



Actual Site

NET LEASED INVESTMENT OPPORTUNITY
FOR SALE



931 Blairs Ferry Road NE
Cedar Rapids, IA 52402



**BROCKMAN
GROUP**

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TABLE OF CONTENTS

Company/Tenant Overview

Property Overview

Investment and Tenant Highlights

Area Overview

Area Demographics

Site Plan

Investment Analysis





COMPANY OVERVIEW



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Natural Grocers by Vitamin Cottage is a rapidly expanding specialty retailer of natural and organic groceries and dietary supplements

Providing high-quality products at affordable prices, exceptional customer service, nutrition education and community outreach

Not approving for sale grocery products that are known to contain artificial colors, flavors, preservatives, sweeteners or partially hydrogenated or hydrogenated oils and selling only USDA certified organic produce

Industry-leading dairy standards, requiring that all dairy products be sourced from pasture-raised, non-confinement dairies

Enhancing customers' shopping experience by providing free science-based nutrition education to help customers make well-informed health and nutrition choices

Stores range from 5,000 to 16,000 square feet; new store prototype averages approximately 15,000 square feet

- Approximately one quarter of a store's selling square footage is dedicated to dietary supplements
- Approximately 21,000 SKUs of natural and organic products per comparable store, including approximately 6,500 SKUs of dietary supplements



STORES IN

21

STATES



PROPERTY OVERVIEW

BROCKMAN
GROUP



**NATURAL
GROCERS**

931 Blairs Ferry Road NE
Cedar Rapids, IA 52402

PROPERTY DESCRIPTION

Year Built:	2016
Building Type:	Freestanding
Gross Leasable Area (GLA):	15,000 SF
Parking:	92 Stalls Including 4 Handicap Spaces
Building Size:	15,000 SF
Guaranty:	Full Corporate

PROPERTY HIGHLIGHTS

- Absolute Triple-Net (NNN)
- Immediate Proximity to Higher Income Rooftops, Employment, Regional Centers, and Highways
- 2016 Construction with Ample Parking
- Corporate Guaranteed Lease with Full Corporate Guarantee by Natural Grocers by Vitamin Cottage (NYSE: NGVC)
- Tenant Occupies the Top Monument Sign Position on Both Monument Signs Measuring 30 Feet and 20 Feet Respectively
- **Legacy** Lease With Zero Landlord Responsibility





INVESTMENT AND TENANT HIGHLIGHTS



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2016 constructed store with a 15-year corporate lease that has four (4), five (5) year options to extend

Strategically located organic grocery store with robust demographics and long-term lease

An investor will recapture approximately 100% of their initial investment by the end of the primary term of the lease in cash flow

Experienced and committed management team with proven track record

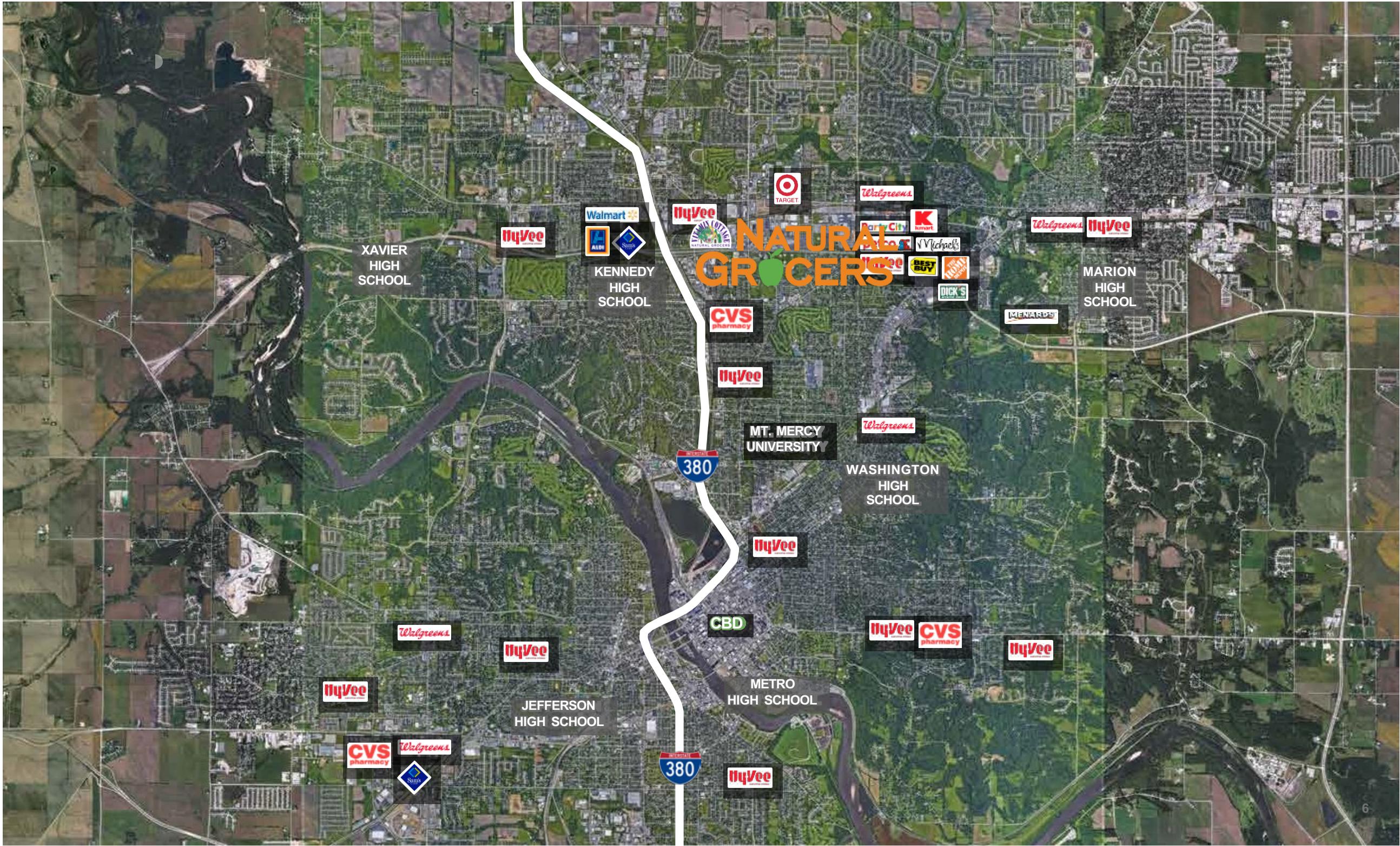
Opened a new bulk food repackaging facility and distribution center

Location is caddy-corner to Target

Top Marquee Billing on both Shopping Center Signs

Full Movement Access to Both Arterials





XAVIER
HIGH SCHOOL

KENNEDY
HIGH SCHOOL

MARION
HIGH SCHOOL

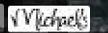
MT. MERCY
UNIVERSITY

WASHINGTON
HIGH SCHOOL

CBD

METRO
HIGH SCHOOL

JEFFERSON
HIGH SCHOOL



NATURAL
GROCERS





AREA DEMOGRAPHICS



BROCKMAN
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**POPULATION
IN A 5 MILE
RADIUS**

138,351



**HOUSEHOLDS
IN A 5 MILE
RADIUS**

57,783



**AVG HH INCOME
IN A 5 MILE
RADIUS**

\$90,513



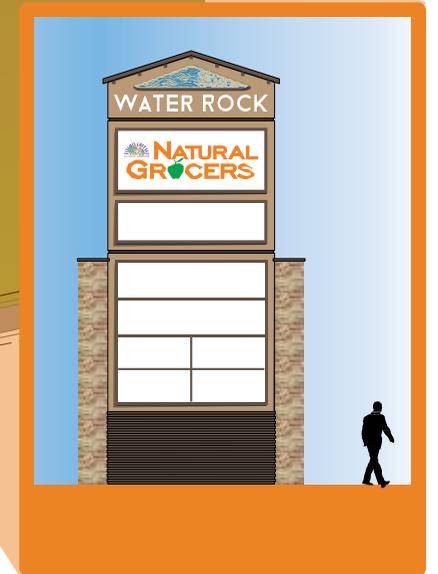
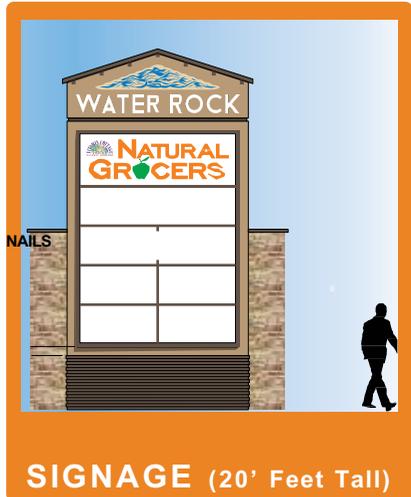
SITE PLAN



BROCKMAN GROUP

BLAIRS FERRY ROAD NE (45K VPD)

ROCKWELL DRIVE





INVESTMENT ANALYSIS



BROCKMAN GROUP



ADDRESS

931 Blairs Ferry RD NE,
Cedar Rapids, IA 52402



PRICE

\$6,235,200



NOI

\$389,700

NOI APRIL 2027

\$404,700



CAP RATE

6.25%

CAP RATE APRIL 2027

6.49%



SIZE

Building Size: 15,000 SF
Land Size: 70,567 SF



YEAR BUILT

2016



LEASE TYPE

ABSOLUTE NET LEASE

INVESTMENT SUMMARY

Price	\$6,235,200
CAP Rate - Current	6.25%
Type of Ownership	Fee Simple

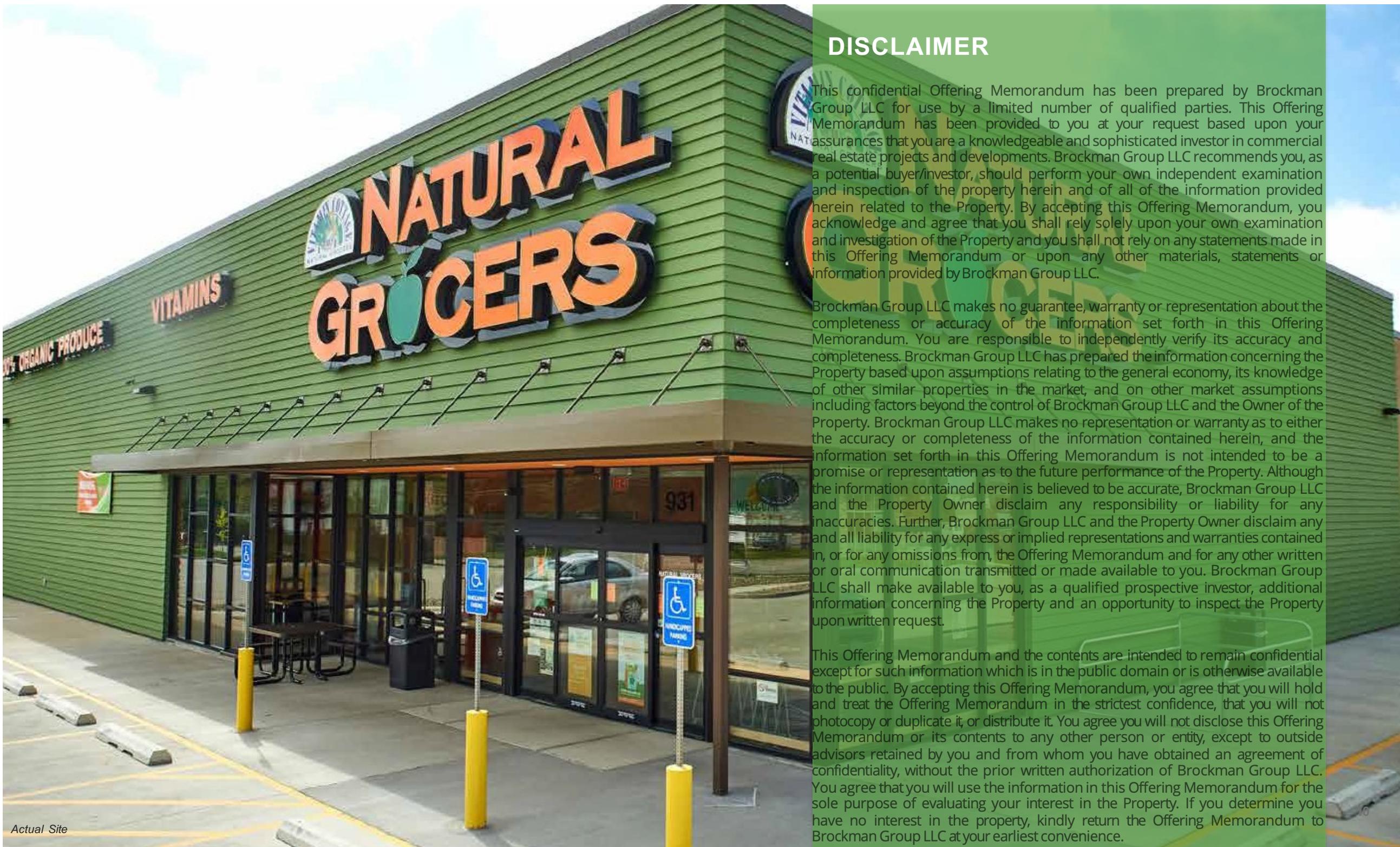
TENANT OVERVIEW

Tenant	Natural Grocers by Vitamin Cottage
Ownership	Public / NYSE: NGVC
Tenant Headquarters	12612 W. Alameda Parkway Lakewood, CO 80228

LEASE TERMS OVERVIEW

Lease Commencement	April 22, 2016
Rent Commencement	December 1, 2016
Lease Expiration	March 31, 2032
Term Remaining on Lease	73 Months OR 6 Years, 1 Month
Original Lease Term	15 Years and 4 Months
Rental Increases	Yes
Options to Renew	Four, 5-Year Options

- Assumable Financing Available
- Loan Balance \$2,574,897
- 5.65%
- 30-year Amortization



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