



REGAL CINEMAS

6200 SW 6th Ave
Topeka, KS 66615

CONTENTS	PAGE
Investment Summary	03
Retail Aerial	04
Lease Summary	05
Rent Schedule	06
Retail Aerial	07
Site Plan	08
About the Brand	09
Location Overview	10

CONTACT INFORMATION



TONY ANDERSON
Director
(424) 325-2615



INVESTMENT SUMMARY



Tenant	Regal Cinemas
Street Address	6200 SW 6th Ave
City	Topeka
State	KS
Zip	66615
GLA	35,000 SF
Lot Size	6.98 AC
Year Built	2004

\$7,000,000

PURCHASE PRICE

8.00%

CAP RATE

\$560,000

NET OPERATING INCOME

Price / SF \$200.00

Rent / SF \$16



Recent Lease Extension with Interior Upgrades - Regal Cinemas recently extended their lease July 2019, showing strong commitment to the site. In the process, Regal added the signature ScreenX movie screen, which provides movie goers with the ultimate movie experience. There are currently 5.5 years remaining on the lease. There are only 5 ScreenX locations in the Midwest.

Ideal Location - This property benefits from its immediate proximity to a newly constructed Health Care Resort, Assisted Living Residence, Concierge Style Services and multiple hotels. Topeka, KS is also home to over 127,000 residents.

Value-Add Opportunity - Landlord has the ability to extend tenant's lease by an additional 5-10 years (call broker for details).

Adaptable Brand - Regal is changing the entertainment landscape with ScreenX: a revolutionary, multi-projection theater experience that extends the screen to the auditorium walls. This immersive format takes traditional moviegoing a step further, by surrounding the audience with a 270-degree panoramic visual and putting them in the center of the action.



LEASE SUMMARY



Lease Type	Triple-Net (NNN)
Type of Ownership	Fee Simple
Original Lease Term	15 Years
Commencement Date	8/26/2003
Lease Expiration	4/30/2025
Term Remaining	5 Years
Increases	None
Options	Three (3), 5-Year

Real Estate Taxes	Tenant Responsible
Insurance	Tenant Responsible
Roof & Structure	Tenant Responsible
Lease Guarantor	Corporate
Company Name	Regal Cinemas
Ownership	Private
Years in Business	29
Number of Locations	570

*Landlord responsible for CAM.



Long-Term Operating History with Strong Sales - A movie theater has operated at this site since 2003 (Regal took over in 2013) and is the first and only theater to offer stadium seating. The site operates with 14 screens that seats 2,674 individuals.

Minimal Landlord Responsibilities - This property is mostly maintenance free for the landlord as the tenant is responsible for maintaining & replacing roof/structure, in addition to paying for taxes & insurance. LL is solely responsible for maintaining common areas only.

Affordable Pricing - Regal is appealing to the new generation and increasing store traffic by adding a subscription service that will give customers the option to see unlimited movies with a \$18 or \$23 dollar monthly subscription.

Strong Parent Company - Cineworld, which is the parent company to Regal Cinemas, is the 2nd largest cinema chain operator in the world.

RENT SCHEDULE



PERIOD	TERM	ANNUAL RENT	MONTHLY RENT	INCREASE	CAP RATE
5/25/2015 - 4/30/2025	Base Term	\$560,000	\$46,666.67	None	8.00%







ABOUT THE BRAND



Regal operates one of the largest and most geographically diverse theatre circuits in the United States. Regal Cinemas was established in 1989 in Knoxville, Tennessee, with Mike Campbell as CEO. Regal began to grow at a rapid pace, opening larger cinemas in suburban areas. They operate inside the United States, American Samoa, the District of Columbia, Guam and Saipan with over 570 locations inside 43 states. They employ over 26,000 employees who are determined to make any movie goer's experience the best experience of their lives. Regal Cinemas believes that the size, reach and quality of the company's theatre circuit provides its patrons with a convenient and enjoyable movie-going experience.

Regal Cinemas is a proud to partner with Coca-Cola, Movietickets.com and Fandango as their mission to make it even easier for their movie-goers to purchase and enjoy their movies. Regal also established the Regal Foundation in 2003 as a non-profit charitable organization to coordinate support for numerous national and local philanthropic groups. The Regal Foundation supports the communities in which Regal operates by partnering with selected charities to aid the initiatives of national and local charitable entities.



Regal Cinemas Announcing Unlimited Movie Subscription - Regal Cinemas has unveiled its latest offering: an unlimited subscription plan that will appeal to frequent moviegoers. The Regal Unlimited subscription will allow users, who must pay a monthly or yearly fee, to see as many movies as they want at Regal theaters.

ScreenX at Regal - Regal is changing the entertainment landscape with ScreenX: a revolutionary, multi-projection theatre experience that extends the screen to the auditorium walls. This immersive format takes traditional moviegoing a step further, by surrounding the audience with a 270-degree panoramic visual and putting them in the center of the action.

New Regal Cinemas Logo - The chain adopted a new logo in October 2018, featuring an emblem resembling a camera aperture and crown, and colored in orange in honor of the University of Tennessee (as a reflection of Regal's Knoxville heritage).

Cinema Merger - In early 2018, it was officially announced that Cineworld would buy Regal for \$3.6 billion, forming the world's second-largest cinema group.

LOCATION OVERVIEW

**Topeka, MSA**

Nicknamed T-Town and Top City, Topeka is the state capital for Kansas and is America's 28th-most highly populated state capital city. Within city limits, Topeka occupies 60 square miles and has a population of over 130,000 people as of 2018. Topeka is part of the Topeka Metropolitan Statistical Area and has a land area of 3,290.2 square miles with a metropolitan area population of 233,068 inhabitants. These areas consist of five counties; Jackson, Jefferson, Osage, Shawnee and Wabaunsee.

Topeka has its share of cultural attractions as well in the form of numerous art galleries, live theater local symphony and opera companies. Topeka serves as headquarters for discount footwear retailer Payless ShoeSource. Other major companies with a presence in Topeka include Blue Cross and Blue Shield of Kansas, Goodyear Tire and Rubber Company, Hill's Pet Nutrition and Frito-Lay. Topeka prides itself on the major companies that are stationed there but also pride themselves for having great universities in the city. These universities include Washburn University, Friends University, Washburn Institute of Technology, University of Kansas Health Center (St. Francis Campus), Rasmussen College (Topeka Campus) and Baker University School of Nursing (Topeka Campus).



State Capital - Topeka is the state capital of Kansas. The downtown area has seen a recent resurgence with over \$9.4 million in public-private investments in infrastructure and amenities along Kansas Avenue. Local investors have purchased more than 25 buildings on the avenue for gradual restoration into thriving businesses, including: Iron Rail Brewing, The Pennant, Cyrus Hotel and Kansas Avenue Lofts.

Development Activity in Immediate Area - Over \$100 million of new commercial developments are being invested in Topeka, KS over the next year most notably the Wheatfield Village Development which will feature a host of new shops and restaurants. Further, Every Plaza, a 45,000 sq foot building, is scheduled for completion March 2020. The plaza will feature a 50-foot performance stage, programmable fountains, fireplaces and an ice skating rink during the winter.

Robust Growth Rate - The Topeka, Kansas City, Wichita metropolitan areas are all expected to grow at rates well above the state average.

Growing Population with Strong Education Base - Topeka KS is home to three higher education institutions, including: Washburn University; Washburn Institute of Technology & Rasmussen College.

LOCATION OVERVIEW



1. Kansas State Capitol Building

SW 8th & SW Van Buren, Topeka, KS 66612

5 MILES FROM SUBJECT PROPERTY

2. Kansas Museum of History

6425 SW 6th Ave, Topeka, KS 66615

0.5 MILES FROM SUBJECT PROPERTY

3. Lake Shawnee

3137 SE 29th St, Topeka, KS 66605

12 MILES FROM SUBJECT PROPERTY

4. Children's Discovery Center

4400 SW 10th Ave, Topeka, KS 66604

2.3 MILES FROM SUBJECT PROPERTY

5. Combat Air Museum

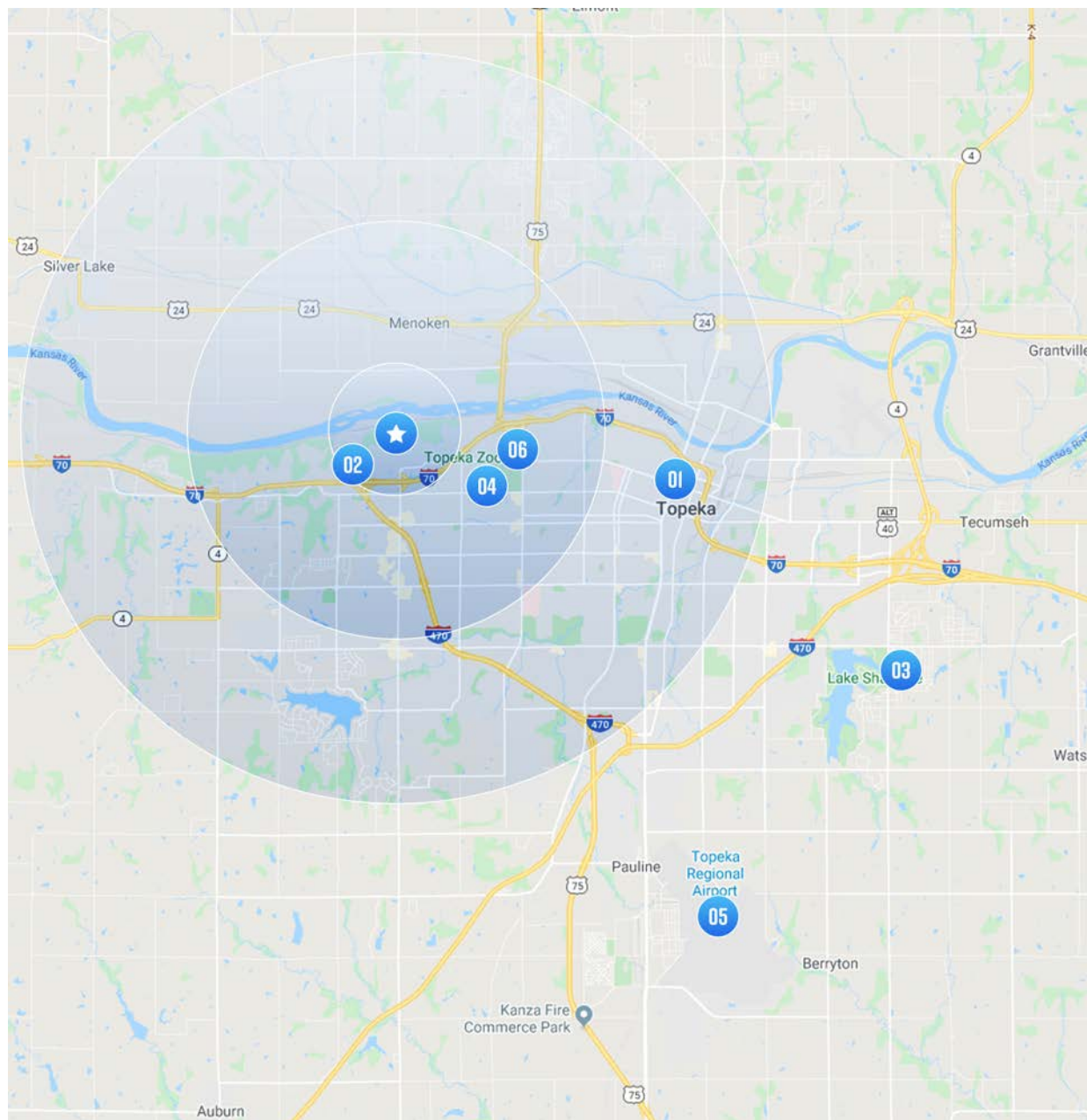
7016 SE Forbes Ave, Topeka, KS 66619

12 MILES FROM SUBJECT PROPERTY

6. Topeka Zoo

635 SW Gage Blvd, Topeka, KS 66606

3 MILES FROM SUBJECT PROPERTY

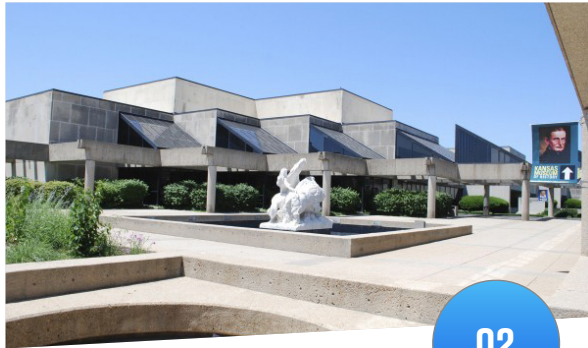




01

KANSAS STATE CAPITOL BUILDING

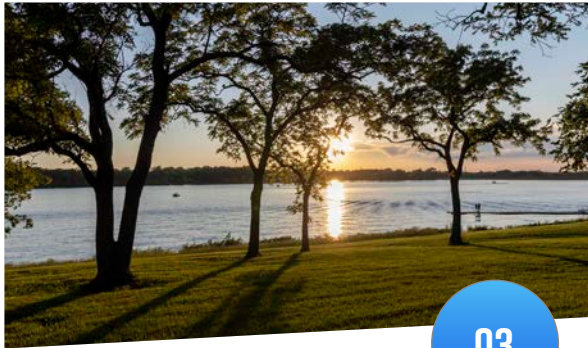
The Kansas Statehouse holds the executive and legislative branches of government for the U.S. state of Kansas.



02

KANSAS MUSEUM OF HISTORY

This museum presents Kansas history from the prehistoric to modern eras in 30,000 square feet of exhibits.



03

LAKE SHAWNEE

Lake Shawnee is a manmade lake built between 1935 and 1939 as a Work Progress Administration project.



04

CHILDREN'S DISCOVERY CENTER

This children's museum lets you explore and discover science, art, engineering, and nature together with your family.



05

COMBAT AIR MUSEUM

Visitors to the Museum are regularly treated to flying activities of Air Force tanker and fighter aircrafts.



06

TOPEKA ZOO

This park houses over 250 animals in a number of exhibits, including one of the first indoor tropical rain forests in the USA.

REGAL CINEMA - TOPEKA, KS

DEMOGRAPHICS



POPULATION	3-Mile	5-Mile	10-Mile
2024 Projection	26,213	84,216	164,291
2019 Estimate	26,512	85,005	165,310
2010 Census	27,311	86,672	165,870

HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2024 Projection	12,429	37,120	67,363
2019 Estimate	12,568	37,467	67,799
2010 Census	12,913	38,164	68,057
Average Income	\$70,213	\$69,279	\$69,102
Median Income	\$58,389	\$55,414	\$57,133

DISCLAIMER

The information contained in this Marketing Brochure has been obtained from sources believed to be reliable, but the accuracy or completeness of the information contained therein cannot be guaranteed. James Capital Advisors, Inc. & Brian Brockman ("Broker") has not, and will not, verify any of this information, nor has Broker conducted, nor will it conduct, any investigation regarding these matters. Broker makes no representations, guarantees, or warranties of any nature about the accuracy or completeness of any information provided. The information provided in this brochure is in no way a substitute for a thorough due diligence investigation by Buyer. Broker has made no investigation of, and has made no representations, guarantees, or warranties of any nature, with regard to income and expenses for this property nor the future financial performance of the property. In addition, Broker has made no investigation of, and has made no representations, guarantees, or warranties as to the size and square footage of the property, the presence of any contaminating substances at the property, the physical condition of the property or compliance with any State, Local or Federal regulations. In addition, Broker has made no investigation of, and has made no representations, guarantees, or warranties of any nature, with regard to the financial condition or future financial condition of any tenants, nor any future plans or intentions of tenants with regard to the continued occupancy of the property. All parties are aware that Broker has no affirmative obligation to conduct a due diligence examination of the property for any Buyer. Any and all projections or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. Therefore, Broker assumes no legal responsibility for accuracy or completeness of this information, and expressly disclaims all representations, guarantees, or warranties related thereto.

The value of the property to any Buyer depends on numerous factors that must be evaluated by Buyer and Buyer's legal, tax, construction, and financial advisors. Buyer and Buyer's advisors should conduct a thorough, independent investigation of the property to determine its suitability for Buyer's intended usage. This investment, as with all real estate investments, carries a substantial risk. As such, Buyer and Buyer's legal and financial advisors are strongly advised to request and review all legal and financial documentations related to the property and tenants.

A tenant's past performance is not a guarantee of future performance. The lease rate stated for some properties may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area in question. Returns are in no way guaranteed. Tenants may fail to pay the rent or property taxes or any other tenant obligations under the terms of the lease or may default under the terms of such lease. Regardless of tenant's history of performance, and/or any lease guarantors and/or guarantees, Buyer is responsible for conducting Buyer's own investigation of all matters related to any and all tenants and lease agreements. Broker is not, in any way, responsible for the performance of any tenant or for any breach or default by any tenant of any terms of any lease agreement related to the property. Further, Buyer is responsible for conducting Buyer's own independent investigation of all matters related to the value of the property, including, but not limited to, the value of any long-term leases. Buyer must carefully evaluate the possibility of tenants vacating the property or breaching their leases and the likelihood and financial impact of being required to find a replacement tenant if the current tenant should default and/or abandon the property. Buyer must also evaluate Buyer's legal ability to make alternate use of the property in the event of a tenant abandonment of the property.

CONFIDENTIALITY

This Marketing Brochure and the information contained within, is propriety and strictly confidential. It is intended to be used only by the party receiving it from Broker. It should not be made available to any other person or entity without the express written consent of Broker.

RELEASE

This Marketing Brochure has been prepared to provide basic, unverified information for prospective purchasers. By accepting this Marketing Brochure, the recipient agrees to release and hold harmless Broker from any claim, demand, liability or loss arising out, or relating in any way, to the information contained in this Marketing Brochure and from Buyer's investigation of the property. In no event shall James Capital Advisors, Inc. or Broker be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this Marketing Brochure or any information contained herein.

NON-ENDORSEMENT

Broker is not affiliated with, endorsed by or sponsored in any way by any tenant or lessee identified in this Marketing Brochure. The presence of any entity's logo or name is not intended in any way to indicate affiliation, sponsorship or endorsement by said entity of Broker.

FOR INQUIRIES

PLEASE CONTACT

TONY ANDERSON

Director

(424) 325-2615

tony@jamescapitaladvisors.com
CA RE Lic. 01936642

BRIAN BROCKMAN

Broker of Record

(513)898-1551

brian@bangrealty.com
KS RE Lic #: '00239819
Bang Realty - Kansas, Inc
Cincinnati, OH
CORP. Lic #: CO00002700

