



PARKWAY PLAZA

SHAWNEE, KS



CAPITAL PACIFIC



SAVERS AND TRUE VALUE ANCHORED SHOPPING CENTER LOCATED IN AN AFFLUENT KANSAS CITY SUBURB



PARKWAY PLAZA

13131-13233 SHAWNEE MISSION PKWY, SHAWNEE, KS 

\$9,184,000 **\$713,901** **7.77%**
PRICE NOI CAP

PPSF
\$118.59

LEASABLE SF
77,446 SF

LAND AREA
6.25 AC

OCCUPANCY
95.60%

YEAR REMODELED
2014

PARKING RATIO
4.0/1,000

Center is anchored by Savers

Shopping center received a major renovation in 2014

Average household incomes in a 3-mile radius exceed \$89,000

Daily traffic counts on Shawnee Mission Pkwy exceed 35,000

Significant term left on leases and rents that are replaceable

Subject property is shadow anchored by Natural Grocers



Investment Highlights

THE OFFERING provides an opportunity to acquire a stabilized shopping center in a high-growth Kansas City suburb. The subject property is anchored by a 26,000 square foot Savers, a privately held for-profit thrift store chain with more than 315 locations throughout the United States, Canada and Australia. The center underwent a complete remodel in 2014, which included: a roof replacement, HVAC replacement, parking lot re-sealing and re-striping, and refacing of the façade of the building. The property's fundamentals are favorable due to the fact that the entrance is signalized, the property is anchored, rents are low, and the demographics are strong.

THE RETAIL MARKET The shopping center is located in Shawnee, KS, an affluent suburb of Kansas City. The center is located on Shawnee Mission Parkway, the main arterial in town with over 35,000 VPD. There are 70,000 people within a three-mile radius of the subject property with average household incomes in excess of \$89,000. Nearby retailers in the area include Natural Grocers, Burlington, Dollar Tree, Price Chopper and more.

Contact the team

JOHN ANDREINI

jandreini@capitalpacific.com

PH: 415.274.2715

CA BRE# 01440360

DAVE LUCAS

dlucas@capitalpacific.com

PH: 415.274.7390

CA BRE# 01389761



**SUBJECT PROPERTY IS SHADOW
ANCHORED BY NATURAL GROCERS**

**IN CONJUNCTION WITH
KS LICENSED BROKER:**

JD Christie

AREA Real Estate Advisors

jchristie@openarea.com

816.777.2836

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.

Retail Aerial



LOWE'S
Walmart Supercenter
SportClips Great Clips
GameStop

Michaels
TARGET
KOHL'S
BED BATH & BEYOND
OfficeMax
PET SMART
maurices
carter's FAMOUS footwear
Pier 1 Imports

35,185 VPD

SHAWNEE MISSION

THE HOME DEPOT

chj's
Walmart

ALDI

MIDLAND ADVENTIST ACADEMY

MARANTHA CHRISTIAN ACADEMY

B&B THEATRES

KANSAS CITY

Wendy's
BMO Harris Bank

BROKEN ARROW ELEMENTARY

CITY OF SHAWNEE SHAWNEE COUNTY

HyVee
SONIC

CVS pharmacy
Planet Fitness

Pepperjax Grill
NATURAL GROCERS
BURGER KING

RAY MARSH ELEMENTARY

CITY OF SHAWNEE

CITY OF SHAWNEE

ST. JOSEPH ELEMENTARY

sally Aarons
Price Chopper ACE Hardware
usbank
Vintage Stock

Public Storage

Wendy's

Advance Auto Parts

Wendy's
Burger King

DISCOUNT CLEANERS

metroPCS
FAMILY DOLLAR
AutoZone

BMO Harris Bank

DUNKIN DONUTS

Pizza Hut
Arby's
Ford

MIDAS

JO-ANN
HARBOR FREIGHT TOOLS
The Tile Shop
Payless

True Value savers

SHAWNEE MISSION NORTHWEST HIGH SCHOOL

RHEIN BENNINGHOVEN ELEMENTARY

DOLLAR TREE
Burlington Coat Factory
Baby Depot
jiffylube
FIREHOUSE SUBS

WHEEL HOME
BIG LOTS!
DOLLAR GENERAL
Walmart Market
CROSS

Starbucks
Walgreens
Planet Sub

SHAWNEE ELEMENTARY

Submarket Overview

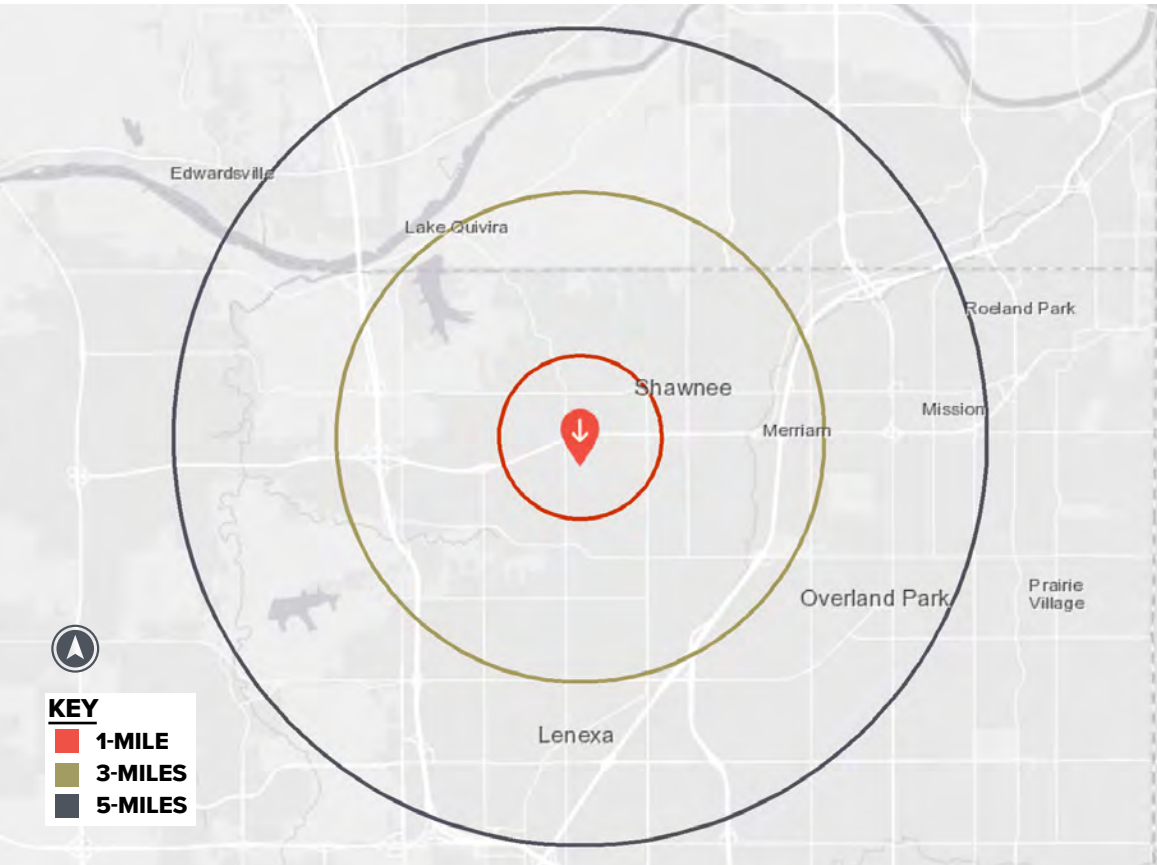
RETAILERS IN CLOSE PROXIMITY INCLUDE:

Ace Hardware
 Bank Midwest
 Burlington
 CVS
 Dollar Tree
 Harbor Freight Tools

Hy-Vee
 JOANN Fabrics
 Kolache Factory
 McDonald's
 Natural Grocers
 Pepper Jax Grill

Planet Fitness
 Price Chopper
 Smoothie King
 Sonic
 Starbucks
 Wells Fargo

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KEY

- 1-MILE
- 3-MILES
- 5-MILES

BUSINESS SUMMARY

TOTAL	1-MILE	3-MILES	5-MILES
Businesses	396	2,572	7,325
Employees	4,383	37,986	120,958
Residential Population	11,284	70,233	171,357

Subject Property



Income & Expense

		CURRENT
Price:		\$9,184,000
Capitalization Rate:		7.77%
Price Per Square Foot:		\$118.59
Down Payment	30%	\$2,755,200
Loan Amount	70%	\$6,428,800
Total Leased (SF):	95.60%	74,038
Total Pending (SF):	4.40%	3,408
Total Rentable Area (SF):	100.00%	77,446
INCOME	P/SF	
Scheduled Rent	\$9.53	\$705,936
Vacant Space at Market Rent	\$17.50	\$59,640
CAM Recoveries	\$0.52	\$39,920
Tax Recoveries	\$3.75	\$290,383
Insurance Recoveries	\$0.35	\$26,808
Management Recovery	\$0.33	\$25,422
CAM Admin (Per Recovery Schedule)	\$0.05	\$3,517
EFFECTIVE GROSS INCOME		\$1,151,626
Vacancy Factor (4%)		(\$46,065)
ADJUSTED GROSS INCOME		\$1,105,561
EXPENSE (2017 PROFORMA)	P/SF	
Property Taxes (includes TIFF payments)	(\$3.75)	(\$290,383)
Insurance	(\$0.35)	(\$26,808)
Common Area Maintenance	(\$0.52)	(\$39,920)
Management Fee (3% of EGI)	(\$0.45)	(\$34,549)
TOTAL OPERATING EXPENSES	(\$5.06)	(\$391,660)
NET OPERATING INCOME		\$713,901

PROPOSED FINANCING/CASH FLOW

		PROPOSED
Proposed Loan Amount		\$6,428,800
Loan To Value		70%
Interest Rate		4.65%
Lender Type		CMBS
Rate	2.25bps over 10UST SWAP	
Amortization		30 Year
Term		10 Year
Net Operating Income		\$713,901
Debt Service		(\$397,791)
Pre-Tax Cash Flow		\$316,110
Debt Coverage Ratio		1.79
Cash-on-cash Return		11.47%
Principal Pay down (Year 1)		\$100,986
Total Return		\$417,096
Yield		15.14%



Rent Roll

TENANT INFO				LEASE TERMS		RENT SUMMARY			
SUITE	TENANT	SQ. FT.	% OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	RENT/FT	
LOT 3	13233	Savers	26,740	34.53%	08/14/12	08/31/22	\$15,888.02	\$190,656.20	\$7.13
				Option 1	09/01/22	08/31/27	\$17,269.58	\$207,235.00	\$7.75
				Option 2	09/01/27	08/31/32	\$18,940.83	\$227,290.00	\$8.50
	13229	Nuts & Bolts True Value	18,432	23.80%	04/14/16	4/30/26	\$9,216.00	\$110,592.00	\$6.00
				Increase	04/14/19	4/13/22	\$9,676.80	\$116,121.60	\$6.30
				Increase	04/14/22	4/30/26	\$10,291.20	\$123,494.40	\$6.70
				Option 1	05/01/26	4/30/31	\$10,752.00	\$129,024.00	\$7.00
				Option 2	05/01/31	4/30/36	\$11,520.00	\$138,240.00	\$7.50
	13231	Stanley Station*	11,493	14.84%	10/16/16	10/31/26	\$10,535.25	\$126,423.00	\$11.00
			Increase	11/01/21	10/31/26	\$10,774.69	\$129,296.25	\$11.25	
			Option 1	11/01/26	10/31/31	\$11,014.13	\$132,169.50	\$11.50	
			Option 2	11/01/31	10/31/36	\$11,253.56	\$135,042.75	\$11.75	
LOT 1	13131	Johnny's Tavern	7,275	9.39%	07/08/14	12/31/24	\$7,881.25	\$94,575.00	\$13.00
				Increase	07/08/19	12/31/24	\$8,184.38	\$98,212.50	\$13.50
				Option 1	01/01/25	12/31/29	\$8,487.50	\$101,850.00	\$14.00
				Option 2	01/01/30	12/31/34	\$8,790.63	\$105,487.50	\$14.50
	13135	Vacant	1,775	2.29%				\$31,062.50	\$17.50
13139	State Farm**	1,120	1.45%	01/01/16	01/31/23	\$1,773.33	\$21,280.00	\$19.00	
			Increase	01/01/19	01/31/23	\$1,950.67	\$23,408.00	\$20.90	
			Option 1	02/01/23	01/31/28	\$2,146.67	\$25,760.00	\$23.00	
			O1 Increase	02/01/26	01/31/28	\$2,361.33	\$28,336.00	\$25.30	

Rent Roll

TENANT INFO				LEASE TERMS		RENT SUMMARY			
SUITE	TENANT	SQ. FT.	% OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	RENT/FT	
LOT 2	13209	Bella Dea Salon	1,969	2.54%	09/18/14	10/31/19	\$3,035.54	\$36,426.50	\$18.50
				Option 1	11/01/19	10/31/22	\$3,117.58	\$37,411.00	\$19.00
				Option 2	11/01/22	10/31/25	\$3,199.63	\$38,395.50	\$19.50
	13213	Vacant	1,633	2.11%				\$28,577.50	\$17.50
	13217	9 Round Fitness	1,133	1.46%	01/15/15	04/30/20	\$1,628.69	\$19,544.25	\$17.25
				Option 1	05/01/20	04/30/23	\$1,699.50	\$20,394.00	\$18.00
				Option 2	05/01/23	04/30/26	\$1,793.92	\$21,527.00	\$19.00
	13221	H&R Block	2,658	3.43%	05/01/14	04/30/19	\$3,654.75	\$43,857.00	\$16.50
				Option 1	05/01/19	04/30/22	\$3,710.13	\$44,521.50	\$16.75
				Option 2	05/01/22	04/30/25	\$3,876.25	\$46,515.00	\$17.50
						Options have annual \$0.25/SF increases			
13225	Eat Fit Go	1,440	1.86%	05/26/17	05/31/22	\$2,400.00	\$28,800.00	\$20.00	
			Option 1	06/01/22	05/31/27	\$2,520.00	\$30,240.00	\$21.00	
			Option 2	06/01/27	05/31/32	\$2,646.00	\$31,752.00	\$22.05	
133225a	Lutfi's***	1,778	2.30%	08/10/17	02/28/28	\$2,815.17	\$33,782.00	\$19.00	
			Increase	03/01/19	02/28/20	\$2,899.62	\$34,795.46	\$19.57	
			Increase	03/01/20	02/28/21	\$2,987.04	\$35,844.48	\$20.16	
			Increase	03/01/21	02/28/22	\$3,075.94	\$36,911.28	\$20.76	
			Increase	03/01/22	02/28/23	\$3,167.80	\$38,013.64	\$21.38	
			Increase	03/01/23	02/28/28	\$3,259.67	\$39,116.00	\$22.00	
			Option 1	03/01/28	02/28/33	\$3,556.00	\$42,672.00	\$24.00	
			Option 2	03/01/33	02/28/38	\$3,778.25	\$45,339.00	\$25.50	
		OCCUPIED	74,038	95.60%	Total Current		\$58,828.00	\$705,935.95	\$9.12
		VACANT	3,408	4.40%	Total Proforma		\$4,970.00	\$59,640.00	
		CURRENT TOTALS	77,446	100.00%					

*Stanley Station has a termination option at the end of year 7 by paying 6 months rent.

**State Farm has a termination option at the end of year 5 by paying 6 months rent.

**Lutfi's has a termination option at the end of year 5 if sales do not exceed \$350,000

Reimbursement Schedule

TENANT	SQ. FT.	CAM			PROPERTY TAX			INSURANCE			MANAGEMENT			ADMIN FEE			TOTAL PAYMENT
		PRO RATA %	TOTAL CAM	PRO RATA SHARE	PRO RATA %	TOTAL PROP TAX	PRO RATA SHARE	PRO RATA %	TOTAL INS	PRO RATA SHARE	PRO RATA %	MNGMT FEE	PRO RATA SHARE	FE %	CAM SHARE	FEE PAID	
¹ Savers	26,740	34.53%	\$39,920	\$13,783	34.53%	\$290,383	\$100,261	34.53%	\$26,808	\$9,256	34.53%	\$33,362	\$11,519	10%	\$13,783	\$1,378.33	\$136,198
² Nuts & Bolts True Value	18,432	23.80%	\$39,920	\$9,501	23.80%	\$290,383	\$69,111	23.80%	\$26,808	\$6,380	0.00%	\$33,362	\$0	5%	\$9,501	\$475.04	\$85,467
³ Stanley Station	11,493	14.84%	\$39,920	\$5,924	14.84%	\$290,383	\$43,093	14.84%	\$26,808	\$3,978	14.84%	\$33,362	\$4,951	10%	\$5,924	\$592.41	\$58,539
⁴ Johnny's Tavern	7,275	9.39%	\$39,920	\$3,750	9.39%	\$290,383	\$27,278	9.39%	\$26,808	\$2,518	9.39%	\$33,362	\$3,134	10%	\$3,750	\$374.99	\$37,055
Vacant	1,775	2.29%	\$39,920	\$915	2.29%	\$290,383	\$6,655	2.29%	\$26,808	\$614	2.29%	\$33,362	\$765	10%	\$915	\$91.49	\$9,041
⁵ State Farm	1,120	1.45%	\$39,920	\$577	1.45%	\$290,383	\$4,199	1.45%	\$26,808	\$388	1.45%	\$33,362	\$482	10%	\$577	\$57.73	\$5,705
⁶ Bella Dea Salon	1,969	2.54%	\$39,920	\$1,015	2.54%	\$290,383	\$7,383	2.54%	\$26,808	\$682	2.54%	\$33,362	\$848	10%	\$1,015	\$101.49	\$10,029
Vacant	1,633	2.11%	\$39,920	\$842	2.11%	\$290,383	\$6,123	2.11%	\$26,808	\$565	2.11%	\$33,362	\$703	10%	\$842	\$84.17	\$8,318
⁷ 9 Round Fitness	1,133	1.46%	\$39,920	\$584	1.46%	\$290,383	\$4,248	1.46%	\$26,808	\$392	1.46%	\$33,362	\$488	10%	\$584	\$58.40	\$5,771
⁸ H&R Block	2,658	3.43%	\$39,920	\$1,370	3.43%	\$290,383	\$9,966	3.43%	\$26,808	\$920	3.43%	\$33,362	\$1,145	10%	\$1,370	\$137.01	\$13,538
⁹ Eat Fit Go	1,440	1.86%	\$39,920	\$742	1.86%	\$290,383	\$5,399	1.86%	\$26,808	\$498	1.86%	\$33,362	\$620	10%	\$742	\$74.23	\$7,335
¹⁰ Lutfi's	1,778	2.30%	\$39,920	\$916	2.30%	\$290,383	\$6,667	2.30%	\$26,808	\$615	2.30%	\$33,362	\$766	10%	\$916	\$91.65	\$9,056
CURRENT TOTALS	77,446	100.00%	TOTAL: \$39,920			TOTAL: \$290,383			TOTAL: \$26,808			TOTAL: \$25,422		TOTAL: \$3,516.96		\$386,049.86	
OCCUPIED	74,038	95.60%															
VACANT	3,408	4.40%															

¹ No caps on any reimbursements. Tenant's CAM charge includes management fee. Tenant is to pay a 10% CAM admin fee.

² CAM charge does NOT include a management fee. In no event shall tenant's CAM charge increase by more than 3% annually (excluding snow removal). Tenant pays an admin fee of 5%.

³ No caps on any reimbursements. Tenant's CAM charge includes management fee. Tenant is to pay a CAM admin fee reasonably incurred by Landlord.

⁴ No caps on any reimbursements. Tenant's CAM charge includes management fee. Tenant is to pay a CAM admin fee reasonably incurred by Landlord.

⁵ No caps on any reimbursements. Tenant's CAM charge includes management fee. Tenant is to pay a CAM admin fee reasonably incurred by Landlord.

⁶ In no event shall tenant's CAM charge increase by more than 4% annually (excluding snow removal, taxes and insurance). Tenant's CAM charge includes management fee. Tenant is to pay a CAM admin fee reasonably incurred by Landlord.

⁷ In no event shall tenant's CAM charge increase by more than 7% annually (excluding snow removal, taxes and insurance). Tenant's CAM charge includes management fee. Tenant is to pay a CAM admin fee reasonably incurred by Landlord.

⁸ No caps on any reimbursements. Tenant's CAM charge includes management fee. Tenant is to pay a 10% CAM admin fee.

⁹ In no event shall tenant's CAM charge increase by more than 5% annually. Tenant's CAM charge includes management fee. Tenant is to pay a CAM admin fee reasonably incurred by Landlord.

¹⁰ No caps on any reimbursements. Tenant's CAM charge includes management fee. Tenant is to pay a admin fee reasonably incurred by Landlord.

Savers Lease Abstract



PREMISE & TERM

TENANT	Savers
BUILDING SF	26,740 SF
LEASE TYPE	NNN
TERM	10 Years
RENT COMMENCEMENT	August 14, 2012
EXPIRATION	August 31, 2022
OPTIONS	Two 5-Year Option Periods

RENT

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
8/14/2012 - 8/31/2017	\$13,659.68	\$163,916.20
9/01/2017 - 8/31/2022	\$15,888.02	\$190,656.20

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 9/01/2022 - 8/31/2027	\$17,269.58	\$207,235.00
#2. 9/01/2027 - 8/31/2032	\$18,940.83	\$227,290.00

EXPENSES

COMMON AREA MAINTENANCE

CAM costs shall include all costs related to maintaining, managing, operating, cleaning, policing, lighting, insuring, repairing, replacing including all costs and expenses of personnel responsible for management and operation of the center.

ADMINISTRATIVE FEE

Tenant is responsible for an administrative fee of 10% of the total CAM costs.

TAXES

Tenant is to pay Tenant's proportionate share of real estate taxes.

HVAC

Tenant shall, at its expense, operate, maintain, repair and replace as needed the HVAC during the term of the lease.

LANDLORD'S REPAIR OBLIGATIONS

Landlord shall keep structural portions and the exterior of the premises in good condition.

TENANT'S REPAIR OBLIGATIONS

Tenant shall be responsible to keep and maintain premises in good condition and repair. Repairs and replacements shall include painting, HVAC, walls, plumbing, sewer, slab, storefronts, windows and glass.

LEASE PROVISIONS

GROSS SALES

In the event of a proposed sale, lease, transfer or refinance of the center, Tenant shall within 10 days following request provide a statement of monthly gross sales to Landlord.

EXCLUSIVE USE

So long as Tenant is not in default, Landlord agrees not to enter into any new leases for other space in the center which permit the use for the primary business of selling used apparel, furniture and household items.

Site Plan



PFLUMM ROAD

11,030
VPD

35,185
VPD

SHAWNEE MISSION PARKWAY

NOT A PART

NATURAL
GROCCERS

MIDLAND DRIVE

Bank Midwest

savers

THE GREAT
OUTDOORS
SPORTS

True Value

VACANT

LEAF FIT GO
HAR BLOCK

Pepperjax Grill

ISLAND
FACTORY

NOLAND ROAD

CAENEN LAKE ROAD

This site plan is a rendering that has been created based on sources we believe to be reliable. 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.



Tenant Overview



SAVERS

Signator: TVI, Inc., a Washington corporation

Savers, Inc. headquartered in Bellevue, Washington, USA, is a privately held for-profit thrift store chain offering second hand shopping. An international company, Savers has more than 315 locations throughout the United States, Canada and Australia, and receives its merchandise by paying money to non-profit organizations for donated clothing and household items, and through direct donation by individuals. Savers is known as Value Village in the Pacific Northwest of the United States and most of Canada, and Village des Valeurs in Quebec. In Australia and other regions of the United States, the stores share the corporation's name. Berkshire Partners bought a 50% stake in the company in 2000. Freeman Spogli & Co. became the majority owner in 2006. Leonard Green & Partners and TPG Capital bought out Freeman's shares in 2012.

NUTS & BOLTS TRUE VALUE

Signator: Store Eleven, LLC

*Guarantor: Nuts & Bolts, LLC, a Kansas limited liability company
10-Unit Guarantor*

Nuts and Bolts is a hardware store that is known for having expertise in helping with most common home repair and improvement projects. They offer a variety of services including tool sharpening, small engine repairs, cutting, repair and replacement services and rentals. There are 13 Nuts & Bolts locations throughout Kansas and Missouri.

About True Value:

The True Value Company is an American retailer-owned hardware cooperative with over 4,000 independent retail locations worldwide. Members of the True Value cooperative own their individual stores and operate independently of True Value Company. A number of different retail identities are supported by True Value Company, including Grand Rental Station, Party Central, and Taylor Rental, Induserve Supply, Home & Garden Showplace as well as affiliate stores that purchase from True Value Company but do not use any of the national store identities. The co-op supports its retailers through 13 regional distribution centers and 2,500 associates.

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Tenant Overview



STANLEY STATION WINE & SPIRITS

Signator: SLK Holsings, LLC, a Kansas limited liability company

Guarantor: Personally guaranteed

Stanley Station is a liquor store with two locations. They opened their second location in Shawnee in December 2016. They have over 8,000 sq. ft. of space full of outstanding wine, spirit, and beer selections. They provide an unmatched selection of spirits, and an ever-growing craft beer selection.

JOHNNY'S TAVERN

Signator: Johnny's Shawnee, Inc., a Kansas Corporation

Tenant is a 10 unit chain that has a 65-year operating history. Today, what was once just a workingman haven with cold beer and a jukebox has become a local favorite for sports fans and families.

STATE FARM

Signator: Barrett Insurance Agency, Inc., a Kansas corporation

Guarantor: Personally guaranteed

State Farm is a large group of insurance and financial services companies in the United States. The group's main business is State Farm Mutual Automobile Insurance Company, a mutual insurance firm that also owns the other State Farm companies. The corporate headquarters are in Bloomington, Illinois. State Farm is ranked 33rd in the 2017 Fortune 500, which lists American companies by revenue.

LUTFI'S

Signator: LG Food, LLC

Guarantor: Personally guaranteed

Lutfi's Fried Fish is a restaurant chain that has been around since 1996. Situated at numerous locations in Missouri and Kansas, the restaurant offers a variety of meal options focusing on fried fish and poultry.

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Tenant Overview



BELLA DEA SALON AND BOUTIQUE

Signator: Bella Dea Salon & Boutique, LLC

Guarantor: Personally guaranteed

Bella Dea Salon and Boutique is a thriving intimate boutique-style environment that offers a full service salon designed to enhance the customers' beauty experience. The salon offers a mixture of hair, makeup, nail, waxing, and spa services to their clients.

9 ROUND FITNESS

Signator: Ferber Fitness, LLC

Guarantor: Personally guaranteed

9 Round Fitness is one of the fastest growing fitness franchises in the world with over 600 locations in the U.S., Canada, Mexico, Australia, United Kingdom, Japan, Saudi Arabia, and New Zealand. The fitness studio offers specialized kick-boxing themed fitness programs, incorporating numerous circuit training regimens.

H&R BLOCK

Signator: H&R Block Enterprises, LLC

H&R Block is a tax preparation company that has over 12,000 company-owned and franchised retail locations found in all 50 states, and other U.S. territories, Canada, Australia, and India. Online and in person, they offer payroll, business consulting, tax software, tax preparation, and electronic filing. The company has prepared more than 720 million tax returns since its opening. In 2017, over 23 million tax returns were processed worldwide through H&R Block.

EAT FIT GO

Signator: Gomadik 1, LLC


Guarantor: Personally guaranteed

Eat Fit Go offers fresh meals that focus on healthy eating by executing a premade to-go concept at over 39 locations in 10 states. Eat Fit Go prides themselves on providing fresh, never frozen meals that have no preservatives, less sodium, high protein, and allergy-friendly meals.


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Demographics

POPULATION

	1-MILE	3-MILES	5-MILES
2010	10,675	66,865	161,672
2017	11,284	70,223	171,357
2022	11,821	73,209	179,267

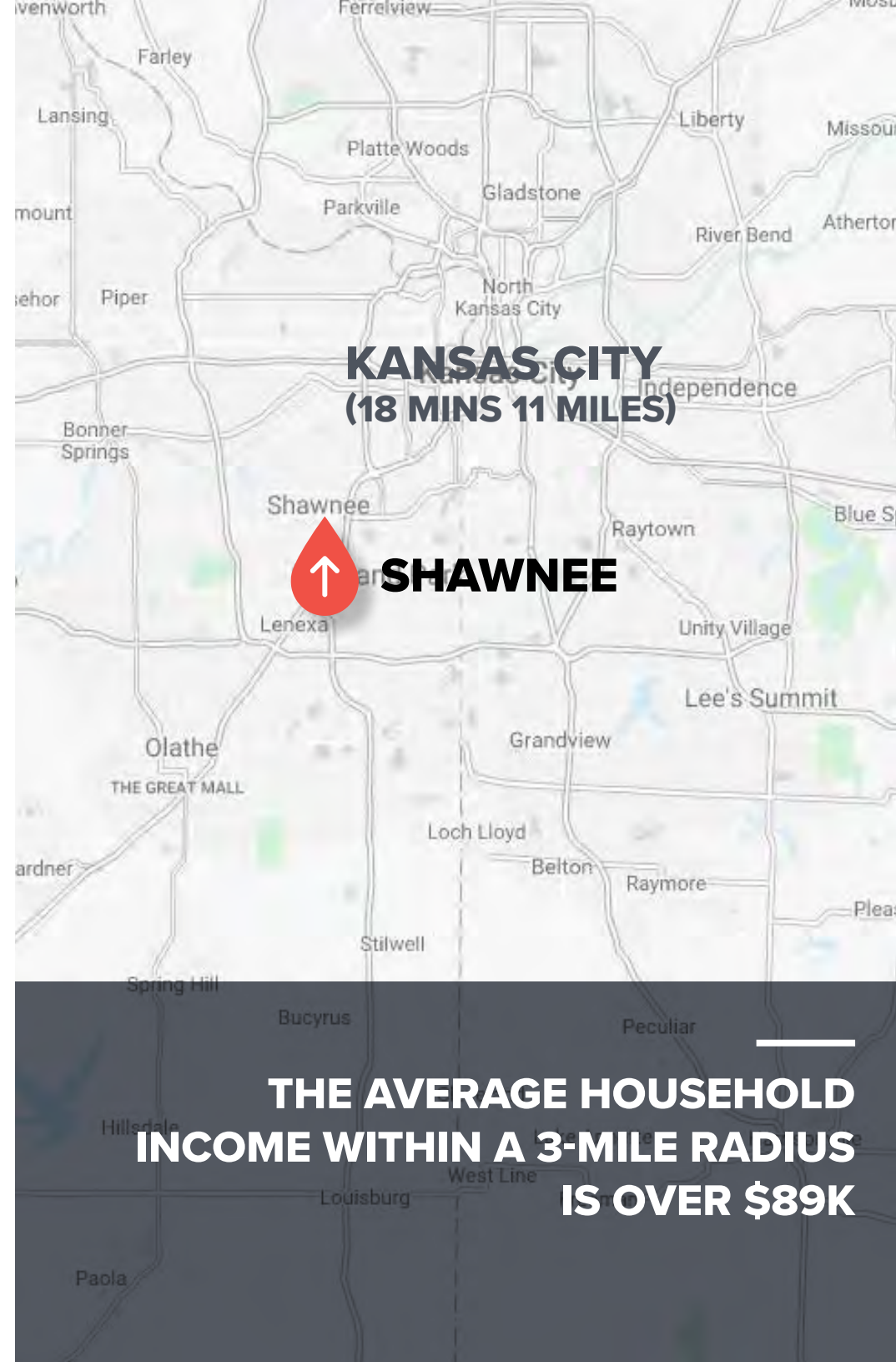
2017 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$86,977	\$89,229	\$80,009
Median	\$71,476	\$67,452	\$61,091

KANSAS CITY MSA TOP EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Federal Government	18,621
Center Corp.	11,823
HCA Midwest Health System	9,310
Saint Luke's Health System	7,769
Ford Motor Co.	7,700

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.



THE AVERAGE HOUSEHOLD INCOME WITHIN A 3-MILE RADIUS IS OVER \$89K

SHAWNEE, KANSAS



KANSAS CITY, MO

SHAWNEE is a city located in Johnson County and is part of the Kansas City Metropolitan Area. In 2010, Shawnee was recognized by Money Magazine in its annual “Best Places To Live” survey, placing 17th in the United States ranking. Shawnee was recognized for its affordable housing, air quality index, and median commute time. Shawnee is the seventh-largest city in Kansas by population (74,622) and the third fastest growing city in the State of Kansas and the Kansas City area. The unemployment rate in Shawnee is 3.2%, which is significantly lower compared to the national unemployment rate of 4.1%. The median household income for Shawnee is \$79,386 compared to the median household income for the U.S. of \$59,039.

KANSAS CITY METRO

KANSAS CITY is home to the headquarters of dozens of national companies including American Century Investments, Applebee’s, Hallmark Cards, and H&R Block. Many universities and colleges are located in the Kansas City MSA, including the University of Missouri-Kansas City, Rockhurst University, and Kansas City Art Institute. More than 100,000 college graduates enter the KC workforce each year.

2.1 MILLION



**KANSAS CITY METRO
POPULATION
(ESTIMATED)**

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We'd love to hear from you.

JOHN ANDREINI

jandreini@capitalpacific.com

PH: 415.274.2715

CA BRE# 01440360

DAVE LUCAS

dlucas@capitalpacific.com

PH: 415.274.7390

CA BRE# 01389761

IN CONJUNCTION WITH MO LICENSED BROKER:

JD Christie

AREA Real Estate Advisors

jchristie@openarea.com

816.777.2836

**CAPITAL PACIFIC COLLABORATES.
CLICK [HERE](#) TO MEET OUR
SAN FRANCISCO TEAM:**

ZEB RIPPLE

CHRIS KOSTANECKI

CHRIS PETERS

JOHN ANDREINI

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