

SINGLE TENANT NNN

Investment Opportunity



601 BROWN AVENUE
OSAWATOMIE KANSAS

REPRESENTATIVE PHOTO





EXCLUSIVELY MARKETING BY

Broker of Record: Larry Goldman - RE/MAX Best Associates, LLC
KS License No. BR00032675

DALE ROBBINS
First Vice President
SRS National Net Lease Group

233 Wilshire Boulevard, Suite 150
Santa Monica, CA 90401
D 949.270.8200
M 213.905.0843
Dale.Robbins@srsre.com
CA License No. 01956197

MATTHEW MOUSAVI
Managing Principal
SRS National Net Lease Group

610 Newport Center Drive, Suite 1500
Newport Beach, CA 92660
D 949.698.1116
M 714.404.8849
Matthew.Mousavi@srsre.com
CA License No. 01732226

ERIK VOGELZANG
Associate
SRS National Net Lease Group

233 Wilshire Boulevard, Suite 150
Santa Monica, CA 90401
D 949.270.8216
M 562.279.4886
Erik.Vogelzang@srsre.com
CA License No. 01995114

PATRICK R. LUTHER, CCIM
Managing Principal
SRS National Net Lease Group

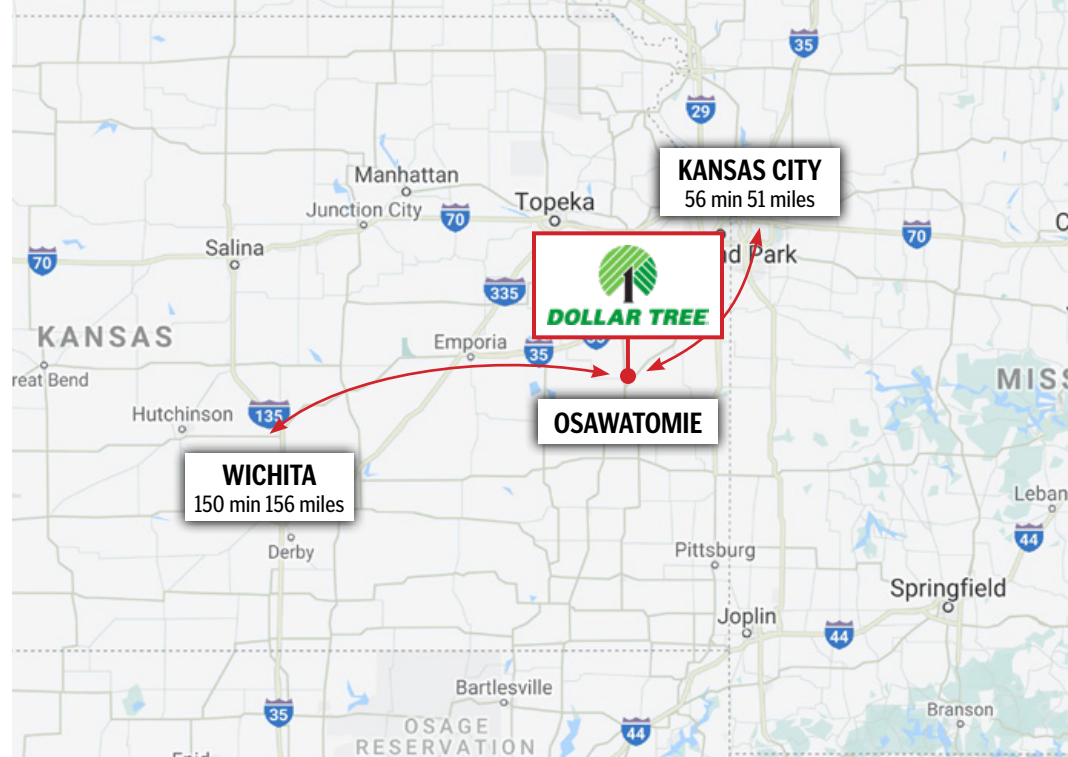
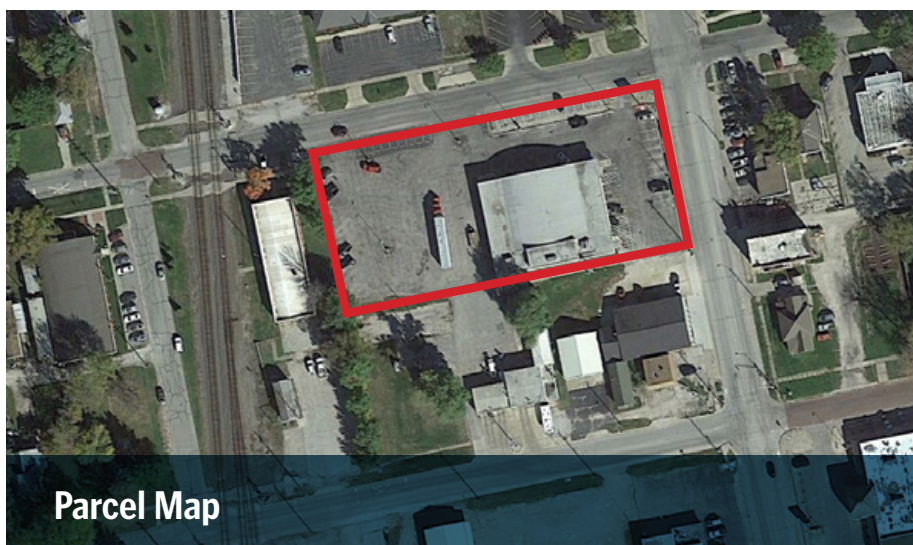
610 Newport Center Drive, Suite 1500
Newport Beach, CA 92660
D 949.698.1115
M 480.221.4221
Patrick.Luther@srsre.com
CA License No. 01912215

DOLLAR TREE | OSAWATOMIE, KS

PROPERTY OVERVIEW

Property Address	601 Brown Avenue, Osawatomie, KS 66064
Price	\$961,000
Net Operating Income	\$84,095
Cap Rate	8.75%
Year Built / Remodeled	1964 / 2015 Conversion from Family Dollar
Building Size	10,500 SF
Land Area	1.14 Acres
Parcel #	171-11-0-30-03-001.00

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	3,419	5,498	6,921
Employees	1,108	1,952	2,156
Average Household Income	\$46,344	\$51,871	\$57,889





RENT ROLL

Lease Term						Rental Rates					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Dollar Tree	10,500	May 2007	June 2020	Current	-	\$7,008	\$0.67	\$84,095	\$8.01	NNN	4 (5-Year)
(Corporate Guaranty)											Opt. 1: \$8.81 PSF/Yr Opt. 2: \$9.69 PSF/Yr
											Opt. 3: \$10.66 PSF/Yr Opt. 4: \$11.73 PSF/Yr

FINANCIAL INFORMATION

Price	\$961,000
Net Operating Income	\$84,095
Cap Rate	8.75%

OPERATING CASH FLOW

Rental Revenue	\$84,095
Reimbursement Revenue	\$15,451
Effective Gross Revenue	\$99,546
Less Expenses	(\$15,451)
Net Operating Income	\$84,095

NOTES

1) LL responsible for roof, structure, utility lines, sprinkler system, parking lot.



NATIONAL NET LEASE GROUP

SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.

275+

**RETAIL
PROFESSIONALS**

25+

OFFICES

#1

**LARGEST REAL ESTATE
SERVICES FIRM**
in North America
exclusively dedicated to retail

2100+

**RETAIL
TRANSACTIONS**
in 2019
company wide

485

**PROPERTIES
SOLD**
in 2019
NNLG

\$1.5B

**TRANSACTION
VALUE**
in 2019
NNLG

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

*Statistics are for 2019

REPRESENTATIVE PHOTO

[SRSRE.COM/NNLG](https://www.srsre.com/nnlg)