

GROUND LEASE / OUTPARCELS

CVS

2440 Wabash Ave., Terre Haute, IN



Ground Lease

- Lease expires 10/29/30
- Rent bump in primary term
- Two options exercised
- Rent is \$11.15/sq. ft.

Current Rent: \$170,000

Rent Increase:

\$187,000 - 12/2020

\$205,700 - 12/2025

Land Area: 1.56 +/- ac

Price: \$3,740,000

Cap:

4.55%

5.00%

5.50%

Lease Extension Options

- 2 - 5 yr options remaining
- 10/2030 \$226,270
- 10/2035 \$248,987

**SOLD**

Discount Tire

6701 Boone Ave. N., Minneapolis, MN



Ground Lease

- Ultra low rent
- I-40 Hwy exposure
- Lease expires 8/2017
- Rent is \$7.50/sq. ft.

Building Sq Ft: 12,000

Price: \$1,700,000

Current Rent: \$90,000 - 8/2017

Cap:

5.29%

Lease Extension Options

- 3 - 5 yr options
- \$95,000 5.59% Cap
- \$100,000 5.88% Cap
- \$105,000 6.18% Cap

Jack's

2200 S. Harper Rd., Corinth, MS



Ground Lease

- Family restaurant / 100+ stores
- Low rent
- Lease expires 6/2023

Building Sq Ft: 4,000

Land Area: .89 +/- ac

Price: \$600,000

Current Rent: \$36,000

Rent Increase: \$39,600 - 6/1/17

Cap:

6.00%

6.60%

Lease Extension Options

- 4 - 5 yr options
- \$43,560 7.30% Cap
- \$47,916 8.00% Cap
- \$52,704 8.80% Cap
- \$57,972 9.70% Cap

LaRosa's

4900 Roosevelt Blvd., Middletown, OH



Ground Lease

- 5% bumps every 5 yrs. during initial term & options
- Lease expires 10/2024

Land Area: 1.50 +/- ac

Price: \$973,636

Current Rent: \$56,227

Rent Increase: \$59,039 - 10/1/19

Cap:

5.77%

6.06%

Lease Extension Options

- 2 - 5 yr options
- \$61,991 6.37% Cap (yrs 21-25)
- \$65,090 6.69% Cap (yrs 26-30)

Riverstone

2050 N. Main St., Couer d'Alene, ID



Outlot Parcel

- (Build-to-suit or Ground Lease)
- Next to 200,000 s/f retail center
- Anchored by: Regal Cinemas, Starbucks, Coldstone, Red Robin

Land Area: 1.22 +/- ac

Price: \$500,000

Current Rent: n/a

Cap Rate: n/a

Property Information

- The development tenants include: The Buckle, Zumiez & Aeropostale
- Within 200,000 s/f of Village at Riverstone retail development

**Ruby Tuesday**  
15655 Southfield Rd., Allen Park, MI



**Ground Lease**

- Lease expires 10/2020

**Current Rent:** \$121,000

**Cap:**  
6.25%

**Lease Extension Options**

- 6 - 5 yr options
  - \$133,100 6.86% Cap
  - \$146,410 7.56% Cap
  - \$161,051 8.32% Cap
  - \$177,516 9.17% Cap
  - \$194,871 10.07% Cap
  - \$214,358 11.07% Cap

**Building Sq Ft:** 6,385

**Price:** \$1,900,000

## SINGLE TENANT

**Advance Auto**  
3817 S. 31<sup>st</sup> St., Temple, TX



**Single Tenant**

- Ultra-low rent
- Lease expires 8/2025
- Rent is \$7.91/sq. ft.

**Current Rent:** \$85,980

**Cap:**  
6.00%

**Lease Extension Options**

- 4 - 5 yr options
  - 9/2025 \$91,627 6.39% Cap
  - 9/2030 \$97,297 6.78% Cap
  - 9/2035 \$102,967 7.18% Cap
  - 9/2040 \$108,637 7.58% Cap

**Building Sq Ft:** 11,340

**Land Area:** .928 +/- ac

**Price:** \$1,433,000

**Rent Increase:** \$86,000 -

9/2015 - 8/2025

**Ethan Allen**  
4905 E. 82nd St., Indianapolis, IN



**Single Tenant**

- Lease expires 3/31/17
- NNN lease

**Current Rent:** \$299,200  
(2013 - 2017)

**Cap:**  
8.50%

**Lease Extension Options**

- 3 - 5 yr options
  - \$308,000 8.70% Cap
  - \$316,800 9.00% Cap
  - \$325,600 9.20% Cap

**Building Sq Ft:** 17,600

**Price:** \$3,520,000

**Rent Increase:** \$0.50/sf every 5  
years during option periods

**Kohl's**  
230 E. Rollins Rd., Round Lake Beach, IL (Chicago MSA)



**Single Tenant**

- Lease expires 1/28/25

**Current Rent:** \$733,866

**Cap:**  
5.60%

**Lease Extension Options**

- 7 - 5 yr options
  - 2/2025 \$806,896
  - 2/2030 \$889,978
  - 2/2035 \$976,776
  - 2/2040 \$1,074,453
  - 2/2045 \$1,181,899
  - 2/2050 \$1,300,088

**Building Sq Ft:** 87,000

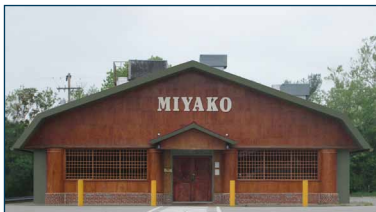
**Land Area:** 7.574 +/- ac

**Price:** \$13,105,000

**Rent Increase:** \$752,550 - 1/28/20

5.90%

**Miyako Steakhouse**  
2907 Riverside Dr., Danville, VA



**Single Tenant**

- Lease expires 2/29/2024
- Miyako recently extended lease for 6 years
- Recently painted (2014)

**Current Rent:** \$46,035

**Cap:**  
9.69%

**Lease Extension Options**

- No options

**Building Sq Ft:** 4,185

**Price:** \$475,000

## Office Max

1400 W. Washington St., Marquette MI



### Single Tenant

- Strong store, first option just exercised
- Lease expires 1/2017

**Current Rent:** \$229,303

**Cap:**  
9.17%

### Lease Extension Options

- 2 - 5 yr options
- \$242,258 9.96%
- \$255,213 10.21%

**Building Sq Ft:** 25,910 +/-

**Land Area:** 2.33 +/- ac

**Price:** \$2,500,000

## Walgreens

3232 Foothill Blvd., Oakland, CA



### Single Tenant

- Current rent is half of market
- Tenant recently extended lease
- Lease expires 9/2027
- Rare Walgreens increases

**Current Rent:** \$300,000

**Cap:**  
4.00%

### Lease Extension Options

- 3 - 5 yr options
- 9/2027 \$330,000
- 9/2032 \$330,000
- 9/2042 \$330,000

**Building Sq Ft:** 24,429

**Land Area:** 1.52 acres

**Price:** \$7,500,000

## RETAIL STRIP

## Bay City

4142 Wilder Rd., Bay City, MI



### Retail Strip

- Mattress Firm and Soldan's NNN Leased Building
- 100% leased to Mattress Firm (Corporate) and Soldan's Feeds and Pet Supplies

**Current Occupancy:** 100%

**Current NOI:** \$214,250

**Cap:**  
7.50%

### Property Info

- Excellent location directly across from Bay City Mall
- New 10-year Mattress Firm lease
- Very low rents, well below market

**Building Sq Ft:** 23,500

**Price:** \$2,857,000

## Burleigh Street Enterprise Center

5302 - 5330 W. Burleigh St., Milwaukee, WI



### Retail Strip

**Building Sq Ft:** 11,946

**Price:** \$900,000

**Stabilized Occupancy:** 95%

**Stabilized NOI:** \$94,000

**Current Occupancy:** 90%

**Current NOI:** \$87,000

**Cap:**  
9.75%

### Property Info

- Prime location
- Strong existing tenants

## Gateway Shopping Center

2006 - 2030 August Dr., Ontario, OH



### Retail Strip

- located in the major retail corridor for the Ontario/Mansfield market

**Building Sq Ft:** 16,000

**Price:** Contact for more info

**Stabilized Occupancy:** 95%

**Stabilized NOI:** \$141,000

**Current Occupancy:** 90%

**Current NOI:** \$135,000

**Cap:**  
n/a

### Property Info

- Area retailers: Walmart, The Home Depot, Kohls, hhgregg, Staples and JoAnn Fabrics
- Easy access from U.S. Route 30 and State Rd. 309

## Gulfshore Building

813 E. Hickpochee Ave., LaBelle, FL



### Retail Strip

Building Sq Ft: 19,846

Price: **\$1,599,000**

Stabilized Occupancy: 95%

Stabilized NOI: \$240,000

Current Occupancy: 10%

### Property Info

- Area retailers: Save A Lot, Dollar General, Ace Hardware, McDonald's, Taco Bell, Pizza Hut, KFC, Subway, Burger King and more
- Hendry County Seat

## Harvey Street Retail

5169 Harvey St., Norton Shores, MI



### Retail Shopping Center

- recently painted (2013)

Building Sq Ft: 10,500

Price: **\$1,383,000**

Stabilized Occupancy: 95%

Stabilized NOI: \$141,000

Current Occupancy: 81%

Current NOI: \$110,593

### Cap:

8.00%

### Property Info

- Outparcel to new Target, TJ Maxx, Pier 1, Old Navy & PETCO

## Huntwick Village

5050 FM 1960 W., Houston, TX



### Retail Strip

- Two buildings - 58,230 and 4,000 Sq. Ft.

Building Sq Ft: 62,230

Price: **\$6,750,000**

Buy it now for: **\$6,500,000**

Stabilized NOI: \$750,000

Current Occupancy: 42%

Current NOI: \$167,000

### Property Info

- Exceptional value-add opportunity
- Substantial remodel recently completed
- Daily traffic count – 42,000 on Cypress Creek Pkwy

## Huntwick Village

5050 FM 1960 W., Houston, TX



### Retail Outparcel

Building Sq Ft: 4,000

Price: **\$1,000,000**

### Property Info

- Ready to occupy
- Freestanding building

## Kewanee Plaza

150 E. South St., Kewanee, IL



### Retail Strip

- Shadow anchored to Walmart Supercenter

Building Sq Ft: 21,338

Price: **\$2,419,848.77**

Current Occupancy: 92%

Current NOI: \$205,687.15

### Cap:

8.50%

### Property Info

- Ready for sale now
- Dollar Tree, Verizon, Hibbett Sports, US Cellular, World Finance, Sun Loan
- 88% credit tenants

## KilJordan Creek

1325 E. Jackson St., Macomb, IL



### Retail Strip

- Shadow anchored by K-Mart, Sears, The Rialto Cinemas

Building Sq Ft: 18,759

Price: **\$1,900,000**

Stabilized Occupancy: 95%

Stabilized NOI: \$160,000

Current Occupancy: 85%

Current NOI: \$145,000

### Cap:

9.00%

### Property Info

- Ready for sale late Fall 2014

## Kroger Plaza

1605 - 1623 E. Michigan Rd., Shelbyville, IN



### Retail Strip

- Shadow anchored by Kroger, Walmart and Big Lots
- Now 100% leased

**Building Sq Ft:** 22,470

**Price:** [Contact for more info](#)

**Current Occupancy:** 100%

**Current NOI:** \$189,000

**Cap:**

n/a

### Property Info

- Improvements made in 1999

## Kroger Plaza

2355 N. Bloomington St., Streator, IL



### Retail Strip

- Shadow anchored by Kroger

**Building Sq Ft:** 40,017

**Price:** \$5,200,000

**Stabilized Occupancy:** 95%

**Stabilized NOI:** \$470,000

**Current Occupancy:** 74%

**Current NOI:** \$400,000

**Cap:**

9.00%

### Property Info

- Ready for sale late Summer 2014

## Majestic Square

2950 - 2992 Center Ave., Essexville, MI (Bay City MSA)



### Retail Strip

- Kroger anchored center

**Building Sq Ft:** 64,957

**Price:** \$3,250,000

**Current Occupancy:** 32%

### Property Info

- Located along major retail and entertainment corridor for the surrounding area

## McFarland Market Place

8028 S. Emerson Ave., Indianapolis, IN



### Retail Strip

- Two buildings

**Building Sq Ft:** 31,600

**Price:** \$2,100,000

**Stabilized Occupancy:** 95%

**Stabilized NOI:** \$320,000

**Current Occupancy:** 63%

**Current NOI:** \$141,000

### Property Info

- Excellent Owner-User opportunity
- Value-add retail opportunity
- Located across the street from prestigious St. Francis Hospital
- Newly painted facade
- Built in 1997

## McFarland Market Place - Building 1

8028 S. Emerson Ave., Indianapolis, IN



### Retail Strip

- Two buildings

**Building Sq Ft:** 17,200

**Price:** \$1,100,000

**Stabilized Occupancy:** 95%

**Stabilized NOI:** \$143,000

**Current Occupancy:** 45%

**Current NOI:** \$35,000

### Property Info

- Excellent Owner-User opportunity
- Value-add retail opportunity
- Located across the street from prestigious St. Francis Hospital
- Newly painted facade
- Built in 1997

## McFarland Market Place - Building 2

8028 S. Emerson Ave., Indianapolis, IN



### Retail Strip

- Two buildings

**Building Sq Ft:** 14,400

**Price:** \$1,100,000

**Stabilized Occupancy:** 95%

**Stabilized NOI:** \$128,000

**Current Occupancy:** 83%

**Current NOI:** \$103,000

### Property Info

- Excellent Owner-User opportunity
- Value-add retail opportunity
- Located across the street from prestigious St. Francis Hospital
- Newly painted facade
- Built in 1997

## Meridian Parke Shoppes

3115 Meridian Parke Ln., Greenwood, IN



### Retail Strip

**Building Sq Ft:** 31,673

**Price:** \$3,500,000

**Stabilized Occupancy:** 95%

**Stabilized NOI:** \$350,000

**Current Occupancy:** 78%

**Current NOI:** \$307,000

### Property Info

- Located along a well-established retail corridor
- Shadow anchored by Kroger with cross access to Meijer and Menards

## Oglesby Square

2101 - 2121 Eisenhower Pkwy., Macon, GA



### Retail Strip

**Building Sq Ft:** 46,699

**Price:** \$3,000,000

**Stabilized Occupancy:** 95%

**Stabilized NOI:** \$370,000

**Current Occupancy:** 31%

**Current NOI:** \$70,000

### Property Info

- Located adjacent to Macon Mall
- Macon Dialysis new tenant
- Recently painted (2014)

## Oshkosh Center

1935 S. Koeller St., Oshkosh, WI



### Retail Strip

**Building Sq Ft:** 47,000

**Price:** \$3,995,000

**Stabilized Occupancy:** 95%

**Stabilized NOI:** \$410,000

**Current Occupancy:** 54%

**Current NOI:** \$170,000

### Property Info

- Shadow anchored by Aldi Foods, across from Target center
- Petco anchored
- 2013 remodel completed

## The Plaza at 51st

51st & Southern, Laveen, AZ (Phoenix Metro)



### Retail Strip

**Building Sq Ft:** 15,498

**Price:** \$2,250,000

**Stabilized Occupancy:** 95%

**Stabilized NOI:** \$195,000

**Current Occupancy:** 76%

**Current NOI:** \$142,500

### Property Info

- Ready for sale late Summer 2014
- Newer construction
- Under market rents
- Close to the road

## Plaza South

1626 Middle Tennessee Blvd., Murfreesboro, TN



### Retail Strip

- Shadow anchored by Kroger

**Building Sq Ft:** 25,361

**Price:** \$1,500,000

**Stabilized Occupancy:** 95%

**Stabilized NOI:** \$160,000

**Current Occupancy:** 61%

**Current NOI:** \$75,000

### Property Info

- Close proximity to Middle Tennessee University
- Local retailers include Walmart & Dollar Tree

## Safeway Plaza

S. 16th St. & Main St., Cottage Grove, OR



### Retail Strip

- Shadow anchored by Safeway

**Building Sq Ft:** 17,774

**Price:** \$3,500,000

**Stabilized Occupancy:** 95%

**Stabilized NOI:** \$260,000

**Current Occupancy:** 73%

**Current NOI:** \$205,000

### Property Info

- Newer shops adjacent to Safeway

## Tatum Shoppes

15030 N. Tatum Blvd., Phoenix, AZ



### Retail Strip

Building Sq Ft: 9,872

Price: **\$2,500,000**

Stabilized Occupancy: 100%

Stabilized NOI: \$190,000

Current Occupancy: 52%

Current NOI: \$83,000

Cap:  
3.31%

### Property Info

- Tatum and Greenway

## Tippecanoe Court

2513 Maple Point Dr., Lafayette, IN



### Retail Strip

- Kroger shadow anchored

Building Sq Ft: 161,722

Price: **\$9,000,000**

Buy it now for: **\$7,000,000**

Stabilized Occupancy: 95%

Stabilized NOI: \$700,000

Current Occupancy: 78%

Current NOI: \$410,000

### Property Info

- Kroger (83,000 sq. ft.) owns its own store and added gas
- Kittle's Furniture Store

## Topeka Commons

5900 SW Huntoon Rd., Topeka, KS



### Retail Strip

- Home Depot and Dick's Sporting Goods shadow anchor

Building Sq Ft: 13,245

Price: **\$2,200,000**

Stabilized Occupancy: 95%

Stabilized NOI: \$191,000

Current Occupancy: 75%

Current NOI: \$130,000

Cap:  
8.68%  
(stabilized)

### Property Info

- Ready for sale late Summer 2014

## Township Theater Shops

1190 & 1210 County Road J, White Bear Township, MN



### Retail Strip

- Two buildings

Building Sq Ft: 19,181

Price: **\$2,150,000**

Stabilized Occupancy: 95%

Stabilized NOI: \$229,000

Current Occupancy: 66%

Current NOI: \$127,000

Cap:  
6.70%

### Property Info

- Shadow anchored by a 17 screen movie theater
- Next to Interstate I-35 & County Road J
- Daily traffic count – 59,000 on I-35E and 10,339 on County Rd. J

## Township Theater Shops - Building A

1190 County Road J, White Bear Township, MN



### Retail Strip

Building Sq Ft: 11,523

Price: **\$1,400,000**

Stabilized Occupancy: 95%

Stabilized NOI: \$150,000

Current Occupancy: 71%

Current NOI: \$95,000

### Property Info

- Shadow anchored by a 17 screen movie theater
- Next to Interstate I-35 & County Road J
- Daily traffic count – 59,000 on I-35E and 10,339 on County Rd. J

## Township Theater Shops - Building B

1210 County Road J, White Bear Township, MN



### Retail Strip

Building Sq Ft: 7,658

Price: **\$800,000**

Stabilized Occupancy: 95%

Stabilized NOI: \$79,000

Current Occupancy: 60%

Current NOI: \$29,000

### Property Info

- Shadow anchored by a 17 screen movie theater
- Excellent owner user opportunity
- Daily traffic count – 59,000 on I-35E and 10,339 on County Rd. J

## Toys "R" Us Plaza

501 Roberts Ct., Kennesaw, GA



### Retail Strip

- Toys "R" Us shadow anchored

**Building Sq Ft:** 19,173

**Price:** \$2,880,000

**Cap:**  
8.00%

### Property Info

- Newly remodeled

**Current Occupancy:** 93%

**Current NOI:** \$230,400

## Walmart Supercenter Plaza

8580 Madison Blvd., Madison, AL



### Retail Strip

- Shadow anchored to Walmart Supercenter

**Building Sq Ft:** 60,150

**Price:** \$8,400,000

**Cap:**  
8.33%

### Property Info

- Ready for sale Spring 2014

**Stabilized Occupancy:** 95%

**Stabilized NOI:** \$700,000

**Current Occupancy:** 84%

**Current NOI:** \$613,000

## Walmart Supercenter Plaza

535 Pine Island Rd., N. Ft. Myers, FL



### Retail Strip

- Shadow anchored by one of Walmart's stronger stores

**Building Sq Ft:** 60,000

**Price:** \$12,000,000

### Property Info

- Ready for sale Spring 2014
- High volume Walmart Center
- Dollar Tree, Verizon, Payless, GameStop, GNC & Great Clips

## Walmart Supercenter Plaza

2239 N. Morton St., Franklin, IN



### Retail Strip

- Shadow anchored to Walmart Supercenter and Lowes

**Building Sq Ft:** 21,000

**Price:** \$3,150,000

**Cap:**  
10.00%  
(pro-forma)

### Property Info

- Ready for sale Fall 2014

**Stabilized Occupancy:** 95%

**Stabilized NOI:** \$315,000

**Current Occupancy:** 64%

**Current NOI:** \$185,000

## Walmart Supercenter Plaza

100 George Phelps Blvd., Carthage, MO



### Retail Strip

- Shadow anchored to Walmart Supercenter

**Building Sq Ft:** 41,793

**Price:** \$5,000,000

**Cap:**  
10.00%

### Property Info

- Ready for sale Fall 2014

**Stabilized Occupancy:** 95%

**Stabilized NOI:** \$430,000

**Current Occupancy:** 69%

**Current NOI:** \$280,000

## Walmart Supercenter Plaza

2001 Virginia Ln., Corinth, MS



### Retail Strip

- Walmart shadow anchored retail strip
- Burke's Outlet anchored
- A+ construction

**Building Sq Ft:** 139,896

**Price:** \$18,800,000

### Property Info

- Ready for sale Fall 2014

**Stabilized Occupancy:** 95%

**Stabilized NOI:** \$1,500,000

**Current Occupancy:** 87%

**Current NOI:** \$1,270,000



## Walmart Supercenter Plaza

1229 S. Main St., Bryan, OH



### Retail Strip

- Shadow anchored to new Walmart Supercenter

Building Sq Ft: 27,957

Price: **\$3,100,000**

Stabilized Occupancy: 95%

Stabilized NOI: \$280,000

Current Occupancy: 66%

Current NOI: \$170,000

### Property Info

- Ready for sale Fall 2014

## Walmart Supercenter Plaza

409 Daisy Dr., Tahlequah, OK



### Retail Strip

- Shadow anchored to Walmart

Building Sq Ft: 46,298

Price: **\$6,000,000**

Stabilized Occupancy: 95%

Stabilized NOI: \$550,000

Current Occupancy: 82%

Current NOI: \$466,000

### Property Info

- Ready for sale Fall 2014

## MULTI-FAMILY

## Waterford of Eau Claire Apartments

401 Pinnacle Way, Eau Claire, WI



### Multi-family

- 32 condo ready apartments

Price: **\$5,550,000**

Current Occupancy: 91%

Current NOI: \$330,000

Cap:

6.00%

### Property Info

- Call for info

## OFFICE

## Auburn Woods Park

9640 N. Commerce Dr., Carmel, IN



### Office

- Three story office building + basement

Building Sq Ft: 27,951

Price: **\$2,712,500**

Current Occupancy: 57%

Current NOI: \$100,000

Cap:

7.67%

### Property Info

- Beautiful brick exterior construction
- Close to I-65 & I-465

## Auburn Woods Park

9650 N. Commerce Dr., Carmel, IN



### Office

- Three story office building + basement

Building Sq Ft: 27,796

Price: **\$1,400,000**

Current Occupancy: 76%

Current NOI: \$88,500

### Property Info

- Beautiful brick exterior construction
- Close to I-65 & I-465

## Auburn Woods Park

9660 N. Commerce Dr., Carmel, IN



### Office

- New! Ready for single tenant occupant
- Three story office building + basement

**Building Sq Ft:** 27,844

**Price:** \$1,000,000

**Current Occupancy:** vacant

### Property Info

- Beautiful brick exterior construction
- Close to I-65 & I-465
- Available for single tenant buyer (or will subdivide)

## Auburn Woods Park - 3 Buildings

9640 - 9660 N. Commerce Dr., Carmel, IN



### Office

- 3 separate office buildings with basements
- Available for sale together or individually

**Building Sq Ft:** 83,951

**Price:** \$5,112,500

**Current Occupancy:** 45%

**Current NOI:** \$101,500

### Property Info

- Beautiful brick exterior construction
- Close to I-65 & I-465

## Courtyard Office Park

28200 Franklin Rd., Southfield, MI



### Office

- 8 buildings seperately platted

**Building Sq Ft:** 55,790

**Price:** \$2,000,000

**Stabilized Occupancy:** 90%

**Stabilized NOI:** \$313,000

**Current Occupancy:** 41%

**Current NOI:** \$35,000

### Property Info

- One story office park
- Tenant controlled utilities

## Loganville Office Building

4546 Atlanta Hwy., Loganville, GA



### Office

- 2 floor office building

**Building Sq Ft:** 15,048

**Price:** \$995,000

**Current Rent:** vacant

### Property Info

- 66 parking spaces with room to expand
- Amenities include: reception area, restrooms on both floors, kitchen/break room, storage and conference room