

Contact 1031tax.com to review additional NNN Properties.

Information below is computer generated. Please pardon the typos.

1 Manhattan, KS 66502



| | | |
|-------------------|-------------|----------------|
| Price | \$1,963,000 | Property Notes |
| Building Size | 3,115 SF | |
| Cap Rate | 5.50% | |
| Property Sub-type | Restaurant | |
| Status | Active | |

Property Description

100% fee simple interest in a Kentucky Friend Chicken. This Kentucky Fried Chicken has been in operation since 2014 and sits along a major thoroughfare. This investment opportunity allows an investor to acquire a NNN property, with high visibility and a brand new 20 year lease.

2 Leawood, KS 66206



| | | |
|-------------------|--------------------|----------------|
| Price | \$1,747,000 | Property Notes |
| Building Size | 3,921 SF | |
| Cap Rate | 5.95% | |
| Property Sub-type | Free Standing Bldg | |
| Status | Active | |

Property Description

Located along State Line Road, the site is afforded a strong retail location with a traffic count of more than 23,400 cars per day. The Leawood BMO branch features a 3,921 square foot building, four drive-thrus, and three points of ingress/egress to a 48-space parking lot. The building is situated amidst numerous commercial amenities. In addition to the many businesses located in surrounding office buildings, the local market boasts the Ward Parkway Shopping Center, anchored by national retailers Dick's Sporting Goods, Pet Smart, and Target.

3 Overland Park, KS 66210



| | | |
|-------------------|--------------------|----------------|
| Price | \$1,787,235 | Property Notes |
| Building Size | 3,200 SF | |
| Cap Rate | 4.70% | |
| Property Sub-type | Free Standing Bldg | |
| Status | Active | |

Property Description

This is the rare opportunity to purchase a new 15 year absolute NNN Wendy's lease backed by NPC International, the world's largest quick-service restaurant franchise operator. The new 15 year lease is NNN and provides for zero landlord obligations. There are 10% increases in rent every 5 years. The operation is well established at this location with a 30 year operating history. The building is slated for a major image update.

4 Leawood, KS 66206



| | |
|-------------------|-------------|
| Price | \$1,391,666 |
| Building Size | 2,420 SF |
| Cap Rate | 6% |
| Property Sub-type | Restaurant |
| Status | Active |

Property Notes

Property Description

This is the unique opportunity to acquire a long term NNN leased Jimmy John's in a major retail trade area in Leawood, KS. The property is subject to a 15 year lease with 12 years remaining. The tenant is a 20 unit franchisee and the lease is personally guaranteed by its owner for the first 10 years of the lease. The building is of high quality construction and sits in a highly trafficked retail location just off of Interstate 435. Neighboring retailers include Price Chopper, OfficeMax, CVS/pharmacy, O' Reilly Auto Parts, Good Year, Sherwin Williams, and several high volume auto dealerships.

5 Kansas City, KS 66111



| | |
|-------------------|--------------------|
| Price | \$7,692,300 |
| Building Size | 9,449 SF |
| Cap Rate | 5.85% |
| Property Sub-type | Free Standing Bldg |
| Status | Active |

Property Notes

Property Description

INVESTMENT HIGHLIGHTS- Modified Absolute Net Lease Terms - 15 Years Remaining on Primary Term- Class A Constructed Built-to Suit for Tenant- Sales Have Incrementally Increased Over the Past 5 Years (See Next Page)- Tenant Recently Amended Lease to Raise Base Rent Avoid % Rent- Tenant Just Signed Early Five Year Extension- Lease is Corporately Guaranteed by Granite City Food & Brewery, Ltd.- Only Responsibilities are Capital Replacements of Roof/Structure- Rare Net Lease Asset - 1/30 Locations Across 13 States.

6 Hutchinson, KS 67502



| | |
|-------------------|--------------------|
| Price | \$1,417,000 |
| Building Size | 1,871 SF |
| Cap Rate | 6% |
| Property Sub-type | Free Standing Bldg |
| Status | Active |

Property Notes

Property Description

2007 construction freestanding drive-thru Taco John's pad site to anchored shopping center. Located on major retail corridor with other national retailers: Dillons Supermarket, McDonald's, Hastings, Walgreen's, Commerce Bank, and others.

7 Leawood, KS 66224



| | |
|-------------------|--------------------|
| Price | \$6,895,000 |
| Building Size | 6,760 SF |
| Cap Rate | 5.07% |
| Property Sub-type | Free Standing Bldg |
| Status | Active |

Property Notes

Property Description

A+ CREDIT RATING! We are pleased to offer a brand new build-to-suit building 100% leased to Charles Schwab. This bank branch contains an original base term of ten (10) years that commenced in December 2014 and includes 3 - 5-year options. There are 10% rental escalations every five (5) years, including all option periods. Ownership is fee simple (land and improvements), and the physical plant consists of 6,760 rentable square feet on 1.29 acres. The lease is guaranteed by Charles Schwab & Co (NYSE: SCHW) - currently rated A+ by Standard & Poor and A2 by Moody's. It holds over \$2.2 Trillion in client assets and boasts a market cap of over \$32 Billion. Its banking subsidiary, Charles Schwab bank, holds approximately \$100 billion in assets. The subject property generates annual net revenues of over \$4.8 Million and holds over 9.1 Million brokerage accounts. This offering represents a great opportunity to acquire a newly built, investment grade bank asset under an excellent single tenant absolute net lease with attractive rental increases and strong location fundamentals.

8 Overland Park, KS 66204



| | |
|-------------------|-------------|
| Price | \$1,975,000 |
| Building Size | 2,997 SF |
| Cap Rate | 6.25% |
| Property Sub-type | Restaurant |
| Status | Active |

Property Notes

Property Description

Absolute NNN Taco Bell property located in Overland Park, KS. Originally built in 2004, the Taco Bell has over 8.5 years remaining on its original 20 year lease which is scheduled to expire in 2024.

9 Stilwell, KS 66085



| | |
|-------------------|---------------------|
| Price | \$1,244,000 |
| Building Size | 2,887 SF |
| Cap Rate | 6.50% |
| Property Sub-type | Service/Gas Station |
| Status | Active |

Property Notes

Property Description

The investment consists of a 2,887 square foot, single tenant gas station and convenience store. The building was built in 1967 and sits on a 2.37 Acre parcel. The operator just signed a 15 year lease with one - ten year lease extension option. Currently there are over 14 years remaining. Each September 1st the rent will increase 2% throughout the existing term and during the option if picked up. The structure of the lease is triple-net leaving the landlord with no responsibilities whatsoever. The tenant pays for taxes, insurance, cam, repairs and replacements. The operator of this location has thirty stores and has signed a personal guarantee.

10 Overland Park, KS 66212



| | |
|-------------------|---------------------|
| Price | \$1,584,000 |
| Building Size | 2,760 SF |
| Cap Rate | 6.50% |
| Property Sub-type | Service/Gas Station |
| Status | Active |

Property Notes

Property Description

The investment consists of a 2,760 square foot, single tenant gas station and convenience store. The building was built in 1991 and sits on a 0.51 Acre parcel. The operator just signed a 15 year lease with one - ten year lease extension option. Currently there are over 14 years remaining. Each September 1st the rent will increase 2% throughout the existing term and during the option if picked up. The structure of the lease is triple-net leaving the landlord with no responsibilities whatsoever. The tenant pays for taxes, insurance, cam, repairs and replacements. The operator of this location has thirty stores and has signed a personal guarantee.

11 Overland Park, KS 66214



| | |
|-------------------|-------------|
| Price | \$3,875,100 |
| Building Size | 5,498 SF |
| Cap Rate | 4% |
| Property Sub-type | Restaurant |
| Status | Active |

Property Notes

Property Description

Brand new McDonald's Ground Lease located in Overland Park, KS. This property is a brand new building constructed at the end of 2014. This single tenant investment opportunity features a 1.8 acre parcel of land 100% leased to McDonald's corporation on a 20 year ground lease. The lease features rare 15% rental bumps every 5 years in the base term and in the option periods. The ground lease is absolute net requiring no landlord responsibilities. The property is located in a high barrier to entry market along a heavily trafficked retail corridor (W 95th Street: 33,609 VPD, Quivira Road: 30,471 VPD) making this asset a once in a lifetime investment opportunity. The property serves as an outparcel to Oak Park Commons East, a 222,553 SF power center with strong national tenants including Ross, ULTA, Hobby Lobby, and Shoe Carnival. It is located directly across 95th Street from Oak Park Mall, the largest mall in the state of Kansas.

12 Olathe, KS 66062



| | |
|-------------------|--------------------|
| Price | \$6,600,000 |
| Building Size | 15,120 SF |
| Cap Rate | 6.50% |
| Property Sub-type | Free Standing Bldg |
| Status | Active |

Property Notes

Property Description

The subject offering is a fee simple interest in a net leased Walgreen's. There are over 7 years remaining on the initial 20 year lease, with the lease calling for zero landlord obligations. The tenant has eight 5 year options to renew. The subject property is a trophy Kansas City location with high income demographics.

13 Kansas City, KS 66102



| | |
|-------------------|-------------|
| Price | \$1,354,600 |
| Building Size | 3,068 SF |
| Cap Rate | 5.50% |
| Property Sub-type | Restaurant |
| Status | Active |

Property Notes

Property Description

28,749 square foot tract of land with 3,068 square feet of improvements net leased to one of the largest KFC franchisees in the U.S. 23-year lease term commenced April 2011 and expires March 2034. Lease is ABSOLUTE NET.

14 Olathe, KS 66061



| | |
|-------------------|--------------------|
| Price | \$1,100,000 |
| Building Size | 6,533 SF |
| Cap Rate | 6.35% |
| Property Sub-type | Free Standing Bldg |
| Status | Active |

Property Notes

Property Description

NN Lease - LL responsible for Roof and Structure 10 Year Initial Term, 7 years remaining 15% Rent increases in year 5 - 10 Four, Five year options.

15 Wichita, KS 67208



| | |
|-------------------|-----------------|
| Price | \$2,400,000 |
| Building Size | 4,945 SF |
| Cap Rate | 6.25% |
| Property Sub-type | Vehicle Related |
| Status | Active |

Property Notes

Property Description

Long-Term Absolute Triple-Net Lease Zero Landlord Responsibility 15-Year Primary Term with Options up to 65 Years One and One-Half Percent Annual Rent Escalations Strong Corporate Guarantee.

16 Arkansas City, KS 67005



| | |
|-------------------|--------------------|
| Price | \$1,272,284 |
| Building Size | 8,320 SF |
| Cap Rate | 6.25% |
| Property Sub-type | Free Standing Bldg |
| Status | Active |

Property Notes

Property Description

- New Construction (Store relocation)- The store is scheduled to open in January 2016- Absolute NNN lease with zero Landlord responsibility- The Lease features 10% rental increases every five years starting in year 10 of the primary term- Family Dollar is publicly traded on the NYSE(FDO) with approx. 8,000 stores.

17 Louisburg, KS 66053



| | |
|-------------------|--------------------|
| Price | \$2,350,000 |
| Building Size | 22,329 SF |
| Cap Rate | 7% |
| Property Sub-type | Free Standing Bldg |
| Status | Active |

Property Notes

Property Description

The Louisburg Orscheln Farm & Home, situated just east of US Highway 69 and Kansas Highway 68 in Louisburg, Kansas, 22,329-square-foot Orscheln Farm & Home store on a triple-net lease with more than 7 years remaining. Orscheln Farm & Home is a family-owned chain with 160 locations in nine Midwestern states, offering products in the categories of farm, animal health, livestock and pet feeds, pet supplies, lawn and garden, hardware, plumbing, electrical, work and western clothing, automotive and tires, and sporting goods in select locations.

18 Louisburg, KS 66053



| | |
|-------------------|--------------------|
| Price | \$5,135,000 |
| Building Size | 38,516 SF |
| Cap Rate | 6% |
| Property Sub-type | Free Standing Bldg |
| Status | Active |

Property Notes

Property Description

The Louisburg Price Chopper, situated just east of US Highway 69 and Kansas Highway 68 in Louisburg, Kansas, is a 38,516-square-foot grocery store on an absolute triple-net lease with more than 11 years remaining. Price Chopper is part of the Associated Wholesale Grocer (AWG) cooperative of grocers operating in 13 states with more than 1,000 store locations and \$7.7 billion in revenue. The Louisburg Price Chopper is the only grocery store located within a three-mile radius.

19 Kansas City, KS 66105



| | |
|-------------------|--------------------|
| Price | \$2,074,000 |
| Building Size | 10,300 SF |
| Cap Rate | 7% |
| Property Sub-type | Free Standing Bldg |
| Status | Active |

Property Notes

Property Description

Family Dollar in Kansas City, Kansas. The property is located on a heavily-traveled corridor surrounded by supportive dense residential and other retailers including: McDonald's, KFC, CARQUEST, Taco Bell and more. The property has tremendous frontage of over 350' along Kansas Avenue, a major east-west thoroughfare in the neighborhood.

20 Wichita, KS 67203



| | |
|-------------------|--------------------|
| Price | \$1,500,000 |
| Building Size | 8,000 SF |
| Cap Rate | 6.50% |
| Property Sub-type | Free Standing Bldg |
| Status | Active |

Property Notes

Property Description

Freestanding Family Dollar in Wichita, KS. NN Lease with term through 08/31/2021. Corporate guarantee, please see attached flyer for further financial information.

21 Wichita, KS 67211



| | |
|-------------------|--------------------|
| Price | \$5,256,200 |
| Building Size | 14,490 SF |
| Cap Rate | 6.05% |
| Property Sub-type | Free Standing Bldg |
| Status | Active |

Property Notes

Property Description

Great NNN Walgreen's with over 12 years remaining on fixed term of lease. Offered debt free at sale. Solid sales numbers.

22 Olathe, KS 66061



| | |
|-------------------|----------------|
| Price | \$2,140,000 |
| Building Size | 13,544 SF |
| Cap Rate | 6.50% |
| Property Sub-type | Retail (Other) |
| Status | Active |

Property Notes

Property Description

Net leased investment, Advance Auto hub location with very high sales volume, Kansas City MSA Regional Trade Area, low rent with increases, positioned at signalized intersection, major upside with redevelopment opportunity.

23 Kansas City, KS 66104



| | |
|-------------------|--------------------|
| Price | \$1,826,272 |
| Building Size | 8,320 SF |
| Cap Rate | 6.25% |
| Property Sub-type | Free Standing Bldg |
| Status | Active |

Property Notes

Property Description

Family Dollar store located in Kansas City, Kansas. The property is strategically located just off an interchange with I-635 in the northwest suburbs of Kansas City. The surrounding area is supportive dense residential and multi-family properties. The property has excellent access on a corner lot minimal competition in the immediate vicinity.

24 Lawrence, KS 66046



| | |
|-------------------|----------------|
| Price | \$2,250,000 |
| Building Size | 5,199 SF |
| Cap Rate | 6.75% |
| Property Sub-type | Retail (Other) |
| Status | Active |

Property Notes

Property Description

" Situated in the Most Desirable Retail Corridor" Built in 1995 & Renovated in 2012" Class A Real Estate" Signalized Intersections, Dominant Anchors, & Outstanding Visibility" Corporate Lease, 10-Year Primary Term" 10% Rental Increase Every 5 Years, & 4% Management Fee Paid to Landlord" Strong Tenant With Comparable-Store Sales Growth.

25 Overland Park, KS 66212



| | |
|-------------------|-------------|
| Price | \$3,906,300 |
| Building Size | 43,289 SF |
| Cap Rate | 5% |
| Property Sub-type | Anchor |
| Status | Active |

Property Notes

Property Description

Wal Mart Ground Lease.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.