



OFFERING MEMORANDUM

Broadmore Kennels

20614 W 47th St, Shawnee, KS 66218, USA



PRESENTED BY

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view package online



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SECTION 2

The Asset

Executive Summary

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Executive Summary

PROPERTY INFO

Price	\$1,300,000
Units	1
Units (Retail)	1
Price per unit	\$1.3M
Price per SF	\$156.63
YB/YR	1991/--
Building size (RSF)	8,300 SF
RSF (Retail)	8,300 SF
Lot size	347,868 SF
APN	0460173504002009010
Stories	1
Number of buildings	2
Property class	B

METRICS

metrics	current	market
CAP	7.23%	8.5%
GRM	9.85	8.99
Cash-on-Cash		7.73%
		avg.
IRR		19.51%
Equity Multiple		2.22x
ROE		63.45%
ROI		29.83%

ACQUISITION & SALE

Hold term	5 years
Exit cap rate	7%
Working capital	\$0
Closing costs - acquisition	1%
Closing costs - sale	0%
Acquisition fee	0%
Total cash to close	\$476,450
Acquisition date	Mar 1, 2025
Total acquisition costs	\$1.32M



Property

Description

Here's a unique opportunity to purchase an investment property with a single-tenant in a great area. They are paying \$9,180 per month now. It increases by 2% each year on July 1st. They are in year 2 of a 10 year lease with 2 additional 5 year options. The Tenant pays all taxes. Landlord is responsible for HVAC repairs/maintenance over \$500. Seller will replace dated HVAC unit before closing. New Buildings roofs with 20 year transferable warranties were done in August 2024. Driveways and parking lots will be asphalted and resurfaced prior to closing. Tenant is Village Pet Care with General Atlantic as their equity partner.

Property highlights

- Predictable revenue growth with a 2% annual rent increase every July 1st, aiding in hedge against inflation
- Tenant, Village Pet Care, comes with the financial backing of General Atlantic, indicating reliable payment history and potential for lease renewals
- Seller is committed to replacing one HVAC system at a cost of \$11,000, ensuring the property is well-maintained for the tenant
- Property upgrades include new roofs installed in August 2024 with 20-year transferable warranties, enhancing property value and reducing near-term maintenance
- Stable investment with a single tenant on their second year of a 10-year lease, providing long-term rental income
- 4 Buildings Total: 5,000 SF, 3,300 SF, and 2 large sheds











Walk score
Car-Dependent

9

Bike score
Somewhat Bikeable

31

Transit score

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Area

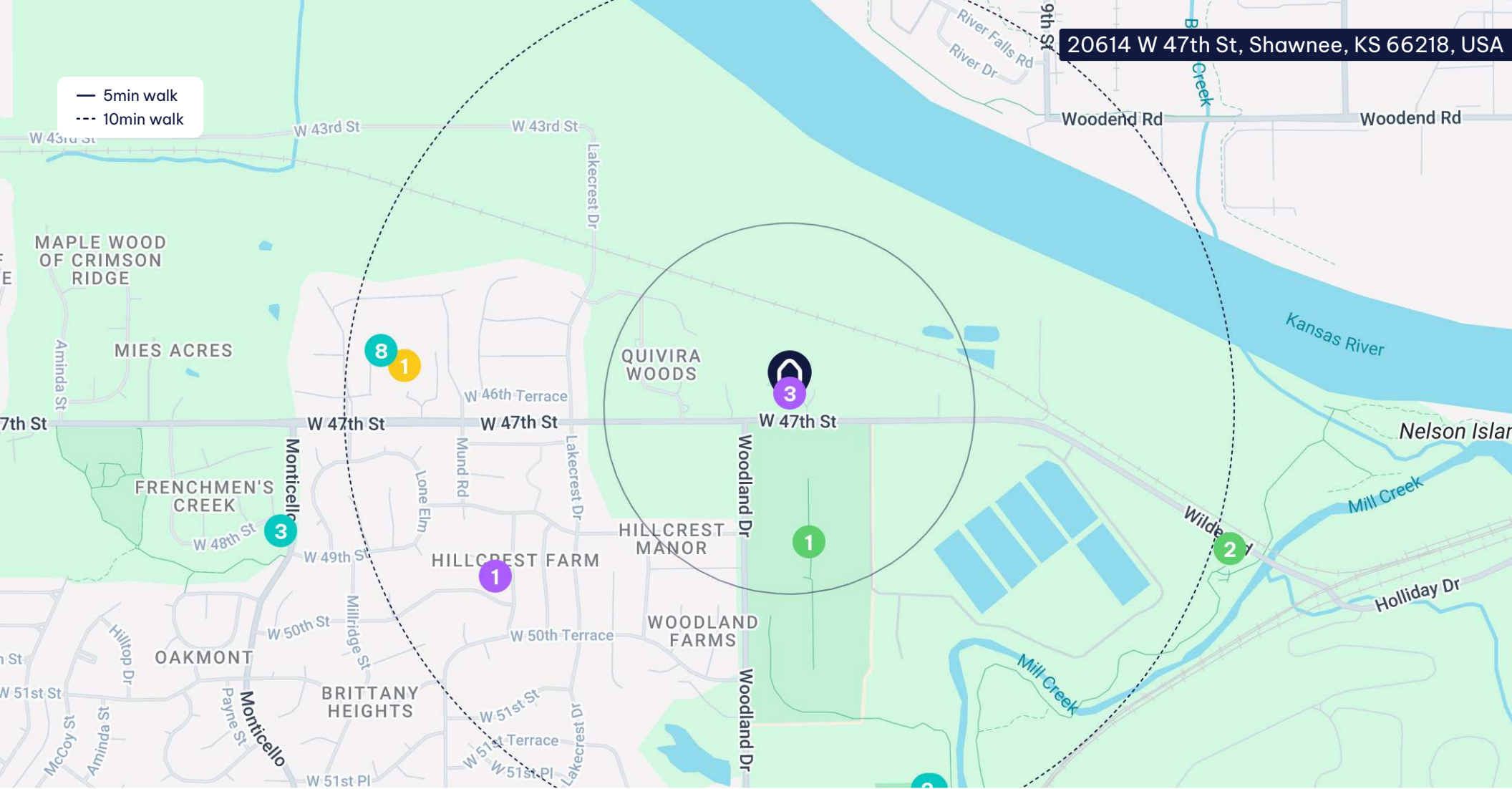
AREA DESCRIPTION

20614 W 47th St, Shawnee, KS 66218, is located in a serene and family-friendly suburb in the western part of Shawnee, Kansas. Often characterized by its residential charm with a mix of modern and traditional single-family homes, this area boasts well-maintained lawns and an inviting suburban atmosphere. The neighborhood is known for its good schools, abundant parks, and recreational facilities, making it a popular choice for families. Access to local amenities such as supermarkets, restaurants, and retail shops is easy, while nearby highways provide convenient transportation links to the greater Kansas City metropolitan area. The community values safety, neighborliness, and a high quality of life with a small-town feel, despite being close to urban conveniences.

AREA HIGHLIGHTS

- Convenient shopping options with nearby retail centers like the Shawnee Station and Ten Quivira Plaza, making everyday errands easy and accessible.
- A safe and community-oriented neighborhood with a low crime rate, fostering a feeling of security and a close-knit community vibe.
- Ease of commute with the nearby access to K-7 and I-435 highways, allowing for straightforward travel to downtown Kansas City and surrounding areas.
- Proximity to excellent schools, which is a significant draw for families with children looking to ensure a good education.
- Access to local parks and recreational facilities such as the Shawnee Mission Park and the Mid-America Sports Complex, offering an array of outdoor activities for all ages.

— 5min walk
- - - 10min walk



ENTERTAINMENT

- 1 Stump Park
- 2 Mill Creek Streamway Park
- 3 Edwardsville Community...
- 4 Mid American

SHOPPING

- 1 American Patriot Firearms
- 2 The Ville Wine & Spirits
- 3 Emma Lou's Primitives

EDUCATION

- 1 Riverview Elementary...

SPORTS

- 1 Okun Fieldhouse
- 2 Mid-America West Sports...
- 3 Garrett Park Playground
- 4 Field 25
- 5 Field 26
- 6 Field 28
- 7 Field 32
- 8 Riverview Playground 2

9 Field 27

- 10 Field 29
- 11 Field 30
- 12 Field 31

SECTION 3

Financials

Rent roll

Operating Projections

Financing

Price scenarios & Sensitivity

Rent Roll

Retail									
unit	unit type	SF	rent	rent/SF	annual rent	lease to	proforma rent	proforma rent/SF	annual proforma rent
Village Pet Care, LLC	retail	8,300	\$9,000	\$1.08	\$108,000	06/30/2033	\$10,046	\$1.21	\$120,552
AVERAGES		8,300	\$9,000	\$1.08	\$108,000		\$10,046	\$1.21	\$120,552
1 unit		8,300	\$9,000		\$108,000		\$10,046		\$120,552

Monthly rent

\$9,000

Market: \$10,046

Averages

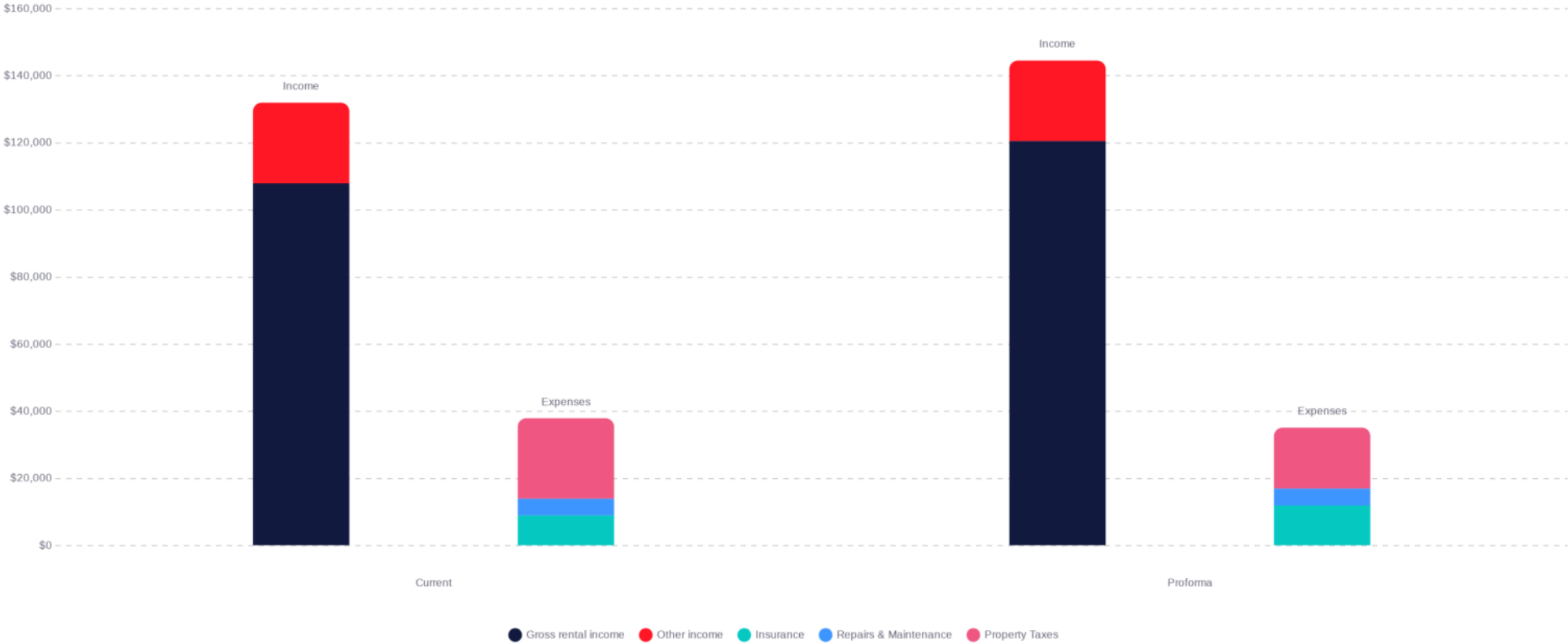
units	unit type	SF	rent	proforma
1	retail	8,300	\$9,000	\$10,046
1		8,300	\$9,000	\$10,046

Operating proforma

INCOME								
Retail								
	Current	Per Unit 1 unit	Per SF 8,300 SF		Proforma	Per Unit 1 unit	Per SF 8,300 SF	
Gross Retail Rental Revenue	\$108,000	\$108,000	\$13.01		\$120,552	\$120,552	\$14.52	
Occupancy - 100.00%	\$108,000	\$108,000	\$13.01		\$120,552	\$120,552	\$14.52	
Vacancy - 0.00%	\$0	\$0	\$0.00		\$0	\$0	\$0.00	
Bad debt - 0.00%	\$0	\$0	\$0.00		\$0	\$0	\$0.00	
Effective Retail Rental Revenue	\$108,000	\$108,000	\$13.01		\$120,552	\$120,552	\$14.52	
Other Income								
	Current	Per Unit 1 unit	Per SF 8,300 SF		Proforma	Per Unit 1 unit	Per SF 8,300 SF	
Tax Reimbursement	\$24,000	\$24,000	\$2.89		\$24,000	\$24,000	\$2.89	
Total other income	\$24,000	\$24,000	\$2.89		\$24,000	\$24,000	\$2.89	
Gross Operating Income	\$132,000	\$132,000	\$15.90		\$144,552	\$144,552	\$17.42	
EXPENSES								
	Current	Per Unit 1 unit	Per SF 8,300 SF	% GOI	Proforma	Per Unit 1 unit	Per SF 8,300 SF	% GOI
Insurance	\$9,000	\$9,000	\$1.08	6.82%	\$12,000	\$12,000	\$1.45	8.3%
Repairs & Maintenance	\$5,000	\$5,000	\$0.60	3.79%	\$5,000	\$5,000	\$0.60	3.46%
Property Taxes	\$24,000	\$24,000	\$2.89	18.18%	\$18,200	\$18,200	\$2.19	12.59%
Total operating expenses	\$38,000	\$38,000	\$4.58	28.79%	\$35,200	\$35,200	\$4.24	24.35%

NET OPERATING INCOME	\$94,000	\$94,000	\$11.33	71.21%	\$109,352	\$109,352	\$13.17	75.65%
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Annual operating stats



Operating projections

	Current	Proforma Y1	Y2	Y3	Y4	Y5
Gross Rental Revenue	\$108,000	\$121,653	\$124,086	\$126,568	\$129,099	\$131,681
Less Vacancy	\$0	\$0	\$0	\$0	\$0	\$0
Effective Rental Revenue	\$108,000	\$121,653	\$124,086	\$126,568	\$129,099	\$131,681
Total Other Income	\$24,000	\$24,219	\$24,704	\$25,198	\$25,702	\$26,216
Gross Operating Income	\$132,000	\$145,872	\$148,790	\$151,766	\$154,801	\$157,897
Total Operating Expenses	\$38,000	\$41,635	\$42,468	\$43,317	\$44,184	\$45,067
Net Operating Income	\$94,000	\$104,237	\$106,322	\$108,448	\$110,617	\$112,830
Total Capex and Renovations	\$0	\$0	\$0	\$0	\$0	\$0
Cash Flow before Debt Service	\$94,000	\$104,237	\$106,322	\$108,448	\$110,617	\$112,830
Debt Service	\$71,667	\$71,667	\$71,667	\$71,667	\$71,667	\$71,667
Cash Flow after Debt Service	\$22,333	\$32,570	\$34,654	\$36,781	\$38,950	\$41,162
Principal Reduction	\$12,927	\$12,927	\$13,861	\$14,863	\$15,938	\$17,090

Financing

Acquisition Financing

Loan Amount	\$845,000	Loan Term	60 months	Interest rate	7%
Down Payment	\$455,000	Interest only period	0 months	Interest rate spread	0%
LTV	65%	Amortization	25 years	Loan fee	1%
DCR	1.31				

Price scenarios

Value scenarios	Conservative	Moderate	Aggressive	Averages
Value	\$1,235,000	\$1,300,000	\$1,365,000	\$1,300,000
Price/unit	\$1.24M	\$1.3M	\$1.37M	\$1.3M
Price/SF	\$148.8	\$156.63	\$164.46	\$156.63
Proforma Grm	8.54	8.99	9.44	8.99
Current CAP	7.61%	7.23%	6.89%	7.24%
Proforma CAP	9.02%	8.5%	8.03%	8.52%
Cash on Cash	8.96%	7.73%	6.79%	7.83%
Return on Equity	72.49%	63.45%	54.42%	63.46%
IRR	23.71%	19.51%	16.03%	19.75%
Down Payment	\$390,000	\$455,000	\$520,000	\$455,000
Loan Amount	\$845,000	\$845,000	\$845,000	\$845,000
LTV	68.42%	65%	61.9%	65.11%
DCR	1.31	1.31	1.31	1.31

Sensitivity analysis





Purchase price	\$1,150,000	\$1,200,000	\$1,250,000	\$1,300,000	\$1,350,000	\$1,400,000	\$1,450,000
Exit value	\$1,611,850	\$1,611,850	\$1,611,850	\$1,611,850	\$1,611,850	\$1,611,850	\$1,611,850
IRR	30.80%	26.36%	22.67%	19.51%	16.78%	14.37%	12.22%
Equity Multiple	3.26x	2.82x	2.48x	2.22x	2.01x	1.83x	1.68x

SECTION 4

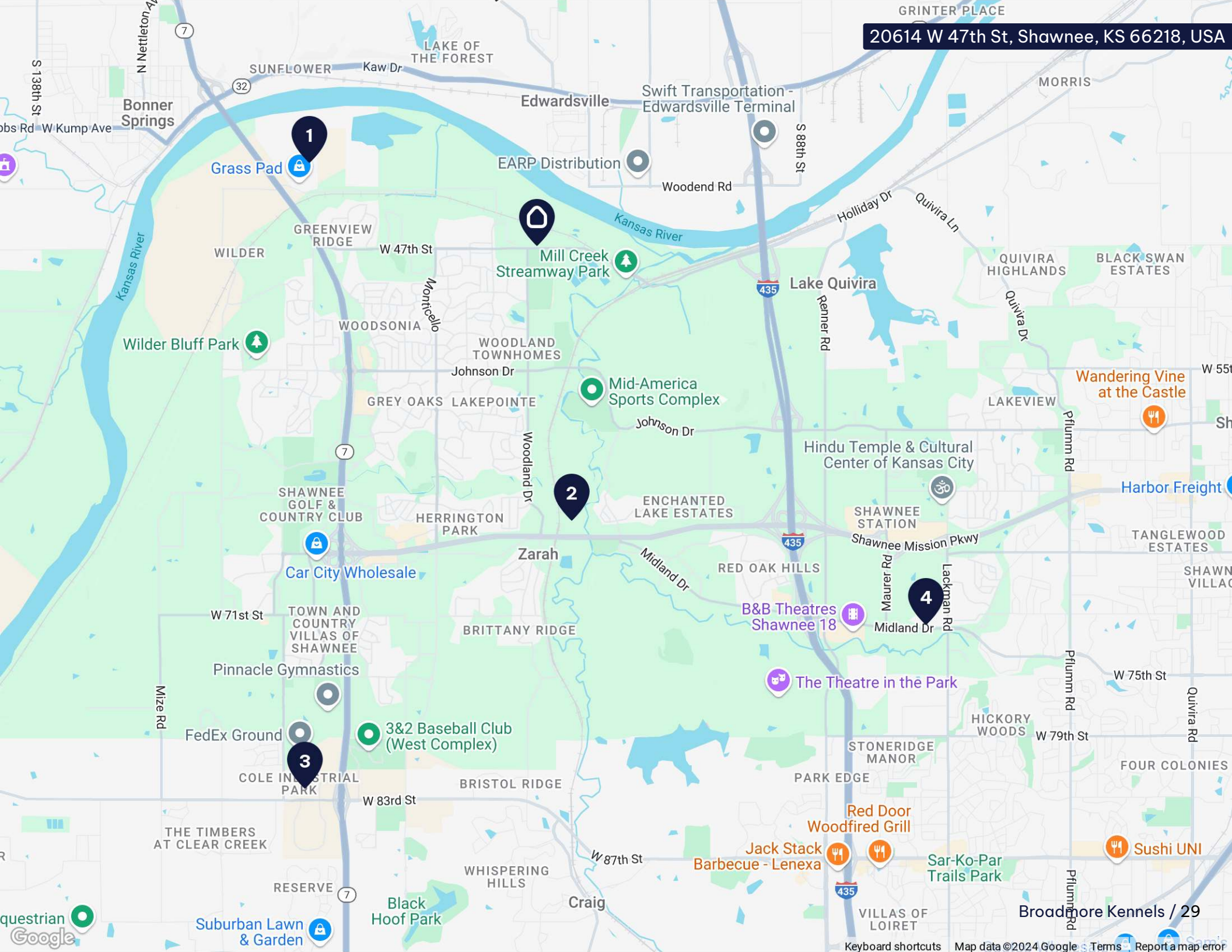
Sale comparables

Sale Comps

Sale comparables

property	built /renovated	units	sales price	\$/unit	RSF	\$/SF	avg SF	CAP	GRM
 1	2010 /--	1	\$1.1M	\$1,100,000	6,830	\$161.05	6,830		
 2	2004 /--	4	\$1.3M	\$325,000	11,522	\$112.83	2,881		
 3	1987 /--	1	\$1.1M	\$1,100,000	7,090	\$155.15	7,090		
 4	1971 /--	1	\$720,000	\$720,000	6,356	\$113.28	6,356		
Averages	1993 /--	1.8	\$1.06M	\$811,250	7,950	\$135.58	5,789		
Subject	1991 /--	1	\$1.3M	\$1,300,000	8,300	\$156.63	8,300	7.23%	8.99
		-42.86%	+23.22%	+60.25%	+4.41%	+15.53%	+43.37%		

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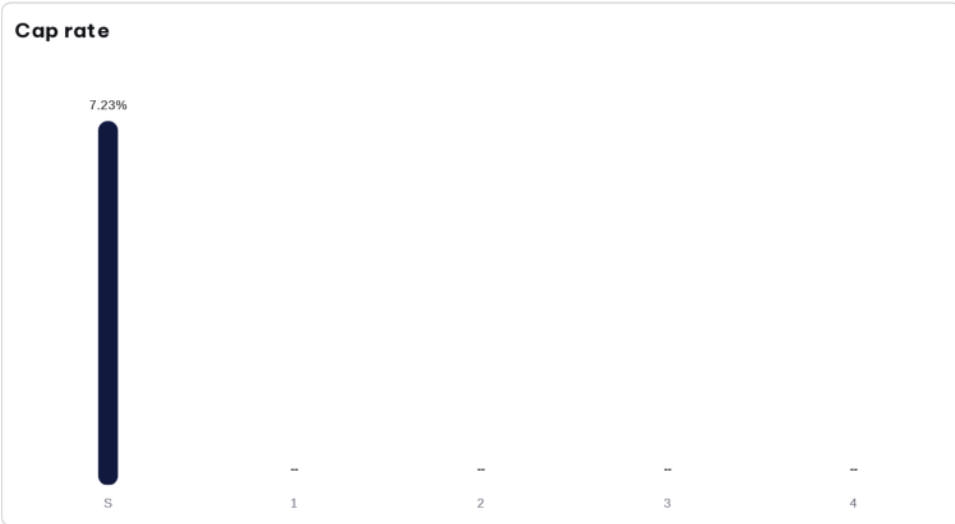
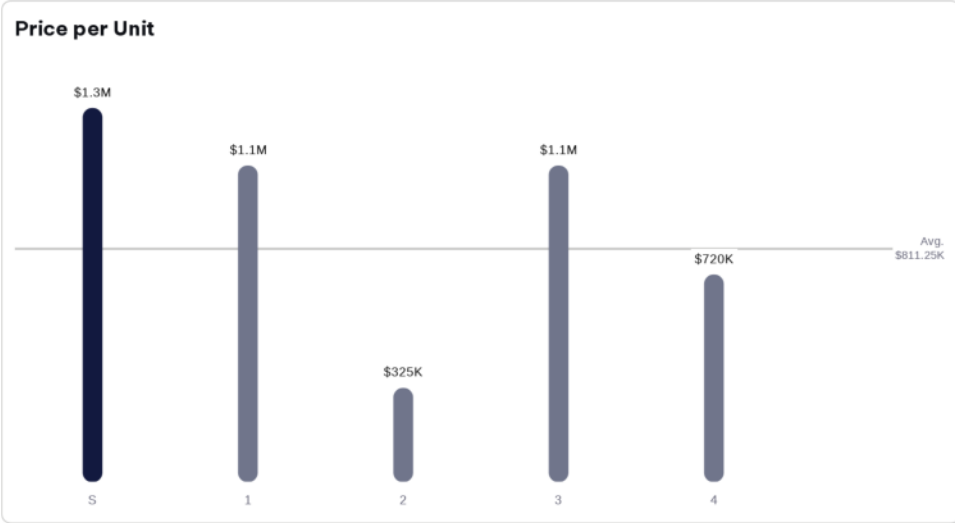
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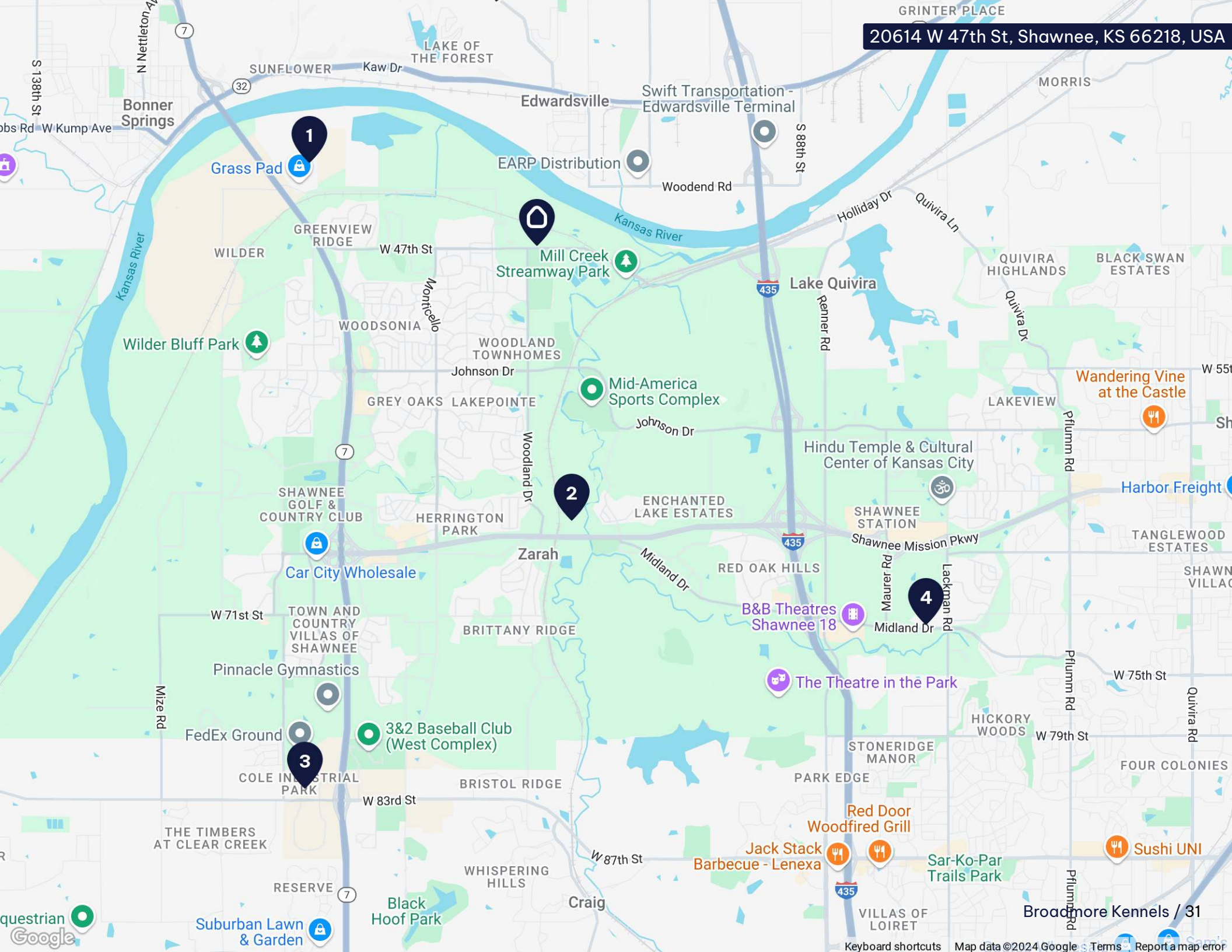
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Sale comparables



20614 W 47th St, Shawnee, KS 66218, USA



1

2

3

4

SECTION 6

Market Overview

City Overview

Demographics

Top Employers

Employment

Shawnee

Shawnee, KS, nestled in northern Johnson County, is an integral part of the expansive Kansas City metropolitan area. Known for its rich history, diverse neighborhoods, and welcoming community, Shawnee offers a blend of suburban tranquility and urban conveniences. With a population of approximately 67,671 residents, the city is celebrated for its excellent schools and thriving economy. Outdoor enthusiasts and food lovers alike find Shawnee a prime destination, making it a distinguished locale within the Midwest.

Recreational Delights

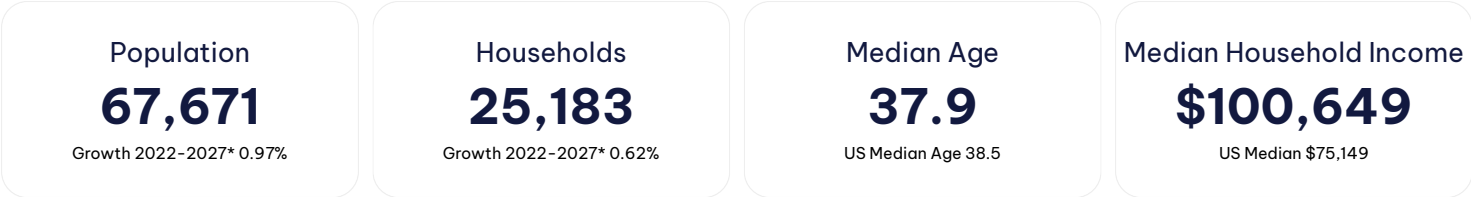
Shawnee abounds with recreational opportunities, featuring numerous parks and outdoor activities for all ages. With over 1,200 acres of parkland, Shawnee Mission Park stands out, offering hiking trails, fishing lakes, and picnic areas. This park is complemented by the Indian Creek Trail, a popular path for walking, running, and cycling, weaving through the scenic landscape. Other notable parks, such as Shawnee Town 1929 and Renner Park, provide playgrounds, sports fields, and community events, enriching family-friendly activities. Seasonal events, such as summer concerts and movie nights in the park, ensure that the community can enjoy the beautiful weather. For those looking for an adrenaline rush, the local skateboard park offers a space for skateboarding and biking enthusiasts. Shawnee truly embodies an active lifestyle with its abundance of outdoor spaces and recreation options, making it a haven for nature lovers and sports devotees alike.

Culinary scene

Shawnee's culinary scene is a delightful reflection of its diverse population, offering a mix of traditional American fare, international cuisine, and innovative dining concepts. The city is home to vibrant food districts, including a cluster of restaurants along Johnson Drive. Here, visitors can savor a range of culinary delights, from authentic Mexican dishes at local taquerias to delectable barbecue joints that showcase Kansas City's famed smoked meats. Shawnee also embraces modern food trends, such as farm-to-table establishments and gourmet food trucks that pop up at festivals and community events. Unique eateries like the Rhubarb and the Burning Oak offer unique combinations of flavors, focusing on locally sourced ingredients. In addition, Shawnee's proximity to Kansas City allows residents to easily explore the wider metropolitan region's renowned dining scene, further enriching its culinary offerings.

Demographics

- Population: Approximately 67,671 residents
- Median Age: 37.9 years (slightly younger than the US median of 38.5 years)
- Median Household Income: \$100,649, significantly higher than the US median of \$75,149



2022 POPULATION BY AGE



Quality of Life

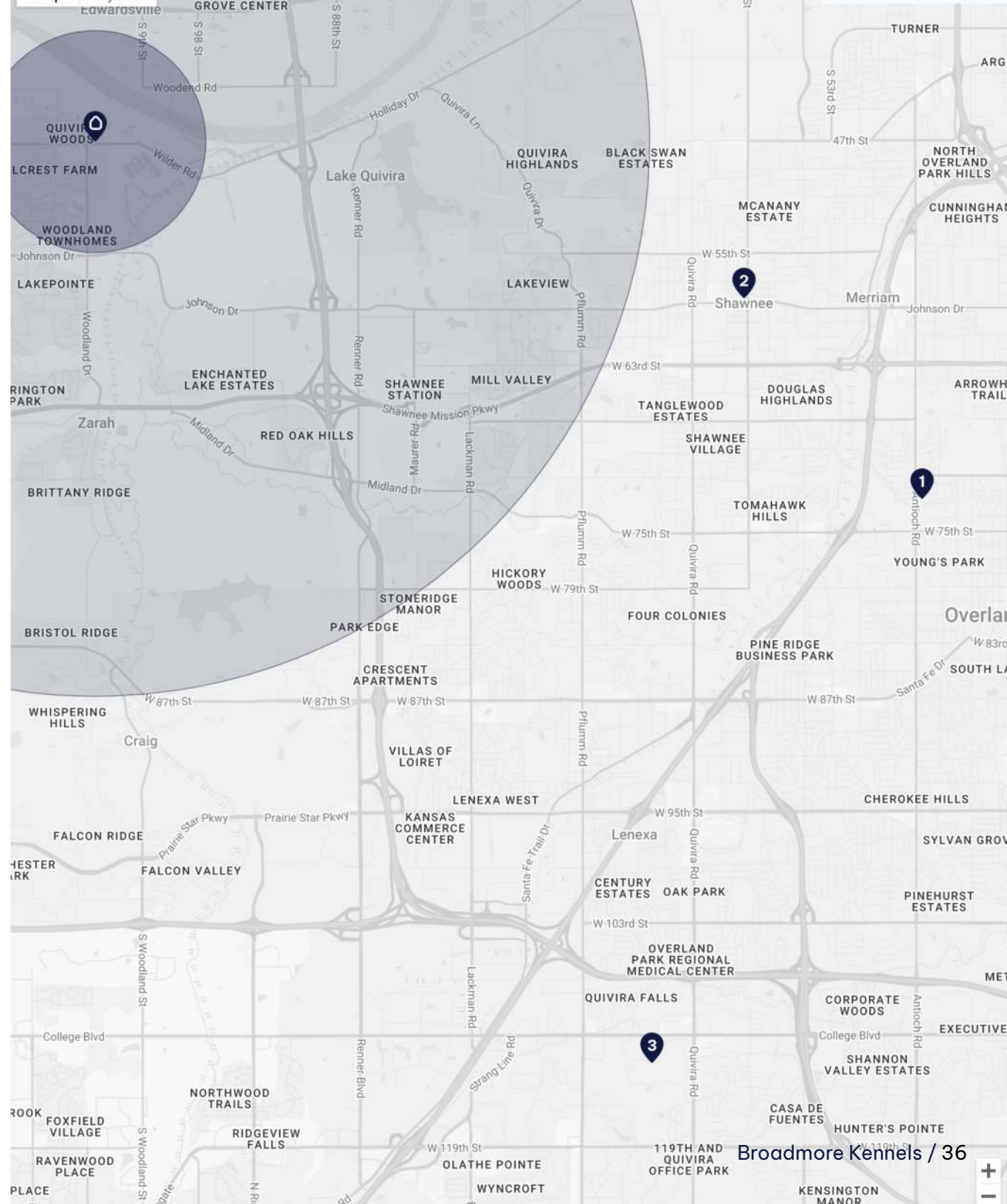
Shawnee, KS, offers a high quality of life characterized by low crime rates, excellent schools, and a strong sense of community. The city's family-friendly atmosphere and abundant amenities make it an ideal place for both families and individuals.

Arts & Entertainment

- Shawnee Town 1929 Museum
- AMC Theater at Ward Parkway Center
- Jazz on the Lawn
- The Arrowhead Event Center

Employers

- 1 Shawnee Mission School District
- 2 Shawnee City Hall
- 3 Johnson County Community College



Employment

\$169.5M

Annual GDP

3.21%

Unemployment rate

33rd

Largest economy in U.S.

Health Care and Social Assistance	4.87%
Professional, Scientific, and Technical Services	4%
Retail Trade	3.89%
Educational Services	3.08%
Manufacturing	2.97%
Finance and Insurance	2.96%
Construction	2.28%
Transportation and Warehousing	2.25%
Accommodation and Food Services	2.21%
Public Administration	1.42%

Other

70.08%

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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