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Property Highlights

The following is a confidential summary of a unique investment opportunity within Olathe, Kansas. Santa Fe Commons is a top tier, mixed use project with the highest quality of construction, offering a mix of greenspace views with premier visibility to a high traffic corridor with more than 26,000 cars per day. Located one block south of 135th Street on Mur-Len, Santa Fe Commons has a stop light interchange leading directly into the project. In addition to the four existing structures, this opportunity offers an investor the upside of two additional lots available for future development.

This development is comprised of a diverse mix of strong local tenants with a tract record of consistent occupancy and renewals over the life cycle of this project. The vast majority of the tenants are original to the project with a mix of a large residential real estate group and supporting companies that have thrived over the past decade, in addition to a university's nursing school that represents one of their strongest departments with a consistently high demand of enrollment.

Santa Fe Commons offers a potential investor a stabilized rent roll with an opportunity for rent growth with an extremely limited supply of comparable buildings from a quality and visibility perspective within the immediate area. In addition, one of the remaining lots is the premier site at the stop light interchange on Mur-Len with the additional site directly behind the existing retail site. As an incentive to a potential investor, the ownership group is offering a wholesale discount on these lots with the purchase of the existing portfolio. This is truly a unique investment opportunity offering the balance of stability with multiple directions for value add opportunities in the future at a premier site in Olathe, Kansas.

For more information:

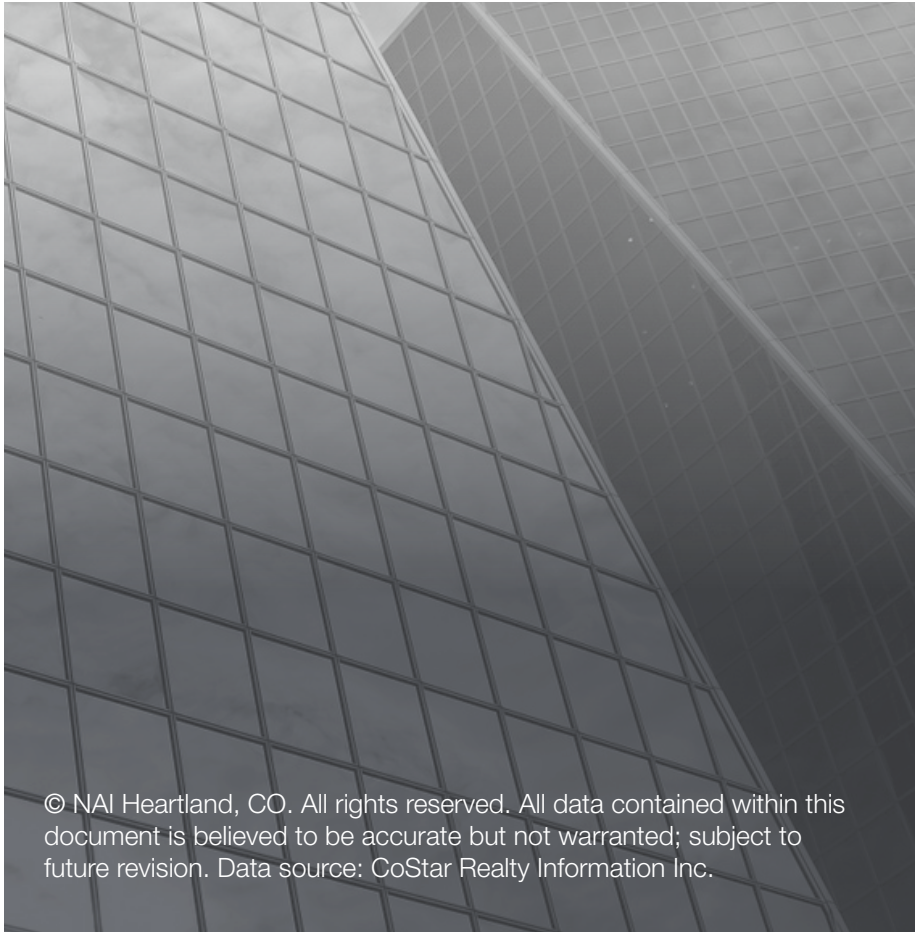
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Property Description

Total Project:	45,578 Rentable SF (not inclusive of building utility rooms)
Year Built:	2006
Land Area:	8.92 acres (388,555 SF) between 6 development parcels and 2 additional parcels
Undeveloped:	2.09 acres (91,040 SF) across 2 parcels
Developed:	4 structures on 5.16 acres across 4 parcels
Construction:	Masonry exterior, metal, and steel construction 50-year tile roof on 3 office structures and a TPO roof on the retail structure
Access:	Stop light interchange at S. Mur-Len and Cedar
Property Type:	One story service retail, office, and medical office

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Offer Summary

Great Plans Real Estate Developments, LLC (“Ownership”) is the fee simple owner of the Santa Fe Commons development, in its entirety. The entire project is being marketed and offered for sale as a single transaction, with wholesale pricing for the remaining development lots for an investor.

Total Price - ~~\$8.35M~~ \$6.45M

Four (4) existing buildings = 45,630 rentable square feet
With a reduced asking price of \$5,910,000 (\$129.52 PSF)

CAP rate of 8.61% on the current NOI \$508,757

Two development lots zoned for a combined 22,920 SF of building area at a reduced wholesale price of \$540,000, which is discounted from the current combined listed price of \$796,250.

With a combined price for all four (4) buildings of 45,630 RSF and two development lots of 91,500 SF (2.10 acres) for a reduced price of **\$6,450,000**, this is a rare, value add opportunity that is drastically below replacement costs in a premier location within the KC Metropolitan Area.

Marketing Period/Multiple Offer Procedure

As the Ownership’s agent, NAI Heartland will be the sole contact for all inquiries related to the information within this marketing package and any request for any on site property tours. Under no circumstances is it acceptable to contact any of the existing tenants within the project without the prior written consent of the Ownership or its agent.

Under the scenario of the receipt of multiple offers, NAI Heartland will notify all interested parties of a scheduled deadline for all final offers to be submitted for review and upon Ownership’s sole discretion, a party will be selected under confidentially disclosed terms to proceed forward with a mutually acceptable purchase and sale agreement.

Please direct all questions pertaining to the property or inquiries for tours to:

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Area Overview Olathe, Kansas

Olathe, Kansas has traditionally been rated as one of the fastest growing cities in the state of Kansas, with with expansive growth both south and west of the original city center. With a population of just under 138,000 residents and as the 3rd largest city on the Kansas side of the metropolitan area, Olathe has attracted a number of major employers in the office and industrial sectors, including the likes of Garmin International, Honeywell, Olathe Medical Center and the Johnson County Government.

Within a 5 minute drive of Santa Fe Commons, a major revitalization effort is underway in downtown Olathe with the recent completion of the new Johnson County municipal courthouse, the public library that is currently under construction along with planned retail, office and residential development in the neighboring areas, the city of Olathe is reinvesting into its central core. The access to the city from major highway arteries is ideal, with I-35 running directly through the city, in addition to a highly utilized BNSF rail line servicing a major intermodal, logistics park in Edgerton, KS just minutes south of Olathe. With a top tier school system within the state and a location just 22 miles from downtown Kansas City, MO central business district, Olathe has traditionally been and should continue to be one of the fastest growing, thriving areas within the metropolitan area.



For more information:

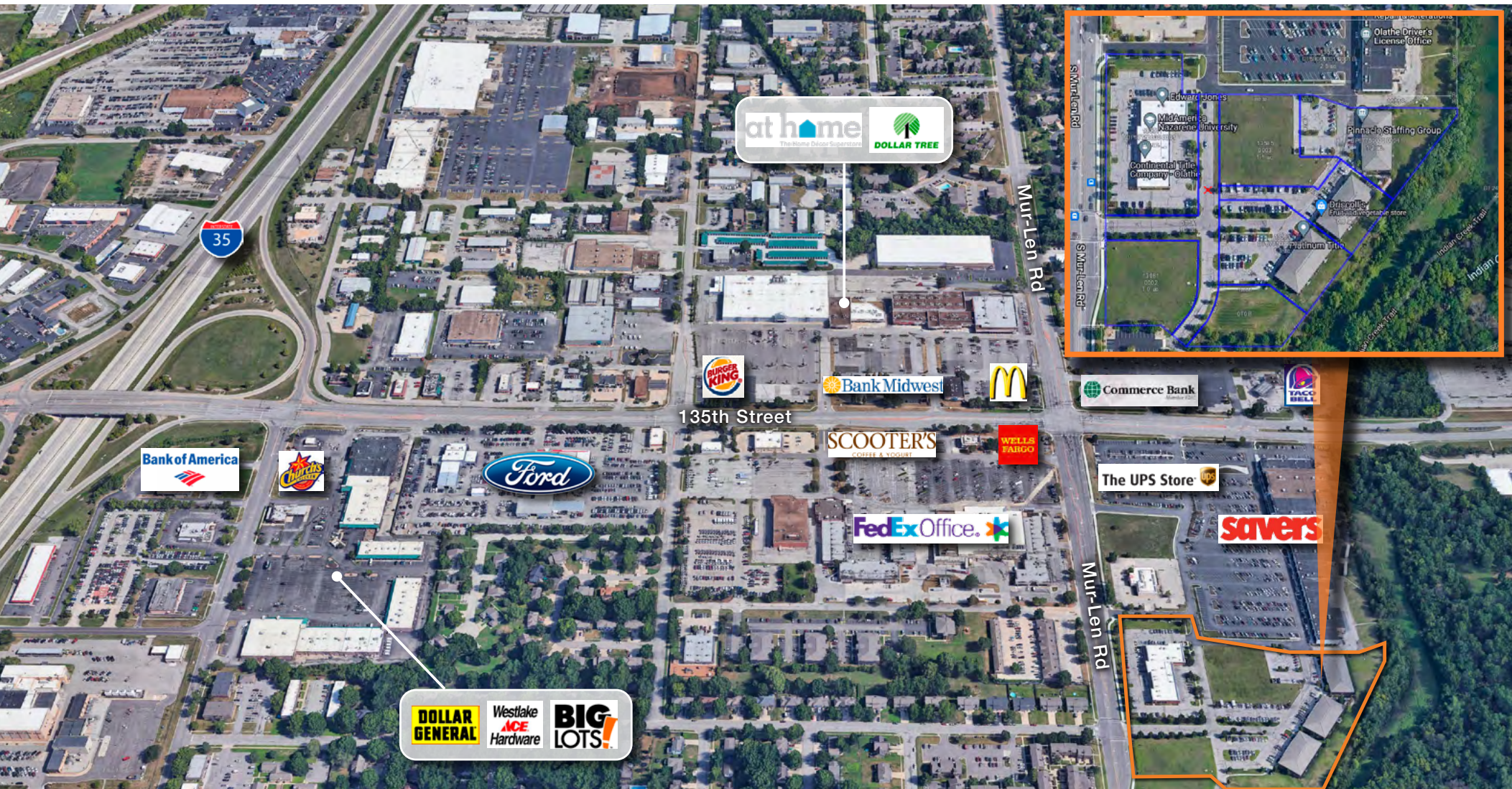
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Tenants

Edward Jones

MidAmerica Nazarene

Continental Title

Proposed: 9,800 SF Building

Proposed: 13,120 SF Building

Pinnacle Staffing

Movement Mortgage

Olathe Medical Center

Diamond Partners

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Executive Summary

Building 1: 13551 S Mur-Len

- 2006 Construction
- 16,469 rentable square feet
- Fully leased to Edward Jones (1,200 SF), MidAmerica Nazarene University (12,617 SF), and Continental Title (2,652 SF)
- 109 parking spaces (6.5:1,000 SF parking ratio)
- Retail level visibility with direct frontage and access off Mur-Len

Lot 2

- 44,000 SF Lot
- 9,800 SF Building Proposed
- 146' Frontage on Mur-Len Rd
- Zoned: CP-2, C-2

Lot 3

- 47,500 SF Lot
- 13,120 SF Building Proposed
- Zoned: CP-2

Building 4: 13621 S Mur-Len

- 2006 Construction
- 9,656 rentable square feet
- Leased to Pinnacle Staffing (5,332 SF)
- 41 parking spaces (4.2:1,000 SF parking ratio)
- 50 year tile roof with brick exteriors on all 4 sides

Building 5: 13641 S Mur-Len

- 2006 Construction
- 9,543 rentable square feet
- Leased to Movement Mortgage (4,849 SF) and Olathe Medical Center (3,200 SF)
- 53 parking spaces (5.4:1,000 SF parking ratio)
- 50 year tile roof with brick exteriors on all 4 sides

Building 6: 13661 S Mur-Len

- 2006 Construction
- 9,800 rentable square feet
- Fully leased to Keller Williams Diamond Partners (9,800 SF)
- 41 parking spaces (4.2:1,000 SF parking ratio)
- 50 year tile roof with brick exteriors on all 4 sides