

INVESTMENT OFFERING

Kohl's Ground Lease

\$15,900,000 | Alderwood Mall | Lynnwood, WA



CONTACT

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INVESTMENT HIGHLIGHTS

SINGLE-TENANT NET LEASED ASSET

Offering provides excellent security as a ground lease to Kohl's with no Landlord responsibilities.

INVESTMENT GRADE TENANT

Kohl's currently operates 1,155 stores nationwide and carries a "BBB" S&P rating as the second largest department store by retail sales in the United States. As of January 2016, Kohl's reported revenues of more than \$19 billion, net income of \$673 million, and market cap in excess of \$8 billion.

EXCELLENT VALUE FUNDAMENTALS

The security of the offering is enhanced by a below market underlying land value of \$38/ft and building value of \$165/ft. In addition, the imputed building rent of \$8.02 per square foot is also below market given the location and proximity to Alderwood Mall.

PROXIMITY TO SUPER REGIONAL MALL

Kohl's is adjacent to the 1.3-million-square-foot Alderwood Mall, one of Seattle's super regional malls and the primary shopping hub for north King County / south Snohomish County.

SUPERIOR LOCATION & EXCELLENT VISIBILITY

Kohl's is adjacent to the intersection of Interstate 5 and Interstate 405, Seattle's two primary freeways that provide immediate access to both Seattle and the greater Eastside.

FUTURE DEVELOPMENT POTENTIAL

The offering provides additional security with the potential to develop the 9.4-acre site in the future in the event Kohl's ever declined an option to renew. City of Lynnwood zoning allows a multitude of uses including retail, multifamily, hospitality, and office. With no height or density limit (subject to setbacks), a major mixed-use development is possible and easily supported by the underlying land value.

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PROPERTY OVERVIEW

ADDRESS	18421 Alderwood Mall Parkway Lynnwood, Washington 98037
PRICE	\$15,900,000
NRSF	95,958
LAND AREA	409,464 SF / 9.40 AC
PRICE / SF BUILDING	\$165.69
PRICE / SF LAND	\$38.83

CAP RATE	5.00%
ANNUAL RENT*	\$794,634
KOHL'S RENT / SF	\$8.02
CURRENT LEASE TERM EXPIRATION	January 1, 2027

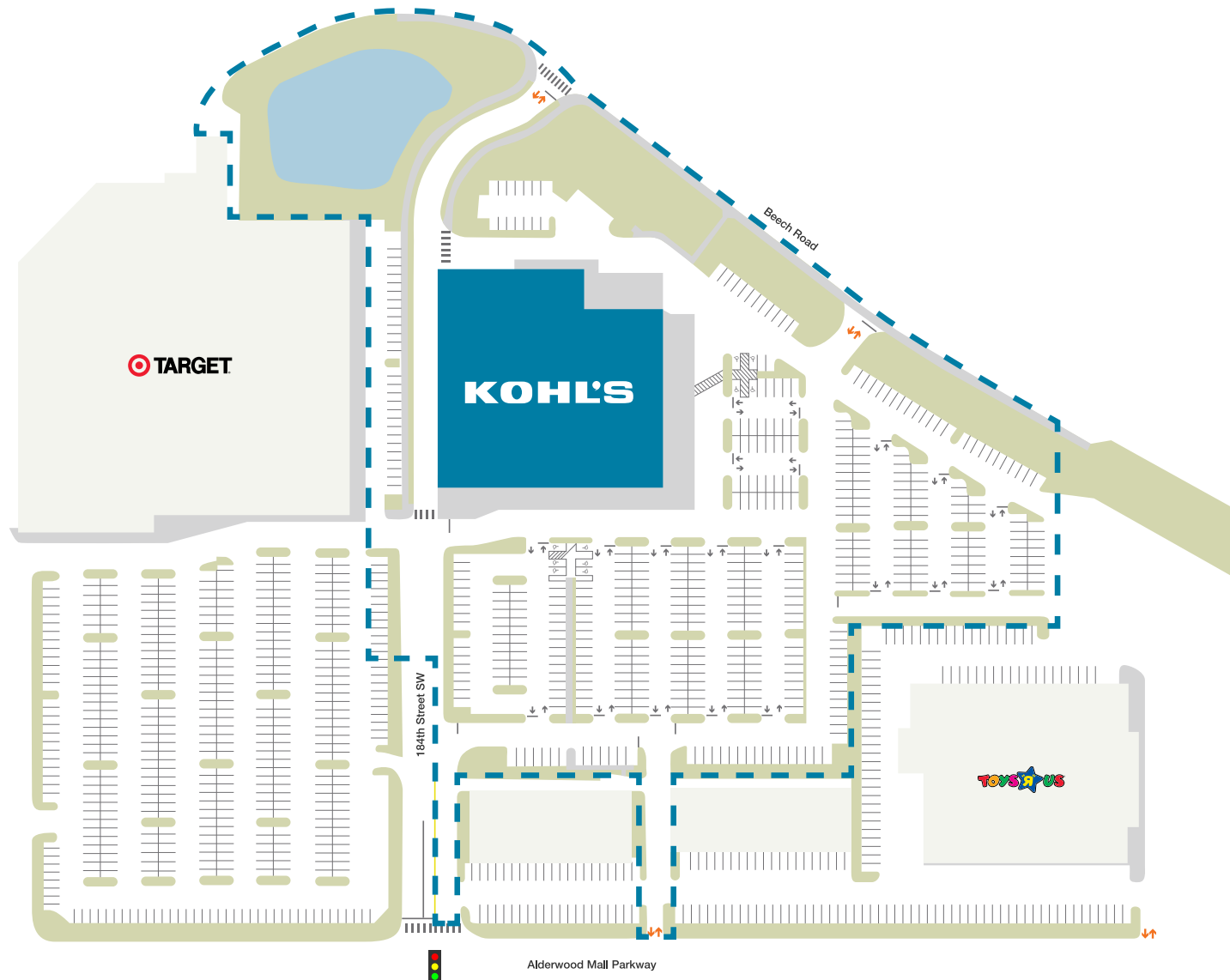
*Includes \$24,634 Sprint cell tower income



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SITE PLAN



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RETAIL AERIAL



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