

RENDERING



MISSION CRITICAL FACILITY – STATE OF MISSOURI MEDICARE AND IT OPERATIONS

TENANT IS ONE OF INDIA'S LARGEST TECHNOLOGY CONGLOMERATES - \$8.4B REVENUE COMPANY

JEFFERSON CITY, MO



CAPITAL PACIFIC

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Investment Overview



SURROUNDING RETAIL

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WIPRO

3600 COUNTRY CLUB DR, JEFFERSON CITY, MO 65109 

\$8,365,000

PRICE

9.00%

CAP RATE

LEASE TYPE:

GROSS

TERM REMAINING:

5+ YEARS

LEASABLE SF:

74,335 SF

YEAR RENOVATED:

2020

**New 20-year roof warranty in place*

State of Missouri's contract Medicare & IT operations are being consolidated to this location and administered by tenant

Strong corporate guaranty from Wipro Limited (NYSE: WIT) that includes an additional \$1.5M letter of credit

Wipro ranked #193 on Forbes' 2019 list of the World's Best Employers

Prominent parcel of the Capital Mall – a 562,983 SF lifestyle center with over 30 major tenants

Affluent demographics – average HH incomes of \$100,186 in a 1-mile radius



Mall & Wipro Capital Improvement / Story

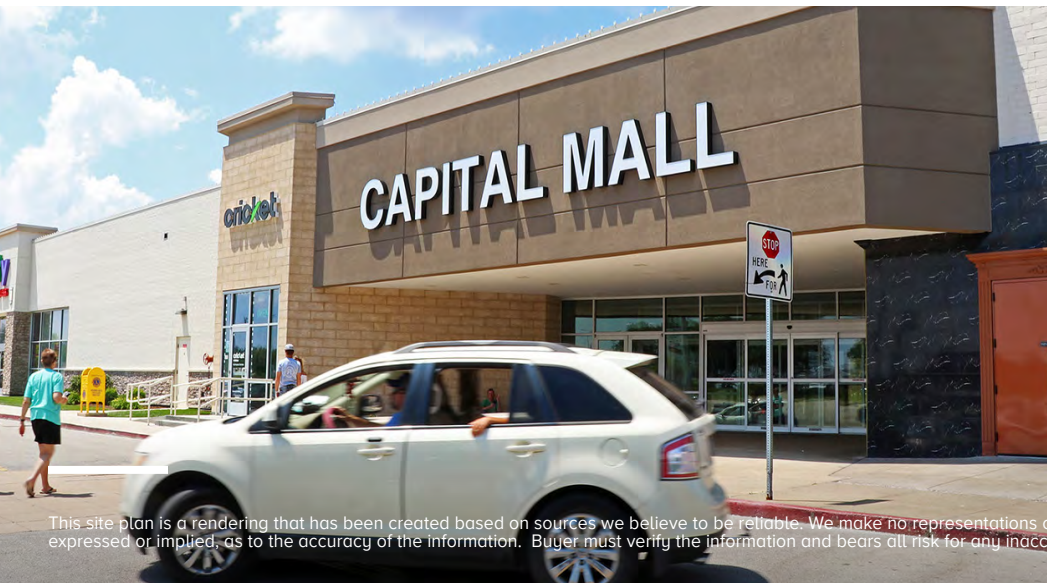
Wipro is part of a recently redeveloped 562,983 SF mall that is 97.25% leased and has undergone a \$20M+ renovation including entrances, parking lot, and a new power center portion with leases executed by Ross, Dunham's, and Jo-Ann's. JCPenney and Dillard's own their stores and the movie theatre is the only multi-screen theatre in town.

RECENT CAPITAL IMPROVEMENTS TO THE CAPITAL MALL PROPERTY IN 2017 INCLUDED:

- EXTERIOR MALL IMPROVEMENTS
- REPLACEMENT OF EXTERIOR LIGHTING
- REPLACEMENT OF PARKING LOTS
- LANDSCAPING

2020 CAPITAL IMPROVEMENTS TO THE WIPRO BUILDING INCLUDE:

- ROOF: FULLY REPLACED TPO ROOF – 20 YEAR WARRANTY
- HVAC: FULLY REPLACED
- ELECTRICAL: FULLY REPLACED
- PLUMBING: FULLY REPLACED





THE OFFERING is a former Sears leased to Wipro in Jefferson City, MO. The property is undergoing a \$7M renovation which includes new electrical, plumbing, interior, and roof. In 1996, Wipro was contracted by the U.S. government to handle Medicare and Medicaid advisory and processing for the State of Missouri – in fact, the contract with the government obligates them to be in Jefferson City and this is the only building in the market that could support the tenant’s needs. Additionally, Wipro handles IT and consulting projects for the State, which will be consolidating those operations into this location.

THE TENANT is a multi-national IT Software and Services company founded in Bengaluru, India, in 1945. Today, Wipro’s annual revenue is over \$8.4B and they boast a market share of \$14.4B, while employing over 180,000 people worldwide.

THE SUBJECT PROPERTY is a prominent parcel in the Capital Mall, a 562,983 SF lifestyle center located in the heart of Jefferson’s City’s retail epicenter. Capital Mall is home to over 32 major tenants, including Dillard’s, Ross, and Jo-Ann Stores. Other national retailers driving traffic to the surrounding area are Walmart, Target, Kohl’s, and Best Buy.

**WIPRO HAS
\$24B MARKET
CAPITALIZATION**

Income & Expense

PRICE		\$8,365,000
Price Per Square Foot:		\$112.53
Capitalization Rate:		9.00%
Total Rentable Area (SF):		74,335
STABILIZED INCOME	PER SF	
Scheduled Rent	\$11.48	\$853,192
EFFECTIVE GROSS INCOME		\$853,192
LESS	PER SF	
Common Area*	NNN	\$0.00
Taxes	\$0.75	\$55,751
Insurance	\$0.50	\$37,188
Reserve	\$0.10	\$7,434
TOTAL OPERATING EXPENSES		\$100,373
NET OPERATING INCOME		\$752,820

**Zero common area expenses -- this is the mall owner's responsibility.*

Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.			CURRENT RENT*	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
Wipro	74,335	12/1/2020	11/30/2025	\$853,192	\$71,099	\$853,192	\$0.96	\$11.48
	Option 1	12/1/2025	11/30/2026		\$71,099	\$853,192	\$0.96	\$11.48
	Option 2	12/1/2026	11/30/2027		\$71,099	\$853,192	\$0.96	\$11.48
	Option 3	12/1/2027	11/30/2030		\$73,232	\$878,788	\$0.99	\$11.82
	Option 4	12/1/2030	11/30/2033		\$75,429	\$905,152	\$1.01	\$12.18
TOTALS:				\$853,192	\$71,099	\$853,192	\$0.96	\$11.48

*Seller will credit the difference between Close of Escrow and Rent Commencement.

Lease Abstract



RENT

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
12/1/2020 - 11/30/2025	\$71,099	\$853,192

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 12/1/2025 - 11/30/2026	\$71,099	\$853,192
#2. 12/1/2026 - 11/30/2027	\$71,099	\$853,192
#3. 12/1/2027 - 11/30/2030	\$73,232	\$878,788
#4. 12/1/2030 - 11/30/2033	\$75,429	\$905,152

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. Capital Pacific and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

PREMISE & TERM

TENANT	Infocrossing, LLC d/b/a Wipro
LEASE GUARANTEED BY	Wipro, LLC
LEASE TYPE	Gross
TERM REMAINING	5+ years
RENT COMMENCEMENT	December 1, 2020
OPTIONS	Two, 1-year options & Two, 3-year options
YEAR RENOVATED	2020

**New 20-year roof warranty in place*

EXPENSES

REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
COMMON AREA	Mall Owner's Responsibility
PROPERTY TAXES	Landlord's Responsibility
INSURANCE	Landlord's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
PARKING LOT	Owned, repaired, replaced and maintained by mall owner.

Site Plan



7,893
VPD

W TRUMAN BOULEVARD

S COUNTRY CLUB DRIVE

50

50

COUNTRY CLUB DRIVE

GOODRICH
CAPITAL 8
MOVIE THEATRE



JCPenney

claire's

HIBBETT
SPORTS

Dillard's

JO-ANN

cricket
wireless

Dunham's



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Tenant Overview



REPRESENTATIVE PHOTO

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ABOUT WIPRO



Wipro – Wipro Limited (NYSE: WIT, BSE: 507685, NSE: WIPRO) is a leading global information technology, consulting and business process services company. They harness the power of cognitive computing, hyper-automation, robotics, cloud, analytics and emerging technologies to help their clients adapt to the digital world and make them successful. A company recognized globally for its comprehensive portfolio of services, strong commitment to sustainability and good corporate citizenship.

Wipro's annual revenue has exceeded \$8.4B since 2017 and they boast a market share of \$14.4B, while employing over 180,000 people worldwide. Forbes ranked them #193 on their list of the World's Best Employers in 2019.

Infocrossing, a Wipro Company, is based in Cleveland County, North Carolina, and is a leading provider of IT infrastructure management services. Infocrossing's annual revenues exceed \$100M.

ABOUT GUARANTOR

Wipro, LLC is located in East Brunswick, NJ, United States, and is part of the Information Technology Services Industry. Wipro, LLC has 50,000 employees nationwide and generates \$915M in sales.

LETTER OF CREDIT

Wipro has an additional Letter of Credit of \$1.5M above and beyond the Wipro, LLC guarantee mentioned above.

Surrounding Retail



Retail Aerial



- Robinsons Cleaners
- China King
- WALGREENS
- 7,893 VPD
- PIZZA HUT
- WIPRO
- CONOCO
- TEBE
- LIFE SAFER Ignition Interlock
- SAMCO
- Beautiful Home Interiors
- River Region
- Best Fire Inc. Stove & Fireplace Center
- heartland KUMON
- Jefferson's Deli
- Vandelicht Jewelry
- HAWTHORN BANK
- HYVEE
- FAIRFIELD INN Marriott
- MISA
- Central Missouri
- Wendy's Pharmacy, Inc.
- CANDLEWOOD SUITES
- Elara Caring
- JCPenney
- claire's
- HIBBETT SPORTS
- ROSS DRESS FOR LESS
- C&B
- rue21
- STATE OF MISSOURI
- JOANN

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Zoomed-In Aerial



ST. LOUIS

Dillard's
HIBBETT SPORTS
claire's
JCPenney
JO-ANN
Dunham's

7,893 VPD

17,895 VPD

21,599 VPD

21,599 VPD

HomeGoods
OLD NAVY
ASHLEY FURNITURE HomeScore
TJ-maxx
maurices
ULTA BEAUTY
DOLLAR TREE
dressbarn

LOWE'S

BEST BUY

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Zoomed-Out Aerial



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Demographics

POPULATION

	1-MILE	3-MILES	5-MILES
2010	3,724	24,911	45,745
2019	4,030	26,467	47,636
2024	4,169	27,194	48,578

2019 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$100,186	\$92,161	\$81,850

TOP EMPLOYERS

EMPLOYER	# OF EMPLOYEES
State of Missouri	14,174
Jefferson City Public Schools	1,627
Capital Region Medical Center	1,527
Scholastic Inc.	1,500
Quaker Windows & Doors	1,051



**THE AVERAGE HOUSEHOLD
INCOME WITHIN A 1-MILE RADIUS
IS OVER \$100K**

JEFFERSON CITY, MISSOURI



CAPITOL BUILDING

JEFFERSON CITY, is the capital of Missouri. It is also the county seat of Cole County and the principal city of the Jefferson City Metropolitan Statistical Area. The city is named for Thomas Jefferson, the third President of the United States. Jefferson City is dominated by the domed Capitol building, which rises from a bluff overlooking the Missouri River to the north. The bronze statue atop its 238 foot-high dome is the first thing that comes into view for visitors.

THE CITY'S HISTORY can be studied through various works of art showcased throughout the city. The Missouri State Capitol boasts some of the finest collections including the famous Thomas Hart Benton murals in the House Lounge and Three Point Perspective paintings scattered in the hallways.

JEFFERSON CITY MSA, the second-most populous metro area in Mid-Missouri and the fifth-largest in the state, has an estimated population of 149,807 residents. It is an area in central Missouri consisting of four counties: Cole, Callaway, Moniteau, and Osage.

149,807+



**JEFFERSON CITY
MSA POPULATION
(ESTIMATED)**

RENDERING



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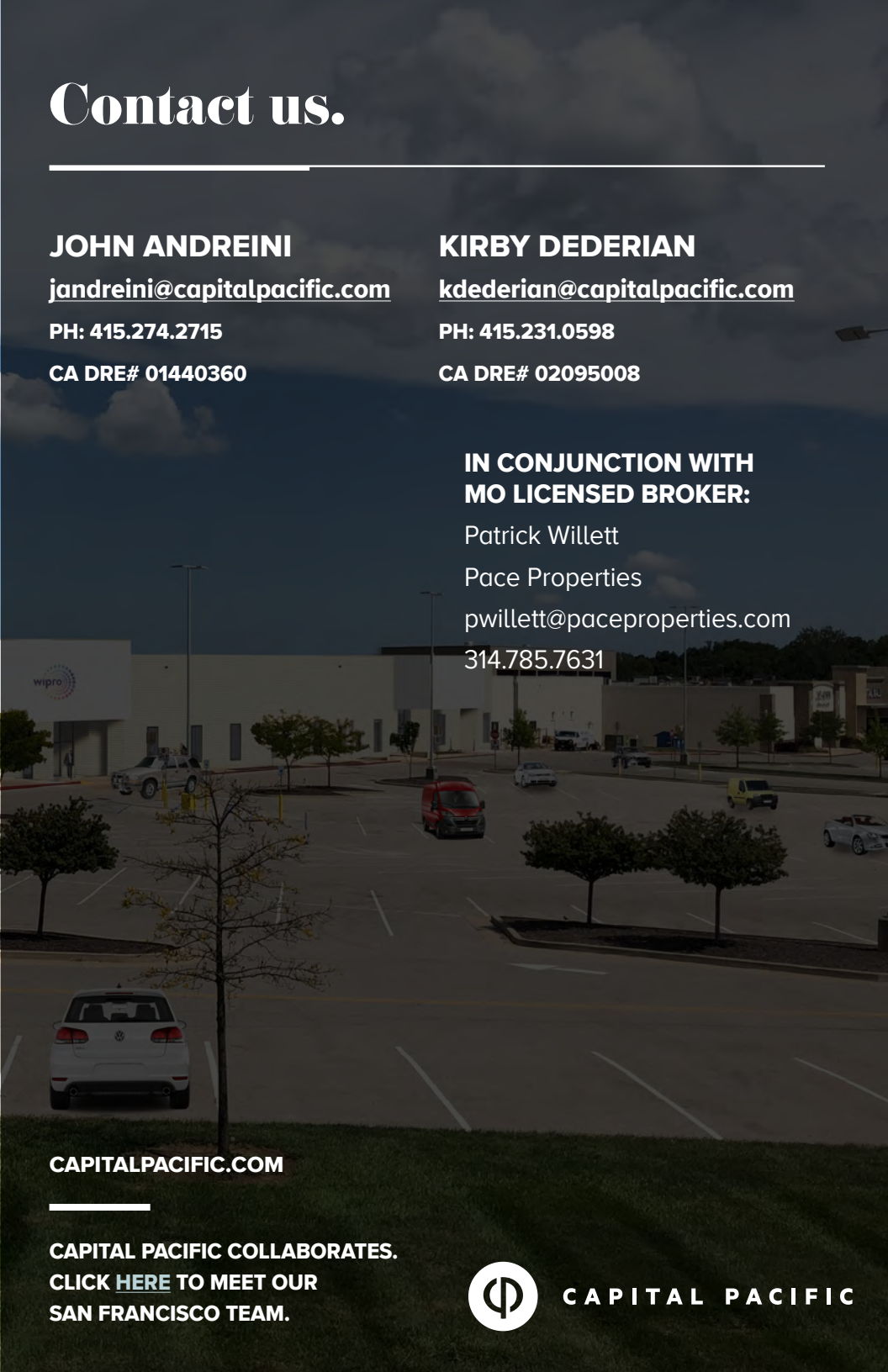
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