



*REPRESENTATIVE PHOTO



OFFERING MEMORANDUM

KOHL'S NNN LEASED OFFERING

2450 MOUNTAIN CITY HIGHWAY ELKO, NV

OFFERING MEMORANDUM
PRESENTED BY:

KASE ABUSHARKH

FOUNDING PRINCIPAL

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NV LICENSE **#1002096**



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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.

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INVESTMENT OVERVIEW



This represents a 100% fee simple interest in a 40,553 +/- gross square foot building located in Elko, Nevada. This single-tenant property is leased to Kohl's Corporation (NYSE:KSS).

This a brand new 15 year NNN lease with six, 5-year options. The rent increases every 5 Years. The property benefits from heavy traffic counts along I-80 at Mountain City Hwy with 60,000 VPD. The site is surrounded by many major retailers including Sears, Walmart, McDonald's Harbor Freight Tools, Party City, Ashley Furniture, Wendy's, and many others.

INVESTMENT HIGHLIGHTS

NEW 15 YEAR NNN LEASED OFFERING

100% FEE SIMPLE INTEREST

SCHEDULED INCREASES IN RENT

JUST OFF OF INTERSTATE 80

SURROUNDED BY SEVERAL RETAILERS INCLUDING SEARS, HARBOR FREIGHT TOOLS, PARTY CITY, ASHLEY FURNITURE, WENDY'S AND MANY OTHERS

OFFERING SPECIFICATIONS

PRICE \$5,615,031

CAP RATE 6.50%

NET OPERATING INCOME \$364,977

SQUARE FOOTAGE 40,553

YEAR BUILT 2019

FINANCIAL SUMMARY

KOHL'S • 15 YEAR NNN LEASED OFFERING

2450 MOUNTAIN CITY HIGHWAY ELKO, NV

\$5,615,031 • 6.50%

SUMMARY

TENANT NAME	KOHL'S
SQUARE FOOTAGE	40,553
LEASE START	01/01/2020
LEASE END	12/31/2034*
ANNUAL RENT	\$364,977
OPTIONS	Six, 5-Year
INCREASES	Every 5 Years Per Rent Schedule

**Tenant has a one time right to cancel the lease after Year 10 if sales are below \$100/SF*

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$364,977.00	6.50%
YEARS 6-10	\$391,539.00	6.97%
YEARS 11-15	\$417,696.00	7.44%
OPTION 1	\$459,466.00	8.18%
OPTION 2	\$505,412.00	9.00%
OPTION 3	\$555,953.00	9.90%
OPTION 4	\$611,549.00	10.89%
OPTION 5	\$672,704.00	11.98%
OPTION 6	\$739,974.00	13.18%

LEASE ABSTRACT

BASIC TERMS

TENANT	KOHL'S
BUILDING SIZE	40,553 SF
ADDRESS	Interstate 80 and Mountain City Highway Elko, NV
ANNUAL RENT	\$364,977
LEASE START	January 1, 2020
LEASE END	December 31, 2034
RENEWAL OPTIONS	Six, 5-Year
INCREASES	Every five years

RENT SCHEDULE

PERIOD (YEARS)	MONTHLY RENT	ANNUAL RENT	RENT/SF
CURRENT	\$30,414.75	\$364,977.00	\$9.00
YEARS 6-10	\$32,628.25	\$391,539.00	\$9.65
YEARS 11-15	\$34,808.00	\$417,696.00	\$10.30
OPTION 1	\$38,288.83	\$459,466.00	\$11.33
OPTION 2	\$42,117.67	\$505,412.00	\$12.46
OPTION 3	\$48,986.35	\$555,953.00	\$14.70
OPTION 4	\$50,962.42	\$611,549.00	\$15.08
OPTION 5	\$56,058.67	\$672,704.00	\$16.59
OPTION 6	\$61,664.50	\$739,974.00	\$18.25

KOHL'S

TENANT OVERVIEW

The Kohl's logo is displayed in a large, bold, maroon font. It is centered within a white rectangular box that has a subtle drop shadow, giving it a three-dimensional appearance.

PUBLICLY TRADED



1,000 LOCATIONS



40,500+ EMPLOYEES

KOHL'S

Kohl's Corporation is an American department store chain headquartered in the Milwaukee suburb of Menomonee Falls, Wisconsin, operating as of September 2011, 1,089 stores in 49 states. In 1998, it entered the S&P 500 list, and is also listed in the Fortune 500 (#135 in 2010). The chain was the 24th-largest retailer in the United States in 2008 in terms of revenue.

Maxwell Kohl, who had previously operated traditional grocery stores, built his first supermarket in 1946, the first in what would become a southeastern Wisconsin chain known as Kohl's Food Stores. In 1962, he started

his first department store, Kohl's Department Store, in Brookfield, Wisconsin. He positioned Kohl's between the higher-end department stores and the discounters, selling every-thing from candy to engine oil to sporting equipment.

In 1972 the British-American Tobacco Company's US retail division, BATUS Inc., bought a controlling interest in Kohl's Corporation, which at the time operated 50 grocery stores, six department stores, three drug stores and three liquor stores. The Kohl family, led by Allen and Herbert Kohl, continued to manage the company. The family

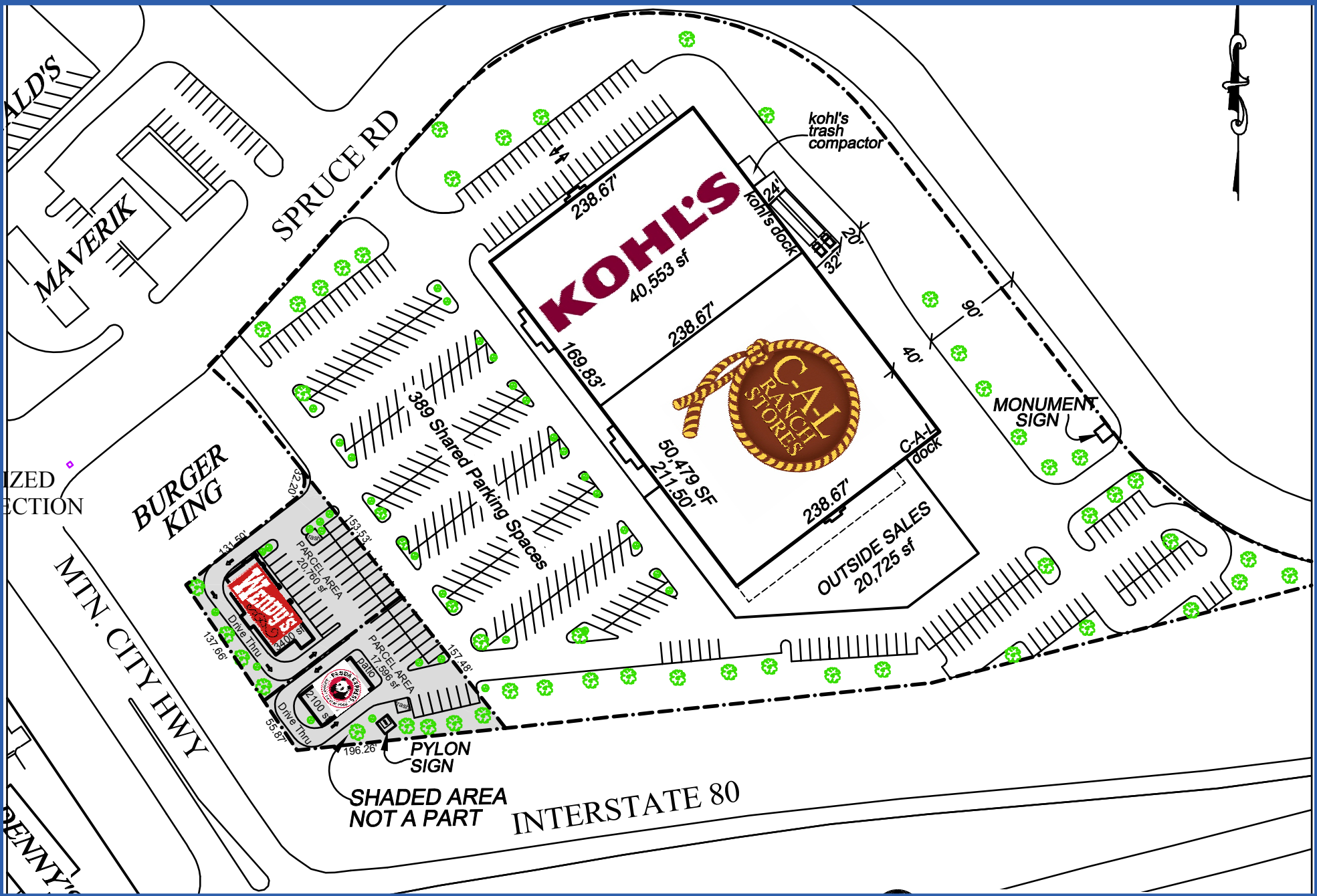
left the management in 1979, and Herbert Kohl became a United States Senator and owner of the Milwaukee Bucks. The firm then expanded Kohl's presence from 10 to 39 stores in Wisconsin, Illinois and Indiana. The grocery stores were sold to A&P in 1983, operating under the name Kohl's Food Store, and later Kohl's Food Emporium.

A group of investors, including the senior management, purchased the company in 1986, and the company added 27 more stores in the next two years. In 1988, the chain acquired 26 locations from Chicago-based MainStreet, gaining several stores in Chicago's suburbs, Minneapolis, Minnesota and parts of Michigan. In 1992, the company went public and a period of expansion began.

LOCATION AERIAL



SITE PLAN



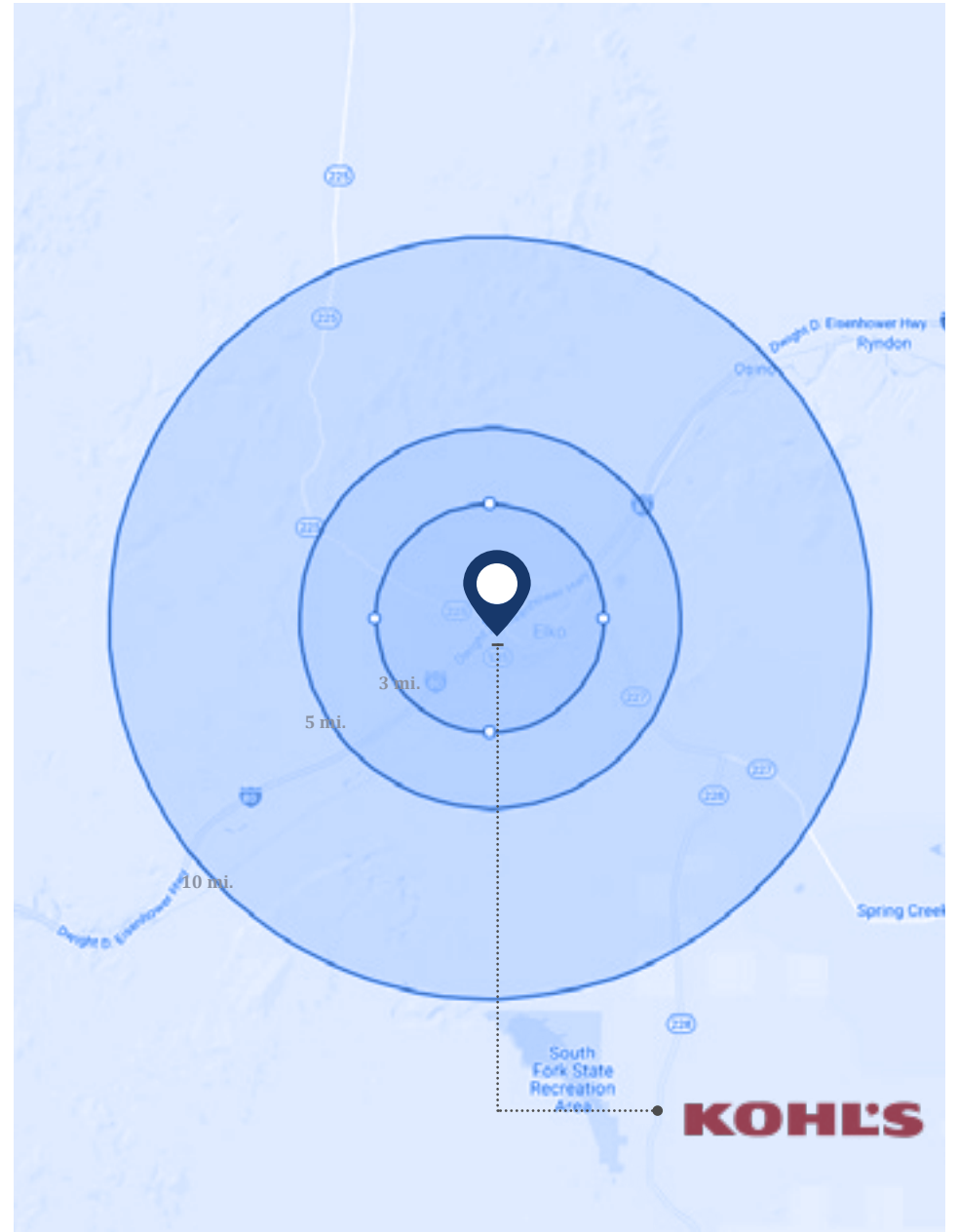
SITE RENDERING

35k Prototype

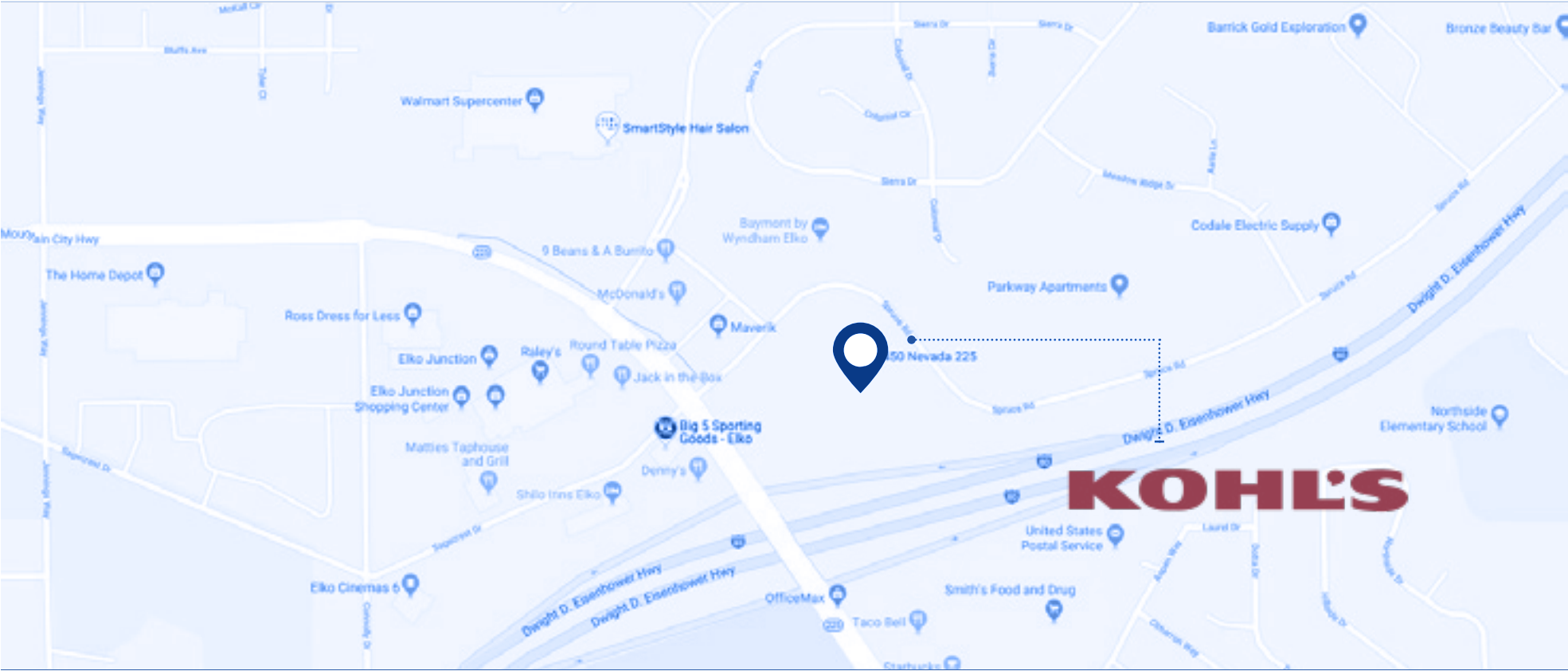


KOHL'S
PROPERTY DEVELOPMENT

REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	20,467	25,624	33,005
TOTAL HOUSEHOLDS	7,408	9,266	11,793
AVERAGE HOUSEHOLD INCOME	\$88,925	\$89,147	\$92,939
AVERAGE AGE	34.70	34.90	35.00

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	7,408	9,266	11,793
TOTAL POPULATION	20,467	25,624	33,005
PERSONS PER HOUSEHOLD	2.70	2.70	2.70
AVERAGE HOUSEHOLD INCOME	\$88,925	\$89,147	\$92,939
AVERAGE HOUSE VALUE	\$243,998	\$234,174	\$233,053
AVERAGE AGE	34.70	34.90	35.00
WHITE	17,674	22,406	29,283
BLACK	358	416	468
AM. INDIAN & ALASKAN	1,498	1,695	1,891
ASIAN	331	406	461
HAWAIIAN & PACIFIC ISLAND	49	50	63
OTHER	556	650	840

ELKO, NEVADA

Elko is the largest city in and county seat of Elko County, Nevada, United States. The population was 18,297 at the 2010 census The city straddles the Humboldt River.

Elko is the principal city of the Elko Micropolitan Statistical Area, a micropolitan area that covers Elko and Eureka counties.[7] It is the largest city for over 130 miles (210 km) in all directions, making it, as its city motto states, “The Heart of Northeast Nevada”.

It is home to Great Basin College, as well as to the National Weather Service Weather Forecast Office serving most of northern and central Nevada.

KOHL'S

ELKO, NEVADA



The Kase Group

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KOHL'S

NEW 15 YEAR NNN LEASED OFFERING

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