

DEER BROOK PLAZA

LEE'S SUMMIT, MO



**COLLIERS INTERNATIONAL |
KANSAS CITY**

4520 Main Street, Suite 1000
Kansas City, Missouri 64111



OFFERING SUMMARY

DEER BROOK PLAZA 1121-1225 NE RICE ROAD LEE'S SUMMIT, MO

YEAR BUILT

1993

SQUARE FEET

53,327

OCCUPANCY

91%

TENANTS

20

BUILDINGS

2

PARKING RATIO

5.7:1,000

SALE TERMS

Sale Price	\$8,000,000
Price Per Square Foot	\$150.00
Net Operating Income	\$600,159
In-Place Cap Rate	7.50%
Average Rent Per Square Foot	\$12.86 (NNN)

THE PROPERTY

Deer Brook Plaza (the "Property") is a, two-building, 53,327-square-foot inline retail center located along the east side of Highway 291 in Lee's Summit, Missouri. The Property was built in 1993 and is currently 91% occupied by 20 tenants. The offering presents an opportunity for an investor to purchase a stabilized retail center in one of the city's strongest retail corridors with a strong occupancy history and below market rents.

PRIME LOCATION

The Property is located along Highway 291, which is regarded as one of the strongest retail corridors in the Kansas City metro with national retailers including Walmart, Hobby Lobby, Sprouts, GameStop, Beauty Brands, Party City, At Home, Big Lots, and Hy-Vee among others. The Property sits parallel to Highway 291 offering excellent visibility from the highway, which boasts a traffic count that exceeds 27,000 cars per day.

STRONG RETAIL FUNDAMENTALS

The inline design of the Property accommodates tenants that are actively looking for space in the Lee's Summit market. The lack of any big box spaces allows for flexibility in leasing when combining or demising adjoining suites. Furthermore, the Property has three access points, monument signage and an above market parking ratio of 5.7 to 1,000.

STABILIZED PROPERTY

The Property is currently 91% occupied with 11 of the 20 tenants having occupied space in the center for more than 5 years, two of which (Pizza Hut & Taco Via) have been in the center for more than 22 years.

DIVERSIFIED RENT ROLL

The tenant base in the Property comprises a mix of service-based companies and food service businesses, both of which offer protection from internet-based retailers. The service tenants include spas, fitness, education, financial services and tax preparation.

NATIONAL TENANCY

The Property is home to several national retailers, including Pizza Hut, CosmoProf (Sally Beauty), Taco Via, Sylvan Learning Center, Merle Norman Cosmetics, Once Upon A Child, 9Round, and Liberty Tax Service.

LONG-TERM GROWTH POTENTIAL

The average in-place net rent the Property is generating is \$12.86 per square foot, which is below the average net rent of \$19.91 per square foot the competing centers along Highway 291 are achieving. The below market rents allow for the buyer to increase rents as leases roll and push the net operating income higher.

BELOW REPLACEMENT COST

With the rise in construction costs, the Property offers an opportunity for an investor to purchase a stabilized inline retail center below the replacement cost.

TERMS OF SALE

OWNERSHIP ENTITY

CP Deer Brook Plaza, LLC

INTEREST OFFERED

100 percent fee simple

OFFERING PRICE

\$8,000,000

OFFERING PROCEDURE

Seller and agent will assess the qualifications of any party submitting a non-binding letter of intent in accordance with seller's objectives. In making this assessment, consideration will be given to a number of factors, including, but not limited to, price, timing of closing, and the perceived ability of the investor to complete the transaction.

GUIDED PROPERTY TOURS

Property inspections will be made by appointment only and arranged through Colliers International | Kansas City. Inquiries should be directed to:

KIMBERLY TRANBARGER

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+1 816 556 1183
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BID DEADLINE

A formal notification will be sent calling for offers on a specific date. Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

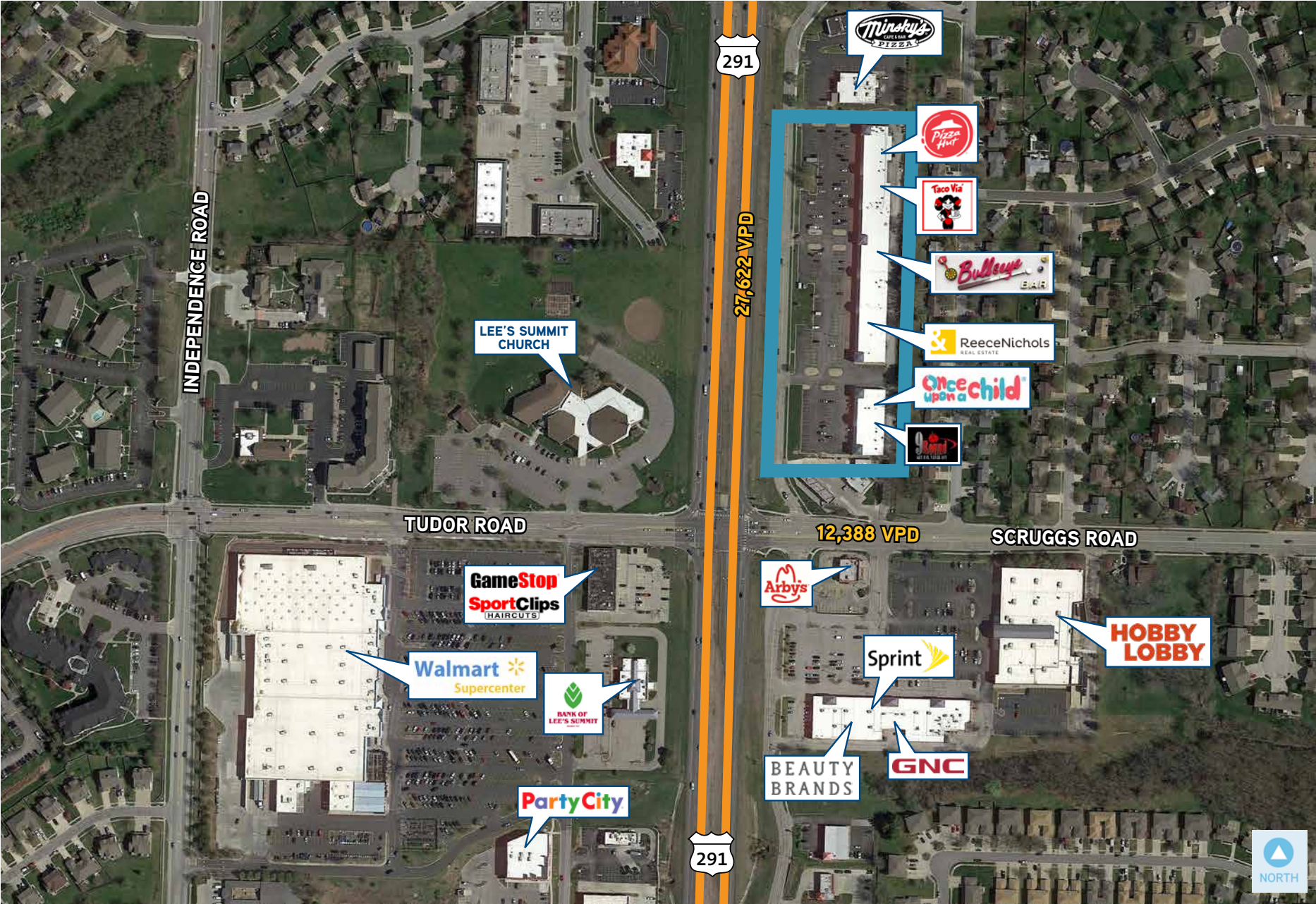
- › Offering Price
- › Study Period (if any)
- › Closing Period
- › Earnest Money Deposit
- › Contingencies (if any)
- › References
- › Documentation of previously completed transactions
- › Sources of Funds (Equity and Debt, if applicable)
- › Consents and/or approvals needed (if any)
- › Any other information having a direct bearing on the investor's ability to close the proposed transaction



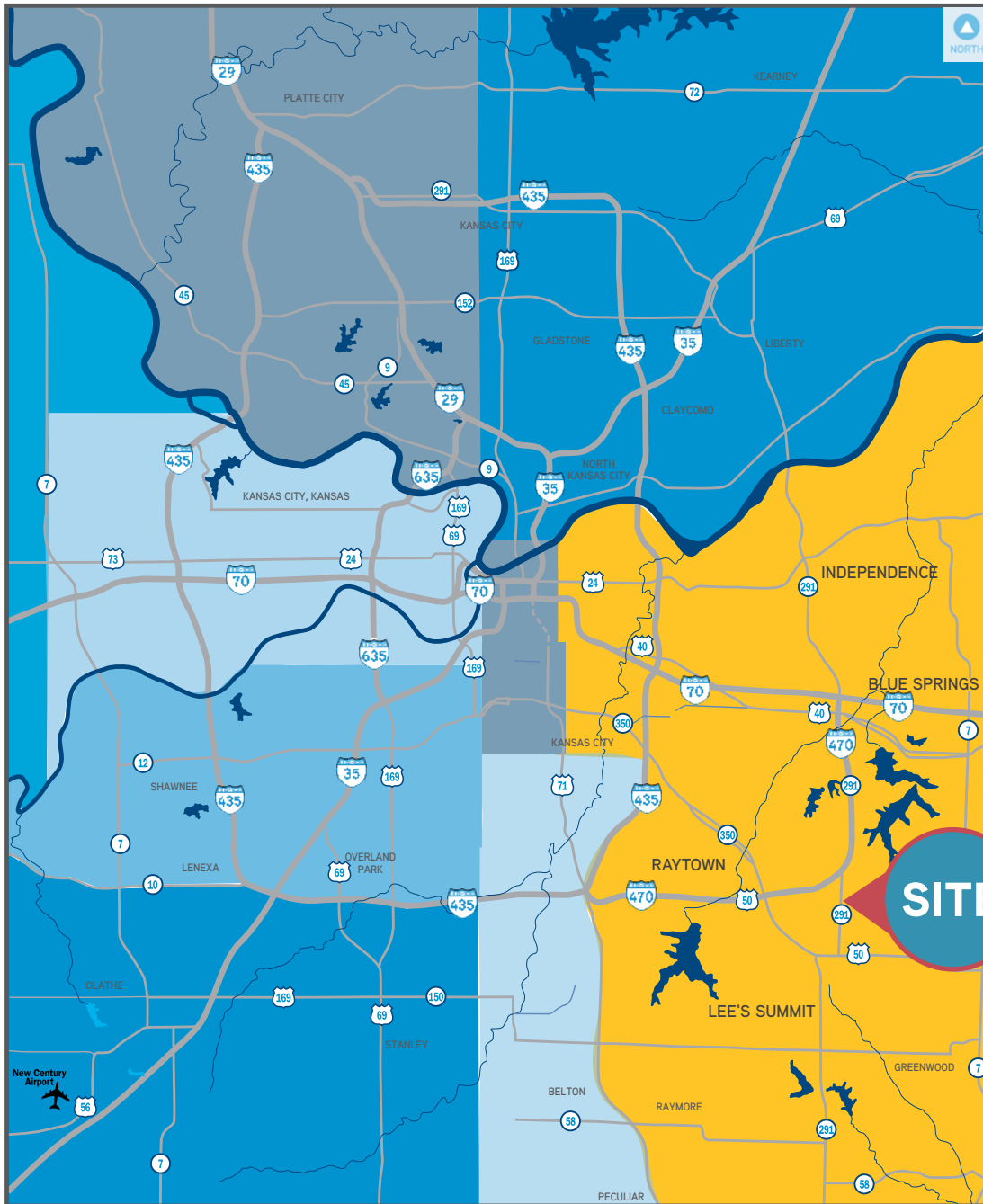
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AERIAL



METRO MAP



TOTAL POPULATION



1-MILE: 13,274
3-MILE: 50,628
5-MILE: 81,147

DAYTIME POPULATION



1-MILE: 5,624
3-MILE: 37,507
5-MILE: 48,388

HOUSEHOLD INCOME



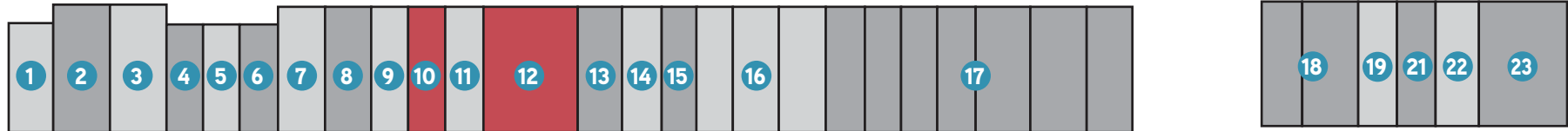
1-MILE: \$81,496
3-MILE: \$82,861
5-MILE: \$97,151

BACHELOR'S DEGREE



1-MILE: 29.7%
3-MILE: 25.4%
5-MILE: 25.8%

SITE PLAN



TENANTS

- | | |
|--------------------------------|--------------------------------|
| 1. Pizza Hut/Wing Street | 12. AVAILABLE: 3,495 SF |
| 2. CosmoProf | 13. Merle Norman |
| 3. Taco Via | 14. TD Scuba |
| 4. Smoothie Shop | 15. Personal Finance Co. |
| 5. Ambassador Travel | 16. Bullseye Bar |
| 6. Swan Spa | 17. Reece & Nichols |
| 7. Elite Personal Training | 18. Once Upon A Child |
| 8. iRepair | 19. Sacred Leaf |
| 9. Mint Asian Cafe & Sushi | 20. Liberty Tax |
| 10. AVAILABLE: 1,470 SF | 21. 9Round Kickboxing |
| 11. Sylvan Learning Center | 22. School of Rock |

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