



REPRESENTATIVE PHOTO

AT&T WIRELESS

**BRAND NEW CONSTRUCTION, 10-YEAR LEASE
HUTCHINSON, KANSAS**

Marcus & Millichap

FINANCIAL OVERVIEW

17th Ave. & Waldron St.
Hutchinson, KS 67501

Price	\$1,555,556
Gross Leasable Area (GLA)	3,000 SF
Price / SF	\$518.52
CAP Rate	6.75%
Net Operating Income	\$105,000
Year Built	2015
Lot Size	0.42 +/- Acres
Type of Ownership	Fee Simple

LEASE SUMMARY

Lease Type	NN
Roof & Structure	Landlord Responsible
Lease Term	10-Year
Rent Commencement	Est. September 2015
Lease Expiration	10 Years
Term Remaining	10 Years
Increases	10% Every Five Years
Options	One, 5-Year
Option to Terminate	None
Option to Purchase	None
Right of First Refusal	None

RENT SCHEDULE

TERM	ANNUAL RENT	MONTHLY RENT
Year 1 - Year 5	\$105,000	\$8,750
Year 6 - Year 10	\$115,500	\$9,625
Option 1	\$127,050	\$10,588
NET OPERATING INCOME		\$105,000
TOTAL RETURN		6.75% / \$1,555,556



at&t

TENANT OVERVIEW



REPRESENTATIVE PHOTO

At&t is a provider of telecommunications services in the U.S. and worldwide. Services offered include wireless communications, local exchange services and long distance services. At&t operates in three segments: wireless, wireline, and other.

Founded in 2000, RSW Group is a St. Louis-based private equity and management company who invests in businesses that have demonstrated success in a large market with their products and services. RSW Group provides their portfolio of companies with capital infusion as well as management assistance to help them reach their full potential. RSW Group is an AT&T exclusive authorized Retailer selling AT&T wireless and home product services, mobile handsets and accessories with over 150 locations cover multiple regions across the United States.

Ownership	Private
Tenant	Franchise - RSW Group (Red Skye Wireless)
Number of Locations	170+
Headquartered	Maryland Heights, Missouri
Website	www.redskyewireless.com

LEASE SUMMARY

Landlord Responsibilities	Landlord shall, at its sole cost and expense, maintain, repair and replace as necessary, the exterior and structural components of the building, including but not limited to the roof, exterior walls, foundation, floor slab, all exterior portions, exterior canopies, gutters and water spouts, truck loading facilities, utility systems and lines extending to the service connection for the premises.
Tenant Responsibilities	Tenant shall keep the interior, non-structural portions of the premises, including but not limited to the glass and doors, interior plumbing and electrical and the interior of the premises, in good condition and repair. Tenant shall also be responsible for the maintenance, repair, and replacement of the HVAC, Tenant's fixtures, interior walls, doors and windows. Tenant also agrees to do the day-to-day cleaning of the walkways and sidewalks directly in front of the premises.
Common Area Maintenance	Landlord shall operate and maintain the common areas in good condition and repair, including parking areas, roadways, pedestrian sidewalks, loading docks, delivery areas, exterior surfaces, landscaped areas, service courts, open and enclosed courts and malls, fire corridors, and restrooms. Tenant shall pay Landlord its pro rata share of operating expenses for the premises, including a 10% admin fee. Increases in CAM shall be capped at 4% annually.
Taxes	Tenant shall be responsible for all real estate taxes and assessments.
Insurance	<p>Tenant, at its own cost and expense, shall provide fire and extended coverage for Tenant's personal property and commercial general liability insurance, naming Landlord as additionally insured.</p> <p>Landlord shall maintain all risk (special form) property insurance and commercial general liability insurance and Tenant shall pay for its share of Landlord's insurance.</p>
Utilities	Tenant shall pay for all water, gas, electricity, heat, light, power, telephone, sewer, sprinkler services, and refuse and trash collection.
Assignment & Subletting	Tenant may assign or sublet the lease, without Landlord's consent, but shall remain liable under the obligations of the lease.

INVESTMENT OVERVIEW

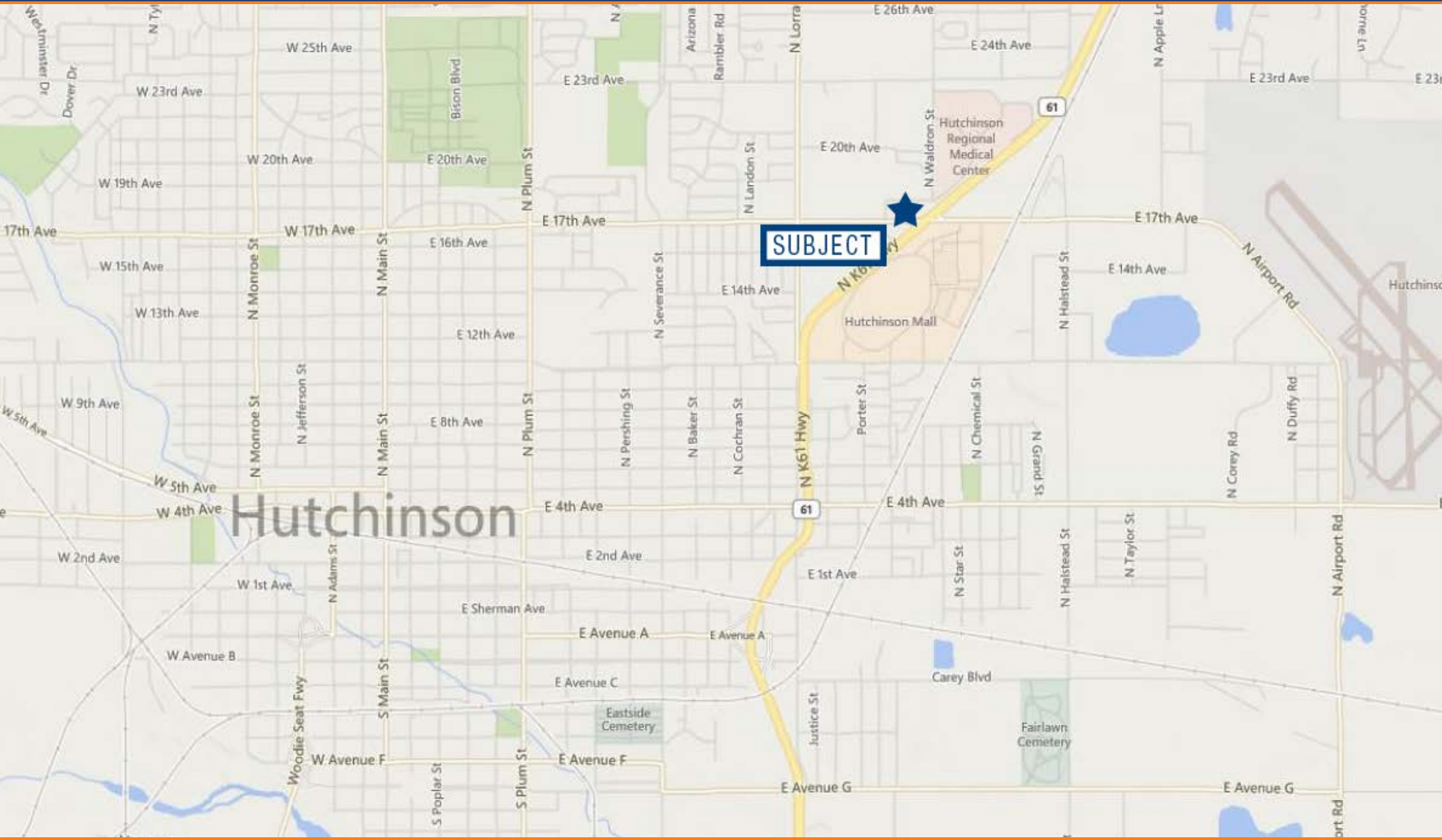
- New 10-Year NN Lease
- Brand New 2015 Brick & Stucco Construction, 15-Year Roof Warranty
- One of the Largest AT&T Franchisees with 170+ Units
- Adjacent to 83-Acre Hutchinson Regional Medical Center & Campus with Over 1,980 Employees Combined, Serves Over 65,000 Residents of Central Kansas
- Across from Hutchinson Mall, Undergoing \$18.4 Million Redevelopment
- Across from Walmart Supercenter, Target, Lowe's, Home Depot and Kohl's
- Down the Street from Kansas State Fairgrounds, Hosts the Fair with 350,000 Visitors Annually, Largest Event in the State
- Close Proximity to Hutchinson Community College with 5,575 Students
- 1 Mile from Hutchinson Municipal Airport with Over 40,800 Flights Annually
- Within 1 Mile of 7 Hotels and the Greater Hutchinson Convention Center
- 1 Mile from Trinity Catholic High School and Hutchinson High School with 1,655 Students Combined
- Hutchinson Has 1.5 Million Visitors Annually

Marcus & Millichap is pleased to present the AT&T Wireless in Hutchinson, Kansas. AT&T will occupy a brand-new 3,000 square-foot freestanding building that is currently under construction on 0.42 acres and has signed a 10-year NN lease with one, 5-year renewal option and 10% increases every five years. The tenant is expected to begin paying rent in September 2015.

AT&T is strategically located at the signalized intersection of Waldron Street and 17th Avenue, a major east-west thoroughfare in Hutchinson. The subject property is directly across from Hutchinson Regional Mall, which is currently undergoing a \$18.4 million redevelopment, in addition to a Walmart Supercenter, Target, Lowe's, Home Depot and Kohl's. The Hutchinson Regional Medical Center and Hutchinson Clinic are directly behind the property with 1,950 employees combined and over 25,000 outpatients annually to its emergency room. Additional medical facilities on campus include Dillion Living Center and Summit Surgical Center. AT&T is conveniently located within one mile of the Hutchinson Municipal Airport with over 40,800 flights annually and is in close proximity to Hutchinson Community College with 5,575 students.

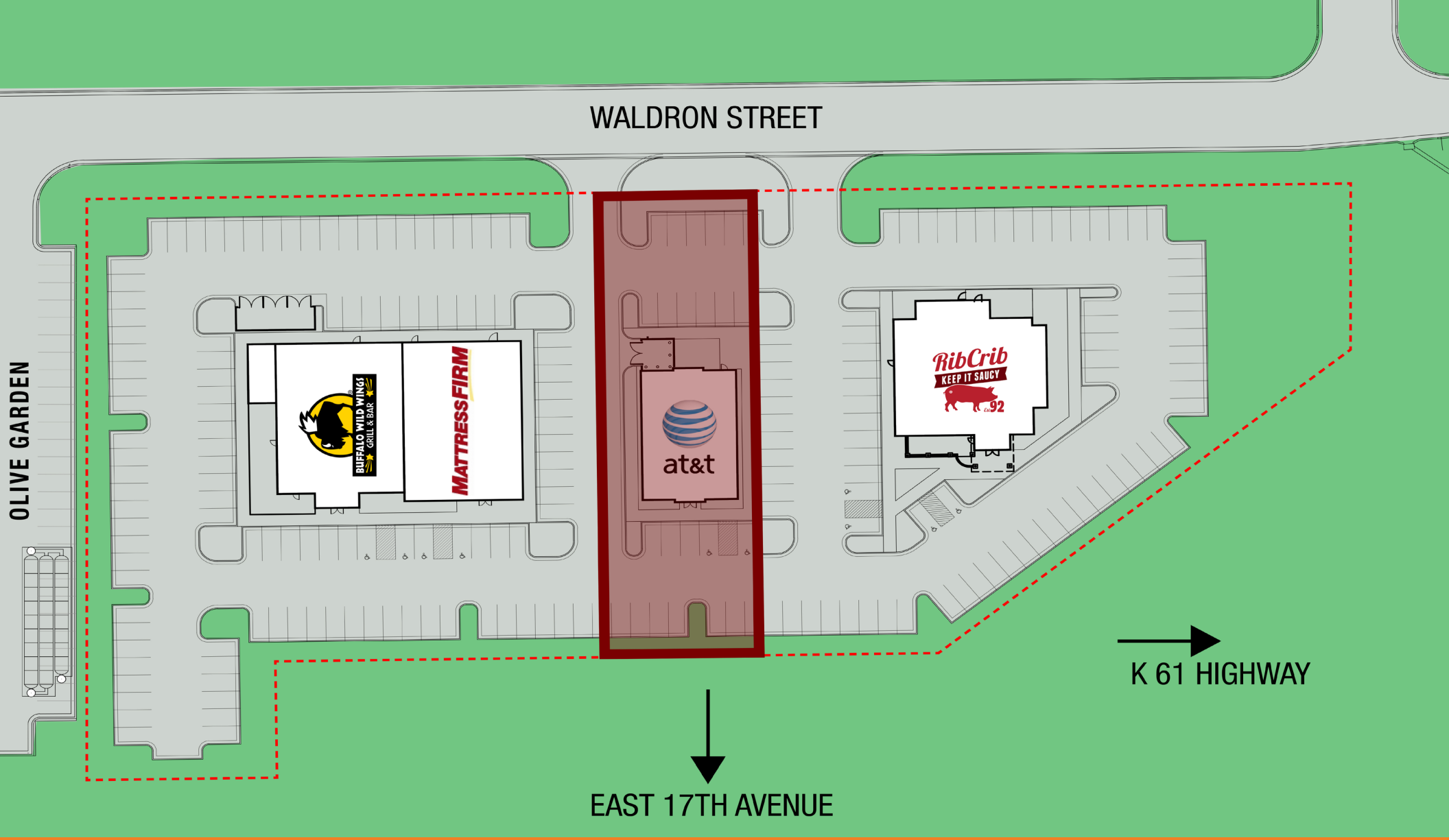
Hutchinson is located in south central Kansas, approximately 40 miles northwest of Wichita. Located on the Arkansas River, Hutchinson is the county seat and largest city in Reno County, with over 1.5 million visitors annually. Home to salt mines since its founding in 1871, Hutchinson earned the nickname Salt City, but locals simply call it Hutch. Hutchinson and Reno County serve as a primary trade center for central and western Kansas and Hutchinson's central location and easy access makes it an attractive destination for residents from throughout the region for retail and wholesale goods, services, and dining.

REGIONAL MAP



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SITE PLAN



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AERIAL PHOTO



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DEMOGRAPHIC REPORT

POPULATION	3-MILES	5-MILES	10-MILES
2000 Population	39,417	48,807	55,399
2010 Population	39,707	48,962	55,349
2014 Population	39,540	48,762	55,033
2019 Population	39,579	48,828	55,103
HOUSEHOLDS	3-MILES	5-MILES	10-MILES
2000 Households	15,724	19,549	21,914
2010 Households	15,894	19,830	22,255
2014 Households	15,804	19,726	22,104
2019 Households	15,919	19,892	22,294
2014 Average Household Size	2.33	2.33	2.35
2014 Daytime Population	18,941	22,735	24,673
2000 Owner Occupied Housing Units	60.02%	62.45%	64.28%
2000 Renter Occupied Housing Units	32.55%	30.34%	28.48%
2000 Vacant	7.43%	7.21%	7.24%
2014 Owner Occupied Housing Units	62.70%	65.08%	67.25%
2014 Renter Occupied Housing Units	37.30%	34.92%	32.75%
2014 Vacant	8.82%	8.53%	8.38%
2019 Owner Occupied Housing Units	62.58%	64.97%	67.14%
2019 Renter Occupied Housing Units	37.42%	35.03%	32.86%
2019 Vacant	8.99%	8.69%	8.51%

INCOME	3-MILES	5-MILES	10-MILES
\$ 0 - \$14,999	14.9%	14.1%	13.2%
\$ 15,000 - \$24,999	14.0%	13.5%	13.2%
\$ 25,000 - \$34,999	14.8%	14.3%	14.2%
\$ 35,000 - \$49,999	18.5%	18.5%	18.6%
\$ 50,000 - \$74,999	18.4%	18.9%	19.3%
\$ 75,000 - \$99,999	10.1%	10.2%	10.4%
\$100,000 - \$124,999	4.3%	4.6%	4.8%
\$125,000 - \$149,999	2.0%	2.3%	2.5%
\$150,000 - \$199,999	1.5%	1.8%	1.9%
\$200,000 - \$249,999	0.6%	0.6%	0.7%
\$250,000 +	0.9%	1.1%	1.2%
2014 Median Household Income	\$40,198	\$41,923	\$43,057
2014 Per Capita Income	\$21,975	\$23,204	\$23,622
2014 Average Household Income	\$52,812	\$55,287	\$56,896

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exclusive offering

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