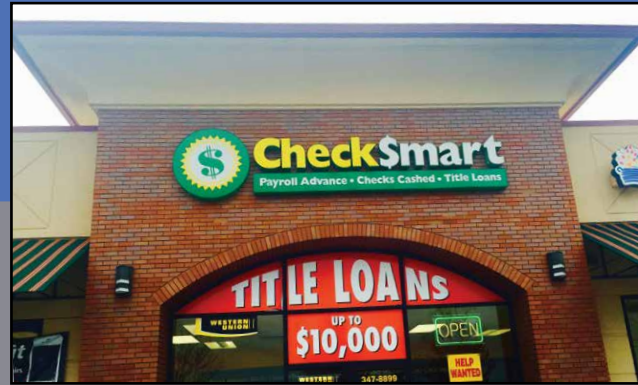


Douglas Square Plaza INVESTMENT FOR SALE



BLOCK & COMPANY, INC., REALTORS
605 W. 47th Street, Suite 200
Kansas City, Missouri 64112



Investment Summary

Sales Price:	\$3,000,000
CAP Rate:	7%
NOI:	\$214,327
Building Size:	12,000 sq ft
Land Size:	1.53 acres

I-470 & NE Douglas Street (SEQ) | A Kansas City Suburb
1405-1465 NE Douglas Street | Lee's Summit, Missouri

- Recently constructed 12,000 sq ft retail & office building
- 100% Occupied
- Next to 16 screen multi-plex theater, Applebee's, and Burger King
- Great access and visibility to I-470
- I-470 & NE Douglas Street carry over 75,000 cars per day
- Located in south Lee's Summit, Missouri, named among the "Best Places to Raise Kids" by *Business Week*

For information contact:

William Glasgow
816.412.7210
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David Block
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dblock@blockandco.com

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Proforma

Operational Categories	Total SF:	12,000
Income		\$/SF
Gross Scheduled Rents	\$214,327.92	\$17.86
Tax Recoveries	\$30,700.00	\$2.56
Insurance Recoveries	\$2,640.00	\$0.22
CAM Recoveries	\$29,170.00	\$2.43
Total Gross Income	\$276,837.92	
Expenses		
Tax	\$30,700.00	\$2.56
Insurance	\$2,640.00	\$0.22
CAM	\$29,170.00	\$2.43
Total Operating Expense	\$62,510.00	\$5.21

Total Gross Income	276,837.92
Total Operating Expense	62,510.00
NET OPERATING INCOME	214,327.92

RENTROLL

Suite #	Tenant	Square Feet
1,405	Medicine Shoppe	3,253
1,415	Edible Arrangements	1,658
1,435	Checksmart	2,290
1,445	Cameo Glam Studio	1,090
1,455	Batteries Plus	1,909
1,465	Secured Title	1,800
	TOTAL	12,000

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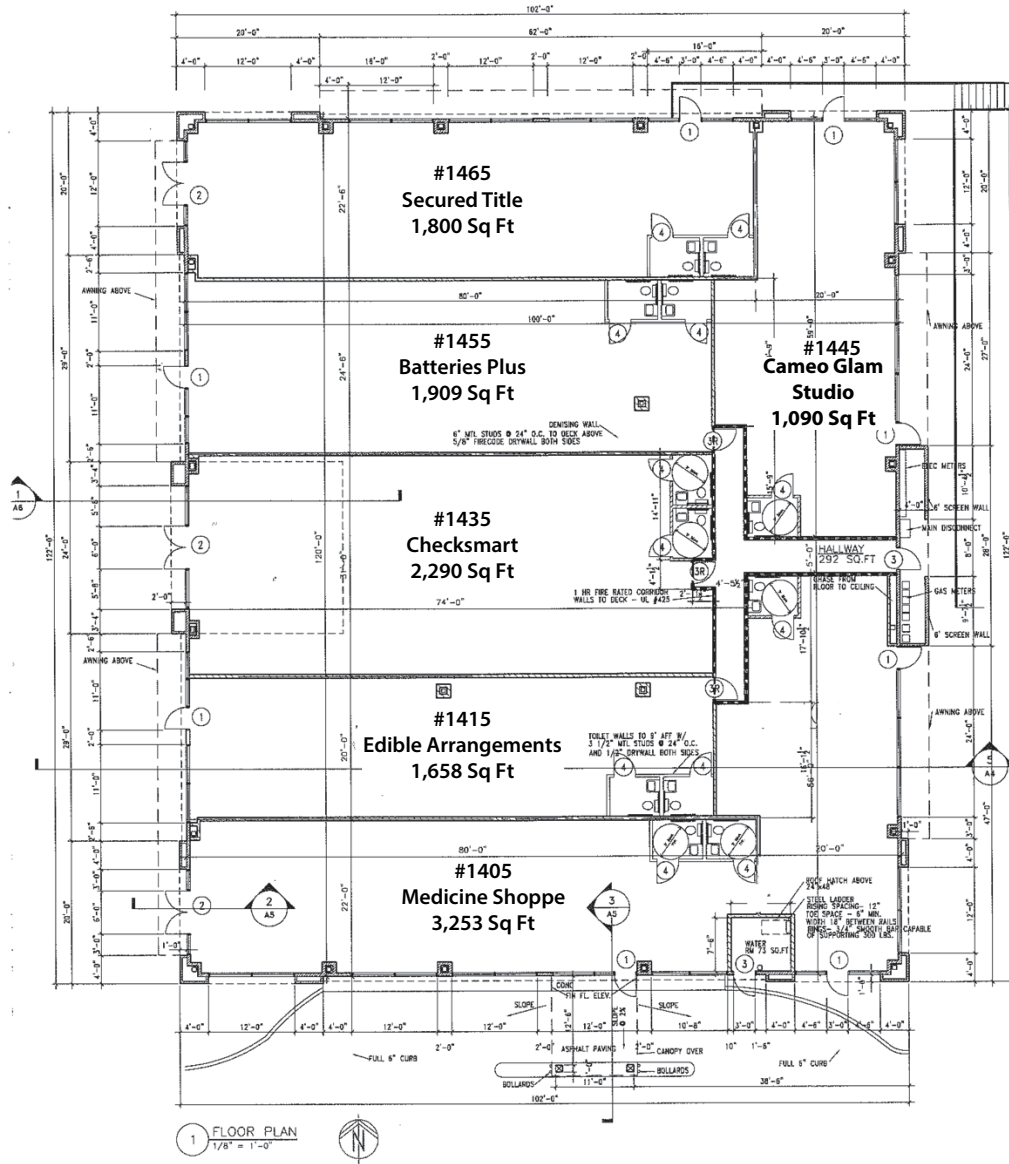
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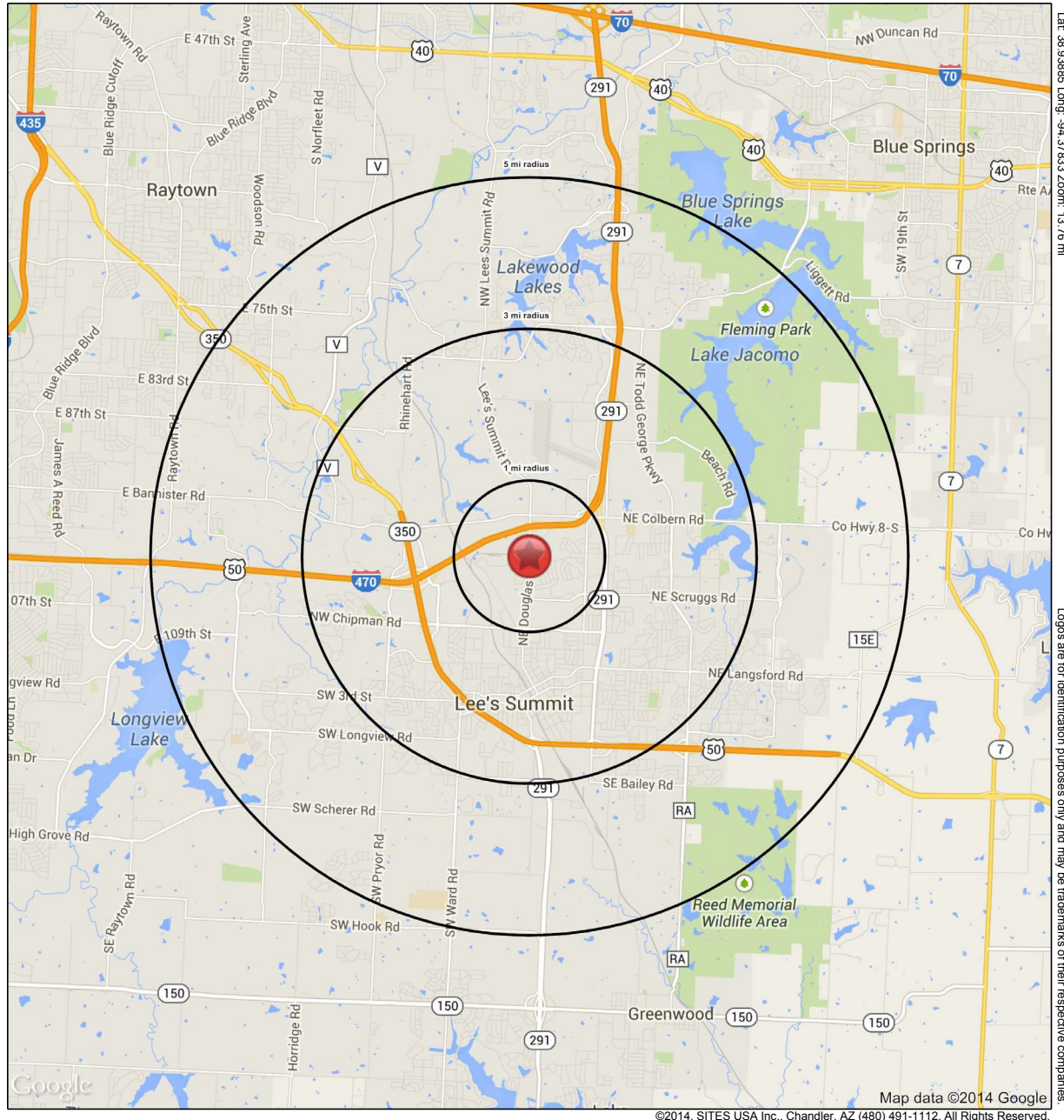


Douglas Square Plaza

INVESTMENT FOR SALE

I-470 & NE Douglas Street (SEQ) | A Kansas City Suburb

1405-1465 NE Douglas Street | Lee's Summit, Missouri



Lat: 38.93895 Long: -94.37833 Zoom: 13.76 mi

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1405 - 1465 NE Douglas Street		1 mi radius	3 mi radius	5 mi radius
Lee's Summit, MO 64086-4609				
POPULATION	2015 Estimated Population	4,438	47,501	83,672
	2020 Projected Population	4,549	47,895	84,384
	2010 Census Population	4,478	47,519	83,281
	2000 Census Population	3,797	45,566	70,584
	Projected Annual Growth 2015 to 2020	0.5%	0.2%	0.2%
	Historical Annual Growth 2000 to 2015	1.1%	0.3%	1.2%
	2015 Median Age	35.7	38.6	38.6
HOUSEHOLDS	2015 Estimated Households	1,937	19,600	32,660
	2020 Projected Households	2,003	20,046	33,446
	2010 Census Households	1,915	19,138	31,843
	2000 Census Households	1,483	17,993	26,731
	Projected Annual Growth 2015 to 2020	0.7%	0.5%	0.5%
	Historical Annual Growth 2000 to 2015	2.0%	0.6%	1.5%
	2015 Estimated White	81.7%	86.1%	84.3%
RACE AND ETHNICITY	2015 Estimated Black or African American	9.6%	7.9%	9.7%
	2015 Estimated Asian or Pacific Islander	3.3%	1.5%	1.9%
	2015 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.3%
	2015 Estimated Other Races	4.9%	4.2%	3.7%
	2015 Estimated Hispanic	5.1%	4.5%	4.0%
	2015 Estimated Average Household Income	\$73,324	\$76,728	\$88,561
INCOME	2015 Estimated Median Household Income	\$64,522	\$67,308	\$77,185
	2015 Estimated Per Capita Income	\$32,143	\$31,752	\$34,641
	2015 Estimated Elementary (Grade Level 0 to 8)	0.2%	1.2%	1.1%
EDUCATION (AGE 25+)	2015 Estimated Some High School (Grade Level 9 to 11)	3.9%	3.0%	2.7%
	2015 Estimated High School Graduate	18.8%	25.9%	23.4%
	2015 Estimated Some College	28.7%	25.7%	24.6%
	2015 Estimated Associates Degree Only	10.1%	8.5%	8.3%
	2015 Estimated Bachelors Degree Only	27.8%	23.2%	24.8%
	2015 Estimated Graduate Degree	10.4%	12.5%	15.1%
	2015 Estimated Total Businesses	553	2,549	3,540
BUSINESS	2015 Estimated Total Employees	10,805	35,371	46,914
	2015 Estimated Employee Population per Business	19.5	13.9	13.3
	2015 Estimated Residential Population per Business	8.0	18.6	23.6

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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