



*ACTUAL SITE PHOTO



OFFERING
MEMORANDUM

NATURAL GROCERS ABSOLUTE NNN GROUND LEASE

2424 N. BELT HIGHWAY ST. JOSEPH, MO

OFFERING MEMORANDUM
PRESENTED BY:

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INVESTMENT OVERVIEW



INVESTMENT HIGHLIGHTS

NATURAL GROCERS ABSOLUTE NNN GROUND LEASE

ZERO LANDLORD OBLIGATIONS

SCHEDULED INCREASES IN RENT

LOCATED ON A MAJOR COMMERCIAL THOROUGHFARE

UNIQUE DEAL STRUCTURE, SINGLE TENANT WITH INSULATED DOWNSIDE RISK AS NATURAL GROCERS HAS SUBLEASED PART OF THE LOT TO SCOOTERS COFFEE AND HAS ROUGHLY 6,000 SQ. FT. AVAILABLE WITH INTEREST FROM NATIONAL TENANTS. THIS OWNERSHIP STRUCTURE ALLOWS FOR SINGLE PAYMENT FROM A CREDIT TENANT AND FURTHER ENHANCES THE CREDIT/ABILITY TO PAY RENT THROUGH THE VARIOUS SUBLEASE STRUCTURES.

This is a Natural Grocers long term absolute NNN ground lease offering in St. Joseph, MO. The lease calls for zero landlord obligations with increases in rent in year 11 and increases during each of the four, 5 year option periods. The asset is well situated on a major commercial thoroughfare and is nearby CVS/ pharmacy, Big Lots, Dollar General, Sonic, Advance Auto Parts, McDonald's, Shell Gas Station and more.

OFFERING SPECIFICATIONS

PRICE \$5,132,308

CAP RATE 5.85%

NET OPERATING INCOME \$300,240

SQUARE FOOTAGE 26,770

LOT SIZE 2.99 AC

YEAR BUILT 2016

FINANCIAL SUMMARY

NATURAL GROCERS • ABSOLUTE NNN LEASE OFFERING

2424 N. BELT HIGHWAY ST. JOSEPH, MO

\$5,132,308 • 5.85%

SUMMARY

TENANT NAME	Natural Grocers
SQUARE FOOTAGE	26,770
LEASE BEGINS	6/21/16
LEASE ENDS	6/30/2031
ANNUAL RENT	\$300,240
OPTIONS	Four, 5-Year
INCREASES	\$15,000 Increase in Year 11 and in Options

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$300,240	5.85%
YEARS 11-15	\$315,240	6.14%

TENANT OVERVIEW



NATURAL GROCERS

Vitamin Cottage Natural Food Markets, Inc (NYSE: NGVC) (commonly referred to as “Vitamin Cottage” or “Natural Grocers”) is a Colorado based health food chain.

The business was founded in 1955 as a door-to-door sales operation by Margaret and Philip Isely. They opened the first Vitamin Cottage store in Lakewood, Colorado, in 1963. After Margaret Isely’s death in 1997, the Iselys’ children took over the business the following year. Beginning in 2008, Vitamin Cottage Natural Grocers phased in a name change to Natural Grocers by Vitamin Cottage, to emphasize that groceries, rather than nutritional supplements, formed a majority of its sales. The company made its initial public offering on the New York Stock Exchange in July 2012, raising \$107 million.

Products include vitamins, dietary supplements, natural and organic food, organic produce and natural body care products. The company has a manifesto entitled “What We Won’t Sell and Why”, which includes artificial colors and flavors, artificial preservatives, irradiated food and meat raised using artificial hormones and antibiotics, among others.

Natural Grocers has more than 3,500 employees and operates 159 stores in 20 states.



PUBLICLY TRADED
NYSE: NGVC



159 LOCATIONS



3,500+ EMPLOYEES

PROPERTY PHOTOS



PROPERTY PHOTOS

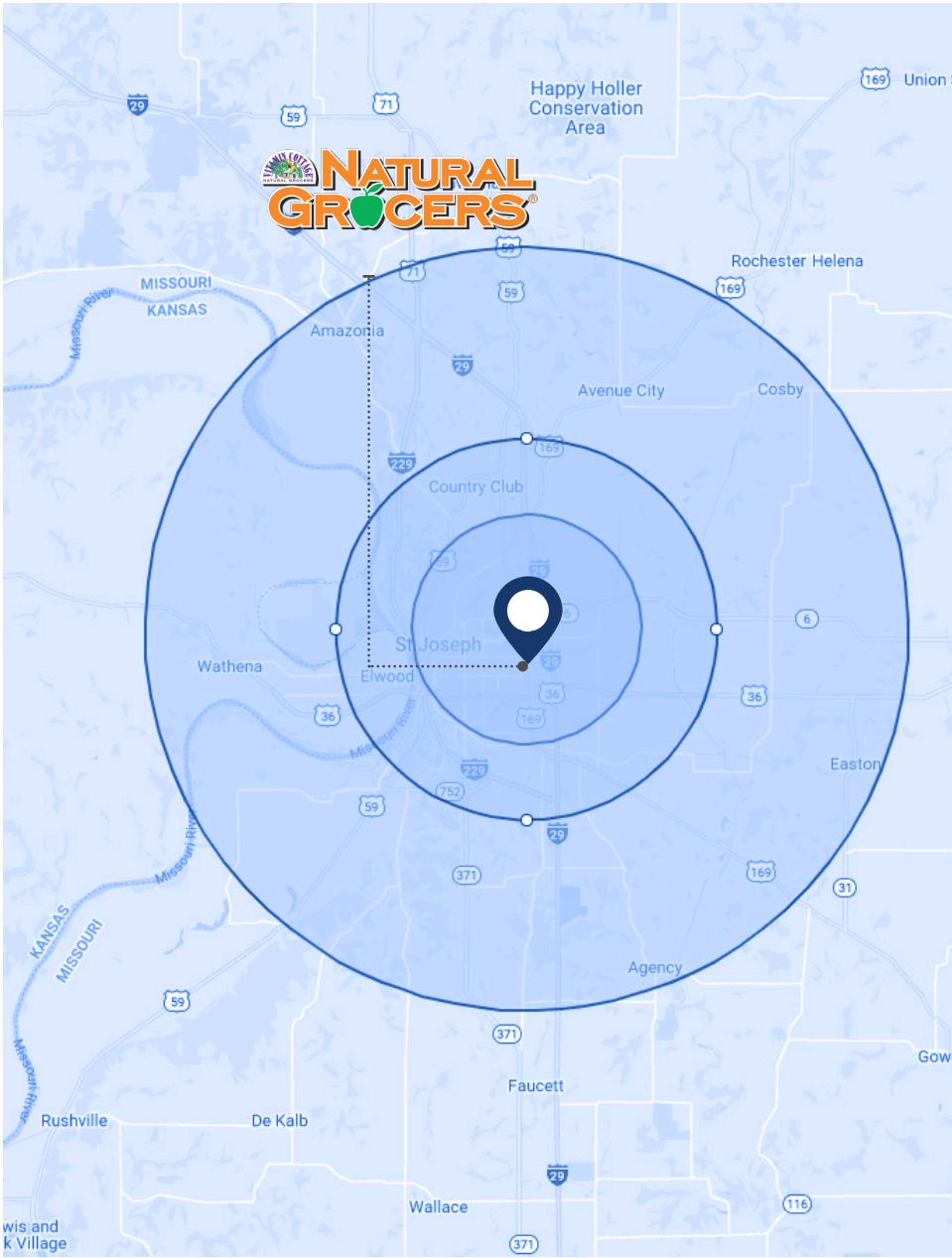
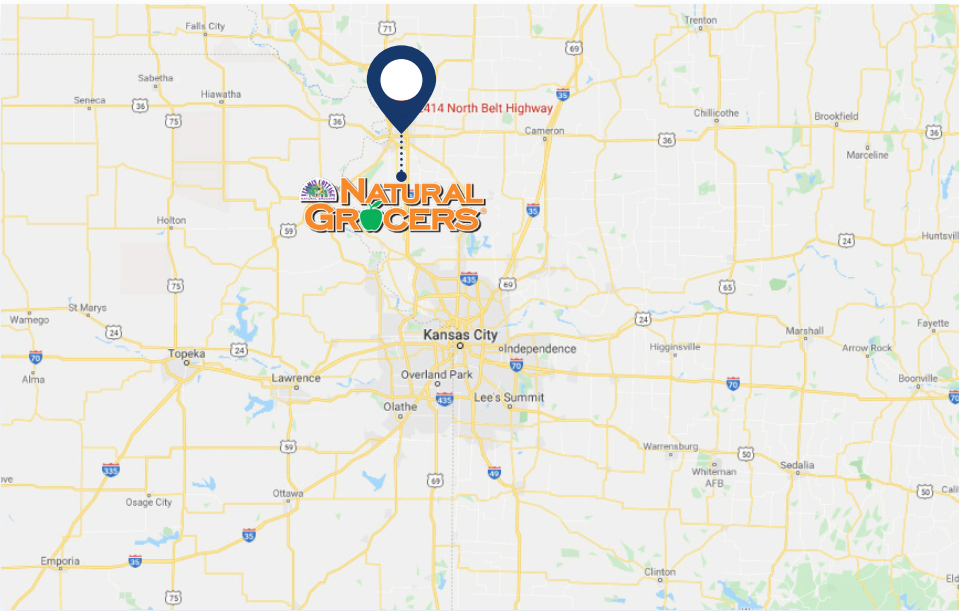
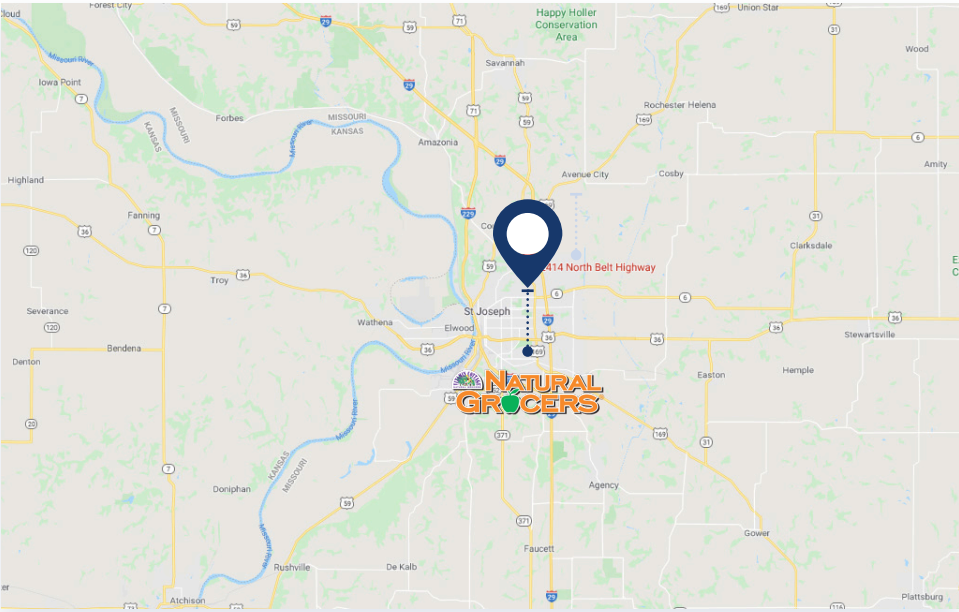


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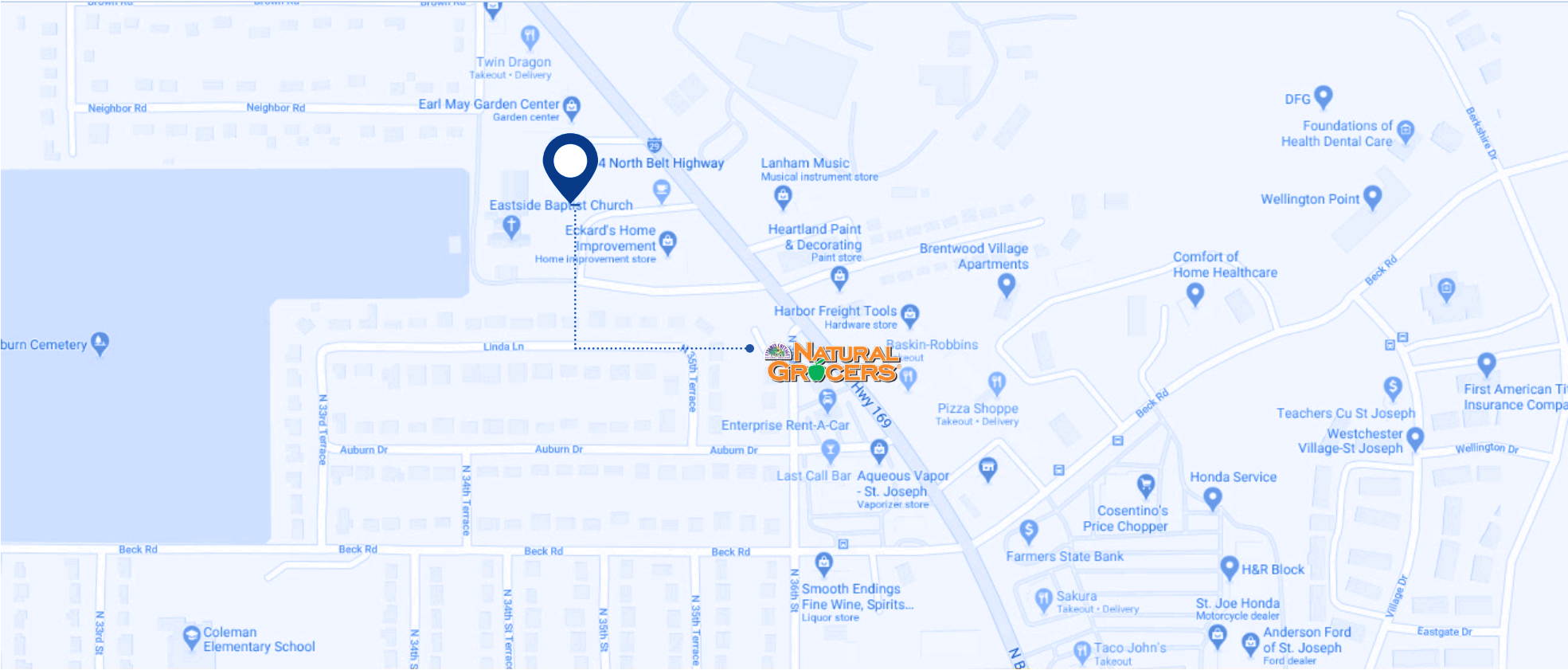
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	55,932	73,565	93,886
TOTAL HOUSEHOLDS	21,575	28,558	36,411
AVERAGE HOUSEHOLD INCOME	\$68,838	\$68,383	\$68,586
AVERAGE AGE	38.40	38.60	39.00

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	55,932	73,565	93,886
TOTAL HOUSEHOLDS	21,575	28,558	36,411
PERSONS PER HOUSEHOLD	2.40	2.40	2.50
AVERAGE HOUSEHOLD INCOME	\$68,838	\$68,383	\$68,586
AVERAGE HOUSE VALUE	\$134,513	\$133,201	\$133,034
AVERAGE AGE	38.40	38.60	39.00
WHITE	48,023	64,178	83,313
BLACK	4,376	5,040	5,468
AM. INDIAN & ALASKAN	436	536	659
ASIAN	1,131	1,309	1,456
HAWAIIAN & PACIFIC ISLAND	283	339	371
OTHER	1,683	2,163	2,619

ST. JOSEPH, MO

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ST. JOSEPH, MISSOURI



The Kase Group

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