



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



United Rentals
11615 S Rogers Road
Olathe, KS 66062

EXCLUSIVELY MARKETED BY:



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In Cooperation With Sands Investment Group
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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 21,241 SF United Rentals Facility and Billboard Located at 11615 S Rogers Road in Olathe, KS. This is a Rare Opportunity to Invest in a Triple Net (NNN) Lease That Features Mission Critical Components With a Strong Income Growth Making This an Excellent Hedge Against Inflation.

OFFERING SUMMARY

PRICE	\$4,000,000
CAP	6.32%
NOI	\$252,906
PRICE PER SF	\$188.32
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	11615 S Rogers Road Olathe, KS 66062
COUNTY	Johnson
BUILDING AREA	21,241 SF
LAND AREA	4.04 AC
BUILT	1981

*Billboard Generates an Extra \$32,000 a Year in Rent and is on a New Fresh 5 Year Lease



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- Rare Triple Net (NNN) Lease With United Rentals and Zero Landlord Responsibilities
- This United Rentals Facility Serves as the Regional Headquarters and Dispatch Center For the Greater Kansas City Market; It Also Offices United Rentals Regional Sales Representatives
- This Investment Includes the Billboard Located on the Property Which Provides an Extra \$32,000 in Annual Rent; This Billboard is Guaranteed By Outfront Media (NYSE: OUT)
- Incredible Real Estate For This Use With High Visibility and Strong Access to Interstate 35
- United Rentals is the Largest Equipment Rental Company in the World With an Integrated Network of Over 1,156 Locations Worldwide
- Strong Demographics With a Population of 227,894 Residents Making an Average Household Income of \$112,444 Within a 5-Mile Radius
- Minutes From the JCPenney Distribution Center, Several Amazon Warehouses and a UPS Customer Center
- Olathe is the Fourth-Most Populous City in the Kansas City MSA and is Less Than 30 Minutes South of the City
- Nearby Tenants Include: Dick's Warehouse Sales, Home Depot, Ross, IHOP, Target, Marshalls, Whataburger, Olathe Dodge Chrysler Jeep Ram, McDonald's, Discount Tire, Red Lobster and More



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

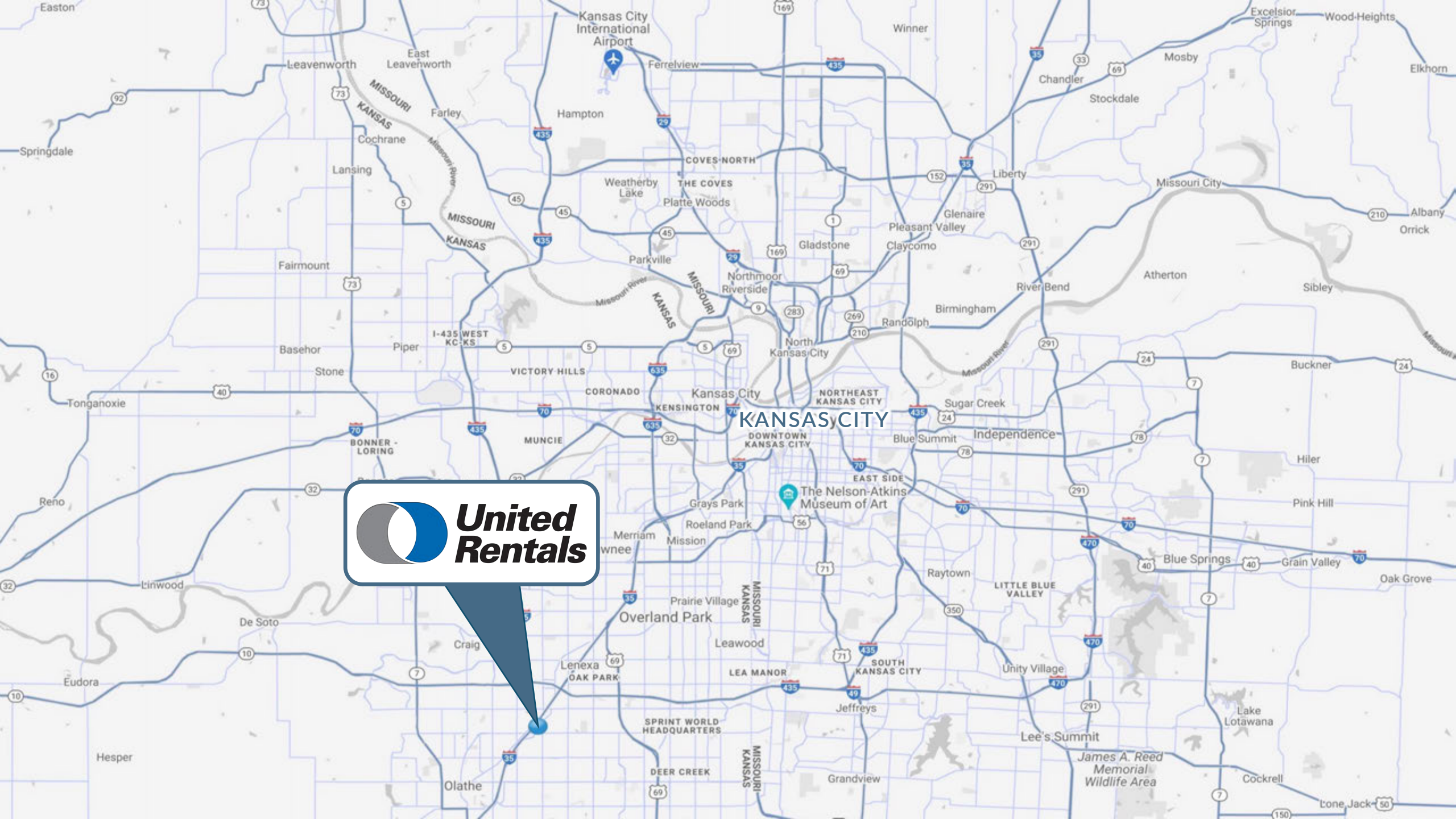
TENANT	United Rentals
PREMISES	A Building of Approximately 21,241 SF
LEASE COMMENCEMENT	December 2, 1997
LEASE EXPIRATION	April 30, 2026
LEASE TERM	~5 Years Remaining
RENEWAL OPTIONS	1 x 5 Year
RENT INCREASES	2.5% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Industrial
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	None

RENT ROLL



TENANT	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
United Rentals	21,241 SF	\$220,906	\$10.40	2.5% Annually	12/02/1997	04/30/2026	1 x 5 Years
Billboard (Outfront Media)	-	\$32,000	-	-	01/01/2022	12/31/2026	-
TOTAL	21,241 SF	\$252,906					







Heartland
Community
Church

AMC
THEATRES

GameStop

HALLOWEEN
EXPRESS

T-Mobile

FAMOUS
footwear

ihop

ROSS
DRESS FOR LESS

COURTYARD
BY HARRIS

TEXAS
CANTON

Wendy's

7
ELEVEN

LONG JOHN
SILVER

BR
Baskin
Robbins

SUBWAY

Hilton
Garden Inn

JOE'S
SHRIMP & BEEF

DISCOUNT
TIRE

KFC

Schlotzsky's

Sysco

Residence Inn

Hampton
Inn

McDonald's

ZAXBY'S

Buffalo Wild Wings

THE HOME
DEPOT

Holiday Inn
Express

THE HOME
DEPOT

DICK'S
SPORTING GOODS

PEDIATRIC PARTNERS

Furniture Mall

ALLEGION

Jason's deli

LONGHORN
STEAKHOUSE

Starbucks

MAIN EVENT

Best Buy

The Genuine. The Original.

DHFACE

HyVee

McDonald's

DUNKIN'

Jack
in the box

Arby's

DO

TOPCON

SOKKIA

Safelite
AutoGlass

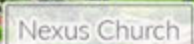
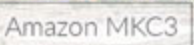
FRY WAGNER
RELOCATION & LOGISTICS

INTERSTATE
35

 **United
Rentals**

N Rogers Rd

METRO
COLLISION
REPAIR





College Blvd



W 119th ST





OLATHE | JOHNSON COUNTY | KANSAS

Olathe is the county seat of Johnson County, KS. Olathe is twenty miles southwest of downtown Kansas City, along the historic Oregon-California and Santa Fe Trails. Olathe is accessed via Interstate I-35. Olathe has blossomed not only into a full-blown city, but also a strong suburban community in the southwest portion of the metropolitan Kansas City area. An outstanding central location, an unparalleled transportation network, a nationally-recognized school system, and one of the best-educated workforces in the nation make Olathe an exciting location for families and businesses. The current population of Olathe, Kansas is 142,119 based on projections of the latest US Census estimates.

The City has transformed from a bedroom community into a force in the Kansas City Metropolitan Area. It continues to be an attractive location for both families and businesses. Nationally identified as one of the most desirable places to live in the central U.S., Olathe is a progressive city utilizing innovative strategies to produce efficient, responsive government for its residents and the business community. Olathe is in the center of a national transportation network. Today, it has become one of the Midwest’s dominant business, economic, and cultural centers. This community is one of the fastest-growing communities in Kansas, offering businesses and residents the best opportunity for success. The top ten employers represent a wide range of services and specialties: government, education, technology, medical, insurance, food, security, and transportation. Diversity in the business sector makes the community and workforce more resilient.

Tourists can take a look at the stone barn of 1864, restored in the Adam Legler Barn Museum. One can also take a stroll around the Heart of America Golf Course. The golf course is laid across one of the largest urban parks in the country, the Swope Park. Tourists can visit the Harry S. Truman National Historic Site, to learn more about the history of Kansas City. Olathe and nearby Attractions include Shawnee Indian Mission State Historic Site, Clinton State Park, Nelson-Atkins Museum of Art, Wyandotte County Park, Blue and Grey Park Reserve and Meadowbrook Country Club. The community is home to many unique venues that educate and inspire residents and attract visitors. Mahaffie Stagecoach Stop & Farm Historic Site, Olathe Heritage Center, Olathe Naval Air Station, Lone Elm Park Historic Campsite, Kansas School for the Deaf, Olathe Memorial Cemetery, Ensor Park and Museum, and the Museum of Deaf History, Arts and Culture are all one-of-a-kind.



JOHNSON COUNTY COURTHOUSE



NELSON-ATKINS MUSEUM OF ART

JCPenney
DISTRIBUTION
CENTER

MILL CREEK
BUSINESS PARK

(120,002 VPD)

(120,002 VPD)



W 119th St (141,179 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	74,414	227,894	574,453
AVERAGE HH INCOME	\$106,856	\$112,444	\$118,712

TENANT PROFILE

United Rentals, Inc. (NYSE: URI) is the world's largest equipment rental company, with about 13 percent of the North American market share as of 2019. The company has an integrated network of 1,156 rental locations in North America and 11 in Europe. In North America, the company operates in 49 states and every Canadian province. The company's approximately 18,250 employees serve construction and industrial customers, utilities, municipalities, homeowners and others. The company offers approximately 4,000 classes of equipment for rent with a total original cost of \$13.49 billion. Our branches are fully integrated through technology, allowing them to collaborate on solving customer needs.

Today, our company continues to build on its industry leadership with a best-in-class range of resources and the largest customer service network of its kind in North America. United Rentals is primarily a provider of construction and industrial equipment: trucks, aerial work platforms, counterbalance forklifts, reach forklifts, earth movers, compressors, homeowner equipment, and similar devices. Together, these are considered general and aerial rentals, and they make up the bulk of URI's rental fleet and customer base.



COMPANY TYPE
NYSE: URI



FOUNDED
1997



OF LOCATIONS
1,156+



HEADQUARTERS
Stamford, CT



WEBSITE
unitedrentals.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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