CORPORATE NNN LEASE
$70,000+ INCOMES IN
OVERLAND PARK, KANSAS

7631 Metcalf, Overland Park, KS

For more info on this opportunity please contact:

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Capital Pacific collaborates. Click here to meet the rest of our San Francisco team.
FEE SIMPLE 15-YEAR ABSOLUTE NNN AUTOZONE LOCATED ON MAIN THOROUGHFARE IN OVERLAND PARK, AN AFFLUENT KANSAS CITY MSA SUBURB
The subject property is a freestanding AutoZone store on a large lot with an absolute NNN lease and no landlord responsibilities.

<table>
<thead>
<tr>
<th>PRICE: $2,304,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>CAP: 5%</td>
</tr>
</tbody>
</table>

- BUILDING SF: 6,710 SF
- PRICE PER SF: $343.37
- LEASE TYPE: NNN (Fee Simple)
- YEAR BUILT: 2014
- LOT SIZE: 49,975 SF

NATIONAL TENANT
Lease has a corporate guaranty by AutoZone, a public company (NYSE: AZO), which is number 304 on the Fortune list of largest companies
$9.14 billion revenue in 2013
AutoZone operates over 5,200 stores in 49 states

EXCELLENT RETAIL LOCATION
Located in the dense retail area of Overland Park, KS
Two separate access points and 76 parking spaces
High traffic counts in excess of 30,400 vehicles per day on Metcalf Ave
Other national retailers in the immediate area include Walgreens, CVS, McDonald’s, Dunkin’ Donuts, Petco, Family Dollar and many more

LEASE HIGHLIGHTS
15-year absolute net corporate lease
Four 5-year options with 5% rental increases
Zero landlord responsibilities
**Rent Roll**

<table>
<thead>
<tr>
<th>Tenant Name</th>
<th>Sq. Ft.</th>
<th>Term</th>
<th>Current Rent</th>
<th>Monthly Rent</th>
<th>Yearly Rent</th>
<th>Monthly Rent/FT</th>
<th>Yearly Rent/FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>AutoZone</td>
<td>6,710</td>
<td>12/15/2014 12/31/2029</td>
<td>$115,200</td>
<td>$9,600</td>
<td>$115,200</td>
<td>$1.43</td>
<td>$17.17</td>
</tr>
<tr>
<td><strong>Option 1</strong></td>
<td>12/31/2035</td>
<td>1/1/2030</td>
<td>$120,960</td>
<td>$10,080</td>
<td>$120,960</td>
<td>$1.50</td>
<td>$18.03</td>
</tr>
<tr>
<td><strong>Option 2</strong></td>
<td>12/31/2041</td>
<td>1/1/2036</td>
<td>$127,008</td>
<td>$10,584</td>
<td>$127,008</td>
<td>$1.58</td>
<td>$18.93</td>
</tr>
<tr>
<td><strong>Option 3</strong></td>
<td>12/31/2047</td>
<td>1/1/2042</td>
<td>$133,358</td>
<td>$11,113</td>
<td>$133,358</td>
<td>$1.66</td>
<td>$19.87</td>
</tr>
<tr>
<td><strong>Option 4</strong></td>
<td>12/31/2053</td>
<td>1/1/2048</td>
<td>$140,026</td>
<td>$11,669</td>
<td>$140,026</td>
<td>$1.74</td>
<td>$20.87</td>
</tr>
<tr>
<td><strong>Current Totals:</strong></td>
<td><strong>6,710</strong></td>
<td></td>
<td><strong>$115,200</strong></td>
<td><strong>$9,600</strong></td>
<td><strong>$115,200</strong></td>
<td><strong>$1.43</strong></td>
<td><strong>$17.17</strong></td>
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</tbody>
</table>

*Store opened December 15th, 2014.*

*This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.*
## Income & Expense

<table>
<thead>
<tr>
<th></th>
<th>Per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PRICE</strong></td>
<td></td>
</tr>
<tr>
<td>Price Per Square Foot:</td>
<td>$343.37</td>
</tr>
<tr>
<td>Building Size (SF):</td>
<td>6,710</td>
</tr>
<tr>
<td>Capitalization Rate:</td>
<td>5.00%</td>
</tr>
<tr>
<td>Lot Size (SF):</td>
<td>49,975</td>
</tr>
<tr>
<td><strong>STABILIZED INCOME</strong></td>
<td></td>
</tr>
<tr>
<td>Scheduled Rent</td>
<td>$17.17</td>
</tr>
<tr>
<td><strong>LESS</strong></td>
<td></td>
</tr>
<tr>
<td>Taxes</td>
<td>NNN</td>
</tr>
<tr>
<td>Insurance</td>
<td>NNN</td>
</tr>
<tr>
<td>Total Operating Expenses</td>
<td></td>
</tr>
<tr>
<td><strong>EQUALS NET OPERATING INCOME</strong></td>
<td>$115,200</td>
</tr>
</tbody>
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ABOUT AUTOZONE

AutoZone is the nation's leading retailer and a leading distributor of automotive replacement parts and accessories with more than 5,000 stores in US, Puerto Rico, Mexico, and Brazil. Each store carries an extensive line for cars, sport utility vehicles, vans and light trucks, including new and remanufactured hard parts, maintenance items and accessories. Since opening its first store in Forrest City, Ark. on July 4, 1979, the company has joined the New York Stock Exchange (NYSE: AZO) and earned a spot in the Fortune 500.

Each store carries an extensive product line for cars, sport utility vehicles, vans and light trucks, including new and remanufactured automotive hard parts, maintenance items, accessories, and non-automotive products. Many stores also have a commercial sales program that provides commercial credit and prompt delivery of parts and other products to local, regional and national repair garages, dealers, service stations, and public sector accounts.
Quivira Road
Metcalf Avenue
W 63rd Street
W 75th Street

MIRRIAM TOWN CENTER
10 Quivira Plaza

Shawanoe Elementary
St. Joseph Elementary
Ray Marsh Elementary

Good Shepard Catholic School

Shawnee Mission Northwest High School

Burlington Coat Factory
Office Depot
JO-ANN

Shawnee Mission Neighborhood Market

Hobby Lobby
CVS
True Value

Dollar General

AutoZone

Target

Hope Lutheran School

GEOGRAPHIC INFORMATION SYSTEMS

KANSAS CITY
22,200 DAILY
SITE PLAN

 dois SPACES

25 FT

9 FT x 18 FT

76 SPACES

6,816 S.F.

2 SPACES

24 FT

9 FT X 20 FT OR 9 FT X 18 FT

4 SPACES PER 1,000 SF

LOT AREA LESS APPLICABLE

PER CITY OF OVERLAND PARK, KS UNIFIED DEVELOPMENT ORDINANCE

USE: RETAIL AUTO PARTS STORE

ZONE: DFD, DOWNTOWN FORM DISTRICT

LOCATION: 7631 METCALF AVENUE

OVERLAND PARK, JOHNSON COUNTY, KANSAS

BUILDING SIZE

PARKING REQUIRED

MIN. PARKING DIM.

MIN. DRIVE AISLE WIDTH

HANDICAP SPACES

LOADING SPACE

ITEM

PROVIDED

REQUIREMENTS

PARKING INFORMATION

BULK AREA REQUIREMENTS

PER CITY OF OVERLAND PARK, KS UNIFIED DEVELOPMENT ORDINANCE

49,975 S.F.

133.88 FT

15.60 FT

3.04 FT

129 FT

21 FT

NO MINIMUM

N/A

10 FT (PARKING)

NO MINIMUM

25 FT (BUILDING)

N/A

MINIMUM LOT AREA

MINIMUM LOT FRONTAGE

MINIMUM FRONT SETBACK

MINIMUM SIDE SETBACK

MINIMUM REAR SETBACK

MAXIMUM BUILDING HEIGHT

NO MINIMUM

1 SPACE

OF BUILDING AREA

1 SPACE

(28 REQUIRED), 90+ EXISTING

WITH 2 FT OVERHANG WITH 2 FT OVERHANG

SETBACKS

AUTOZONE

| 8
Regional Map

TRAFFIC IN EXCESS OF 30,400 VEHICLES PER DAY ON METCALF AVE

Representative Photo
OVERRLAND PARK, KS OVERVIEW

Overland Park is the second most populous city in Kansas (after Wichita) and the largest suburb of Kansas City. Located 12 miles southwest of Kansas City, Overland Park is surrounded by several major highways including Interstates I-35, I-70, I-435, I-635, and I-670; and U.S. Routes 50, 56, and 69.

As of the 2010 census, the city population was 173,372. Overland Park has consistently ranked in the top 10 of CNN/Money and Money magazine’s 100 Best Cities to Live in the United States.

Overland Park is also home to the headquarters of Fortune 500 companies Sprint and YRC Worldwide, as well as Black & Veatch, Waddell & Reed, Examinetics, Ferrellgas, Ash Grove Cement, and Compass Minerals. Overland Park is home to Oak Park Mall. With 1,800,000 sq ft and 200 stores, it is the largest mall both in the Kansas City Metropolitan Area and the states of Kansas and Missouri.

The closest airport is Kansas City International (MCI). Kansas City Airport is served by domestic airlines offering numerous nonstop flights across the U.S. with connections worldwide.

### POPULATION

<table>
<thead>
<tr>
<th></th>
<th>1-Mile</th>
<th>3-Mile</th>
<th>5-Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>11,384</td>
<td>97,601</td>
<td>256,335</td>
</tr>
<tr>
<td>2013</td>
<td>11,562</td>
<td>98,244</td>
<td>258,390</td>
</tr>
<tr>
<td>2018</td>
<td>12,081</td>
<td>101,423</td>
<td>266,341</td>
</tr>
</tbody>
</table>

### 2013 HOUSEHOLD INCOMES

<table>
<thead>
<tr>
<th></th>
<th>1-Mile</th>
<th>3-Mile</th>
<th>5-Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average</td>
<td>$60,317</td>
<td>$71,722</td>
<td>$78,935</td>
</tr>
<tr>
<td>Median</td>
<td>$50,449</td>
<td>$52,968</td>
<td>$55,924</td>
</tr>
</tbody>
</table>

### TOP EMPLOYERS IN OVERLAND PARK

- **Sprint**
- Johnson County Community College
- Black & Veatch
- Overland Park Regional Medical Center

*Approximate
THE CAPITAL PACIFIC EXPERIENCE - OUR DAILY COMMITMENT TO OUR CLIENTS

[ www.CapitalPacific.com ]

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