OFFERING MEMORANDUM

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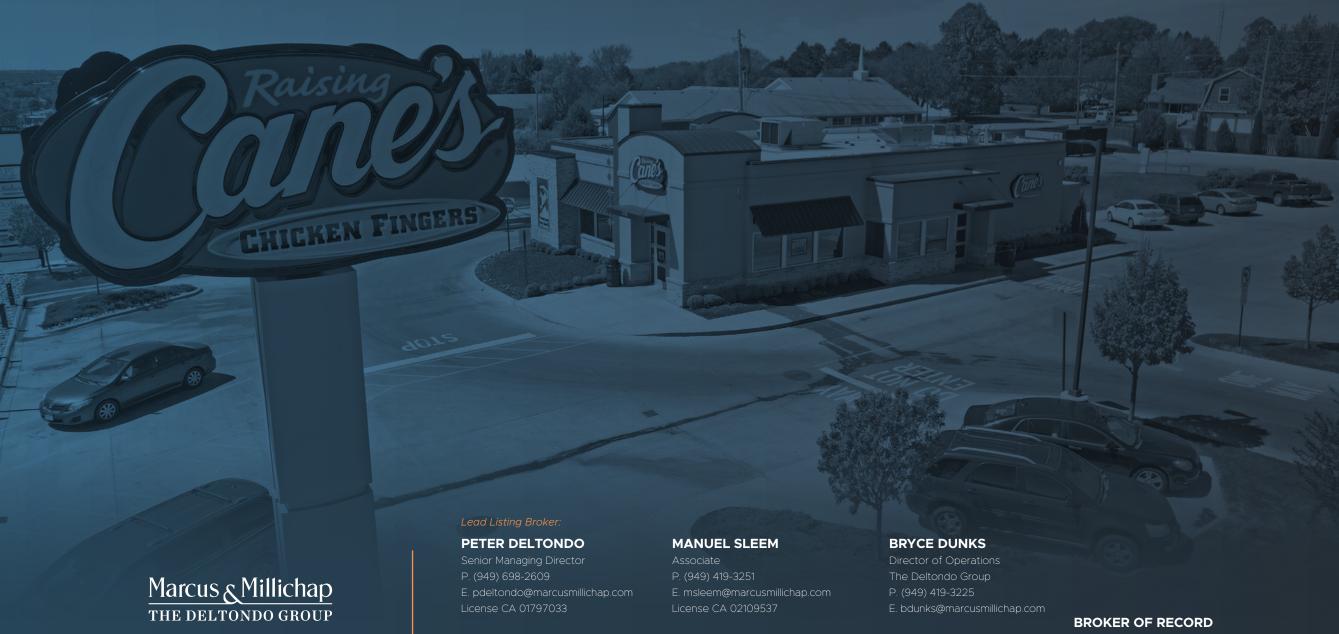


RAISING CANE'S

3720 2nd Avenue Kearney, Nebraska 68847

- » Corporate Absolute-Lease: Raising Cane's Has 15.5 Years Remaining with Four, 5 Year Options.
- » Excellent Visibility and Access: Raising Cane's is Situated on 2nd Avenue which Oversees 26,022 VPD.
- Two Blocks from Major Hospital: CHI Health Good Samaritan Hospital is within Walking Distance of Raising Canes; CHI has 245 Staffed Beds and 500+ Employees.
- Near the University of Nebraska Kearney (UNK): Just 1.4 Miles from Raising Cane's UNK Enrolls 6,275 Students; Generating Strong Traffic From Students and Faculty from the University.

Marcus & Millichap
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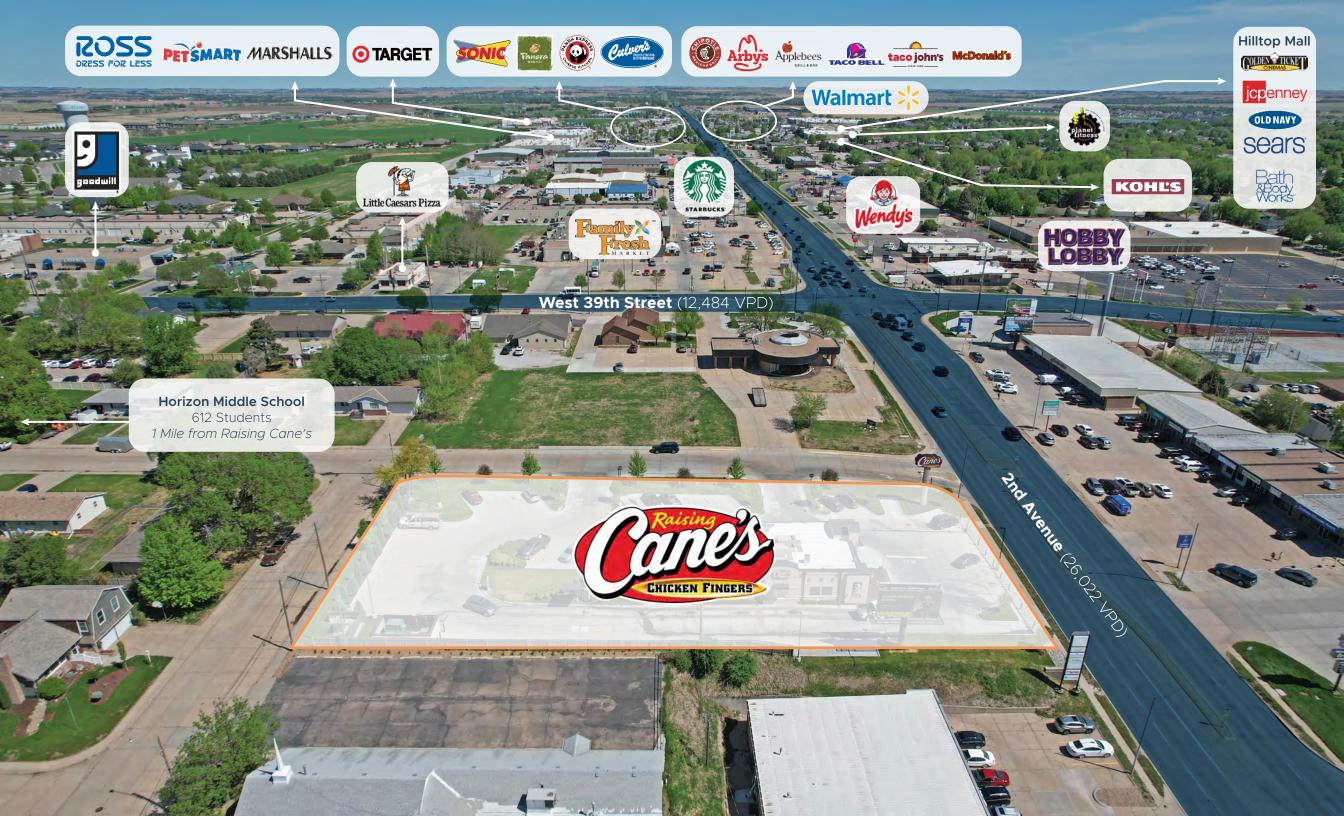
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Raising Cane's

Address:	3720 2nd Avenue Kearney, Nebraska 68847
Price:	\$4,366,842
CAP:	4.75%
NOI:	\$207,004

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Building Area:	3,783 SF
Land Area:	1.07 Acres
Year Built:	2017
Vehicles Per Day:	26,022 (2nd Avenue)
5 Mile Radius Population:	37,856



HIGHLIGHTS

- » Corporate Absolute-Lease: Raising Cane's Has 15.5 Years Remaining with Four, 5 Year Options.
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- Two Blocks from Major Hospital: CHI Health Good Samaritan Hospital is within Walking Distance of Raising Canes;
 CHI has 245 Staffed Beds and 500+ Employees.
- Near the University of Nebraska Kearney (UNK): Just 1.4 Miles from Raising Cane's UNK Enrolls 6,275 Students; Generating Strong Traffic From Students and Faculty from the University.
- Schools Nearby: Within 1 Mile of Subject Property Kearney Catholic High School (380 Students) and Horizon Middle School (612 Students).
- Nearby National Tenants: Walmart, Target, Petsmart, Hobby Lobby, Marshall's, Ross, Dairy Queen, Sherwin Williams, Domino's, Sonic, Panera Bread, Panda Express, Culver's, Chipotle, Arby's, Applebee's, Taco Bell, Taco John's, McDonald's, Wendy's, Starbucks, Goodwill, and Planet Fitness to Name a Few.



TENANT OVERVIEW

Founded by Todd Graves in 1996, Raising Cane's Chicken Fingers has more than 600 restaurants in 31 states, Bahrain, Kuwait, Saudi Arabia and the United Arab Emirates with multiple new restaurants under construction. The company has one love, quality chicken finger meals, and is continually recognized for its unique business model and customer satisfaction. Raising Cane's vision is to grow Restaurants, serve their customers all over the world, and be brand for quality chicken finger meals. The company has found success through its quality staff, cool culture, and active community involvement.

Company Name:	Headquarters:
Raising Cane's Restaurants, LLC	Baton Rouge, LA
Number of Stores:	Business Type:
600+	Private
Year Founded:	Website:
1996	raisingcanes.com

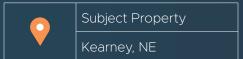
TENANT SUMMARY

Tenant Name:	Raising Cane's Restaurants, LLC
Guaranty:	Corporate
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	Dec 31, 2017
Lease Expiration:	Oct 31, 2037
Term Remaining:	15.5 Years
Increases:	3.5% Every 5 Years
Options:	Four, 5 Year
Right of First Refusal:	None



Base Rent	Annually	Monthly
Dec 31, 2017 - Oct 31, 2022	\$200,004.00	\$16,667.00
Nov 1, 2022 - Oct 31, 2027	\$207,004.14	\$17,250.35
Nov 1, 2027 - Oct 31, 2032	\$214,249.28	\$17,854.11
Nov 1, 2032 - Oct 31, 2037	\$221,748.01	\$18,479.00

REGIONAL MAP

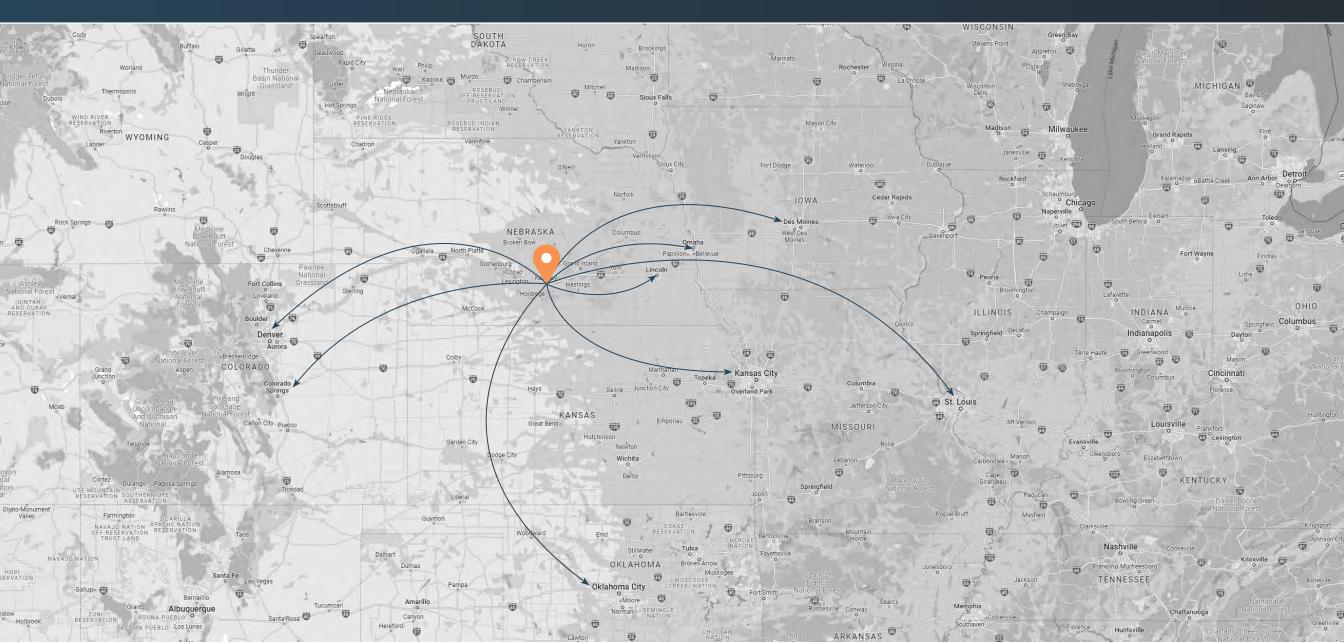


130 Miles	Lincoln, NE
185 Miles	Omaha, NE

324 Miles	Kansas City, MO
316 Miles	Des Moines, IA

358 Miles	Denver, CO
387 Miles	Colorado Springs, CO

570 Miles	St. Louis, MO
445 Miles	Oklahoma City, OK



The City of Kearney

Kearney is the county seat of Buffalo County, Nebraska, United States. The population was 30,787 in the 2010 census. It is home to the University of Nebraska at Kearney. The westward push of the railroad as the Civil War ended gave new birth to the community.

Kearney is Strategically located on I-80 with convenient access to major markets like Omaha-Lincoln, Denver, Kansas City, Des Moines, Wichita and Cheyenne. Kearney is at the center of a 7-state region and 20 million people. According to the United States Census Bureau, the city has a total area of 13.00 square miles, of which, 12.77 square miles is land and 0.23 square miles is water.

As you explore downtown Kearney — also known as The Bricks because of its brick streets — you'll find a variety of shops, including gift shops, clothing boutiques, and pottery stores.



	1 Mile	3 Mile	5 Mile
Population:	10,915	35,179	37,856
Households:	4,204	13,894	14,871
Household Income:	\$76,903	\$75,700	\$77,211

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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BROKER OF RECORD

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