



8350 NW ROANRIDGE RD | KANSAS CITY, MO

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

INVESTMENT SUMMARY

ADDRESS	8350 NW Roanridge Rd Kansas City, MO
PRICE	\$2,902,450
CAP RATE	6.00%
RENT	\$174,147
YEAR BUILT	1997
LOT SIZE	±1.57 AC

2020 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
 POPULATION	12,715	55,293	111,451
 HOUSEHOLDS	5,806	23,183	45,717
 HH INCOME	\$76,710	\$97,803	\$93,882

INVESTMENT HIGHLIGHTS

- ▶ Long term 20-year lease providing for generational cash flow for passive investors
- ▶ Absolute NNN ownership ideal for hands off landlords while still capitalizing on depreciation with ownership of the building
- ▶ Strong hedge against inflation with 1.50% annual increases
- ▶ Standing out parceled to the Saint Luke's Hospital as well as the Barrywoods Crossing Shopping Center anchored by national brands such as Bed Bath & Beyond, Party City, Ross Dress for Less, Office Max, Chick-fil-A and many more
- ▶ Strategically positioned to show signage visible by Interstate 29 which boast nearly 100,000 CPD and is the main artery running into metro Kansas City
- ▶ Heavily trafficked retail corridor with many shopping centers in the immediate trade area such as: Walmart Supercenter, Lowe's, Dillard's, Hy-Vee, Hobby Lobby to name a few
- ▶ Very strong guaranty backed by Hielan Restaurant Group, a top Chili's franchisee with approximately \$100 million revenue



PROPERTY OVERVIEW



PROPERTY DESCRIPTION

- ▶ **PROPERTY ADDRESS**
8350 NW Roanridge Rd
- ▶ **APN**
19-30-07-300-002-017-000
- ▶ **BUILDING SIZE**
± 5,738 SF
- ▶ **YEAR BUILT**
1997
- ▶ **LOT SIZE**
± 1.57 AC
- ▶ **FRONTAGE & ACCESS**
NW Roanridge Rd





TENANT PROFILE



CHILI'S GRILL & BAR

Chili's Grill & Bar is an American casual dining restaurant chain that features Tex-Mex style cuisine. The company was founded by Larry Lavine in Texas in 1975 and is currently owned and operated by Brinker International. Chili's first location, a converted postal station on Greenville Avenue in the Vickery Meadows area of Dallas, Texas, opened in 1975. The founder's concept was to create an informal, full-service dining restaurant with a menu featuring different types of hamburgers offered at an affordable price. In addition to its regular menu, Chilis offers a nutritional menu, allergen menu, and vegetarian menu. Today, you can find Chili's in 32 different countries. Chili's happily celebrated 20 years in Mexico and are opening new locations in Asia and beyond.



1,610+

Locations



DALLAS

Headquarters



1975

Founded

FINANCIAL OVERVIEW

ANNUALIZED OPERATING DATA

TERM REMAINING	ANNUAL RENT	CAP RATE
Year 1	\$174,147.00	6.00%
Year 6	\$187,605.78	6.46%
Year 11	\$202,104.70	6.96%
Year 16	\$217,724.16	7.50%
Year 20	\$231,084.49	7.96%

TENANT SUMMARY

Lease Type	Absolute NNN
Tenant	Hielan Restaurant Group, LP
Lease Guarantor	Hielan Restaurant Group, LP
Roof & Structure	Tenant Responsible
Rent Commencement Date	Close of Escrow
Lease Expiration Date	20 Years from COE
Lease Term	20 Years
Rental Increases	1.50% Annual
Renewal Options	Three (3) Five (5) Year



BARRINGTON CAPITAL
REAL ESTATE FINANCING SERVICES

Please contact a Barrington Capital agent for financing options:

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(562) 841-1789
kevin.puder@barringtoncapcorp.com



± 84,000 VPD

BARRYWOODS CROSSING SHOPPING MALL



N.W. BARRY RD
± 17,400 VPD



ZONA ROSA TOWN CENTER SHOPPING MALL



AUTO MALL

TIFFANY SPRINGS MARKET CENTER SHOPPING MALL

SHOPS AT BOARDWALK SHOPPING MALL

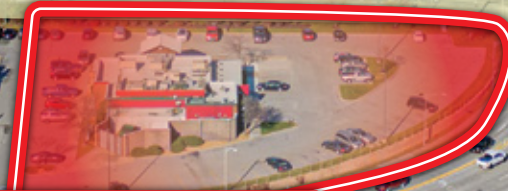
HOBBY LOBBY

Super Savings, Super Selection!



± 84,000 VPD

N.W. BARRY RD
± 17,400 VPD



BARRYWOODS CROSSING SHOPPING MALL



DOWNTOWN KANSAS CITY

± 7 MILES AWAY

BARRYWOODS CROSSING
SHOPPING MALL

BED BATH &
BEYOND
Beyond any store of its kind.
PartyCity
NOBODY HAS MORE PARTY FOR LESS
OfficeMax
SHOE
CARNIVAL
ROSS
DRESS FOR LESS

MAIN EVENT
TEXAS
ROADHOUSE
Freddy's
FROZEN CUSTARDS
STEAKBURGERS
DISCOUNT
TIRE

KC SUSHI
PIZZA
Shopper
ESTABLISHED 1988
Pizza Hut
O'Reilly
AUTO PARTS

AMC
THEATRES

Chick-fil-A

verizon

chili's

ON THE BORDER
MEXICAN GRILL & CANTINA

N.W. BARRY RD
± 17,400 VPD



KANSAS CITY, MO

Kansas City, Missouri, lies on the western edge of Missouri. Among the **100 largest cities in the United States**, it is the most centrally located in the lower 48 states. This central location makes it very competitive for employment involving transportation, communication, and distribution. Kansas City covers 319 square miles and is home to approximately 464,000 residents, making it the **largest city in Missouri**, both in area and population.

The attractive downtown boasts museums and architectural attractions, including modern buildings and restorations of older sites, such as the 1914 Union Station. More recently, a major urban redevelopment and renewal effort has taken hold, anchored by a new Federal Reserve and IRS complex expected to employ 7,000 and a new headquarters for financial services giant H&R Block, plus a new entertainment district. The **downtown population quadrupled in the last decade** and is expected to **grow by 50 percent in the next five years**. New downtown housing units, expansive entertainment options, restaurants, shopping and redevelopments are spurring residential and business attractions. Since 2010, there have been over **\$4 billion in investments** in the revitalization of downtown Kansas City.

ADVANTAGEOUS LOCATION

Kansas City has long been a hub for domestic and international transportation, specifically for logistics and warehouse distribution companies, because of its abundant real estate availability and land, low operating costs, and efficient utility infrastructure as well as its central location at the intersection of 3 major interstates: I-70, I-35, and I-29. Its growing economy, geographic location, business-friendly environment, low tax rate, and evolving infrastructure make Kansas City an attractive location for those companies looking to expand or relocate:

- 27% more interstate transportation distribution miles per capita than any other metropolitan area
- 2nd busiest rail hub by tonnage
 - Nearly half of all eastbound intermodal freight entering the country through west coast ports passes through the area
- Kansas City International Airport (MCI) - 15 miles northwest of downtown Kansas City
 - 11.5 million passengers annually \$1.5 billion remodel currently underway; planned completion in 2023
 - 1 million square foot single terminal; 39 gates with the ability to expand to 50
 - 6,300-space parking structure along with landside and airside improvements

ECONOMY

Kansas City has a steady local economy that historically weathers economic fluctuations because of its diverse industry segments and sectors with particular strategic advantages: advanced manufacturing, the arts, design and engineering, health sciences and services, nonprofit management, and information technology. Headquarters, technology-based companies, entrepreneurs, freight-based companies, and shared-service centers select Kansas City, for its central location, educated workforce and access to a strong support network of public and private programs, civic-minded entrepreneurs, and competitive incentives.

Fast-growing entrepreneurial businesses and established organizations attract and retain skilled talent because Kansas City delivers today's in-demand lifestyles – affordability, diverse housing options, and a vast array of cultural attractions to accompany desirable career paths offering choice, challenge, and competitive compensation.

LANDMARKS



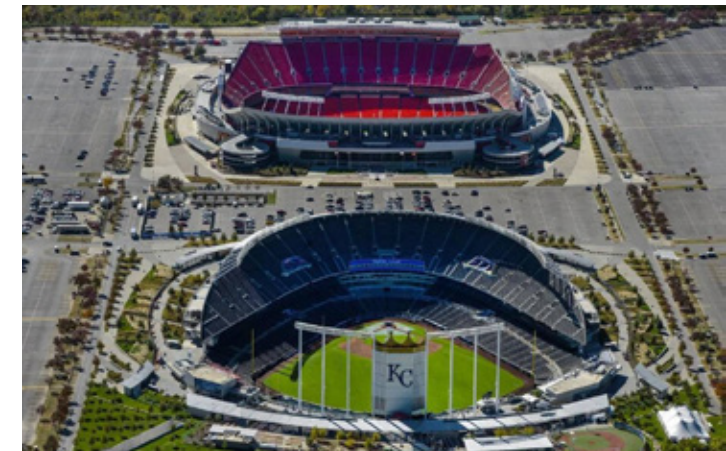
COUNTRY CLUB PLAZA

- A 55-acre site in the historic upscale Country Club District; upscale apartments and mansions surround the plaza
- 804,000 square feet of retail space and 468,000 square feet of office space



KANSAS SPEEDWAY & HOLLYWOOD CASINO

- Kansas Speedway is a premier racing facility that hosts multiple NASCAR races and the ARCA Racing Series championship race
- Hollywood Casino is a joint venture between Kansas Speedway and Penn National Gaming; initial phase includes a 100,000 square foot gaming floor
- Additional phases include a hotel, convention center, and an entertainment district



TRUMAN SPORTS COMPLEX

- Houses two major sports and entertainment venues (Arrowhead and Kauffman stadium)
- Home to NFL's Kansas City Chiefs and Major League Baseball's Kansas City Royals



KANSAS CITY

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum contains select information pertaining to the business and affairs of **Chili's** located at **8350 NW Roanridge Rd, Kansas City, MO** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

OFFERING MEMORANDUM



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