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Information below is computer generated. Please pardon the typos.

1 Sioux City, IA 51104



Price	\$8,400,000
Building Size	14,800 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Investment Highlights-24 Hour Location-Excellent Sales-No Current Rite Aids in the State of Iowa. Zero Acquisition Competition in Immediate Vicinity-Absolute Net Lease Terms - 22+ Years Remaining-Rare Asset on Market with 20+ Years Left on Lease (New Stores for WAG have 20 Years at Rent Commencement)-Very Healthy Store Sales Reported for Brand New Store Opening-Newest Walgreen's Prototype - All Brick Constuction.

2 Dubuque, IA 52001



Price	\$5,805,310
Building Size	14,490 SF
Cap Rate	5.65%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Freestanding Walgreen's located in Dubuque, IA, situated on the confluence of the Illinois/Wisconsin/Iowa borders and on the Mississippi River. The port, which is less than a mile from the subject property, has undergone a \$400M revitalization that includes a new casino, a 86,000 square foot convention center, numerous hotels, over 20 wineries, and a vibrant shopping/restaurant district. Strong retail fundamentals - signalized hard corner 5 way intersection with 3 points of ingress/egress.

3 Manning, IA 51455



Price	\$1,299,066
Building Size	9,100 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single-tenant Dollar General property located in Manning, Iowa. The property is currently under construction and is slated for early 2016 completion. At the time of completion, the property will be operating under a brand new, 15 year absolute triple-net lease with no landlord maintenance responsibilities. Dollar General is an investment grade tenant with a Standard & Poor's BBB credit rating.

4 Montezuma, IA 50171



Price	\$1,112,696
Building Size	9,100 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single-tenant Dollar General property located in Montezuma, Iowa. The property is currently under construction and is slated for early 2016 completion. At the time of completion, the property will be operating under a brand new, 15 year absolute triple-net lease with no landlord maintenance responsibilities. Dollar General is an investment grade tenant with a Standard & Poor' s BBB credit rating.

5 Correctionville, IA 51016



Price	\$1,277,049
Building Size	9,100 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single-tenant Dollar General property located in in Correctionville, Iowa. The property is currently under construction and is slated for early 2016 completion. At the time of completion, the property will be operating under a brand new, 15 year absolute triple-net lease with no landlord maintenance responsibilities. Dollar General is an investment grade tenant with a Standard & Poor' s BBB credit rating.

6 Central City, IA 52214



Price	\$1,289,231
Building Size	9,100 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single-tenant Dollar General property located in Central City, Iowa. The property is currently under construction and is slated for early 2016 completion. At the time of completion, the property will be operating under a brand new, 15 year absolute triple-net lease with no landlord maintenance responsibilities. Dollar General is an investment grade tenant with a Standard & Poor' s BBB credit rating. Central City, Iowa is located in northeastern Iowa along the beautiful Wapsipinicon River.

7 Johnston, IA 50131



Price	\$4,352,000
Building Size	14,116 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject offering is a fee simple interest in a net leased Walgreens. There are over 6 years remaining on the initial 20 year lease, with the lease calling for minimal landlord obligations. The tenant has eight 5 year options to renew. The subject property is a trophy Des Moines location with high income demographics.

8 Waterloo, IA 50701



Price	\$2,770,834
Building Size	13,500 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject offering is a fee simple interest in a net leased Walgreen's. There are over 9 years remaining on the initial 20 year lease, with the lease calling for minimal landlord obligations. The tenant has eight 5 year options to renew. The subject property is well situated on a major commercial thoroughfare, approximately 3.5 miles from the University of Northern Iowa campus.

9 Carroll, IA 51401



Price	\$2,153,000
Building Size	3,756 SF
Cap Rate	6.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Corporate Burger King in Carroll, Iowa.

10 Atlantic, IA 50022



Price	\$1,625,000
Building Size	3,841 SF
Cap Rate	5.90%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Long term absolute NNN Burger King located in Atlantic, Iowa. Atlantic, Iowa is conveniently located less than six miles south of Interstate 80 and approximately an hour from two major metropolitan areas, Omaha, Nebraska and Des Moines, Iowa. Burger King currently has over 10 years of term remaining and the lease includes two, 5-year extension options. The lease is fully guaranteed by Burger King Corporation (S&P: B+/Stable).

11 Cedar Rapids, IA 52404



Price	\$2,994,600
Gross Leasable Area	55,502 SF
Cap Rate	5.50%
Property Sub-type	Neighborhood Center
Status	Active

Property Notes

Property Description

Kohl's Ground Lease Opportunity in Bustling Retail Trade Area 18 Years Remaining on Long-Term Ground Lease Ideal Investment for a Developer Approximately 28,000 SF of Retail Space can be Developed on the Vacant Adjacent Lot to Kohl's.

12 Urbandale, IA 50323



Price	\$5,406,679
Building Size	13,093 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a single-tenant, freestanding CVS/pharmacy drugstore located in Urbandale, IA. The building is a brand new state-of-the-art drugstore with a drive-thru pharmacy pick-up window. There are 25-years remaining on the absolute net lease, with no landlord maintenance responsibilities whatsoever. The lease is corporately guaranteed by CVS Health Corporation (NYSE: CVS, S&P: BBB+/Stable, Moody' s: Baa1/Stable), a publicly-traded Fortune 500 Company (#12) with annual revenues exceeding \$139 billion (2014) and a net worth in excess of \$37.12 billion (Q2 2015).

13 Marshalltown, IA 50158



Price	\$1,499,999
Building Size	3,500 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Brand New Aspen Dental with rent commencement in March 2016. This is a NN lease for 10 years. 10% rent increase in the 6th year and in each of the 3, 5 year options. Corporate signature on lease!

14 Albia, IA 52531



Price	\$1,320,000
Building Size	3,500 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Absolute NNN Lease - 14+ Yrs Remaining 10% Rent Bumps Every 5 Years Tenant is 2nd Largest Carl's Jr/Hardee's Franchisee 278 Locations in 15 States Lease is personally guaranteed by operator Recent Store Remodel Below Market Rent Excellent 1031 Exchange Property Part of a Portfolio - 2 Addl Hardee's Available for Purchase.

15 Chariton, IA 50049



Price	\$1,005,000
Building Size	3,500 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Absolute NNN Lease - 14+ Yrs Remaining 10% Rent Bumps Every 5 Years Tenant is 2nd Largest Carl's Jr/Hardee's Franchisee 278 Locations in 15 States Lease is personally guaranteed by operator Recent Store Remodel Below Market Rent Excellent 1031 Exchange Property Part of a Portfolio - 2 Addl Hardee's Available for Purchase.



Price	\$3,214,286
Building Size	80,327 SF
Cap Rate	7%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

The subject investment opportunity is ShopKo located at 313 North Roosevelt Avenue, Burlington, Iowa. Built in 1985, this ShopKo retail store is comprised of 80,327 square feet of building space and sits on approximately 7.24 acres of land. This location also benefits from a rent/SF that is well-below market, providing investors with additional income stability in the future. The Burlington, Iowa ShopKo has roughly 15 years remaining on a true triple net lease that was entered into June 1, 2006. The current rent is \$225,000 and rent is scheduled to increase on June 1, 2017 by the lesser of six percent and 1.25x the change in CPI over the previous three years. Rent will follow this escalation structure every three years after the next rental increase. Additionally, there are two, ten-year tenant renewal options.



Price	\$2,427,617
Building Size	3,000 SF
Cap Rate	5.75%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Hardee' s located in Ottumwa, Iowa. The property consists of roughly 3,000* square feet of building space and sits on approximately 0.75* acres of land. The property is subject to a 20-year triple net "NNN" lease with no landlord responsibilities with the lease commencing February 2016. The base rent is \$139,588 and is subject to ten percent rental escalations every five years that will continue through the four, five year tenant renewal options. The tenant is LBE Restaurant Development, LLC. The lease will be guaranteed by LBE Holdings, LLC which operates over 100 units. The owner operator of LBE Holdings, LLC has over 250 Hardee' s locations under management and is the second largest Hardee' s operator in the CKE System.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.