

SLATED FOR REMODEL IN 2020 AT VERIZON'S COST!



ACTUAL SITE

VERIZON

1108 ALLEN DRIVE
GRAND ISLAND, NEBRASKA 68803

OFFERING
MEMORANDUM

Represented by:
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CIA
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investment
advisors

INVESTMENT OVERVIEW

VERIZON
GRAND ISLAND, NEBRASKA

NAME	VERIZON
LOCATION	1108 Allen Drive Grand Island, Nebraska 68803
MAJOR CROSS STREETS	On Allen Drive, South of W 13 th St
TENANT	VERIZON WIRELESS (VAW) LLC
PURCHASE PRICE	\$1,911,000
CAP RATE	6.50%
ANNUAL RENT	\$124,230
GROSS LEASEABLE AREA	4,050 SF
RENTAL ESCALATIONS	10% Every 5 Years (In Options)
LEASE TYPE	NN*
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	2010
LOT SIZE	±0.6855 Acre
LEASE EXPIRATION	April 15, 2025
OPTIONS	Two 5-Year Renewal Options Remaining

* Landlord is responsible for Roof & Structure.

POINTS OF INTEREST

RETAIL | SHOPPING | ENTERTAINMENT: Pad site to a Gordmans, Home Depot & Ashley HomeStore; nearby retailers include Hobby Lobby, Slumberland Furniture, Dick's Sporting Goods, Bed Bath & Beyond, Sam's Club, Burlington, Dollar Tree, Best Buy, Dillard's, Petco, Petsense, Shoe Carnival, Hibbett Sports, Harbor Freight Tools, Tractor Supply Co., Goodwill, AMC Theatres, Planet Fitness

HIGHER EDUCATION: 4 miles from Central Community College – Grand Island (a community college offering 22 career education programs with over 2,660 total enrollment)

HEALTH CARE: 1 mile from CHI Health St. Francis (a general medical & surgical hospital with 186 beds)

INVESTMENT HIGHLIGHTS

LEASE: Recently Executed 1st Option with 5 Years Remaining on NN Lease with 10% Rental Escalations Every 5 Years (In Options)

TENANT: RARE Corporate Store - **Verizon Wireless (VAW) LLC** (NYSE: VZ | S&P BBB+ Credit Rating | Moody's Baa1 Rating)
Operates **1,600+ Verizon Retailers Nationwide**

DOMINANT RETAIL CORRIDOR/TRAFFIC COUNTS: Well Positioned on Main Retail Corridor - Pad Site to Gordmans, Home Depot and Ashley Furniture Anchored Retail Center – Great Visibility on US Hwy 281 (19,089 CPD), Just South of W 13th St (7,643 CPD)

REMODEL: Slated for Remodel at Verizon's Cost in 2020!

2019 DEMOGRAPHICS (5-MI): Total Population: 54,027 | Average Household Income: \$63,894

UNEMPLOYMENT RATE: According to U.S. Bureau of Labor Statistics, Nebraska's Rate at 2.9% and National Rate at 3.6% (January 2020)



SUMMARY

TENANT	Verizon Wireless (VAW) LLC
PURCHASE PRICE	\$1,911,000
CAP RATE	6.50%
GROSS LEASABLE AREA	4,050 SF
YEAR BUILT	2010
LOT SIZE	±0.6855 Acre
EXPENSE REIMBURSEMENT	This is a NN lease . Landlord is responsible for Roof & Structure.

PROPOSED FINANCING SUMMARY

All Cash or Buyer to obtain new financing at Close of Escrow.	
Loan to Value (70%)	\$1,335,000
Down Payment (30%)	\$576,000
Term	7-Yr Fixed at 3.87% 10-Yr Fixed at 3.99%
Amortization	20 Years (as of 05/07/20)
For more information, contact Dave Richardson of Equitable Bank at (308) 382-3136 .	

RENT ROLL

TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
Verizon Wireless (VAW) LLC	4,050	1 st Option: 04/16/20 to 04/15/25	Current	\$124,230	6.50%
		2 nd Option: 04/16/25 to 04/15/30	10%	\$136,653	7.15%
		3 rd Option: 04/16/30 to 04/15/35	10%	\$150,318	7.87%

TENANT OVERVIEW

VERIZON
GRAND ISLAND, NEBRASKA



TYPE	PUBLIC
TRADED AS	NYSE: VZ
INDUSTRY	TELECOMMUNICATIONS: INTEGRATED
S&P CREDIT RATING	BBB+ (POSITIVE) Jun 13 2019
MOODY'S RATING	Baa1 Apr 08 2019
MARKET CAP	\$206.75 BILLION
# OF LOCATIONS	1,600+ RETAIL STORES IN NATIONWIDE

<https://www.verizonwireless.com/>

ABOUT THE TENANT

Verizon Communications Inc. (NYSE, Nasdaq: VZ) was formed on June 30, 2000 and is celebrating its 20th year as one of the world's leading providers of technology, communications, information and entertainment products and services. Headquartered in New York City and with a presence around the world, **Verizon generated revenues of \$131.9 billion in 2019**. The company offers voice, data and video services and solutions on its award-winning networks and platforms, delivering on customers' demand for mobility, reliable network connectivity, security and control.

Verizon was the first company in the world to launch a commercial 5G mobile network with a commercially-available 5Genabled smartphone. The company's operating structure focuses on three customer-facing areas: Consumer, Business and Media.

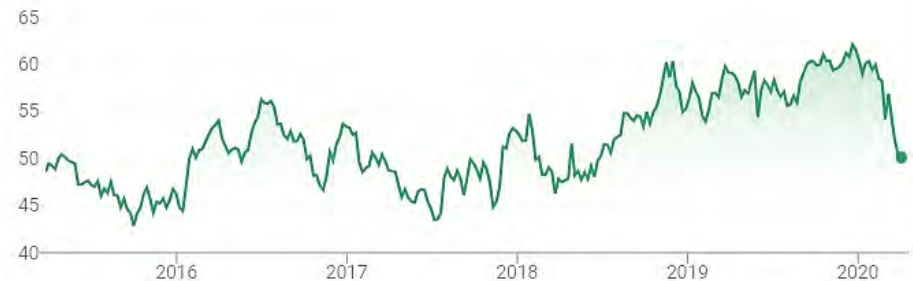
Currently, Verizon has 1,600+ retail stores in the U.S.

Market Summary > Verizon Communications Inc. NYSE: VZ

49.99 USD -0.32 (0.64%) ↓

Closed: Mar 24, 6:23 PM EDT · Disclaimer
After hours 50.19 +0.20 (0.40%)

1 day 5 days 1 month 6 months YTD 1 year **5 years** Max



Open	51.96	Div yield	4.92%
High	51.96	Prev close	50.31
Low	49.18	52-wk high	62.22
Mkt cap	206.75B	52-wk low	49.02
P/E ratio	10.74		

FACING SOUTH



jiffy lube



US HWY 281
17,607 CPD



VERIZON | GRAND ISLAND, NEBRASKA

The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

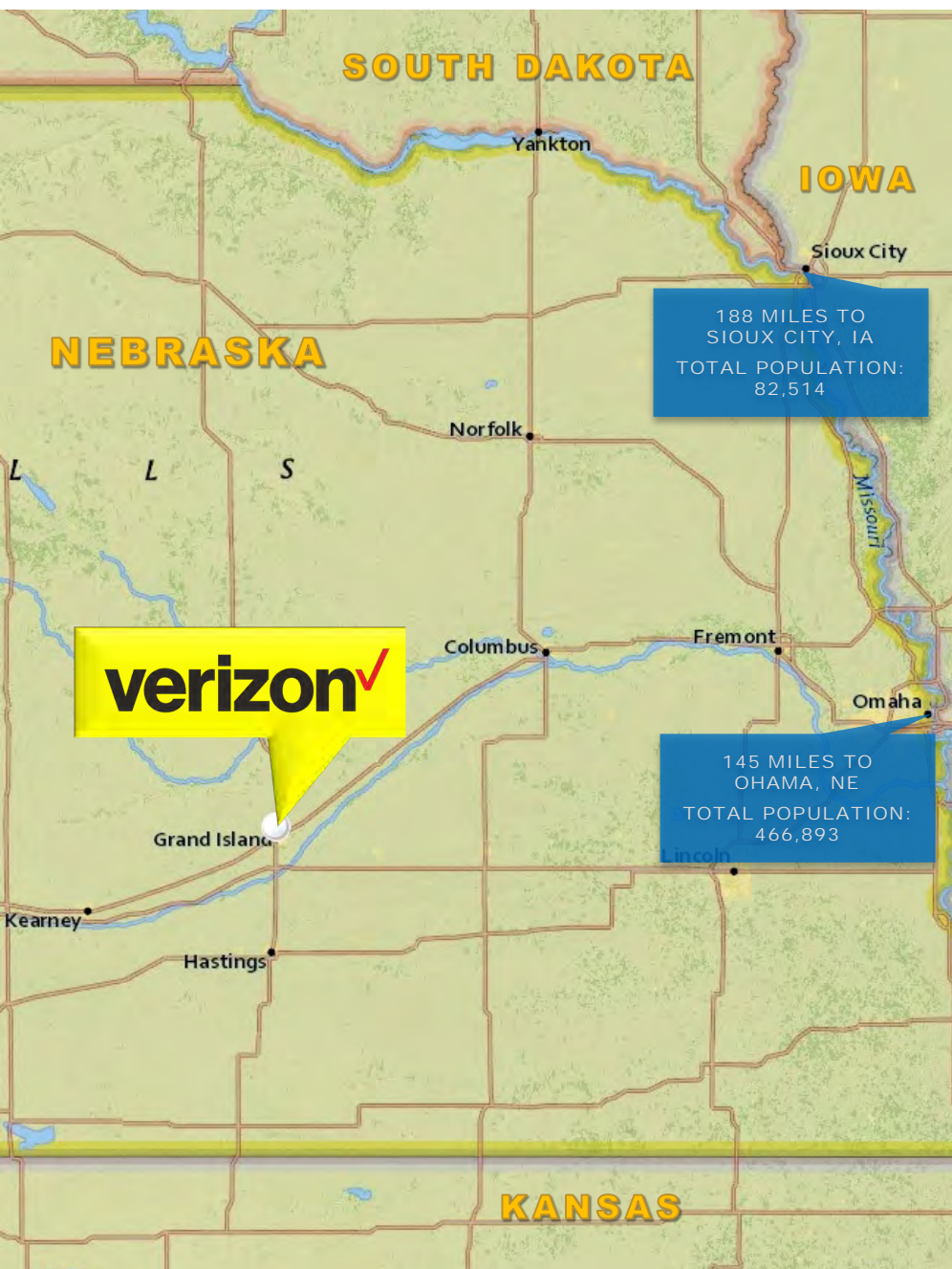
AERIAL CITY VIEW

CENTRAL NEBRASKA
REGIONAL AIRPORT



VERIZON | GRAND ISLAND, NEBRASKA

LOCATION OVERVIEW




Grand Island is a city in and the county seat of Hall County, Nebraska. Grand Island is the principal city of the Grand Island metropolitan area, which consists of Hall, Merrick, Howard and Hamilton counties. The Grand Island metropolitan area has an official population of 83,472 residents. Interstate 80 is located four miles south of the city. US Highway 281 is the main north-south route in the city, running through the city's west edge south to Hastings, Nebraska, and north to O'Neill, Nebraska. US Highway 30 runs east-west through the center of Grand Island.

Central Community College is a multi-campus community college serving a 25-county area in central Nebraska — approximately 14,000 square miles with a population of more than 300,000. The Grand Island Campus offers 22 career education programs and academic transfer courses in 18 areas for students who want to transfer to a four-year college or university after completing their associate degree at CCC. They have a total enrollment of 2,662 students.

CHI Health St. Francis has been Grand Island's hospital since 1887. Today, the 186-bed hospital is a regional referral center, with more than 100 physicians and more than 1,300 employees working together to build a healthier community. St. Francis is also part of the largest regional health care system in Nebraska and Southwest Iowa, CHI Health. The system includes 15 acute care hospitals, 2 psychiatric care facilities and 2 physician-practice groups within a single, clinically integrated network.

TOP 5 EMPLOYERS IN GRAND ISLAND:

- 1) **JBS Beef Plan (Meat Processor) – 3,200 employees**
- 2) **CHI Health St. Francis (Healthcare) – 1,300 employees**
- 3) **Grand Island Public Schools (Public Education) – 1,250 employees**
- 4) **Hornady Manufacturing (Ammunition Supplier) – 751 employees**
- 5) **CNH Industrial America (Commercial Vehicle Mfg) – 679 employees**

	2019 DEMOGRAPHICS		
	1-MI	3-MI	5-MI
TOTAL POPULATION	6,075	46,657	54,027
POPULATION GROWTH 2010-2019	7.09%	5.31%	5.89%
DAYTIME POPULATION	5,479	45,284	52,600
HOUSEHOLD GROWTH 2010-2019	7.14%	5.56%	5.97%
AVERAGE HOUSEHOLD INCOME	\$54,277	\$63,219	\$63,894

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