



BRENTWOOD II

945 N ADAMS ST, PAPILLION, NE 68046

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

TERI KREIFELS

DPA REALTORS

NE #20120204

BRENTWOOD II

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INVESTMENT SUMMARY

List Price:	\$2,248,449
Current NOI:	\$168,634.00
Initial Cap Rate:	7.5%
Land Acreage:	1.13
Year Built	1998
Building Size:	11,332 SF
Price PSF:	\$192.77
Lease Type:	NN
Lease Term:	Varies by tenant

INVESTMENT OFFERING

Fortis Net Lease is pleased to present Brentwood II, a multi-tenant shopping center that is 100% occupied with parking in the front and rear of the center.

Brentwood II is comprised of 11,332 square feet with five tenants including Sherwin Williams, American Family Insurance, Dr. Cash DDS, Childhood Autism Services and LaundryVille. Sherwin Williams operates on a 10 year lease with approximately 5 years remaining. American Family Insurance has 6 years remaining on their lease and Dr. Cash DDS has 3 more years. Childhood Autism Services has 4 years remaining on their lease and LaundryVille has 1 year left. There are minimal landlord responsibilities, as the landlord is only responsible for the roof, structure and HVAC.



PRICE \$2,248,449



CAP RATE 7.5%



LEASE TYPE NN



TERM Varies by tenant

INVESTMENT HIGHLIGHTS

- 11,332 SF Multi-Tenant Retail Center Anchored by Sherwin Williams (Corporate Guaranteed Lease)
- Tenants Include: Sherwin Williams, American Family Insurance, Dr. Cash DDS, Childhood Autism Services and LaundryVille
- Variable Lease Terms with Minimal Landlord Responsibilities
- 5 Mile Population Exceeds 171,000 Residents
- 7.53% Projected Population Growth Within 3 Miles by 2023
- Median Home Value Within 1 Mile Exceeds \$204,000
- Parking lot has been resurfaced and striped. 10-01-2018

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FINANCIAL SUMMARY

INCOME	BRENTWOOD II	PER SF
Gross Income	\$218,774	\$18.76
EXPENSE	BRENTWOOD II	PER SF
Gross Expenses	\$50,140	\$4.30
NET OPERATING INCOME	\$168,634	\$14.46

PROPERTY SUMMARY

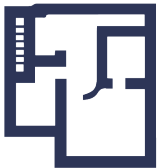
Year Built:	1998
Year Renovated:	2007
Lot Size:	1.13 Acres
Building Size:	11,332 SF
Roof Type:	Rubber Membrane
Zoning:	Commercial
Construction Style:	Masonry
Parking Lot:	Asphalt
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Brentwood II-Sherwin Williams Anchor
Lease Type:	NN
Primary Lease Term:	Varies by tenant
Landlord Responsibilities:	Roof, Structure & HVAC
Taxes, Insurance & CAM:	Tenant-Prorata
Roof, Structure & Parking:	Landlord
Lease Start Date:	Varies by tenant
Lease Expiration Date:	Varies by tenant
Lease Term Remaining:	Varies by tenant
Rent Increases:	Varies by tenant
Renewal Options:	Varies by tenant
Lease Guarantor:	Sherwin Williams
Lease Guarantor Strength:	S&P Rating BBB
Tenant Website:	www.sherwin-williams.com



TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Sherwin Williams	1	4,800	10-31-23	\$69,408	41.15	\$14.46
LaundryVille	2	2,048	03-31-24	\$27,600	17.56	\$13.48
Dr. Cash DDS	3	1,432	02-28-21	\$25,662	12.28	\$17.92
American Family Insurance	4	1,690	03-24-24	\$26,196	14.49	\$15.50
Childhood Autism Services Inc.	5	1,362	03-31-22	\$22,200	11.68	\$16.30
Totals/Averages		11,332		\$171,066		\$15.10



TOTAL SF
11,332



TOTAL ANNUAL RENT
\$171,066



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$15.10



NUMBER OF TENANTS
5

INVESTMENT OVERVIEW	BRENTWOOD II
Price	\$2,248,449
Price per SF	\$192.77
CAP Rate	7.5%
Cash-on-Cash Return (yr 1)	7.5 %
Total Return (yr 1)	\$168,634
OPERATING DATA	BRENTWOOD II
Gross Scheduled Income	\$171,066
Other Income	\$47,708
Total Scheduled Income	\$218,774
Gross Income	\$218,774
Operating Expenses	\$50,140
Net Operating Income	\$168,634
Pre-Tax Cash Flow	\$168,634

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SHERWIN WILLIAMS

Sherwin-Williams Paint Stores are the exclusive outlets for Sherwin-Williams branded paints, stains, painting tools, equipment and floor covering. In 2010, the Paint Stores Group recorded sales of \$4.38 billion and generated \$619.6 million in profit. Through the 3,390 stores in the U.S., Canada and the Caribbean, the company serves a diverse customer base that includes architectural and industrial painting contractors, residential and commercial builders and remodelers, property owners and managers, OEM product finishers and do-it-yourself homeowners. Today, Sherwin Williams is a Fortune 500 company and is traded on the New York Stock Exchange under the symbol SHW. Throughout 2010, the company opened 49 new stores while closing 13, providing a net gain of 36 stores. Because of its large store base, Sherwin Williams was able to maintain a relatively high service levels by moving finished goods between stores and distribution centers in order to align inventory with order volume. In 2011, Sherwin Williams experienced record net sales as consolidated net sales increased by 14.4% to \$2.48 billion and additionally, reached a nine month record for consolidated sales for the fiscal year YTD with a total of \$6.7 billion, an overall increase of 13.8% over the same period in 2010.

LAUNDRYVILLE AND DR. MARY CASH, DDS

LaundryVille

A popular self serve coin operated laundromat. The interior has been recently updated, including arcade machines to help customers pass the time.

Dr. Mary Cash, DDS

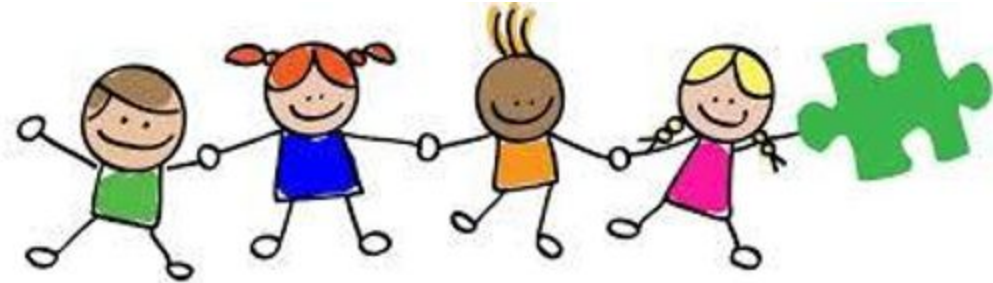
Mary L. Cash, DDS is a practicing Dentist in Papillion, NE. Dr. Cash accepts multiple insurance plans including Dental Network of America, Guardian Dental and Ameritas.



All your protection under one roof®

AMERICAN FAMILY INSURANCE

American Family Insurance, also abbreviated as AmFam, is a private mutual company that focuses on property, casualty, and auto insurance, and also offers commercial insurance, life, health, and homeowners coverage as well as investment and retirement-planning products. A Fortune 500 company, its revenues were over \$8.7 billion in 2016. American Family Insurance's history began on October 3, 1927, when insurance salesman Herman Wittwer opened the doors of Farmers Mutual Insurance Company (not to be confused with the Farmers Insurance Group) in Madison, Wisconsin. At the time, the company's only product was auto insurance and its target market was farmers. Wittwer believed farmers presented lower risks than city drivers because they drove less often and not at all in the winter. Over the years, Farmers Mutual expanded its market and product line to meet the changing needs of its customers. In 1963, Farmers Mutual changed its name to American Family Mutual Insurance Company to reflect its broader customer base.



Childhood Autism Services Inc

CHILDHOOD AUTISM SERVICES

Childhood Autism Services Inc. provides services to children and teens with autism in the Papillion area. The treatments are based on the methodology of Applied Behavior Analysis, providing tools for both children and parents to help improve important social skills.

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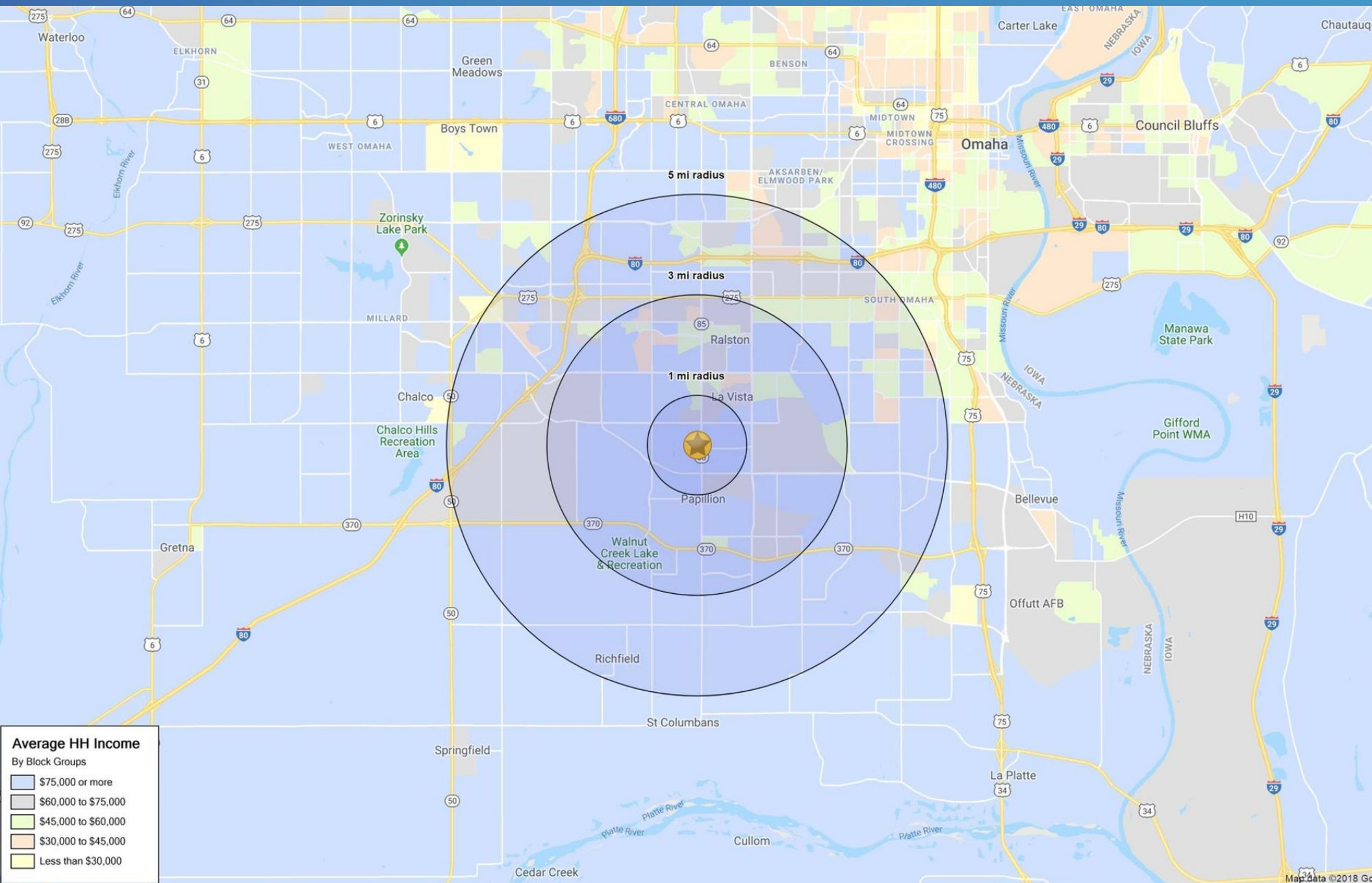


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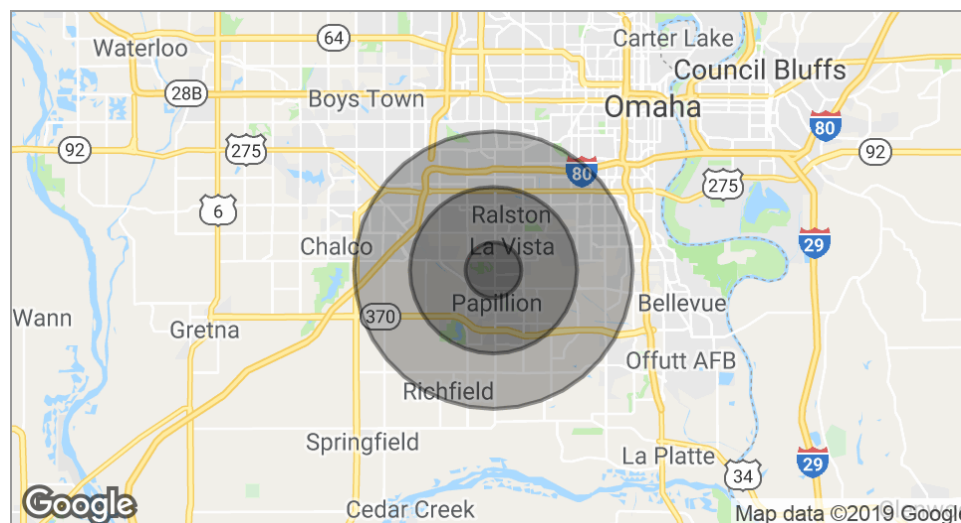
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The property is located on North Adams Street and County Road 85 in Papillion (Omaha, NE) which is the county seat of Sarpy County. The property faces Papillion La Vista High School and is only a few hundred feet north of the regional US Post Office. Other retailers such as Target and Family Fare Supermarket are also in very close proximity. Papillion has experienced significant population growth which is projected to continue in future years.

Increased investment has entered Omaha, and the last five years represented one of the most fruitful periods of transaction volume, with the trend continuing into 2018. Over \$1.5 billion has changed hands since the start of 2010, and pricing has steadily increased during this time. Median selling prices surpassed \$100/SF in 2015 and reached about \$105/SF for 2017. One of the more notable transactions by volume last year was the acquisition of Cabela's at Westport Parkway to Cole Credit Property Trust IV for \$25.5 million (\$198/SF). This was part of a portfolio sale that included three other Cabela's locations across the country for a total sale price of \$86.1 million.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2018	13,145	81,784	171,317
Total Population 2023	14,082	87,946	182,443
Population Growth Rate	7.13%	7.53%	6.49%
Average Age	37.30	36.40	36.70
# Of Persons Per HH	2.60	2.50	2.50
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,948	32,179	66,295
Average HH Income	\$96,358	\$86,278	\$81,731
Median Home Value	\$204,233	\$179,175	\$166,755





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

The FNL Team

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