

## ADVISORY TEAM



## HIGHLIGHTS

## SHERWIN-WILLIAMS.

| PRICE | CAP RATE | NOI |
| :--- | :--- | :--- |
| $\$ 1,040,000$ | $6.23 \%$ | $\$ 64,801$ |

## POINTS OF INTEREST

Retailers | Entertainment: Nearby major retailers include Walmart, Target, Kohl's, Hobby Lobby, Sam's Club, Lowe's Home Improvement, Home Depot, Dick's Sporting Goods, Best Buy, Old Navy, T.J. Maxx, Ross Dress for Less, Dollar Tree, Dollar General, Michaels, Big Lots, Petco, PetSmart, Five Below, Shoe Carnival, Harbor Freight Tools, Orscheln Farm \& Home, Hy-Vee, ALDI, Natural Grocers, Cosentino's Price Chopper, Walgreens, Regal Cinemas, etc.
Higher Education: Less than 3 miles from MIssouri Western State University - a four-year, state-supported institution providing various degree programs, master's, baccalaureate, associate degree programs with total enrollment of 4,395
Healthcare: Less than 3 miles from Mosaic Life Care - only tertiary hospital between Kansas City \& Omaha with more than 60 hospital \& area clinic offerings offering urgent, primary, specialty \& emergency care with 352 certified beds

## LEASE

Sherwin-Williams just extended their lease to 2031 with $7 \%$ rental escalations every 5 years beginning August 1, 2031

## \& GUARANTOR

Corporately Guaranteed Sherwin-Williams (NYSE: SHW | S\&P BBB Investment Credit Rating | Moody's Baa2 Rating)

## COVID/AMAZON RESISTANT TENANT

SHW Stock nearing all-time high during pandemic while consumers remodel homes, construction demand remains high and it continues to be illegal ship paint by mail

## LARGE PARCEL

Site could easily be redeveloped on this 1.30-acre parcel - Substantial Parking Lot repairs completed in 2024

## LARGE PARCEL | TRAFFIC COUNTS

Site could easily be redeveloped on this 1.30-acre parcel - great visibility \& access along N Belt Hwy where traffic counts exceed 25,140 CPD!

2023 DEMOGRAPHICS (5-MILES)

| 2023 Population | 69,872 |
| :--- | :--- |
| 2023 Households | 28,213 |
| 2023 Average Household Income | $\$ 86,850$ |
| 2028 Projected Average Household Income | $\$ 100,080$ |

-PROPERTY OVERVIEW \& RENT ROLL


## CURRENT GROSS INCOME

|  | MONTHLY |  | ANNUALLY |
| :--- | ---: | ---: | ---: | ---: |
| Base Rent | $\$ 5,684.37$ |  | $\$ 68,212.44$ |
| CAM | $\$ 1,237.19$ |  | $\$ 14,846.28$ |
| Taxes | $\$ 1,070.00$ |  | $\$ 12,840.00$ |
| Insurance | $\$ 133.75$ |  | $\$ 1,605.00$ |
| Total CAM/TAX/INS | $\mathbf{\$ 2 , 4 4 0 . 9 4}$ |  | $\mathbf{\$ 2 9 , 2 9 1 . 2 8}$ |
| Total Gross Rent* | $\mathbf{\$ 8 , 1 2 5 . 3 1}$ |  | $\mathbf{\$ 9 7 , 5 0 3 . 7 2}$ |

* Owner is responsible for annual CAM Reconciliation with Sherwin Williams and Owner shall be provided an annual CAM Reconciliation from the adjacent parcel handling Snow, Parking Lot and Landscaping.


## ANNUALIZED OPERATING DATA

| Total Gross Rent | \$97,503.72 |
| :---: | :---: |
| 2022 Expenses | (\$31,255.06) |
|  | \$66,248.66 |
| Plus CAM Rec Reimbursement | \$1,963.78 |
| GROSS NOI | \$68,212.44 |
| Capital Expense Escrow/Reserve (structure, roof, HVAC replacement \& parking) | 5.0\% (\$3,410.62) |
| NET OPERATING INCOME | \$64,801.82 |



The Sherwin-Williams Company develops, manufactures, distributes, and sells paints, coatings, and related products to professional, industrial, commercial, and retail customers. It operates in three segments: The Americas Group, Consumer Brands Group, and Performance Coatings Group. The Americas Group segment offers architectural paints and coatings, and protective and marine products, as well as OEM product finishes and related products for architectural and industrial paint contractors, and do-it-yourself homeowners. The Consumer Brands Group segment provides branded and private-label architectural paints, stains, varnishes, industrial products, wood finishes products, wood preservatives, applicators, corrosion inhibitors, aerosols, caulks, and adhesives to retailers and distributors. The Performance Coatings Group segment develops and sells industrial coatings for wood finishing and general industrial applications, automotive refinish products, protective and marine coatings, coil coatings, packaging coatings, and performance-based resins and colorants. It serves retailers, dealers, jobbers, licensees, and other third-party distributors through its branches and direct sales staff, as well as through outside sales representatives.
The company has operations primarily in North and South America, the Caribbean, Europe, Asia, and Australia. Currently, there are more than 4,800 company-operated stores.
The Sherwin-Williams Company was founded in 1866 and is headquartered in Cleveland, Ohio.

## SHERWIN-WILLIAMS.




SOUTH



## STOJOSED



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## ST. JOSEPH SYNOPSIS

St. Joseph is the county seat of Buchanan County. Located on the Missouri River, it is the principal city of the St. Joseph Metropolitan Statistical Area, which includes Buchanan, Andrew, and DeKalb counties in Missouri and Doniphan County in Kansas. St. Joseph is identified by the slogan, "Where the Pony Express started and Jesse James ended."
Saint Joseph has a vibrant and diversified local economy. The local area supports a large food processing industry. Bio-fuels, meat and grains processing, candies, and various other products well known throughout North America are made in Saint Joseph. With this specific industry come other associated packaging and food processing equipment suppliers that employ many more persons.
Saint Joseph is at the center of the Kansas City Animal Health Triangle, which extends from Manhattan, KS to Columbia, MO. With this advantageous location, Saint Joseph is home to several Animal Health Pharmaceutical, Animal Nutrition, and associated research facilities. Other agricultural products including herbicides for crop production are produced in St. Joseph.
Transit America Services, a subsidiary of Herzog, provides conductors and other railway technical positions for transit rail systems nationwide. Herzog Contracting, parent company to Transit America, is based in the city and provides construction services, rail equipment, rail testing, and signaling services to freight and transit systems throughout North America and the Caribbean.

## ST. JOSEPH TOP EMPLOYERS:

1. Mosaic Life Care (healthcare) 3,471
2.Triumph Foods (food processing) 2,767
2. St. Joseph School District (education) 2,047
3. 139th Airlift Wing, MO Air National Guard (government) 1,494
4. Boehringer Ingelheim Vetmedica, Inc. (animal pharmaceuticals) 1,191
-2023 DEMOGRAPHICS -

|  | 1-MI | 3-MI | 5-MI |
| :--- | ---: | ---: | ---: |
| 2023 Population | 7,927 | 52,192 | 69,872 |
| 2023 Households | 3,122 | 20,989 | 28,213 |
| Daytime Demographics Age 16+ | 13,316 | 52,952 | 68,558 |
| Median Age | 39.0 | 37.1 | 37.4 |
| Average Household Income | $\$ 75,207$ | $\$ 88,601$ | $\$ 86,850$ |



## CONFIDENTIALITY AGREEMENT

















 all of the information set forth herein.
 your investigation and/or purchase of any property.

## FOR MORE INFORMATION:

## JESSICA GIBSON

## BRIAN KING

Designated Broker
King Realty Advisors LIC \# 2008036027

