

L A Z B O Y[®]



*ACTUAL SITE PHOTO



OFFERING
MEMORANDUM

LA-Z-BOY
ABSOLUTE NNN LEASE
6618 W. LOOP 1604 N. SAN ANTONIO, TX

OFFERING MEMORANDUM
PRESENTED BY:

KASE ABUSHARKH
FOUNDING PRINCIPAL

PHONE **925.348.1844**
EMAIL **kase@thekasegroup.com**
TX LICENSE **#708586**

JACOB ABUSHARKH
MANAGING PRINCIPAL

PHONE **415.269.2474**
EMAIL **jacob@thekasegroup.com**
DRE **#01385529**



DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



TABLE OF CONTENTS

04	INVESTMENT OVERVIEW
05	FINANCIAL SUMMARY
06	TENANT OVERVIEW
07	LOCATION AERIAL
08	REGIONAL OVERVIEW
09	DEMOGRAPHICS
10	AREA OVERVIEW

INVESTMENT OVERVIEW



The subject property is a single-tenant, freestanding La-Z-Boy located in San Antonio, Texas. It is a brand new 12 year lease, with no landlord maintenance responsibilities whatsoever. There are 2% annual rent escalations during the original term and renewal options (four, five-year options) with the same annual increases. The lease is backed by a franchise operator named Furniture Galleries of Atlanta, LLC. The property is strategically located in major retail corridor. Neighboring retailers include Walmart Supercenter, H-E-B, Hobby Lobby, Goodwill, The Home Depot, Lowe's Home Improvement and many others.

INVESTMENT HIGHLIGHTS

LONG TERM ABSOLUTE NNN LEASE

100% FEE SIMPLE INTEREST

ZERO LANDLORD OBLIGATIONS

ANNUAL 2% INCREASES IN RENT

STRONG AND EXPERIENCED FRANCHISEE

SURROUNDED BY MAJOR RETAILERS

INCOME TAX FREE STATE

OFFERING SPECIFICATIONS

ASKING PRICE \$5,015,846

CAP RATE 6.50%

NET OPERATING INCOME \$326,030

SQUARE FOOTAGE 15,225

LEASE TYPE NNN

MARKET San Antonio

FINANCIAL SUMMARY

LA-Z-BOY

LONG TERM ABSOLUTE NNN LEASE

6618 W. LOOP 1604 N. SAN ANTONIO, TX

\$5,015,846 • 6.50%

OPERATING SUMMARY

PERIOD (YEARS)	ANNUAL RENT	CAP RATE
2020	\$326,030	6.50%
2021	\$332,551	6.63%
2022	\$339,202	6.76%
2023	\$345,986	6.90%
2024	\$352,905	7.04%
2025	\$359,963	7.18%
2026	\$367,163	7.32%
2027	\$374,506	7.47%
2028	\$381,996	7.62%
2029	\$389,636	7.77%
2030	\$397,429	7.92%
2031	\$405,377	8.08%

SUMMARY

TENANT NAME	LA-Z-Boy
SQUARE FOOTAGE	15,225
LEASE END	4/30/2032
TOTAL RENT	\$326,030
OPTIONS	Four, 5 Year
INCREASES	2% Annually

TENANT OVERVIEW



LA-Z-BOY

La-Z-Boy Inc. (pronounced “lazy boy”) is an American furniture manufacturer based in Monroe, Michigan, USA, that makes home furniture, including upholstered recliners, sofas, stationary chairs, lift chairs and sleeper sofas. The company employed around 8900 people in 2017.

La-Z-Boy furniture is sold in thousands of retail residential outlets in the United States and Canada and is manufactured and distributed under license in other countries including the United Kingdom, Australia, Germany, Indonesia, Italy, Japan, Mexico, New Zealand, Turkey and South Africa. La-Z-Boy holds US and international patents on more than 200 different styles and mechanisms.

La-Z-Boy Incorporated is divided into three reportable operating segments: the Upholstery Group, the Casegoods Group and the Retail Group. The Upholstery Group primarily manufactures and sells upholstered furniture to furniture retailers and proprietary stores. This includes recliners and motion furniture, sofas, lift chairs, loveseats, chairs, ottomans and sleeper sofas. The Casegoods Group primarily sells manufactured or imported wood furniture to furniture retailers, including tables, chairs, entertainment centers, headboards, dressers, accent pieces and some coordinated upholstered furniture. The Retail Group consists of approximately 150 company-owned stores in the US. The Retail Group sells upholstered furniture and casegoods to end consumers through the retail network.

One of the most exciting events of fiscal 2019 was the acquisition of Joybird, which is providing La-Z-Boy with new consumers through a new channel. An early winner in the lifestyle e-commerce segment, Joybird produces mid-century modern furniture and offers a unique purchase experience that resonates with millennials and Gen Xers. Just five years old, Joybird has exhibited rapid growth and is driving to profitability.



PUBLICLY TRADED



8,950+ LOCATIONS

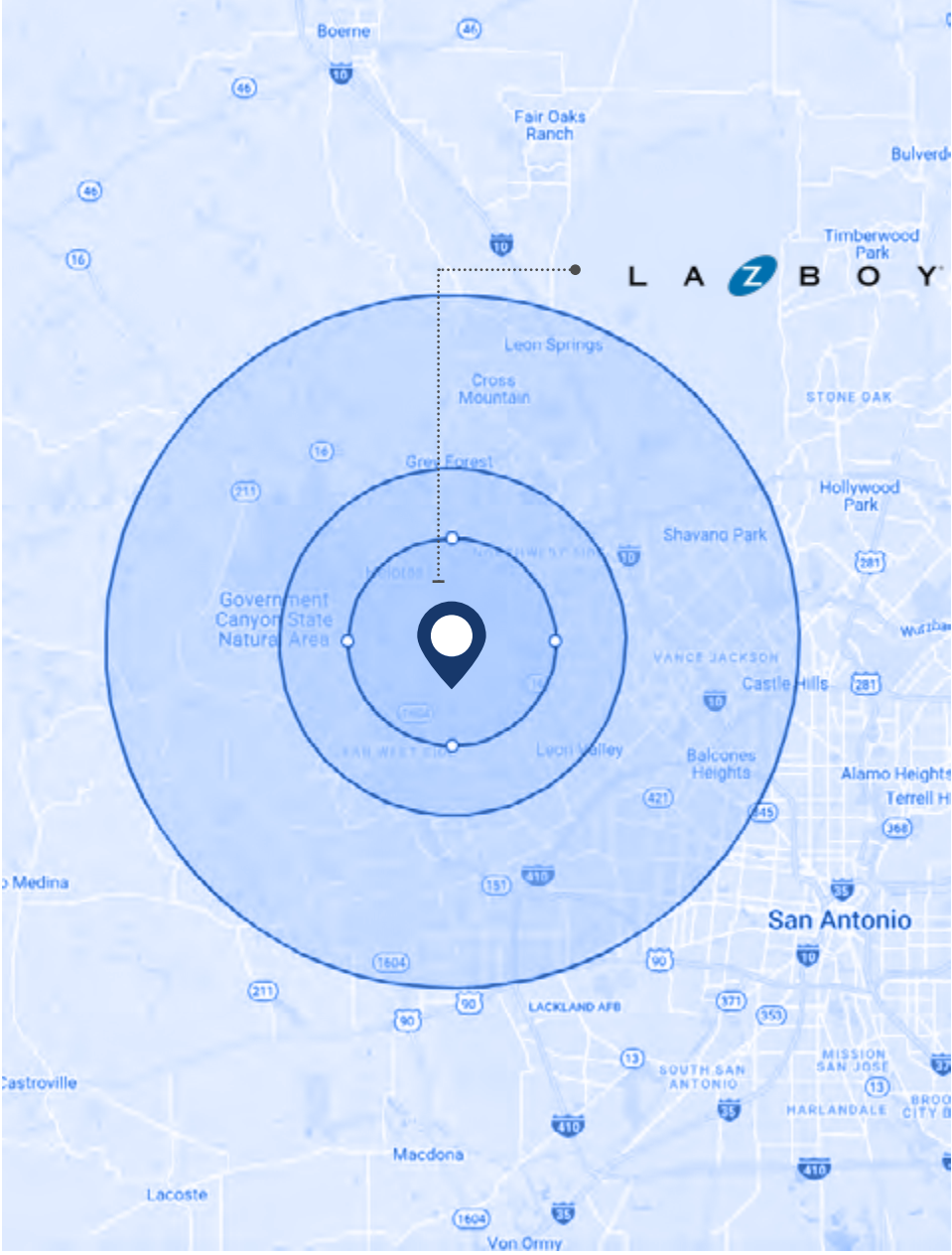
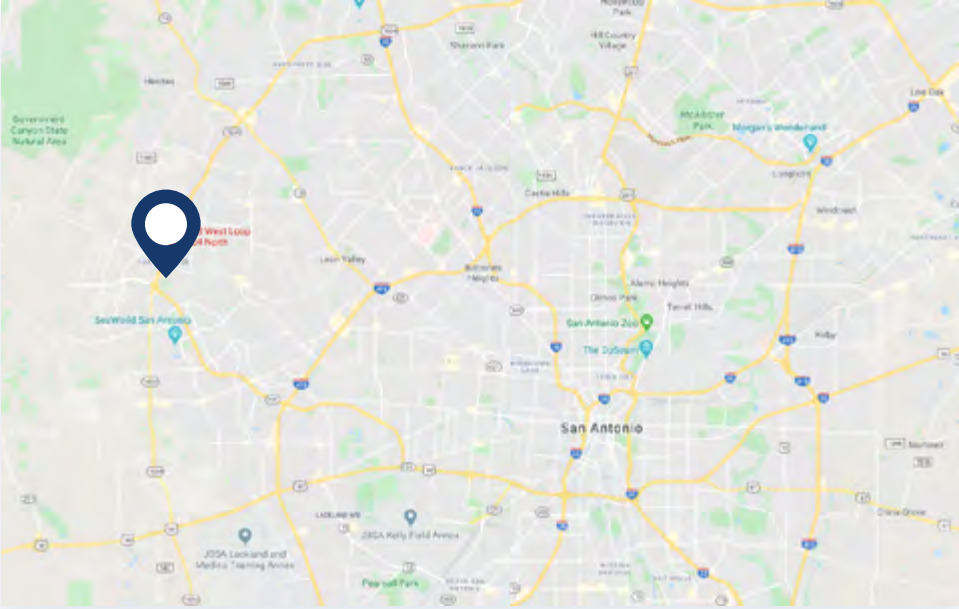


\$1.75 BILLION
IN SALES

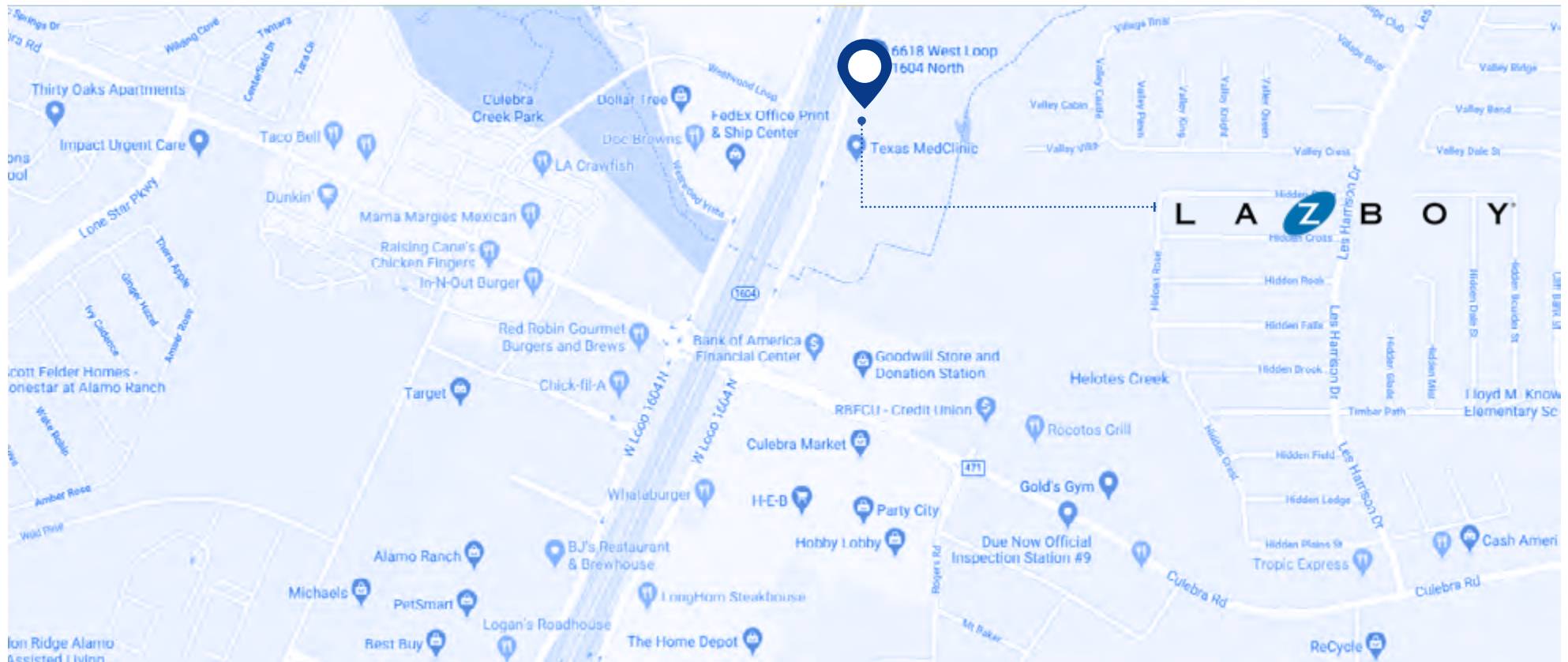
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	108,427	245,181	726,056
TOTAL HOUSEHOLDS	35,574	83,310	258,479
AVERAGE HOUSEHOLD INCOME	\$91,163	\$88,969	\$75,298
AVERAGE AGE	33.10	34.10	34.20

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	108,427	245,181	726,056
TOTAL HOUSEHOLDS	35,574	83,310	258,479
PERSONS PER HOUSEHOLD	3.00	2.90	2.70
AVERAGE HOUSEHOLD INCOME	\$91,163	\$88,969	\$75,298
AVERAGE HOUSE VALUE	\$174,586	\$179,894	\$168,786
AVERAGE AGE	33.10	34.10	34.20
WHITE	90,836	204,638	610,874
BLACK	8,882	20,505	54,567
AM. INDIAN & ALASKAN	1,113	2,485	8,390
ASIAN	3,934	9,438	31,416
HAWAIIAN & PACIFIC ISLAND	288	631	1,665
OTHER	3,374	7,483	19,144

SAN ANTONIO, TEXAS

San Antonio officially the City of San Antonio, is the seventh-most populous city in the United States, and the second-most populous city in both Texas and the Southern United States, with more than 1.5 million residents.

San Antonio's low business costs and fast-growing population have historically led to above-average, though lower-value-add, hiring. A few notable firms in each job sector call San Antonio home, including Hulu, which is in process of adding at least 500 new jobs for a viewer experience headquarters, as well as Ernst and Young, which could add up to 600 new positions at a client service center near UTSA. Okin BPS, a Czech professional services company also announced it would be bringing 1,400 new jobs to Brooks in South San Antonio, and Cuisine Solutions followed suit at Brooks shortly thereafter, announcing a \$120 million investment to hire between 400 and 700 new employees. They're not the only food manufacturing operation setting up in San Antonio either: FGF Brands is adding 600 new positions to the West Side, setting up its U.S. headquarters in the process.

L A Z B O Y®

SAN ANTONIO, TEXAS



The Kase Group

KASE ABUSHARKH

FOUNDING PRINCIPAL

PHONE 925.348.1844

EMAIL kase@thekasegroup.com

TX LIC. #708586

OFFERING
MEMORANDUM

LA-Z-BOY
ABSOLUTE NNN LEASE

6618 W. LOOP 1604 N. SAN ANTONIO, TX

JACOB ABUSHARKH

MANAGING PRINCIPAL

PHONE 415.269.2474

EMAIL jacob@thekasegroup.com

DRE #01385529