

SINGLE TENANT NNN INVESTMENT OFFERING



HENZLIK-OLIVER REAL ESTATE COMPANIES, LLC IS PLEASED TO PRESENT THIS BRAND NEW 25 YEAR NNN WALGREENS INVESTMENT PROPERTY LOCATED IN LEAVENWORTH, KS, A STRONG-GROWTH SUBURB OF KANSAS CITY. THE PROPERTY IS CURRENTLY UNDER CONSTRUCTION AND SCHEDULED TO OPEN AND RENT COMMENCEMENT IS ESTIMATED TO BE SEPTEMBER 15, 2009. THIS INVESTMENT OPPORTUNITY IS IDEAL FOR A 1031 EXCHANGE INVESTOR SEEKING LONG TERM SECURE/STABLE CASH FLOW WITH NO MANAGEMENT OBLIGATIONS. WALGREENS IS ONE OF THE MOST HIGHLY SOUGHT AFTER INVESTMENT GRADE TENANTS WITH ANNUAL SALES EXCEEDING \$59B.

IDEAL 1031 EXCHANGE PROPERTY

Brand New 25 Year NNN Walgreens
Leavenworth, Kansas (Kansas City)

Rent Commencement Approximately September 15, 2009

FOR MORE INFORMATION
PLEASE CONTACT

Doug Henzlik/Tyler Oliver

INVESTMENT HIGHLIGHTS

- Brand New 25 Year absolute NNN Lease with Walgreen Co.
- No Landlord Management Obligations – Tenant Maintains Entire Property
- Excellent Hard Corner Signalized Intersection Location
- New Construction – No Deferred Maintenance
- No Debt to Assume – Able to Pay all Cash or Take Advantage of Favorable Debt Market



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Real Estate Companies, LLC
13356 Metcalf Avenue
Overland Park, KS 66213
913-438-9900
913-438-9994 FAX
www.henzlikoliver.com

EXECUTIVE SUMMARY

PRICE:	Call for Pricing
ANNUAL RENT:	Years 1-25: \$381,336.96
TENANT:	Walgreens Corp.(WAG)
INITIAL LEASE TERM:	25 Years
LANDLORD OBLIGATIONS:	None – Absolute NNN Lease
OPTIONS:	(50) 1-Year Options
RENT COMMENCEMENT:	Approx September 15, 2009
EXISTING FINANCING:	None
BUILDING SIZE:	± 14,550 SF
LAND SIZE:	± 79,874 SF
PARKING SPACES:	63 Spaces
YEAR BUILT:	Under Construction

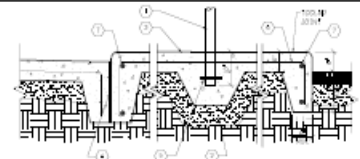


**SWC 4TH Street/Limit
Leavenworth, KS
(Kansas City)**



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SITE PLAN



- SECTION @ BIKE RACK ISLAND**
1. POLYURETHANE FOAM INSULATION
2. 1/2" GYPSUM BOARD
3. 1/2" POLYURETHANE FOAM INSULATION
4. 1/2" GYPSUM BOARD
5. 1/2" POLYURETHANE FOAM INSULATION
6. 1/2" GYPSUM BOARD
7. 1/2" POLYURETHANE FOAM INSULATION
8. 1/2" GYPSUM BOARD
9. 1/2" POLYURETHANE FOAM INSULATION
10. 1/2" GYPSUM BOARD

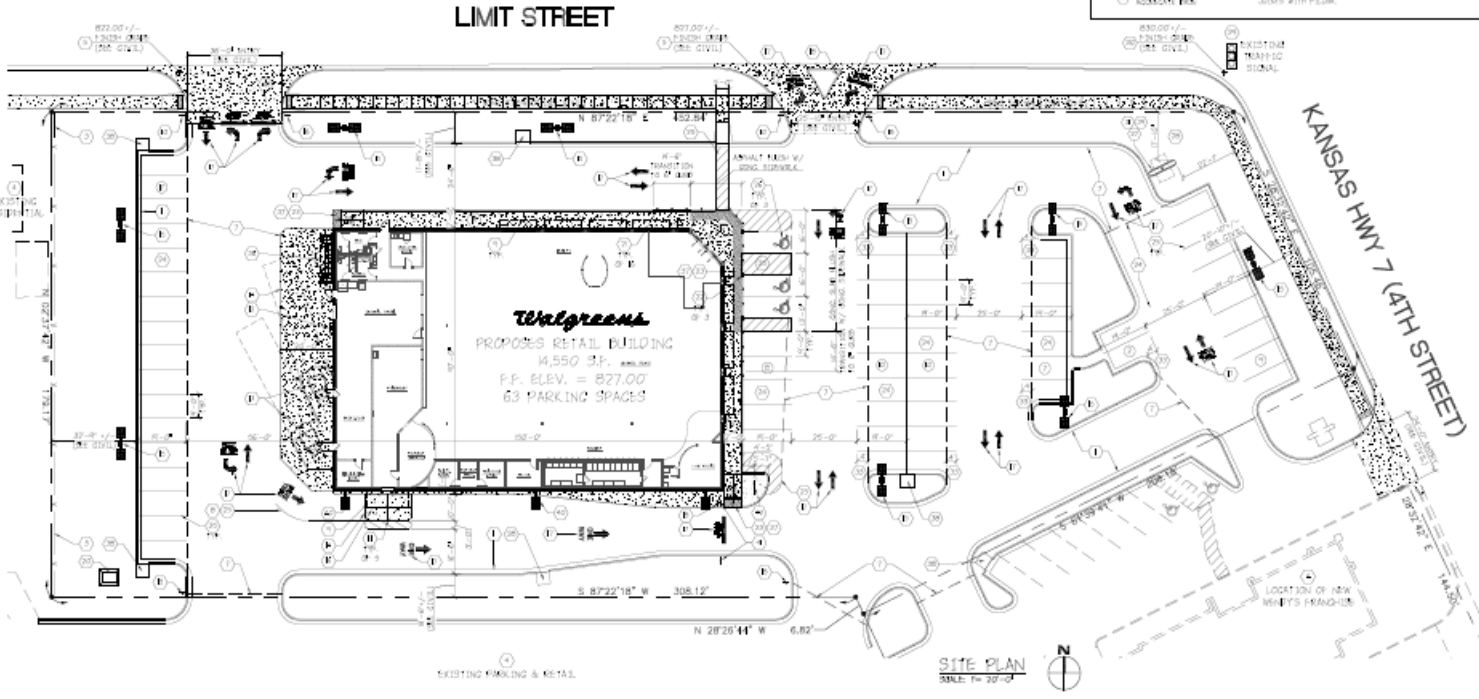


CONSULTANT PROJECT NO. _____
PROJECT TYPE _____

DESIGNED/ENGINEERED BY: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: _____

ALL CONSTRUCTION WORK UNLESS NOTED OTHERWISE IS TO BE CONFORMED TO THE 2015 IBC AND 2015 IRC.

DESIGNED/ENGINEERED BY: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: _____



SITE PLAN
SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/15/2015

PROJECT NAME: **WALGREENS STORE**
(S.W. 4TH & LIMIT)
LEAVENWORTH, KS

OWNER: **WALGREENS**

GENERAL PROJECT DATA & SITE PLAN

CADD PLOT	SCALE: 1/8" = 1'-0"	DRAWN BY: _____
VPD PLOT	DATE: _____	CHECKED BY: _____
SUPERVISOR: _____	DATE: _____	DATE: _____
PLAN DATE: _____	REVISION: _____	DATE: _____

1 OF 25 SHEETS

1. PRESERVE IF ALL APPLICABLE TO EXISTING CONDITIONS
2. DO NOT SCALE DIMENSIONS FROM THIS PLAN
3. P-100 BOND-ON-BOND SHEETS INCLUDE THESE - THIS SHEET WITH OTHER SHEETS ARE TO BE PRINTED TOGETHER ON ONE SHEET. ALL DIMENSIONS SHOWN TO ALL DIMENSIONS UNLESS OTHERWISE NOTED TO DIMENSIONS FROM CENTERLINE OF STREET OR FROM FACE OF CURB UNLESS NOTED OTHERWISE
4. UNIT CONVERSION: 1" = 10'-0" UNLESS OTHERWISE NOTED
5. DIMENSIONS SHOWN TO FACE UNLESS OTHERWISE NOTED
6. DIMENSIONS SHOWN TO CENTERLINE UNLESS OTHERWISE NOTED
7. LIMIT OF EXISTING UTILITY SHALL BE SHOWN
8. SEE ALL DIMENSIONS FROM CENTERLINE OF CURB UNLESS OTHERWISE NOTED
9. DIMENSIONS SHOWN TO FACE UNLESS OTHERWISE NOTED
10. DIMENSIONS SHOWN TO CENTERLINE UNLESS OTHERWISE NOTED
11. DIMENSIONS SHOWN TO FACE UNLESS OTHERWISE NOTED
12. DIMENSIONS SHOWN TO CENTERLINE UNLESS OTHERWISE NOTED

13. CONCRETE SHALL BE 3000 PSI - 4000 PSI
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DEMOGRAPHICS

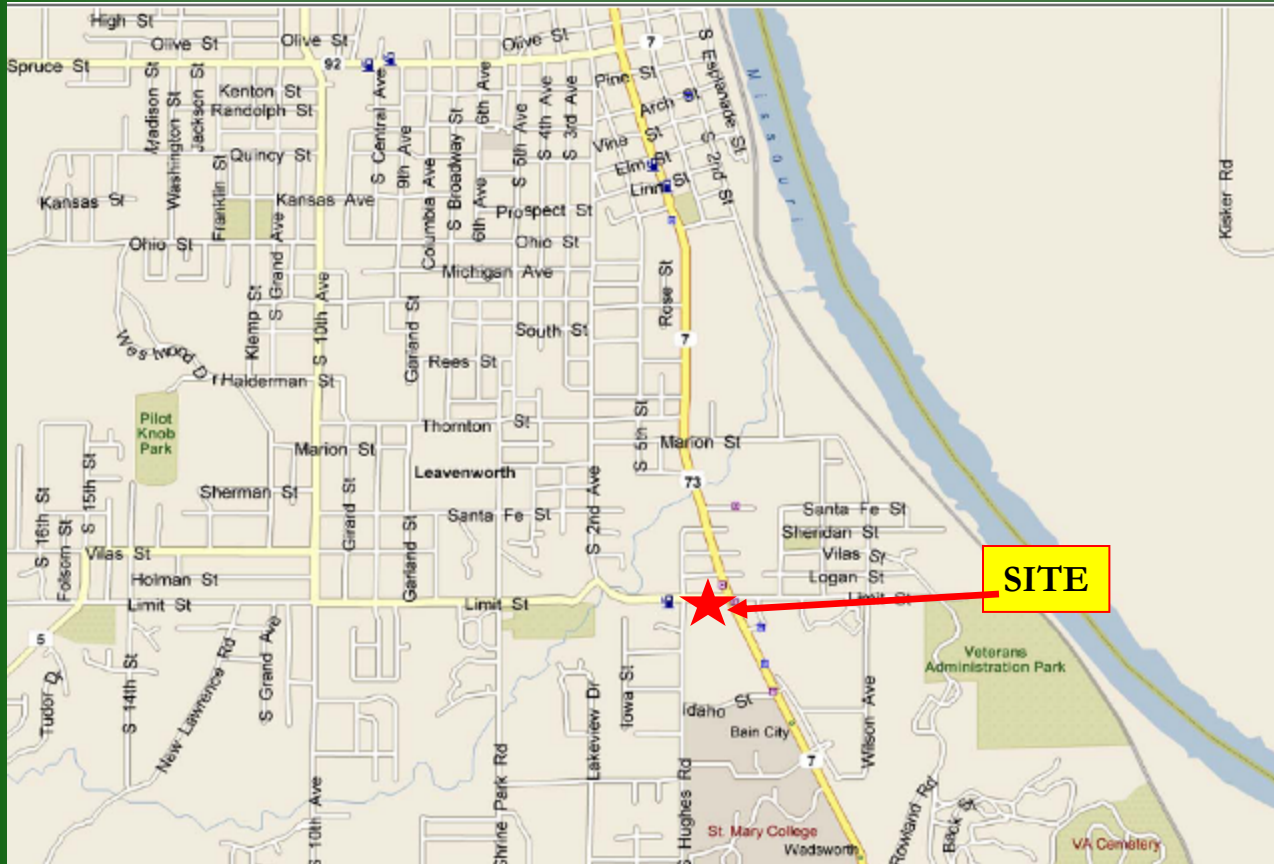
4th & Limit Leavenworth, KS	1.00 Mile	3.00 Miles	5.00 Miles	10.00 Miles
Population				
(2008) Estimated Population	4,948	29,906	45,817	75,566
(2013) Projected Population	4,961	30,288	47,352	81,747
(2000) Census Population	4,891	29,060	43,235	64,305
(1990) Census Population	4,608	28,125	43,006	60,425
Historical Annual Growth 1990 to 2008	0.5 %	0.4 %	0.4 %	1.7 %
Projected Annual Growth 2008 to 2013	0.1 %	0.3 %	0.7 %	1.6 %
(2008) Median Age	33	36	35	36
Households				
(2008) Estimated Households	1,801	10,962	14,635	24,474
(2013) Projected Households	1,764	10,823	14,742	26,013
(2000) Census Households	1,870	11,210	14,508	21,591
(1990) Census Households	1,697	10,495	13,383	18,598
Historical Annual Growth 1990 to 2008	0.4 %	0.3 %	0.6 %	2.1 %
Projected Annual Growth 2008 to 2013	-0.4 %	-0.3 %	0.1 %	1.3 %
Race & Ethnicity (Estimated)				
(2008) White	66.3 %	75.5 %	74.5 %	79.6 %
(2008) Black or African American	18.4 %	11.6 %	12.3 %	9.0 %
(2008) Asian & Pacific Islander	2.9 %	2.8 %	2.7 %	2.1 %
(2008) American Indian & Native Alaskan	0.9 %	0.7 %	0.8 %	0.7 %
(2008) Other Races	6.6 %	5.3 %	5.2 %	4.6 %
(2008) Hispanic	4.9 %	4.1 %	4.5 %	4.0 %
Income (Estimated)				
(2008) Average Household Income	\$47,152	\$60,930	\$65,461	\$72,946
(2008) Median Household Income	\$41,427	\$51,266	\$56,608	\$64,792
(2008) Per Capita Income	\$18,862	\$23,799	\$24,175	\$26,120
Education (Age 25+)				
(2008) Elementary	3.8 %	3.1 %	2.9 %	2.1 %
(2008) Some High School	4.7 %	4.7 %	4.7 %	4.1 %
(2008) High School Graduate	40.7 %	37.4 %	35.9 %	34.4 %
(2008) Some College	18.2 %	18.3 %	17.9 %	19.8 %
(2008) Associates Degree Only	8.1 %	8.9 %	8.3 %	8.2 %
(2008) Bachelors Degree Only	12.7 %	15.5 %	16.3 %	18.1 %
(2008) Graduate Degree	11.8 %	12.1 %	14.1 %	13.2 %
Business				
Number of Businesses	255	1,205	1,392	2,262
Total Number of Employees	8,754	19,865	23,321	34,077
Employee Population per Business	34.3	16.5	16.8	15.1
Residential Population per Business	19.4	24.8	32.9	33.4

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CITY MAP

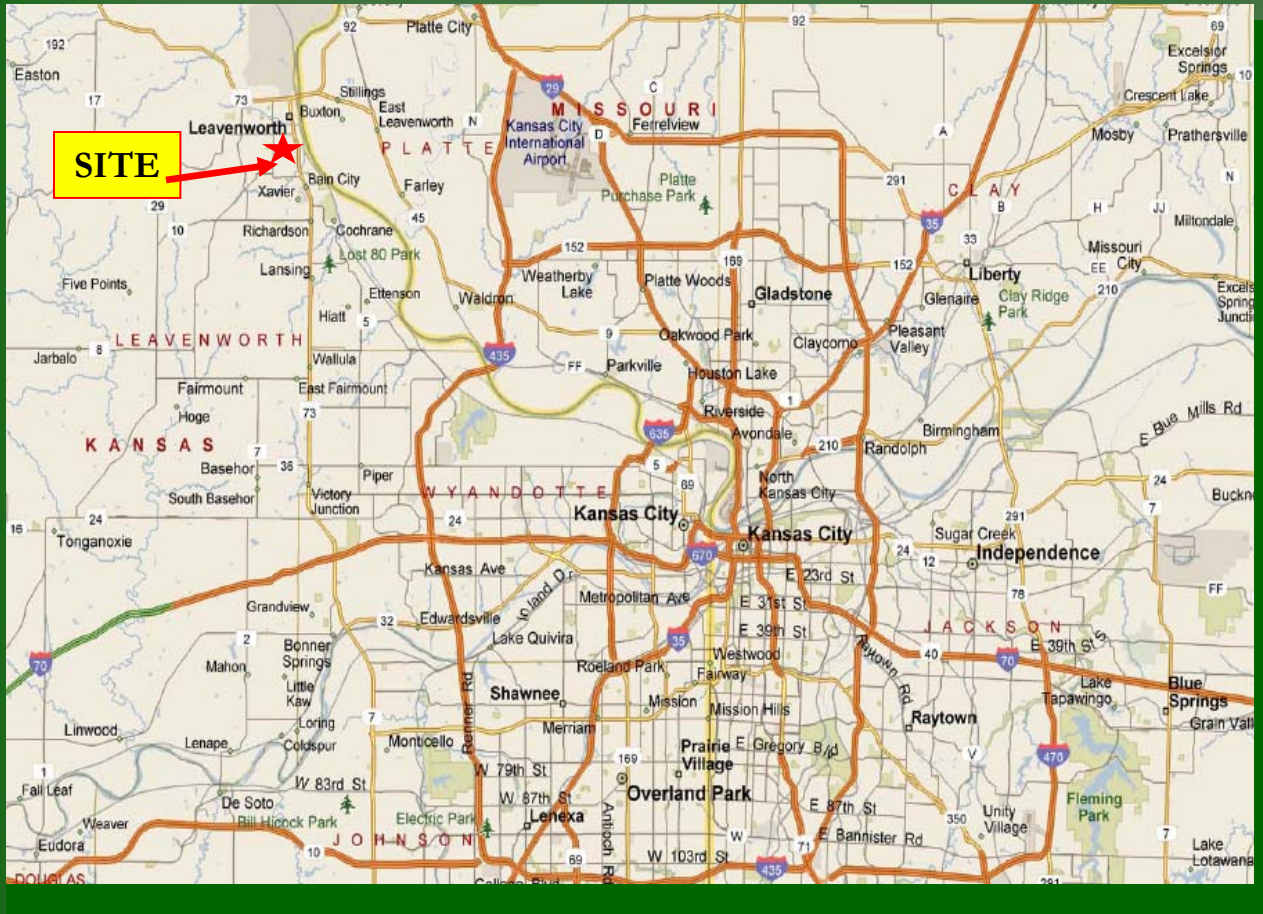


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REGIONAL MAP



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