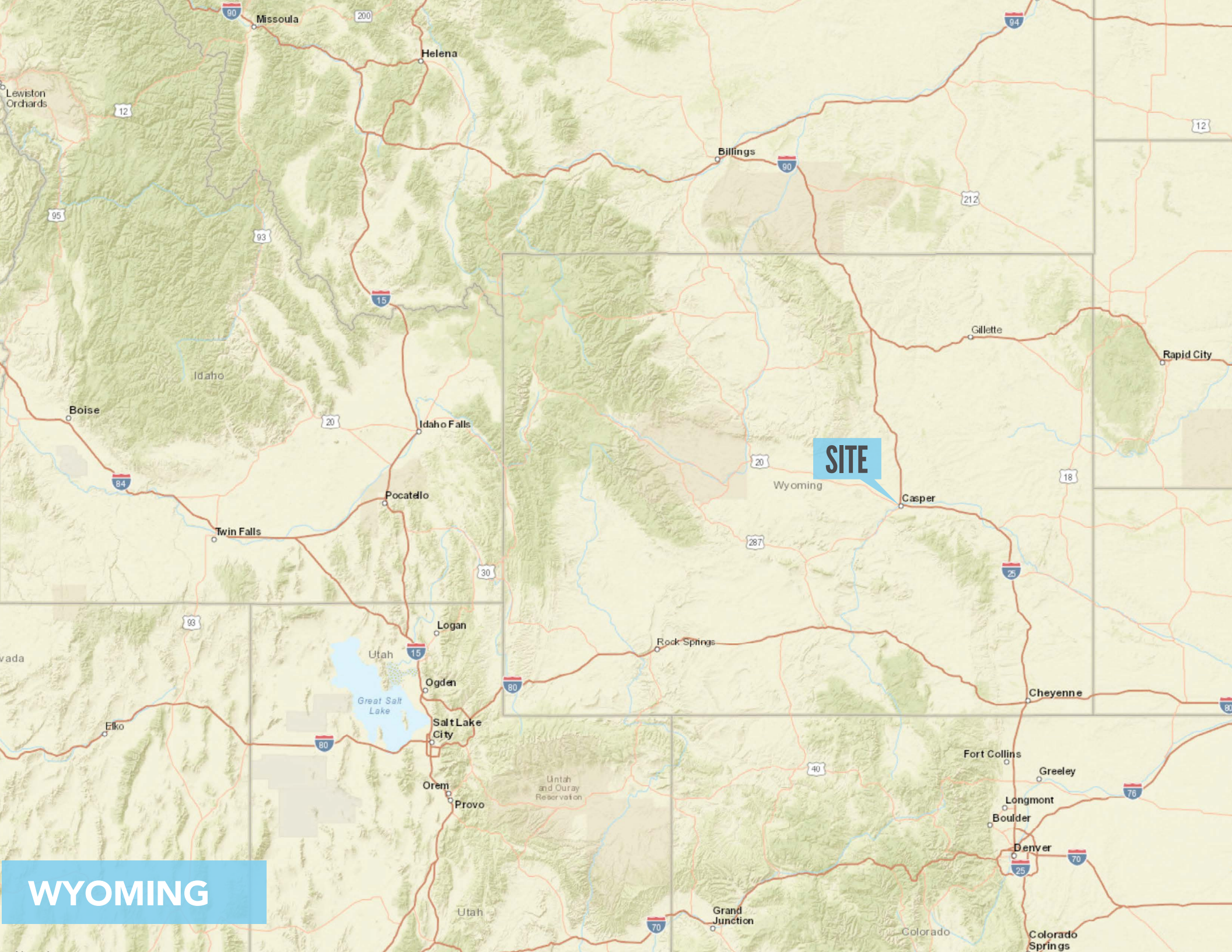
SUBJECT
verizon
America's
MATTRESS

BLACKMORE RD



SURROUNDING RETAIL

WYOMING BLVD & I-25



SITE

WYOMING

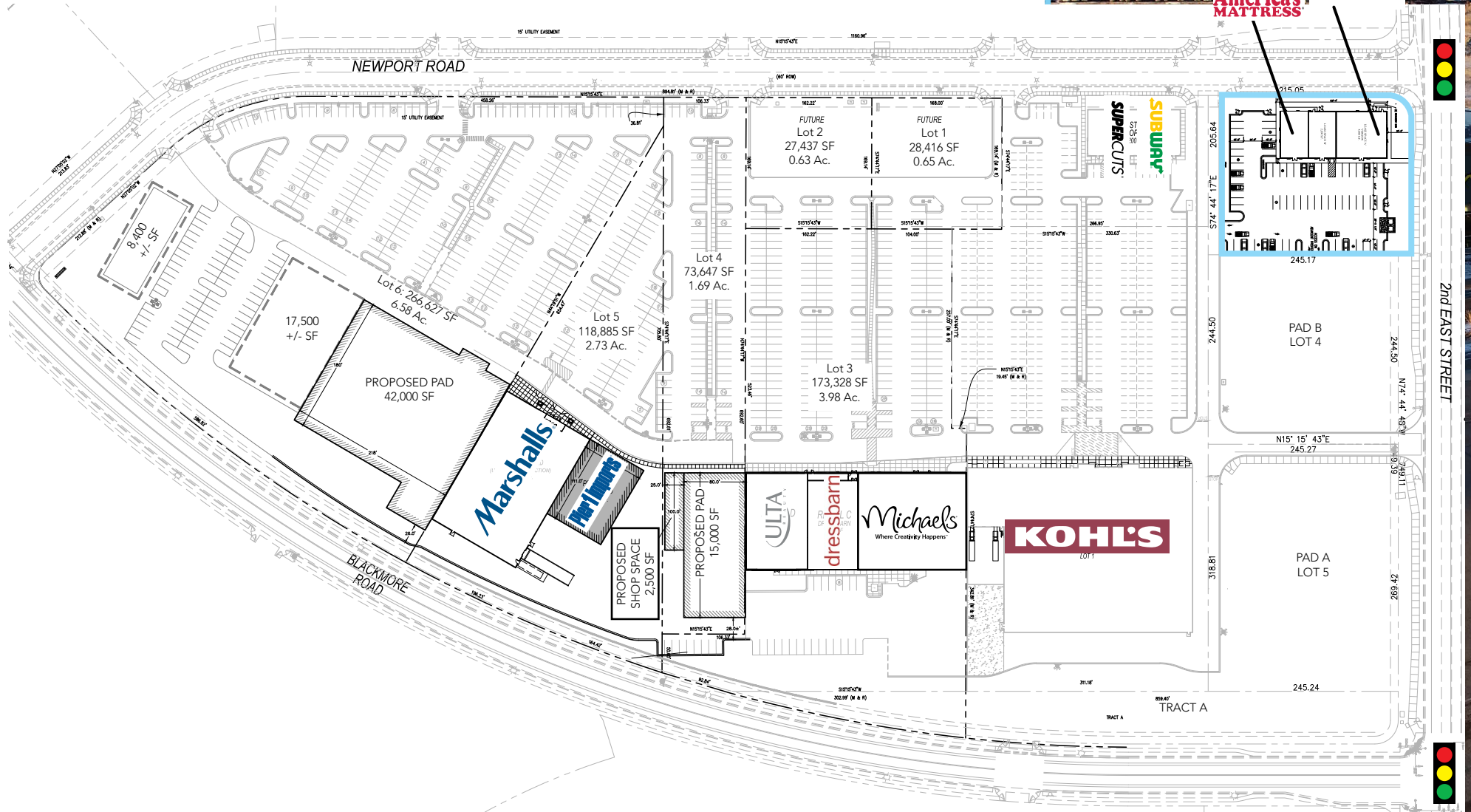
MARKET DATA

Casper, ID

Casper is a city in and the county seat of Natrona County, Wyoming, United States. Casper is the second largest city in the state, according to the 2010 census, with a population of 55,316. Only Cheyenne, the state capital, is larger. Casper is nicknamed "The Oil City" and has a long history of oil boomtown and cowboy culture, dating back to the development of the nearby Salt Creek Oil Field. In 2010, Casper was named the highest-ranked family-friendly small city in the West, and ranked eighth overall in the nation in Forbes magazine's list of "the best small cities to raise a family".



SITE PLAN





TENANT PROFILES



WEBSITE	verizon.com
OWNERSHIP	Public
LOCATIONS	7250-7500
HEADQUARTERS	Basking Ridge, New Jersey

Verizon Wireless (commonly shortened to Verizon, and stylized as verizon), is an American telecommunications company which offers wireless products and services. It is a wholly owned subsidiary of Verizon Communications. With 154 million subscribers Q3 2018. Verizon Wireless is the largest wireless telecommunications provider in the United States.

The company is headquartered in Basking Ridge, New Jersey. It was founded in 2000 as a joint venture of American telecommunications firm Bell Atlantic, which would soon become Verizon Communications, and British multinational telecommunications company Vodafone. Verizon Communications became the sole owner in 2014 after buying Vodafone's 45-percent stake in the company.

It operates a national 4G LTE network covering about 98 percent of the U.S. population, which in December 2015 won or tied for top honors in each category of the RootMetrics RootScore Reports. Verizon Wireless offers mobile phone services through a variety of devices. Its LTE in Rural America Program, with 21 rural wireless carriers participating, covers 2.7 million potential users in 169 rural counties. Verizon Wireless announced in 2015 that it was developing a 5G, or fifth generation, network.



WEBSITE	americasmattress.com
OWNERSHIP	Private/franchise
LOCATIONS	300
HEADQUARTERS	Chicago, IL

America's Mattress is a national franchise/affiliation with 300 stores nationwide, selling national brands including iComfort, Sertapedic, Beautyrest, and Dreamhaven. The Casper location is owned locally by Flanigan's Furniture Outlet.



DEMOGRAPHICS

POPULATION



2018
96,108
50 MILES
EST. POPULATION

2023
99,771
50 MILES
EST. POPULATION

AVERAGE HOUSEHOLD INCOME



2018
38,554
50 MILES
EST. HOUSEHOLDS

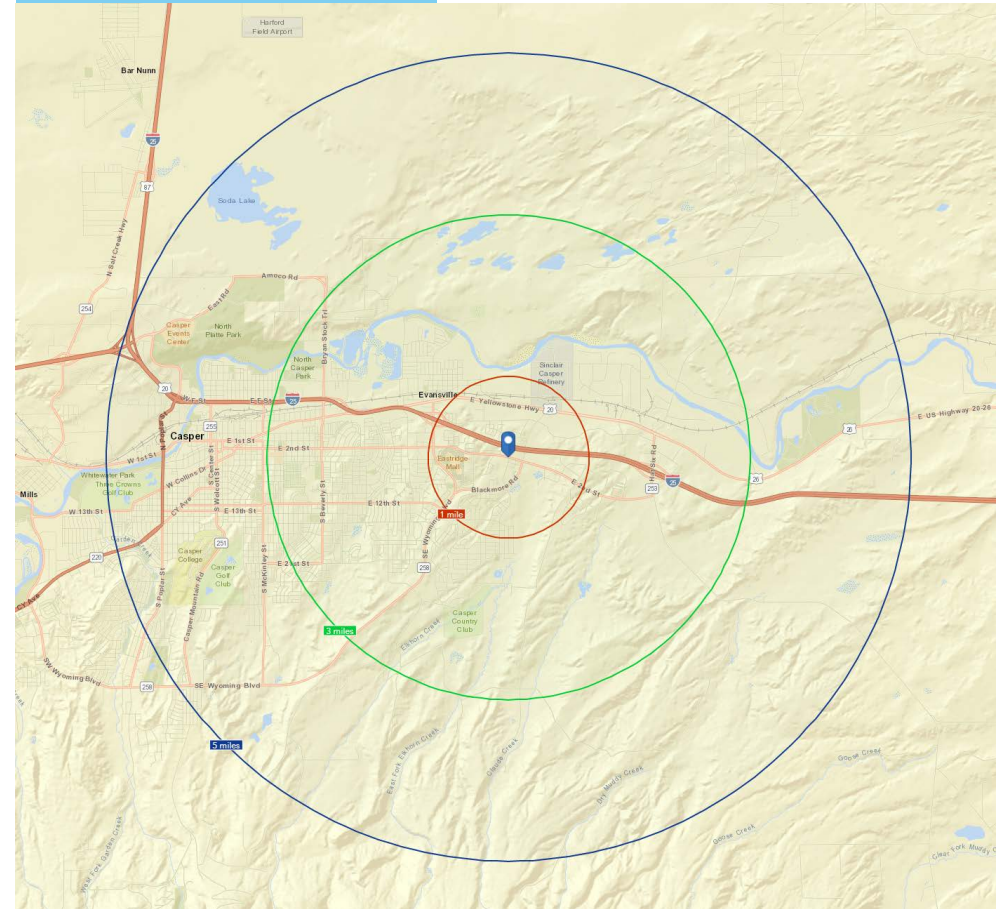
2023
39,886
50 MILES
EST. HOUSEHOLDS



2018
\$74,586
50 MILES
EST. INCOME

2023
\$83,644
50 MILES
EST. INCOME

BUFFERS - 1, 3, 5 MILES



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MOUNTAIN WEST
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