

KOHL'S

909 72nd Street

Omaha, Nebraska

KOHL'S
+ SEPHORA

ON MARKET: KOHL'S IN OMAHA, NEBRASKA



ACTUAL PROPERTY

INVESTMENT HIGHLIGHTS

- ▶ **Kohl's in Omaha, NE**
MOST POPULOUS CITY IN NEBRASKA
- ▶ **Zero Landlord Responsibilities**
ABSOLUTE TRIPLE NET (NNN) LEASE STRUCTURE
- ▶ **High Level of Commitment by Tenant**
KOHL'S INVESTED \$1M+ INTO A REMODEL IN JUNE 2022
- ▶ **Robust Local Population Growth**
21% INCREASE IN 5 MILE RADIUS SINCE 2010
- ▶ **Multiple Options Exercised**
TENANT HAS ALREADY EXERCISED THE FIRST 2 OF 10, 5-YEAR OPTIONS WITHOUT LEASE MODIFICATIONS
- ▶ **Ranked In The Top 10% Of Stores Nationally Per Local Management**
STORE RANKS #93 OF 1,162 STORES ; #1 LOCATION IN OMAHA, NE
- ▶ **High Traffic Location**
72ND STREET SEES OVER 22,000 VEHICLES PER DAY
- ▶ **National Retailers Located Nearby**
ALDI, STARBUCKS, KUM & GO, AND MANY MORE

FINANCIAL OVERVIEW

909 72ND STREET
OMAHA, NEBRASKA

PRICE	\$13,326,923
CAP RATE	6.50%
NOI	\$866,250
PRICE PER SQUARE FOOT	\$165.17
RENT PER SQUARE FOOT	\$10.74
GROSS LEASEABLE AREA	80,684 SF
LAND AREA	8.3 Acres
YEAR BUILT (RENOVATED)	1996
TYPE OF OWNERSHIP	Fee Simple



RENT SCHEDULE						
TERM			MONTHLY RENT	ANNUAL RENT	RENT PSF	INCREASES
BASE TERM	CURRENT	1/27/2028	\$72,188	\$866,250	\$10.74	-

LEASE SUMMARY

RENT COMMENCEMENT DATE	12/30/1996
EXPIRATION DATE	1/27/2028
INITIAL TERM	~31 years
TERM REMAINING	4+ years
STRUCTURE	NNN
RENTAL INCREASES	None
OPTIONS	Eight, 5-year
LEASE GUARANTOR	Kohl's Corporation
GUARANTOR STRENGTH	Corporate (S&P: BB-)
LANDLORD RESPONSIBILITIES	None



ACTUAL PROPERTY

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TENANT OVERVIEW

Kohl's Corporation, founded in 1962, is a leading American retail company that has experienced remarkable growth and success over the years. The company was established by Max Kohl as a small corner grocery store in Milwaukee, Wisconsin. Since its humble beginnings, Kohl's has transformed into a nationwide department store chain with a strong presence in the United States.

Kohl's growth can be attributed to its commitment to providing customers with an exceptional shopping experience. The company has continually expanded its product offerings, catering to a wide range of consumer needs. From apparel and accessories to home goods and beauty products, Kohl's has curated a diverse selection of high-quality merchandise at affordable prices. This focus on customer satisfaction has earned Kohl's a loyal customer base and contributed to its steady expansion across the country.

Operating over 1,100 stores in 49 states, Kohl's has become a household name for millions of Americans. The company prides itself on its seamless integration of physical stores and e-commerce, providing customers with convenient shopping options. Kohl's has also developed a reputation for its customer-friendly policies, such as hassle-free returns and exclusive rewards programs. With a strong emphasis on community engagement, Kohl's actively supports local initiatives and charitable organizations, further solidifying its positive reputation.

Overall, Kohl's rich history, remarkable growth, and customer-focused operations have positioned it as a leading retail powerhouse. Through its dedication to offering a diverse product range, seamless shopping experience, and commitment to social responsibility, Kohl's continues to thrive in the competitive retail landscape, providing customers with quality products and exceptional service.



KOHL'S

OVERVIEW

TENANT	Kohl's
OWNERSHIP	Public
LEASE GUARANTOR	Kohl's Department Store Inc.
GUARANTOR STRENGTH	Corporate
SYSTEMWIDE LOCATION COUNT	1,100+
HEADQUARTERS	Menomonee Falls, WI
WEBSITE	www.kohls.com
SALES VOLUME	\$17.2B (2022)
STOCK SYMBOL	KSS
BOARD	NYSE
CREDIT RATING	BB- (S&P)
FORTUNE 500 RANK	226



ABOUT OMAHA

Omaha, Nebraska, is a vibrant city with a rich history, a thriving economy, and a diverse cultural scene that makes it a great place to live, work, and visit. Founded in 1854, Omaha has evolved from a humble trading post to a bustling metropolis known for its friendly Midwestern charm. The city's history is intertwined with the growth of the railroad industry, which played a significant role in its development and continues to shape its economy today.

Omaha's economy is diverse and robust, offering a range of opportunities across various sectors. The city is a major transportation and logistics hub, thanks to its central location and access to an extensive network of highways, railroads, and the Missouri River. Omaha is also home to several Fortune 500 companies, including Berkshire Hathaway and Union Pacific, which have contributed to the city's economic stability and job growth. Furthermore, the vibrant entrepreneurial spirit in Omaha has fostered a thriving startup ecosystem, with many innovative companies and initiatives emerging in recent years.

Beyond its economic strengths, Omaha boasts a vibrant cultural scene that celebrates both its Western heritage and contemporary arts. The city is known for its world-class museums, such as the Joslyn Art Museum and the Durham Museum, which showcase a diverse range of artistic and historical exhibits. Omaha's Old Market district is a popular destination for locals and tourists alike, offering a unique blend of boutiques, art galleries, restaurants, and entertainment venues. The city is also renowned for its lively music scene, hosting various festivals and concerts throughout the year, and is home to the world-famous Omaha Community Playhouse, one of the largest community theaters in the United States.

In summary, Omaha, Nebraska, is a city that embraces its history, thrives economically, and celebrates its vibrant culture. From its humble beginnings as a railroad town to its current status as a bustling metropolis, Omaha offers residents and visitors a welcoming atmosphere, diverse job opportunities, and a vibrant arts and cultural scene. With its strong sense of community and Midwestern hospitality, Omaha continues to attract individuals and families who seek a high quality of life in a dynamic and growing city.



ACTUAL PROPERTY

KOHL'S - Omaha, Nebraska





	1-Mile	3-Mile	5-Mile
2010 Population	8,464	101,495	301,032
2023 Population	10,066	120,851	363,051
2028 Population	10,430	125,252	377,033

	1-Mile	3-Mile	5-Mile
2010 Households	3,757	45,188	124,463
2023 Households	4,544	53,974	150,987
2028 Households	4,720	55,979	156,968

	1-Mile	3-Mile	5-Mile
2023 Average HH Income	\$86,976	\$88,085	\$77,265
2023 Median HH Income	\$65,138	\$67,226	\$59,825

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