



SONIC

550 NORTHSTAR CT
TONGANOXIE, KS 66086

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PROPERTY INFORMATION **1**

- Property Summary
- Property Description
- Investment Highlights

LOCATION INFORMATION **2**

- Aerial Map
- Aerial Map
- Location Maps

FINANCIAL ANALYSIS **3**

- Financial Summary
- Income & Expenses

DEMOGRAPHICS **4**

- Demographics Report
- Demographics Map

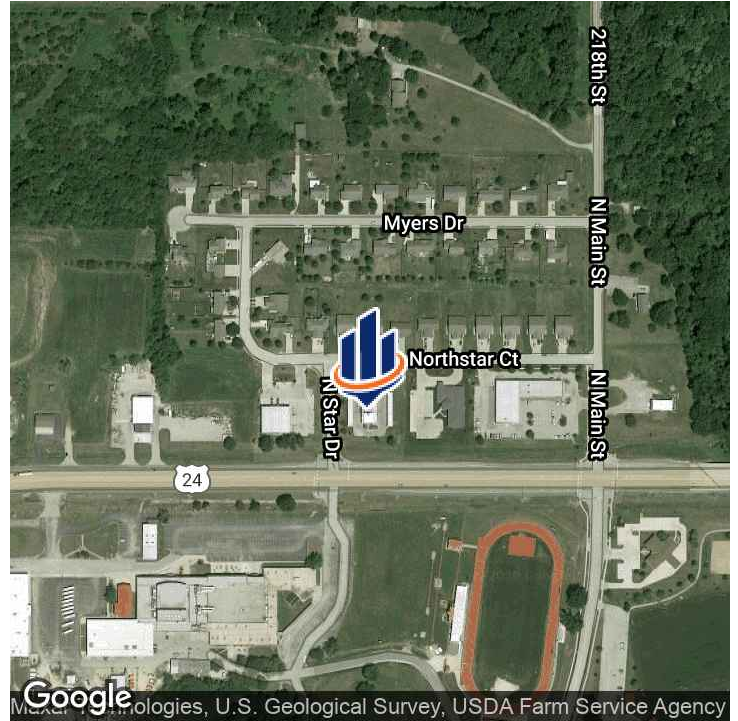
ADVISOR BIOS **5**

- Advisor Bio 1

1 PROPERTY INFORMATION

550 Northstar Ct
Tonganoxie, KS 66086

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,904,000
Building Size:	1,494 SF
Lot Size:	47,556 SF
Price / SF:	\$1274.43
Cap Rate:	5.24%
Lease Expiration:	12/31/2033
NOI:	\$99,690
Year Built:	1999
Zoning:	GBD General Business District

PROPERTY OVERVIEW

Absolute NNN. NOI includes Bonus Rent. Long term lease in place with one of the longest operating franchise group in the system.

PROPERTY HIGHLIGHTS

- Absolute NNN Investment- No Landlord responsibilities
- 13+ years remaining
- Long, established operator with over 21 locations
- Only 13 miles from Kansas Speedway and Legends shopping district
- Strong store sales, Tenant has been in Bonus Rent since opening.

Property Description



PROPERTY OVERVIEW

SVN | The Hurst Company is pleased to exclusively offer for sale this Sonic portfolio, located in Basehor, KS and Tonganoxie, KS. This Opportunity Includes a long term, absolute triple net leases, with no Landlord responsibilities. They can be purchased together or individually, providing for a Secure Investment.

LOCATION OVERVIEW

This location is only 13 miles from NASCAR's Kansas Speedway, and the Legends shopping District. This area draws over 12.0M people per year. The site is easily accessible off State Highway 24 and directly across from Tonganoxie High School.

Investment Highlights

SALE HIGHLIGHTS

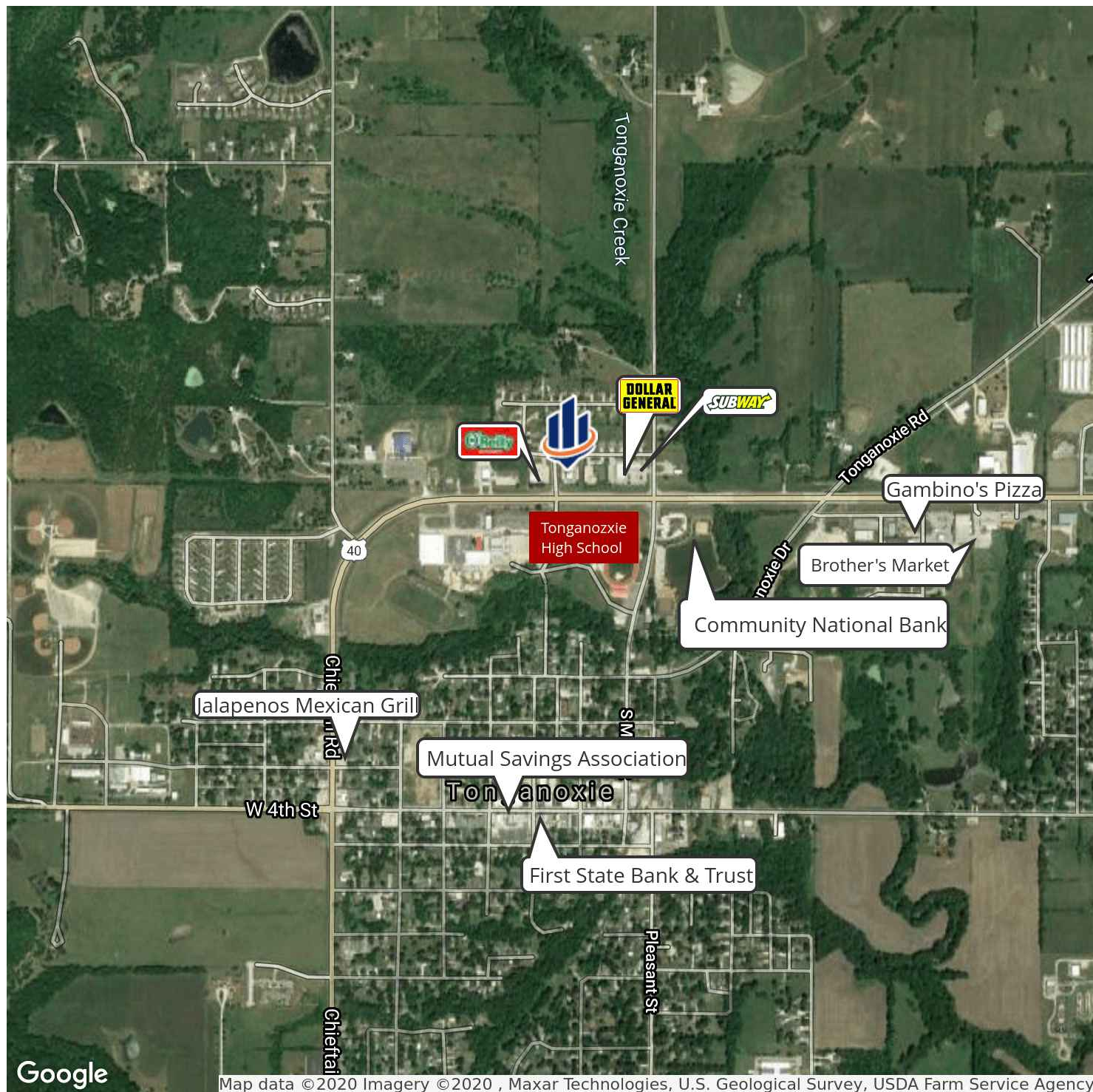
- Long Term, Absolute Triple Net (NNN) lease
- Operator has over 30 years experience and 21 locations
- Tenant is responsible for Roof, Structure, Taxes , Insurance, and all repairs - NO LANDLORD RESPONSIBILITIES
- Tonganoxie is a growing market in the Kansas City Metropolitan Area. Only 13 miles from Kansas Speedway and Legends Shopping District
- Strong store sales, Tenant has been in Bonus Rent since opening.
- Ideally situated along State Avenue (State Hwy 24) with 18,500 cars per day



2 LOCATION INFORMATION

550 Northstar Ct
Tonganoxie, KS 66086

Aerial Map



Aerial Map



Location Maps



3 FINANCIAL ANALYSIS

550 Northstar Ct
Tonganoxie, KS 66086

Financial Summary

INVESTMENT OVERVIEW

Price	\$1,904,000
Price per SF	\$1,274.43
CAP Rate	5.2%
Cash-on-Cash Return (yr 1)	5.24 %
Total Return (yr 1)	\$99,690
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	\$99,960
Other Income	-
Total Scheduled Income	\$99,960
Vacancy Cost	\$0
Gross Income	\$99,960
Operating Expenses	-
Net Operating Income	\$99,690
Pre-Tax Cash Flow	\$99,690

FINANCING DATA

Down Payment	\$1,904,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

Income & Expenses

INCOME SUMMARY

Gross Income	\$99,960
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EXPENSE SUMMARY

Gross Expenses	-
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Net Operating Income	\$99,690
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4

DEMOGRAPHICS

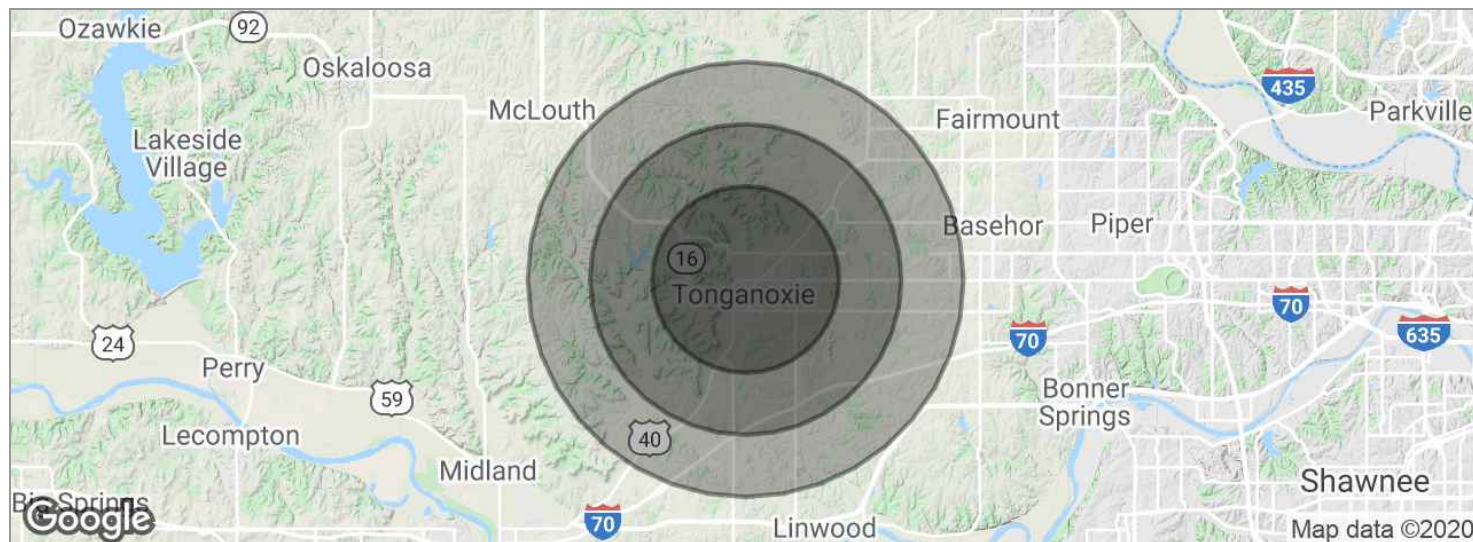
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Demographics Report

	3 MILES	5 MILES	7 MILES
Total population	3,658	8,925	14,837
Median age	34.8	35.8	37.9
Median age (male)	33.6	35.0	37.6
Median age (female)	36.4	36.7	38.5
	3 MILES	5 MILES	7 MILES
Total households	1,410	3,431	5,629
Total persons per HH	2.6	2.6	2.6
Average HH income	\$66,093	\$68,061	\$73,509
Average house value	\$160,948	\$165,792	\$190,887

** Demographic data derived from 2010 US Census*

Demographics Map



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5 ADVISOR BIOS

550 Northstar Ct
Tonganoxie, KS 66086

Advisor Bio 1



RICHARD S. HURST, CCIM

Managing Director

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PROFESSIONAL BACKGROUND

Richard Hurst, CCIM, serves as the Managing Director for SVN | The Hurst Company in Overland Park, KS. Richard is licensed in Missouri, Kansas and Oklahoma and with more than 20 years of commercial real estate experience.

Prior to affiliating with SVN, Richard owned and operated his own independent full service real estate firm for more than 10 years, specializing in the sales and leasing of several property types including: retail, office, and industrial. his expertise is in retail and restaurant sales, development, and representation working with national concepts such as; Caribou Coffee, Hooter's, Famous Dave's, Dairy Queen, Hardees, Supercuts, Sprint, City Trends, City Gear, and Schlotzsky's as well as many local and regional concepts looking to expand within the Midwest. Richard has also represented many national companies with the disposition of their assets, like VEREIT, Excess Space, and CNL. In addition to brokerage services Richard has developed several multi-tenant retail centers throughout the Kansas City Metropolitan area.

Active in the industry and community, Richard is a member of the National Association of Realtors, Kansas City Regional Association of Realtors, ICSC, in which he is the Missouri/Kansas Operations Chair. He is a member of the prestigious CCIM Institute where he attained the designation in 2001. On the community level, as an Eagle Scout, Richard remains active with the Boy Scouts of America. Richard earned his Bachelor of Science degree from the University of Missouri and resides in Overland Park with his family.

MEMBERSHIPS

KCRAR
NAR
ICSC
CCIM
BSA
Product Council - Retail
Product Council - Restaurant

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