

NEW NET LEASE INVESTMENT PROPERTY

Phillips 66 Convenience Store



For Information

Metcalf Avenue at 136th Street, Overland Park, Kansas



Estimated Population
177,020

Average Household Income
\$121,297

Five Mile Radius

- Long term absolute triple net long term lease
- Join Staples, Bo Lings Restaurant, Capitol Federal, and many more
- Just west of new Von Maur, JC Penney, Lifetime Fitness, and retail stores in the Corbin Park Development
- Located at the heart of Overland Park's newest retail growth area
- 135th Street & Metcalf Avenue carry over 72,000 cars per day
- Excellent for long term hold opportunity with virtually no competition in the area
- 4,563 sq ft building on approximately 45,360 sq ft lot

BLOCK & COMPANY, INC., Realtors 816.753.6000
In the Skelly Building on the Country Club Plaza
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

For Information Contact:

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FOR SALE NET LEASED C-STORE
13620 Metcalf Avenue, Overland Park, Kansas (Kansas City Suburb)
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FOR SALE NET LEASED C-STORE
13620 Metcalf Avenue, Overland Park, Kansas (Kansas City Suburb)
REAL ESTATE INVESTMENT DETAILS

ANALYSIS

Analysis Date: April 2010
Scenario: All Cash



PROPERTY

Property: For Sale Net Leased C-Store
Property Address: 13620 Metcalf
 Overland Park, Kansas
 (Kansas City Suburb)

PURCHASE INFORMATION

Property Type: Commercial
Purchase Price: \$2,700,000
Fair Market Value: \$2,700,000
Tenants: 1
Total Rentable Sq. Ft.: 4,563
Resale Valuation: 0% (annual appreciation)
Resale Expenses: 0%

FINANCIAL INFORMATION

Down Payment: \$2,700,000
Passive Loss Rules: No
Closing Costs: \$20,000
Discount Rate: 0%

LOANS

	Debt	Term	Rate	Payment	LO Costs
No Loan					

INCOME & EXPENSES

Gross Operating Income: \$219,427
Monthly GOI: \$18,286
Total Annual Expenses: \$0
Monthly Expenses: \$0

CONTACT INFORMATION

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DISCLAIMER: All information is believed to be accurate.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

FOR SALE NET LEASED C-STORE
13620 Metcalf Avenue, Overland Park, Kansas (Kansas City Suburb)
PROPERTY PHOTOS



13620 Metcalf Avenue, Overland Park, Kansas



13620 Metcalf Avenue, Overland Park, Kansas



13620 Metcalf Avenue, Overland Park, Kansas



FOR SALE NET LEASED C-STORE
13620 Metcalf Avenue, Overland Park, Kansas (Kansas City Suburb)
EXECUTIVE SUMMARY

ACQUISITION COSTS

Purchase Price, Points and Closing Costs	\$2,720,000
Investment - Cash	\$2,720,000
First Loan	\$0

INVESTMENT INFORMATION

Purchase Price	\$2,700,000
Price per Tenant	\$2,700,000

INCOME, EXPENSES & CASH FLOW

Gross Scheduled Income	\$219,427
Total Vacancy and Credits	\$0
Operating Expenses	\$0
Net Operating Income	\$219,427
Debt Service	\$0
Cash Flow Before Taxes	\$219,427
Total Interest (Debt Service)	\$0
Depreciation and Amortization	(\$53,217)

FINANCIAL INDICATORS

Cash on Cash Return Before Taxes	8.07%
Debt Coverage Ratio	N/A
Capitalization Rate	8.13%
Gross Income / Square Feet	\$48.09
Gross Expenses / Square Feet	\$0.00
Operating Expense Ratio	0.00%

FOR SALE NET LEASED C-STORE
13620 Metcalf Avenue, Overland Park, Kansas (Kansas City Suburb)
INTERNAL RATE OF RETURN ANALYSIS

BEFORE TAX IRR

Time	Future Cash Flows		
Initial Investment	(\$2,720,000)		
End of Year 1	\$219,427	End of Year 11	\$241,918
End of Year 2	\$223,998	End of Year 12	\$246,958
End of Year 3	\$230,398	End of Year 13	\$254,014
End of Year 4	\$230,398	End of Year 14	\$254,014
End of Year 5	\$230,398	End of Year 15	\$254,014
End of Year 6	\$230,398	End of Year 16*	\$2,954,014
End of Year 7	\$235,198		
End of Year 8	\$241,918		
End of Year 9	\$241,918		
End of Year 10	\$241,918		

IRR = 8.63%

* (\$254,014 + \$2,700,000)

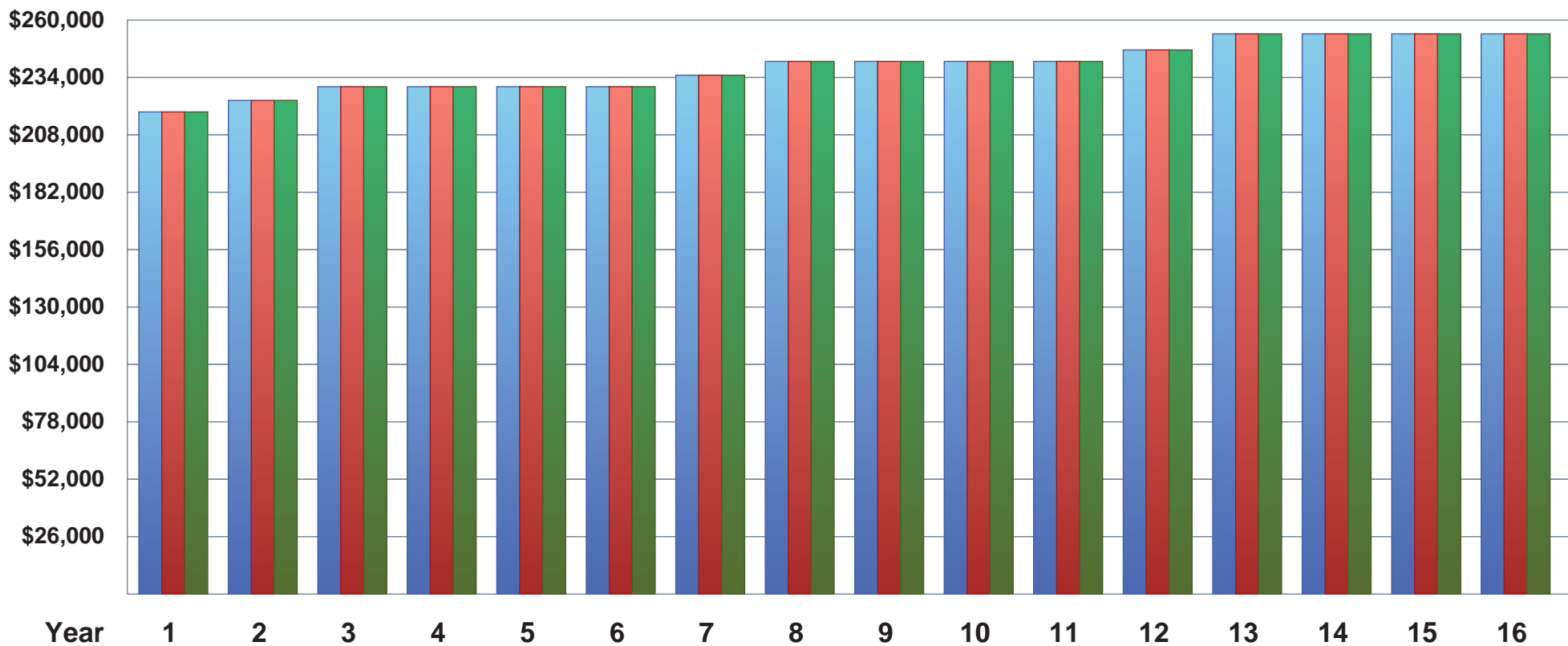
AFTER TAX IRR

Time	Future Cash Flows		
Initial Investment	(\$2,720,000)		
End of Year 1	\$219,427	End of Year 11	\$241,918
End of Year 2	\$223,998	End of Year 12	\$246,958
End of Year 3	\$230,398	End of Year 13	\$254,014
End of Year 4	\$230,398	End of Year 14	\$254,014
End of Year 5	\$230,398	End of Year 15	\$254,014
End of Year 6	\$230,398	End of Year 16*	\$2,738,031
End of Year 7	\$235,198		
End of Year 8	\$241,918		
End of Year 9	\$241,918		
End of Year 10	\$241,918		

IRR = 8.38%

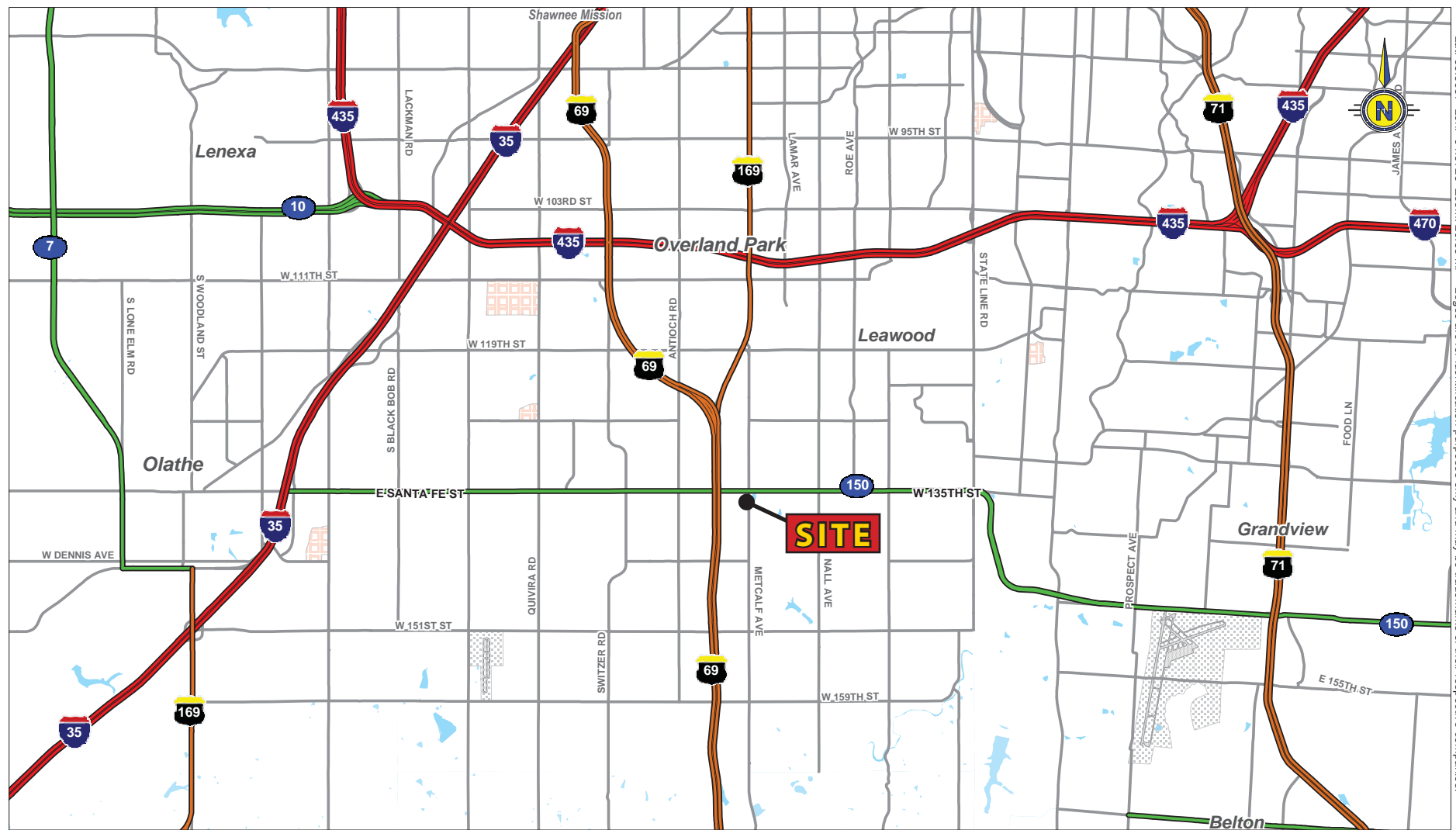
* (\$254,014 + \$2,484,017)

FOR SALE NET LEASED C-STORE
13620 Metcalf Avenue, Overland Park, Kansas (Kansas City Suburb)
OPERATING INCOME ANALYSIS



Legend





Lat: 38.8987 Lon: -94.6728 Zoom: 20.63 mi. Logos are for identification purposes only and may be trademarks of their respective companies.

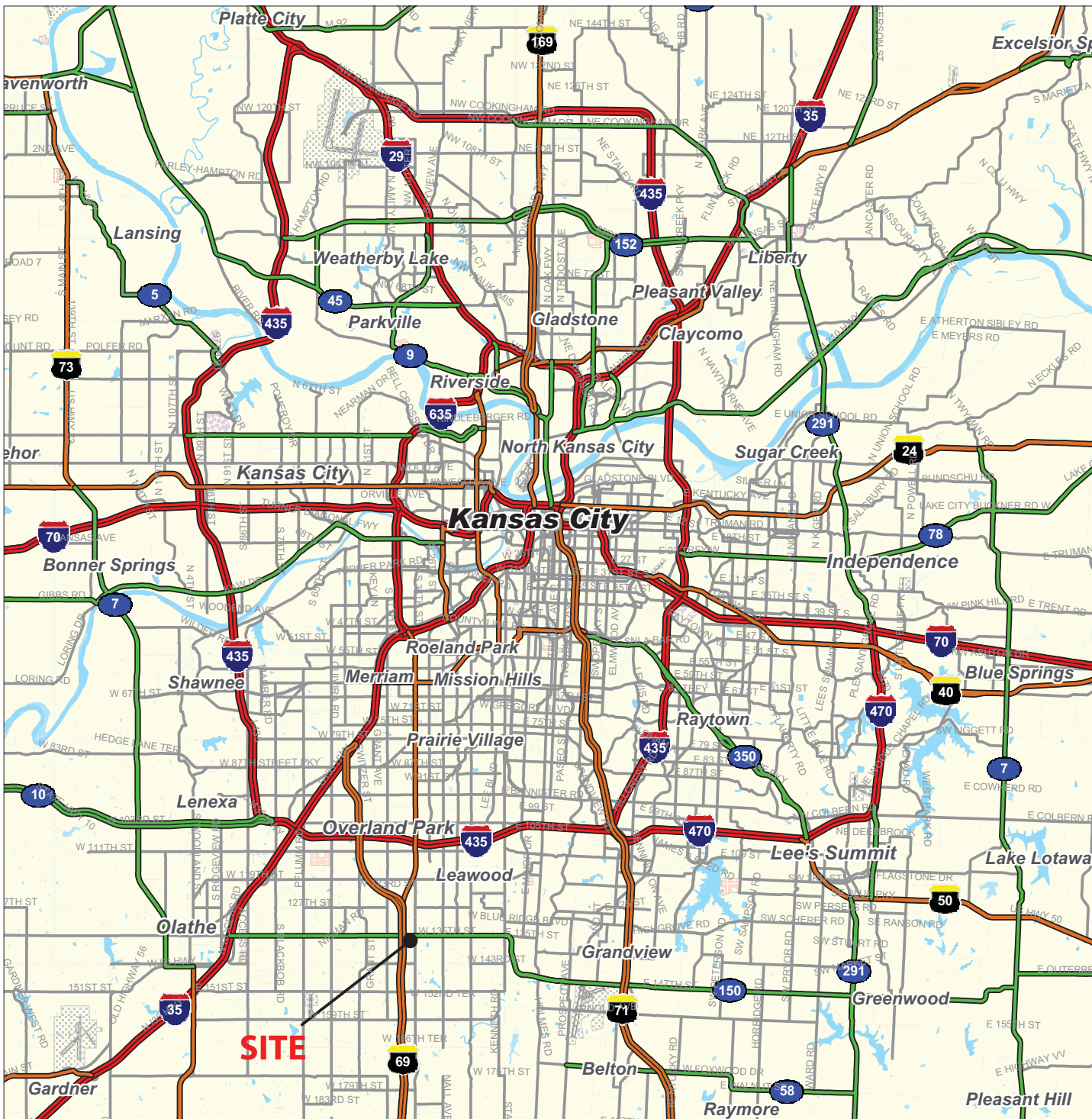
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13620 Metcalf Avenue Overland Park, Kansas

March 2010

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13620 Metcalf Avenue Overland Park, Kansas

March 2010

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SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 38.883744/-94.667789

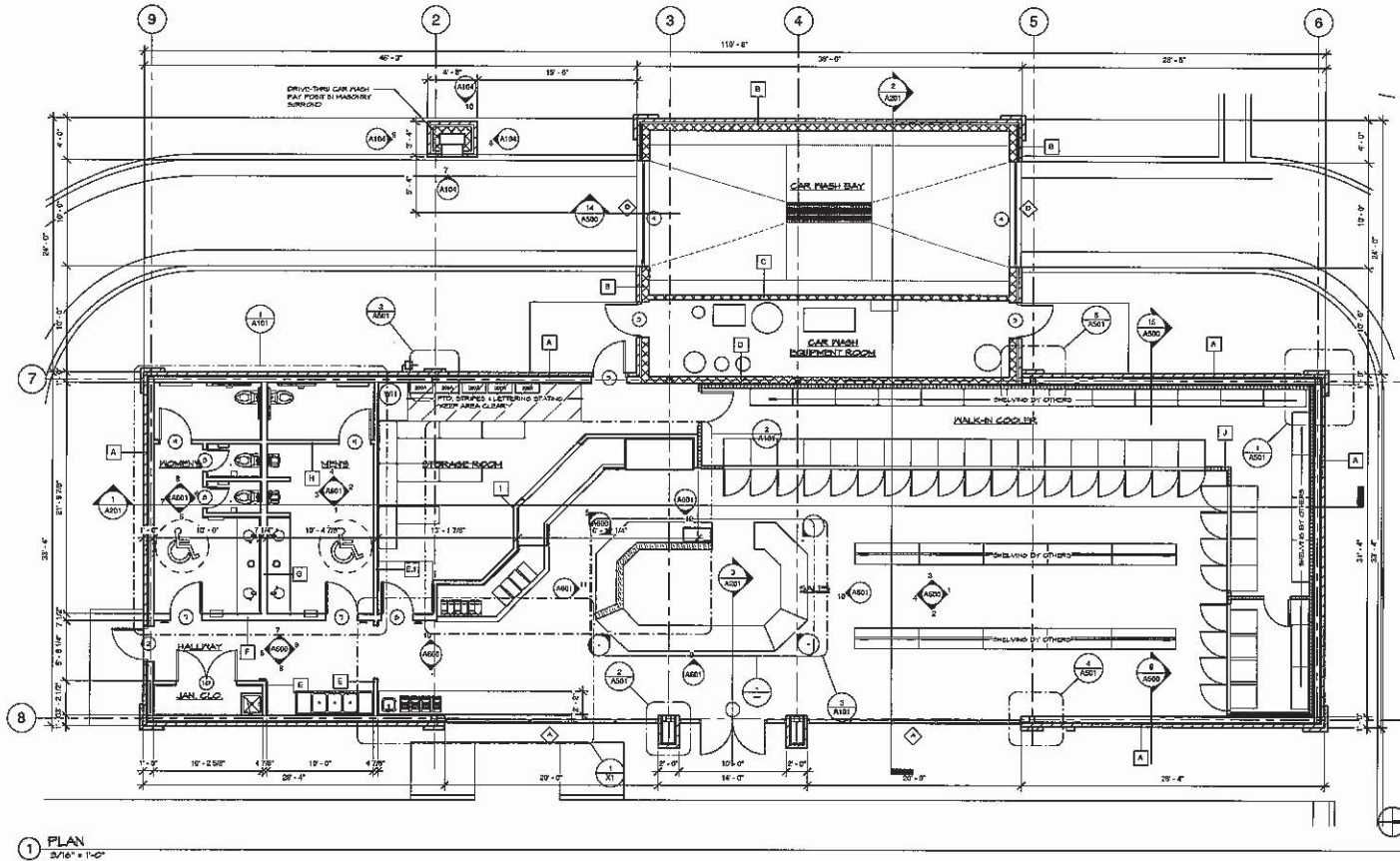
February 2010

RS1

135th Street & Metcalf Avenue Overland Park, Kansas		1.00 mi radius	2.00 mi radius	3.00 mi radius
POPULATION	2009 Estimated Population	11,140	41,689	82,571
	2014 Projected Population	12,595	45,921	90,175
	2000 Census Population	5,734	27,104	59,783
	1990 Census Population	1,407	7,521	25,868
	Historical Annual Growth 1990 to 2009	36.4%	23.9%	11.5%
	Projected Annual Growth 2009 to 2014	2.6%	2.0%	1.8%
2009 Median Age	33.6	34.5	35.6	
HOUSEHOLDS	2009 Estimated Households	3,418	13,316	26,995
	2014 Projected Households	3,542	13,438	26,986
	2000 Census Households	1,860	9,277	20,948
	1990 Census Households	456	2,739	9,138
	Historical Annual Growth 1990 to 2009	34.2%	20.3%	10.3%
Projected Annual Growth 2009 to 2014	0.7%	0.2%	-0.0%	
POPULATION BY RACE	2009 Estimated White	86.3%	86.4%	87.1%
	2009 Estimated Black or African American	5.0%	5.0%	4.7%
	2009 Estimated Asian & Pacific Islander	4.2%	4.4%	4.1%
	2009 Estimated American Indian & Native Alaskan	0.5%	0.5%	0.5%
	2009 Estimated Other Races	4.0%	3.8%	3.6%
	2009 Estimated Hispanic	3.6%	3.5%	3.4%
INCOME	2009 Estimated Average Household Income	\$ 154,551	\$ 141,897	\$ 139,918
	2009 Estimated Median Household Income	\$ 133,727	\$ 123,876	\$ 123,918
	2009 Estimated Per Capita Income	\$ 47,415	\$ 45,752	\$ 46,042
EDUCATION (AGE 25+)	2009 Elementary	0.8%	0.5%	0.5%
	2009 Some High School	1.2%	1.0%	0.9%
	2009 High School Graduate	6.5%	8.0%	8.3%
	2009 Some College	12.6%	14.4%	15.1%
	2009 Associates Degree Only	6.5%	6.6%	6.4%
	2009 Bachelors Degree Only	49.0%	45.8%	45.1%
	2009 Graduate Degree	23.4%	23.7%	23.7%
BUSINESS	Number of Businesses	454	1,652	3,501
	Total Number of Employees	6,366	24,290	51,908
	Employee Population per Business	14.0	14.7	14.8
	Residential Population per Business	24.5	25.2	23.6

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FOR SALE NET LEASED C-STORE
13620 Metcalf Avenue, Overland Park, Kansas (Kansas City Suburb)
FLOOR PLAN



1 PLAN
3/16" = 1'-0"



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REVISIONS

No.	Description	Date

CRESCENT OIL COMPANY, INC.

A NEW JUMP START C-STORE

FLOOR PLAN

Project number: H&A2521
 Date: 28 JULY 2005
 Drawn by: Author
 Checked by: Checker
 Sheet: **A100**
 Scale: 3/16" = 1'-0"

