

LION'S CHOICE
Famous Roast Beef Sandwiches

GROUND LEASE

10303 Metcalf Ave
Overland Park, KS
(Kansas City MSA)

Pad To:



- Ground Lease - Zero Landlord Responsibilities
- Anchored By Walmart Neighborhood Market
- 15 Year Initial Lease Term
- Corporate Guarantee
- Currently Under Construction
- New Lion's Choice Prototype



**BROCKMAN
GROUP**



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GROUND LEASE

Exclusively Listed By

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Representative Photo



Representative Photo



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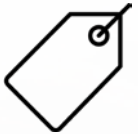


GROUND LEASE



Location

10313 Metcalf Ave
Overland Park, KS 66212
(Kansas City MSA)



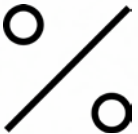
Sale Price

\$1,800,000



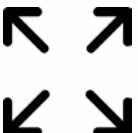
Ground Rent

\$90,000



Cap Rate

5.00%



Size

4,112 SF (Building)
0.95 AC (Land)



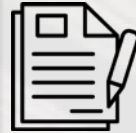
Year Built

Under Construction



Lease Type

Ground Lease
No Landlord
Responsibilities



Lease Overview

Initial Lease Term:	15 Years
Renewal Options:	4, 5 Year Options
Rent Increases:	8% Rent Increase Year 6 and Year 11 and 10% Rent Increase in Each Option Period
Rent Commencement:	Approximately Q3 2019
Initial Lease Term Expiration:	15 Years After Rent Commencement
Initial Lease Term Remaining:	15 Years
Tenant:	Lion's Choice
Guarantor:	Corporate
Company Type:	Private
Website:	www.lionschoice.com

Period	Rent Increase	Rent	Cap Rate
Years 1-5	N/A	\$90,000.00	5.00%
Years 6-10	8%	\$97,500.00	5.42%
Years 11-15	8%	\$105,000.00	5.83%
Option 1	10%	\$115,500.00	6.42%
Option 2	10%	\$127,050.00	7.06%
Option 3	10%	\$139,755.00	7.76%
Option 4	10%	\$153,730.08	8.54%



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GROUND LEASE



Lease Structure

- Ground Lease - Zero Landlord Responsibilities



High Traffic Volume

- Over 45,000 VPD on Metcalf Ave



Superb Demographics

- Population:
90,428 (3 Miles); 256,540 (5 Miles)
- Average Household Income:
\$100,502 (3 Miles); 99,953 (5 Miles)
- Daytime Population:
112,282 (3 Miles); 225,383 (5 Miles)



Kansas City MSA Growth

- The Kansas City MSA is experiencing substantial growth. As of Q2 2019, over 10,000 apartment units were under construction, a staggering 41% increase from last year as well as 2.1M SF of office, which has increased 21% from last year.



Anchored By



Trade Area

- Located on Metcalf Ave, the Main North/South Thoroughfare in Overland Park, Home to Multiple National Retailers Including Target, Walmart, Lowe's, Home Depot, Costco, Hobby Lobby, Bed Bath & Beyond, Kohl's, CVS, Walgreens, Natural Grocers, etc.



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About

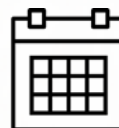
Lion's Choice is an American quick service restaurant chain based in St. Louis, MO, that specializes in roast beef sandwiches. The company was founded in 1967, and opened their first restaurant in Ballwin, MO, on October 26, 1967, which remains open today. In addition to roast beef sandwiches, their menu also includes turkey, ham, pulled pork, Italian beef, and French dip sandwiches, as well as fries, soups, salads, and frozen custard.

Lion's Choice was named the Missouri state winner for the National Restaurant Association's Restaurant Neighbor Award and Best Local Restaurant Chain by the St. Louis Post Dispatch.



Headquarters

- St. Louis, MO



Founded

- 1967



Website

- www.lionschoice.com



Number of Locations

- 30 and growing



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GROUND LEASE

About

Overland Park (Kansas City MSA) is located in Johnson County, just 10 miles southwest of downtown Kansas City. Johnson County boasts the highest median household income and the highest per-capita income in the state of Kansas. Overland Park has been recognized nationally in recent years as one of the top cities to live, work, and raise a family. The population of Overland Park as of 2017 was estimated to be 191,278, which has increased over 10% since 2010 and continues to grow at a rapid pace. Overland Park is home to Sprint World Headquarters.

Quick Facts

- In Q2 2019, roughly 10,000 apartment units were under construction across the Kansas City MSA and due to deliver over the next two years.
- Cerner's new Innovations Campus in Kansas City is expected to bring in more than 16,000 employees over the next 10 years. The rapidly expanding healthcare software company delivered its initial three buildings at the site, accounting for 890,000 SF total. Two more buildings are currently underway.
- Children's Mercy is expanding their research arm, with the ground break of their 5 Star, 375,000 SF Children's Research Institute in April 2018. The facility is expected to complete by early 2021 and will employ over 3,000 researchers.

Demographics

	1-Mile	3-Mile	5-Mile
Population	9,571	94,152	266,249
Avg Household Income	\$93,693	\$100,502	\$99,953

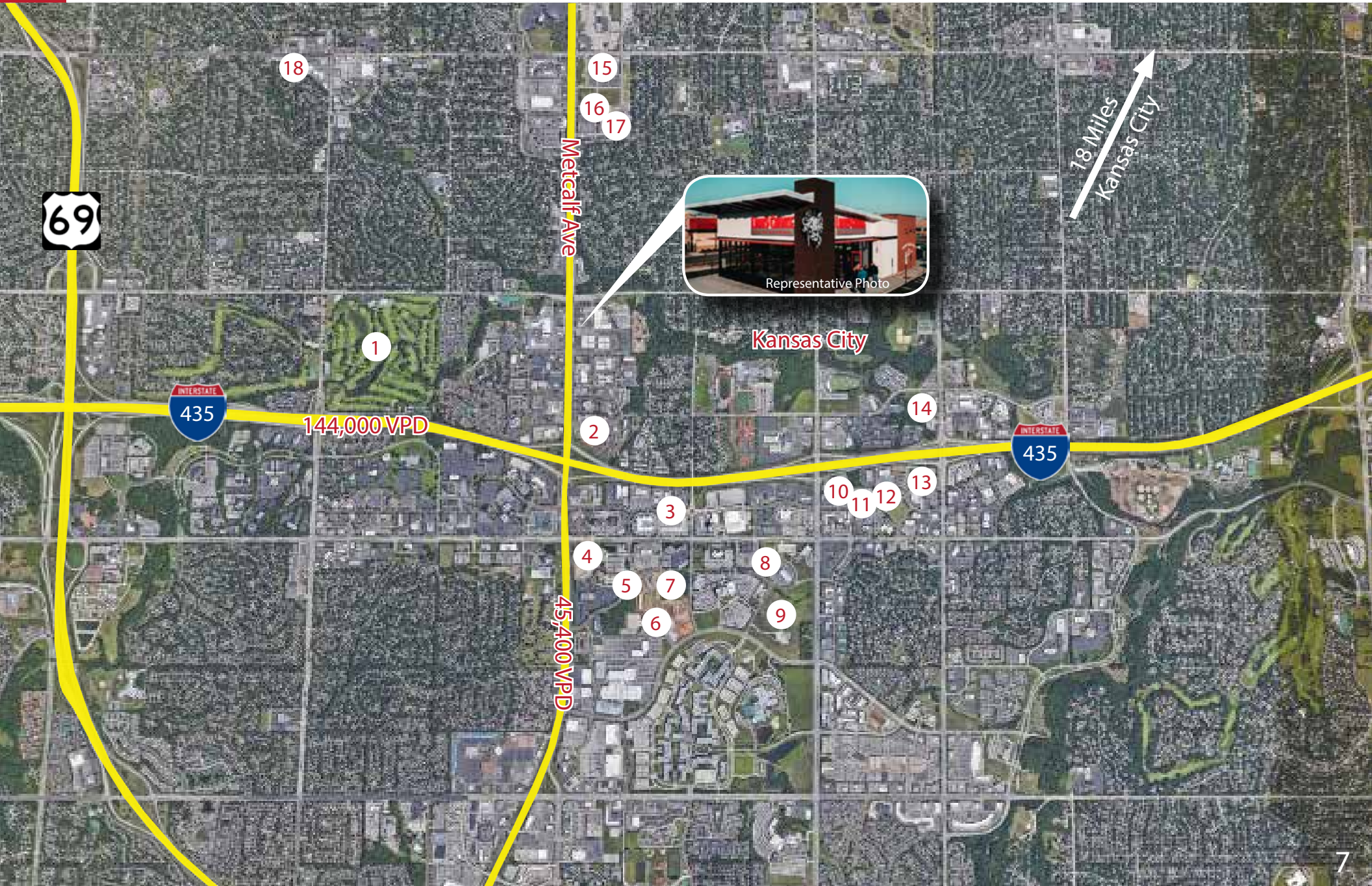
- The unemployment rate in Kansas City at the end of 2018 was 3.1%, below the national average of 3.9%.
- The Loews Kansas City Convention Center Hotel is currently under construction in Downtown Kansas City. The property is expected to have 800 rooms and create 600 new jobs in the metro.
- The largest speculative retail project of the last couple years was BluHawk Marketplace, a nearly 165,000 SF shopping center in Overland Park. Cosentino's Market is the largest tenant and occupies about 55,000 SF. There were no remaining spaces available at the site as of Q1 2019.



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Development Map Key

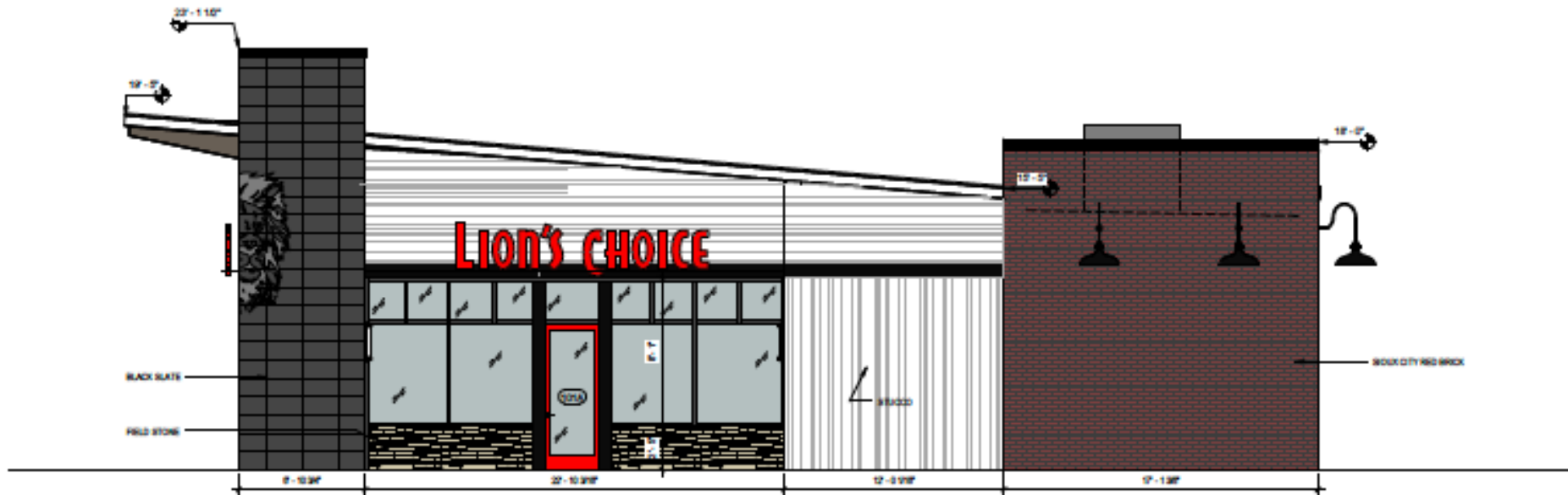
#	Address	Asset Type	Status	Details
1	SEC Antioch Rd & W 103rd St	Mixed Use	Proposed	2,100 Apartment/Townhome Units; 2,00,000 SF Office; 360,000 SF Retail; 550 Hotel Keys
2	7021 W 108th St	Hotel	Under Construction	123 Keys
3	6650 W 110th St	Medical Office	Completed 2017	76,195 SF Medical Office
4	7025 College Blvd	Medical Office	Under Construction	57,000 SF Medical Office
5	SEC Metcalf Ave & College Blvd	Mixed Use	Proposed	275 Apartment Units; 367,000 SF Office
6	11200 Glenwood St	Apartments	Under Construction	75 Apartment Units
7	SWC W112th St & Lamar Ave	Hotel	Under Costruction	78 Keys
8	5700 W 112th St	Office	Completed 2017	147,463 SF Office
9	SWC College Blvd & Nall Ave	Mixed Use	Proposed	570 Apartment Units; 211,000 SF Retail & Entertainment
10	5454 W 110th St	Office	Completed 2018	121,615 SF Office
11	5440 W 110th St	Office	Completed 2018	106,676 SF Office
12	5400 W 110th St	Office	Proposed	82,000 SF Office
13	5100 W 110th St	Medical Office	Completed 2018	77,985 SF Medical Office
14	10710 Nall Ave	Office	Proposed	75,000 SF Office
15	7001 W 95th Ave	Retail	Completed 2018	Lowes
16	SEC Metcalf Ave & W 95th St	Office	Proposed	200,000 SF Office
17	SEC Metcalf Ave & W 95th St	Apartments	Proposed	200 Apartment Units
18	8781 W 95th St	Retail	Completed 2017	Starbucks



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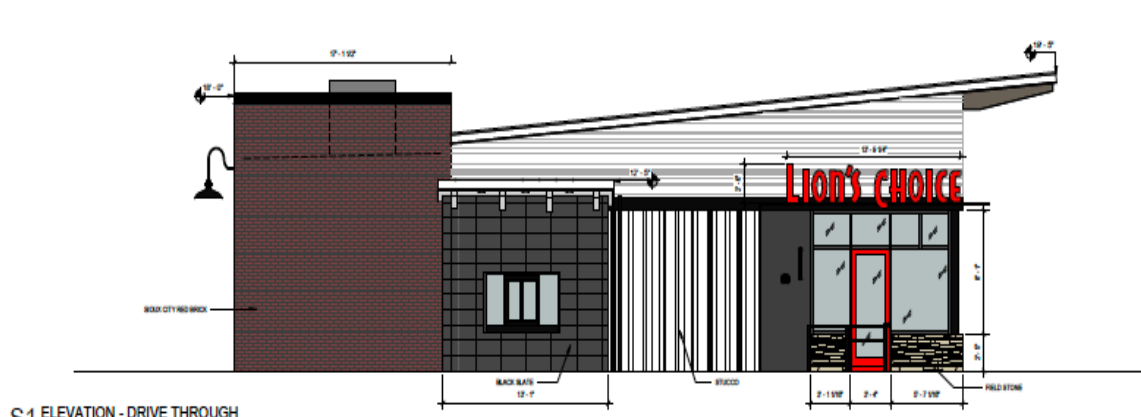
GROUND LEASE



L1 ELEVATION - MAIN ENTRY



E1 ELEVATION - FRONT



S1 ELEVATION - DRIVE THROUGH

Lion's Choice
Famous Roast Beef Sandwiches

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Representative Photo



Representative Photo



Representative Photo



Representative Photo



Representative Photo

Drive-THRU
THE ORIGINAL ROAST BEEF SANDWICHES
SIMPLE. SLOW ROASTED.
Fresh. Real. SLICED RIGHT
FEAST WELL
SLOW ROASTED
Quality



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Lion's Choice
Famous Roast Beef Sandwiches

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Walmart
Neighborhood Market

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GROUND LEASE



CVS
pharmacy

Walgreens

HyVee

THE HOME DEPOT

LOWE'S

Walmart
Neighborhood Market

Hardee's

CARRABBA'S
ITALIAN GRILL

Office DEPOT



Representative Photo

Shawnee Mission South High School

144,000 VPD

45,400 VPD

HOBBY LOBBY

Walmart

Sprint
World Headquarters

Saint Luke's HEALTH SYSTEM
HCA MIDWEST HEALTH
MENORAH MEDICAL CENTER

St. Joseph Medical Center

Hallbrook Country Club

18 Miles
Kansas City



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