



Grene Vision Group Portfolio

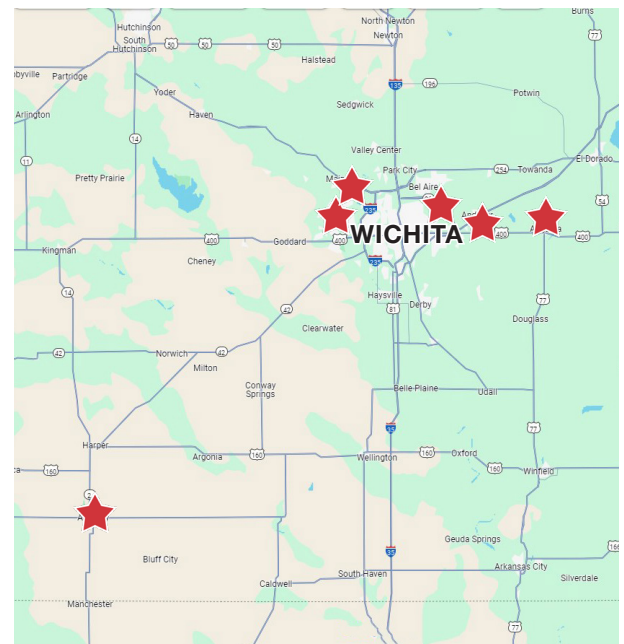
Wichita, Andover, Augusta & Anthony, Kansas

Property Highlights

- Six Class A medical offices leased to EyeCare Partners DBA Grene Vision Group
- Premier locations in and around Wichita, Kansas
- 100% occupied with all lease renewals through 2029 with options to extend
- Strong medical tenant in long-term established locations
- Properties range from approximately 3,300 SF to 30,000 SF

Offering Overview

- Sale Price: \$23,000,000
 - Properties may be purchased separately
- Cap Rate: 6.88%
- Occupancy: 100%



1 1851 N. Webb Rd. | Wichita, KS

- Purchase Price: \$10,000,000
- Cap Rate: 6.62%
- Building Square Feet: 29,900 SF
- Year Built: 2003
- Lease Rate:
 - Annual: \$662,226
 - Monthly: \$55,185
 - \$/SF: \$22.15



2 135 S. Andover Rd. | Andover, KS

- Purchase Price: \$900,000
- Cap Rate: 7.64%
- Building Square Feet: 6,194 SF
- Year Built: 2000
- Lease Rate:
 - Annual: \$52,087
 - Monthly: \$4,341
 - \$/SF: \$10.76



3 3910 N. Ridge Rd. | Wichita, KS

- Purchase Price: \$5,600,000
- Cap Rate: 6.89%
- Building Square Feet: 16,875 SF
- Year Built: 2016
- Lease Rate:
 - Annual: \$385,655
 - Monthly: \$32,138
 - \$/SF: \$22.85



4 1277 N. Maize Rd. | Wichita, KS

- Purchase Price: \$4,950,000
- Cap Rate: 6.94%
- Building Square Feet: 16,370 SF
- Year Built: 2014
- Lease Rate:
 - Annual: \$343,602
 - Monthly: \$28,633
 - \$/SF: \$20.99



5 706 E. Smiles Ct. | Augusta, KS

- Purchase Price: \$850,000
- Cap Rate: 7.56%
- Building Square Feet: 3,283 SF
- Year Built: 2011
- Lease Rate:
 - Annual: \$64,276
 - Monthly: \$5,356
 - \$/SF: \$19.58



6 115 W. Main St. | Anthony, KS

- Purchase Price: \$700,000
- Cap Rate: 8.16%
- Building Square Feet: 6,907 SF
- Year Built: 2016
- Lease Rate:
 - Annual: \$57,134
 - Monthly: \$4,761
 - \$/SF: \$8.27



