



Retail Investment Offering Memorandum:

Prospect Plaza
6403-6479 N. Prospect Avenue
Gladstone, MO 64119
(Kansas City MSA)



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In Cooperation with Licensed MO Broker



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Prospect Plaza

6403-6479 N. Prospect Avenue
Gladstone, MO 64119



Investment Summary



Prospect Plaza INVESTMENT HIGHLIGHTS

- 100% Occupied, NNN Retail Center with Desirable Service Oriented Tenants, Shadowed by Highly Rated North Kansas City School District (The Early Education Center & Professional Development Center)
- Recent Renewals and Brand-New Leases: Athletico Physical Therapy (5-Yr Renewal/600+ Locations), Regional Finance (5-Yr Renewal/350+ Locations), Laura's Paw Spa (New 10-Yr Lease) and Hunan Garden Restaurant (Over 5 Years of Term Remaining)
- Strong Demographics: Approx. 165k People Within 5 Mile Radius & Average Household Incomes of \$102k
- Positioned on a Hard Corner Lot with Multiple Points of Ingress and Egress with High Combined Traffic Counts Totaling 30,000+ VPD
- Shadow Anchors North Kansas City Schools Early Education Center Serves Nearly 1,000 Preschool Students and The Professional Development Center has Hundreds of District Educators Attending Weekly Trainings, Providing Immense Foot Traffic to the Subject Center
- Service-Oriented Retailers Ensures Recession-Resistant Performance
- 15 Miles from the State-of-the-Art, Kansas City International Airport (MCI), which Opened in February, 2023, and is the Largest Single Infrastructure Project in Kansas City's History (\$1.5 Billion Cost)
- Signalized Entrance Off of North Prospect Avenue (Primary Arterial Road) with Direct Access to Missouri Routes 1 and 152, North Oak Trafficway, and U.S Route 169
- Recent Capital Improvements: Roof Completely Replaced in 2024 with Warranty Through 2044 and Close to \$100k in Storefront Concrete Replacement



ADDITIONAL HIGHLIGHTS

- Easy Access to Larger Kansas City Regional Consumer Base (Approx. 8 Miles, 2.2 Million Residents), as well as Being Located within the Heart of Gladstone, Surrounded by Many Rooftops & Apartment Complexes, Providing Stable Daytime Traffic
- Second Largest Metro Area in the State of Missouri and Positioned to Serve Commuters from Surrounding Suburbs and Nearby Schools
- Just 3 Miles from Oak Park High School: Over 1,600 Students and Faculty Combined, was Named a 2018 National Model High School and Participates in the Missouri A+ Schools Program, Providing Post-Secondary Scholarship Eligibility to Qualifying Graduates
- Significant Employment Base Being Positioned Near Kansas City Metro Area: University of Missouri-Kansas City (Approx. 17,800 Students and Faculty Combined), Children's Mercy Hospital (Approx. 8,000+ Employees), North Kansas City Hospital (Approx. 5,000 Employees), Oracle Health (Approx. 6,400 Employees), among Several Others
- Nearby Well-Known National Retailers and Restaurants Such as Wal-Mart Supercenter, McDonald's, CVS Pharmacy, Wendy's, AutoZone, Subway, all within 1 Mile of the Subject Property



LOCATION OVERVIEW

Prospect Plaza is a neighborhood retail center located in Gladstone, Missouri, a well-established suburban market in the Northland of the Kansas City metropolitan area. Gladstone serves as a residential and commercial point within Clay County and is part of the broader Kansas City MSA, which totals approximately 2.2 million residents, giving the site access to a large regional consumer base. The property is strategically positioned on a primary local arterial road (N. Prospect Ave) with easy connections to nearby major highways and trade corridors, including Missouri Route 1 (N. Prospect Avenue's continuation), North Oak Trafficway (just east of the site) and direct access to U.S. Route 169 and Missouri Route 152 (both nearby major regional connectors in the Kansas City Northland).

The site captures a dense and affluent north-Kansas City trade area: within 1 mile there are approximately 12,661 residents (average household income \approx \$96,000), within 3 miles roughly 78,011 residents (avg. HH income \approx \$95,000), and within 5 miles roughly 165,762 residents (avg. HH income \approx \$102,703). These demographics reflect a stable mix of families and established households that support neighborhood retail demand. The broader Northland/Kansas City metro supplies additional population and employment density that further strengthens the site's draw. Additionally, the property offers strong regional access. Kansas City International Airport (MCI) is approximately 15 miles northwest of Gladstone, providing convenient passenger and air-cargo service for the region. Multiple local roads and nearby interstates provide easy access to Downtown Kansas City and to the broader metro area.

Prospect Plaza is located within the North Kansas City School District, an award-winning district serving over 25,200 students and faculty and recognized statewide for academic innovation and community investment. One of the district's high schools, Oak Park High School (located 3 miles north with approx. 1,600 students and faculty combined), was named a 2018 National Model High School and participates in the Missouri A+ Schools Program, providing post-secondary scholarship eligibility to qualifying graduates. At the elementary level, Linden West Elementary (located 3 miles northwest with approx. 550 students and faculty combined) is ranked among the top 25 most diverse elementary schools in the state, underscoring the inclusive and engaged family-oriented community surrounding the property.

The area also benefits from nearby higher education and medical institutions that drive steady daytime traffic and service demand. Metropolitan Community College, Maple Woods Campus (located just 4 miles northeast) serves thousands of students in general education and workforce training programs, while the University of Missouri-Kansas City (UMKC) (approx. 15,300 students) and Rockhurst University (approx. 3,500 students) are both within 20-25 minutes (approx. 13 miles South), reinforcing the broader metro's educational base. On the healthcare side, North Kansas City Hospital, a 451-bed regional medical center employing over 4,700 people, serves as the area's largest health system. Saint Luke's North Hospital, Barry Road Campus and Liberty Hospital also support the Northland's growing healthcare corridor.

Major employers in the greater Gladstone submarket include regional grocers and national retailers such as Hy-Vee (over 91,000 employees across 285 locations) and Walmart (over 2.1 million employees worldwide), as well as significant public-sector and school district employment. The area is also supported by major regional institutions including North Kansas City Hospital, which employs over 4,700 people, and Cerner Corporation with 6,400 employees, both of which draw substantial daily traffic. These employment anchors, along with school and healthcare traffic, help sustain a stable retail environment, while nearby auto, home-improvement stores, and restaurants reinforce Prospect Plaza's role as a neighborhood, convenience-oriented destination.

Gladstone and the Prospect Plaza trade area present a compelling investment profile for neighborhood retail: a stable residential base, solid household incomes, proximity to recognized school districts, healthcare institutions, and colleges, as well as easy access to major regional roadways and Kansas City's labor and population pool, and a proven retail corridor that supports frequent customer visits. These fundamentals make Prospect Plaza an attractive option for an investor seeking steady neighborhood retail cash flow and long-term tenancy demand.



Gladstone
MISSOURI



Location Overview



SUMMARY

Price:	\$2,720,000
Gross Leasable Area:	11,614
Price/SF:	\$234.20
NOI:	\$208,073
CAP Rate:	7.65%
Year Built:	1999
Lot Size:	2.738 Acres
Foundation:	Concrete
Roof:	Brand-New (2024) w/ 20-Yr Warranty
Parking Lot:	Approx. 165 Spaces



Current Operating Data

Rental Income:	\$208,627
Tenant Reimbursements:	\$100,567
Potential Gross Income:	\$309,194
Vacancy (Actual):	\$0
Vacancy for Reimbursements Lost:	\$0
Effective Gross Income:	\$309,194
Expenses:	(\$101,121)
NOI:	\$208,073
Annual Debt Service:	\$149,139
Structural Reserve (\$0.10/S.F.):	\$1,161.40
Cash Flow After Reserves:	<u>\$57,773</u>







Anticipated New Financing

Loan Amount:	\$2,040,000
Down Payment:	\$680,000
Loan Type:	New Loan
Interest Rate:	6.15%
Amortization:	30 Years
Term:	5 Years
Loan-to-Value (LTV):	75.00%



Financial Analysis



Tenant	Square Feet	% of Total	Tenant Since	Lease Start	Lease Expiration	Rent/ S.F.	Annual Rent	Lease Type	Bumps	Option Rate/ S.F.
 (1)	2,000	17.22%	2019	9/1/2019	8/31/2031	\$ 24.09	\$ 48,180	NNN	Only if extended then the annual increases in the option will then be bumps	Option 1: Year 8 - \$24.09/SF Year 9 - \$24.57/SF Year 10 - \$25.06/SF Year 11 - \$25.56/SF Year 12 - \$26.08/SF
	1,546	13.31%	2010	11/1/2023	10/31/2026	\$ 13.75	\$ 21,258	NNN	None	None
 (2)	2,520	21.70%	2025	3/5/2025	9/30/2035	\$ 12.46	\$ 31,395	NNN	10/1/2026 - \$12.50/SF 10/1/2027 - \$13.00/SF 10/1/2028 - \$13.50/SF 10/1/2029 - \$14.00/SF 10/1/2030 - \$14.50/SF 10/1/2031 - \$15.00/SF 10/1/2032 - \$15.50/SF 10/1/2033 - \$16.00/SF 10/1/2034 - \$16.50/SF	Option 1: Year 1 - \$17.00/SF Year 2 - \$17.50/SF Year 3 - \$18.00/SF Year 4 - \$18.50/SF Year 5 - \$19.00/SF
	1,470	12.66%	2023	11/1/2023	2/28/2027	\$ 15.50	\$ 22,785	NNN	None	None
	1,558	13.41%	2013	8/1/2024	7/31/2031	\$ 17.41	\$ 27,125	NNN	None	None
	2,520	21.70%	2018	1/1/2026	12/31/2030	\$ 22.97	\$ 57,884	NNN	None	Option 1: 2% Annual Increases Option 2: 2% Annual Increases
Total Property	11,614	100.00%				\$ 17.96	\$ 208,627			

Pro Forma Calendar Year: September 1, 2026 through August 31, 2027

(1) Blended rental rate for expected first year renewal increase.
 (2) Blended rental rate for increase effective 10/1/2026.



Financial Analysis



- (1) Historically CAM has included Admin and Management Fees. We have separated for Pro Forma purposes.
- (2) 2025 Includes One-Time Expense for Irrigation Repairs
- (3) 2024 includes window caulking, painting the slope front, and minor repairs which accounted for \$8,400. 2025 Included Concrete Ramp Striping and Expense for Bobcat
- (4) 2025 Includes \$14,178 for New Carrier Rooftop Unit

		2023	2024	2025	Pro Forma 2026	\$/SF
INCOME:						
Rental Income		\$ 63,865	\$ 192,673	\$ 181,367	\$ 208,627	\$ 17.96
Tenant Reimbursements:						
Real Estate Tax		6,052	22,107	21,525	33,781	2.91
Insurance		641	2,081	2,081	11,355	0.98
CAM (1)		9,791	57,527	62,469	35,156	3.03
Fixed Amt RET/INS/CAM- Boba					8,085	0.70
Amortized Repairs Income					-	-
Management Fee (1)					7,289	0.63
Admin. Fees (1)					4,903	0.42
Water					-	-
Miscellaneous Income (Maintenance Fees 2025)				390	-	-
Gross Potential Rental Income		\$ 80,350	\$ 274,386	\$ 267,831	\$ 309,194	\$ 26.62
Vacancy (Actual)	0.00%				-	-
Vacancy For Reimbursements Lost (Actual)	0.00%				-	-
Effective Gross Income		\$ 80,350	\$ 274,386	\$ 267,831	\$ 309,194	\$ 26.62
OPERATING EXPENSES:						
Management Fee	4%	\$ 7,000	\$ 18,000	\$ 18,000	\$ 8,345	\$ 0.72
Real Estate Taxes		34,100	34,296	37,166	38,676	3.33
Insurance		10,149	9,588	12,857	13,000	1.12
Landscaping (2)		4,219	8,655	12,959	8,500	0.73
Snow Removal		-	9,181	13,115	10,000	0.86
Utilities		1,775	1,324	943	2,500	0.22
Repairs & Maintenance (3)		9,012	25,126	23,059	11,500	0.99
Parking Lot Repairs & Maintenance					1,000	0.09
Trash Removal		1,603	5,343	6,431	6,500	0.56
Roof Repairs & Maintenance		3,000	4,740	-	250	0.02
Non-Reimbursable Utilities		2,481	4,864	2,129	100	0.01
Non-Reimbursable Repairs & Maintenance (4)		7,452	4,334	15,822	750	0.06
Total Expenses		\$ 80,791	\$ 125,450	\$ 142,481	\$ 101,121	\$ 8.71
Net Operating Income		\$ (441)	\$ 148,937	\$ 125,350	\$ 208,073	\$ 17.92
Loan Analysis						
Net Operating Income					\$ 208,073	\$ 17.92
Cash Flow Available Before Debt Service					\$ 208,073	\$ 17.92
Capitalization Rate					7.65%	7.65%
Valuation					\$ 2,720,000	\$ 234.20
Loan to Value					75.00%	75.00%
Loan Amount					\$ 2,040,000	\$ 175.65
Rate					6.15%	6.15%
Term					5	5
Amortization					30	30
Annual Debt Service					\$ 149,139	\$ 12.84
Debt Service Coverage Ratio					1.40	1.40



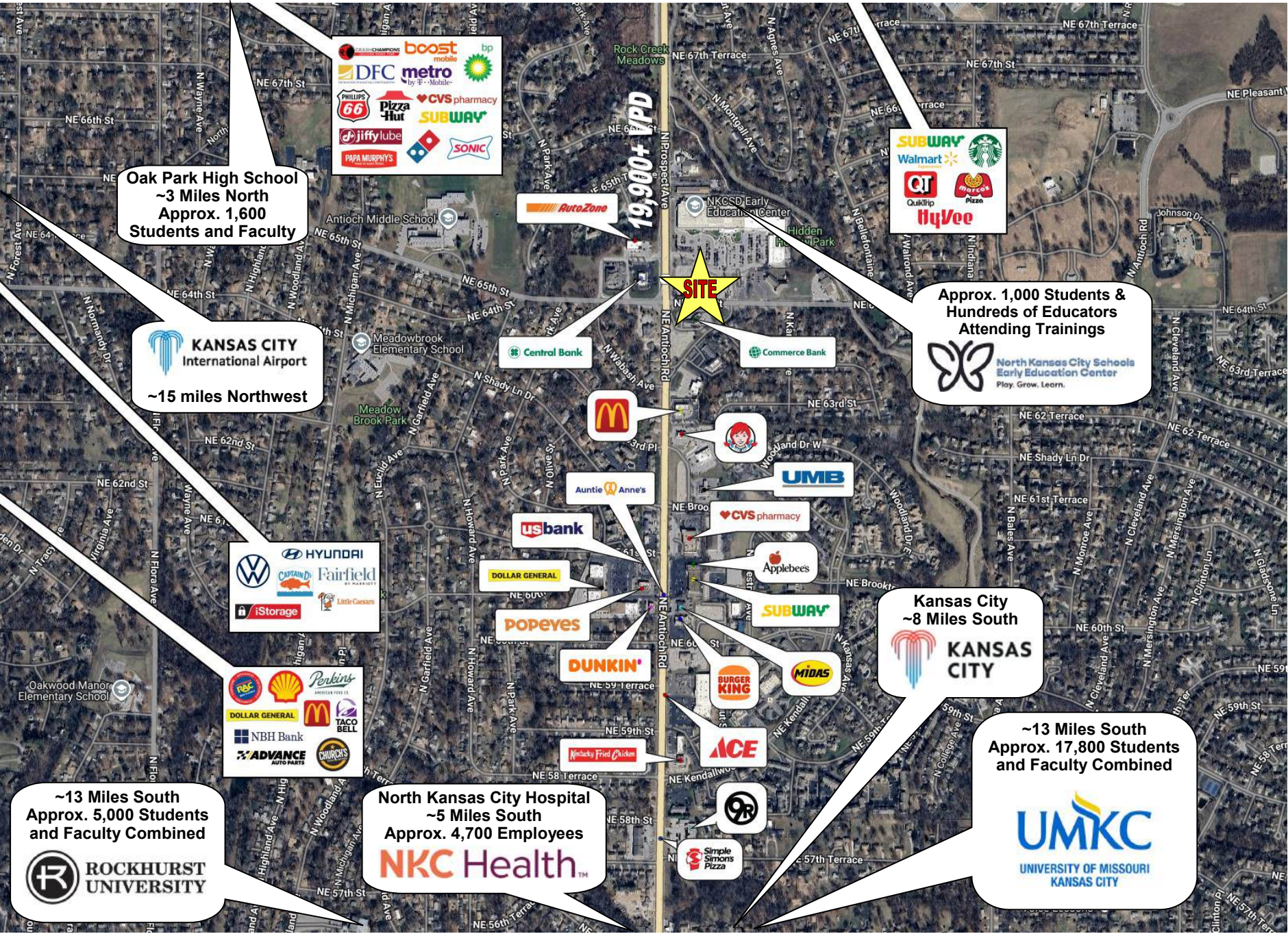
Property Analysis

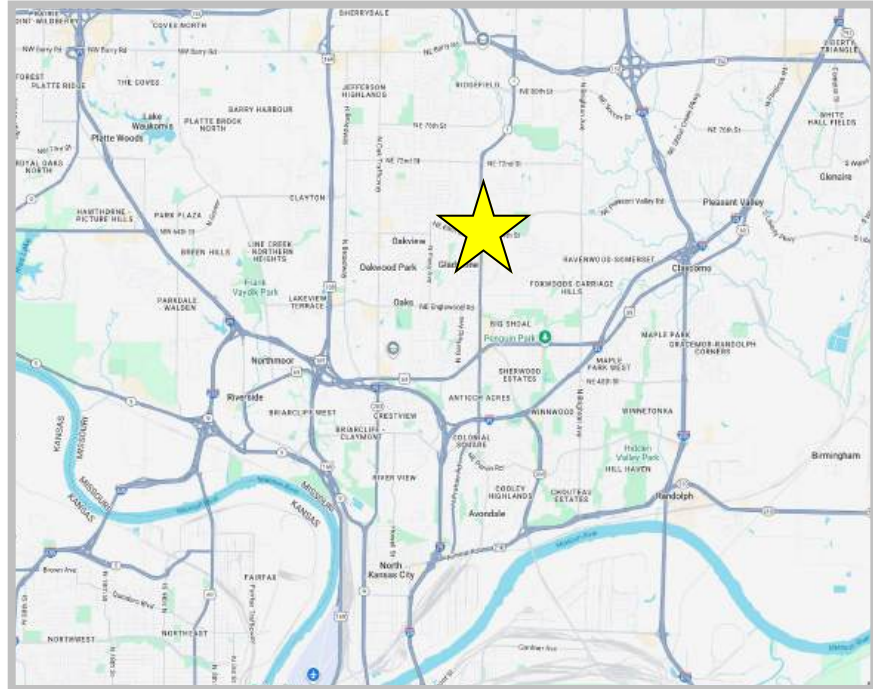
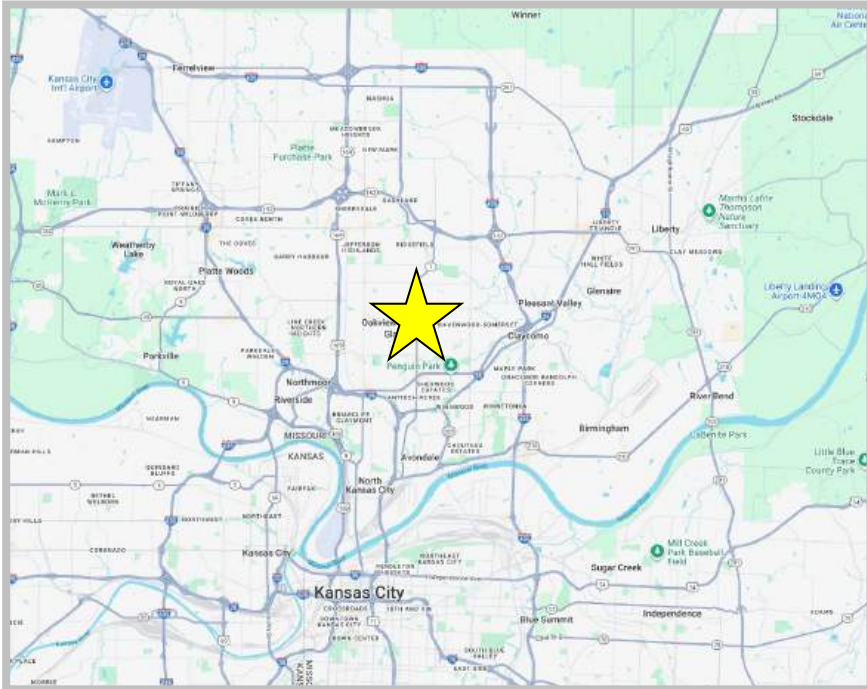
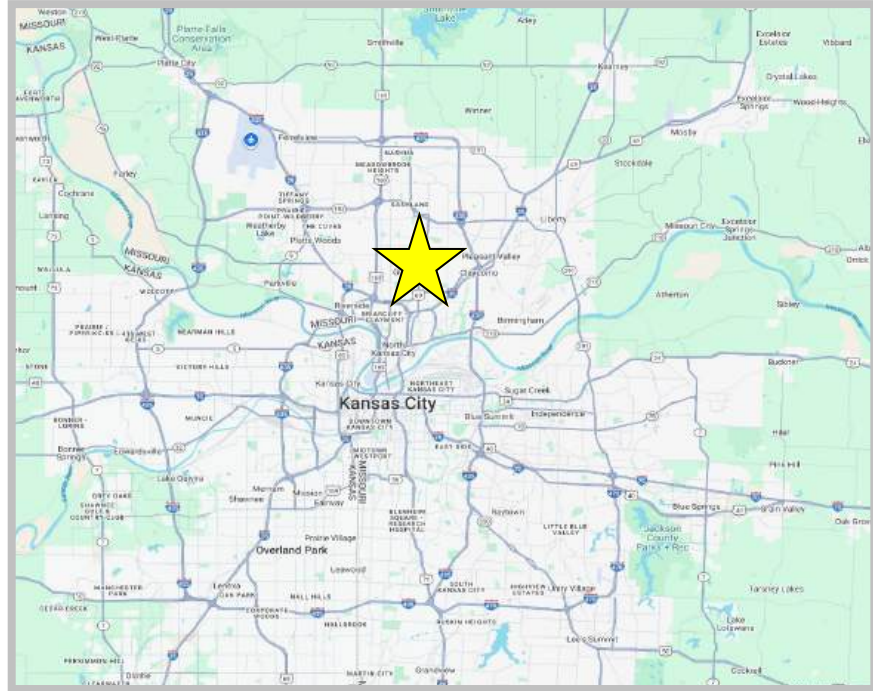
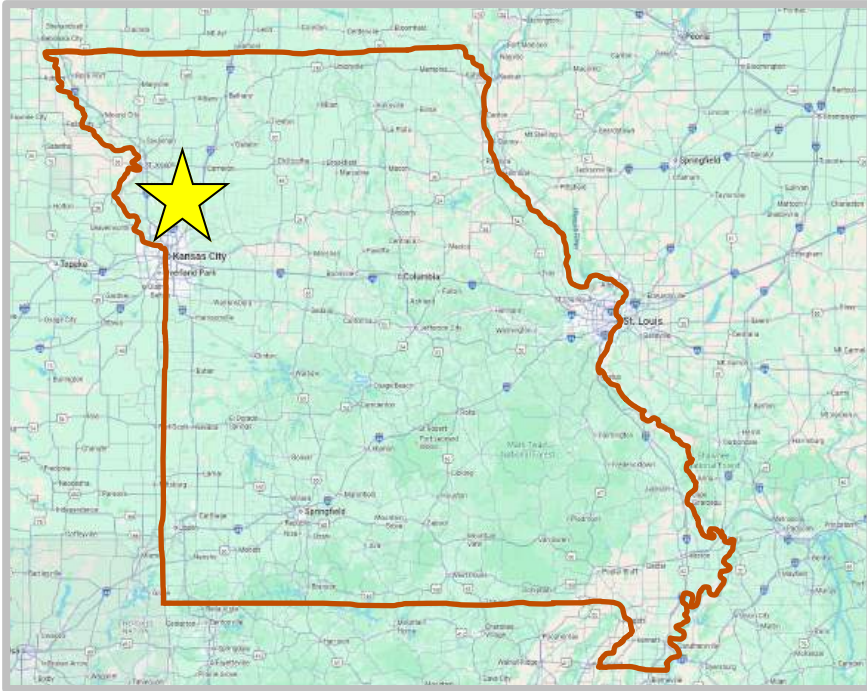


Aerial Views



Aerial Map







6403 N Prospect Ave Gladstone, MO 64119	3 mi radius	5 mi radius	10 mi radius
Population			
2025 Estimated Population	78,011	165,762	476,636
2030 Projected Population	78,472	169,993	487,882
2020 Census Population	77,125	161,576	454,166
2010 Census Population	70,111	140,872	404,643
2025 Median Age	37.7	36.9	35.4
Households			
2025 Estimated Households	33,763	71,638	194,997
2030 Projected Households	34,713	75,307	204,288
2020 Census Households	32,693	67,522	180,994
2010 Census Households	29,660	59,112	158,900
Projected Annual Growth 2025 to 2030	0.6%	1.0%	1.0%
Historical Annual Growth 2010 to 2025	0.9%	1.4%	1.5%
Income			
2025 Estimated Average Household Income	\$94,904	\$102,703	\$101,385
2025 Estimated Median Household Income	\$78,305	\$84,354	\$80,681
2025 Estimated Per Capita Income	\$41,102	\$44,429	\$41,597
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.9%	4.5%
2025 Estimated Some High School (Grade Level 9 to 11)	4.8%	4.0%	5.8%
2025 Estimated High School Graduate	28.7%	26.2%	25.7%
2025 Estimated Some College	22.2%	23.0%	21.2%
2025 Estimated Associates Degree Only	9.2%	9.2%	8.3%
2025 Estimated Bachelors Degree Only	21.6%	23.6%	22.0%
2025 Estimated Graduate Degree	11.8%	12.2%	12.5%
Business			
2025 Estimated Total Businesses	1,987	4,374	18,772
2025 Estimated Total Employees	15,613	39,122	242,105
2025 Estimated Employee Population per Business	7.9	8.9	12.9
2025 Estimated Residential Population per Business	39.3	37.9	25.4



Tenant Analysis

ATHLETICO

PHYSICAL THERAPY



Athletico Physical Therapy is one of the nation’s leading providers of outpatient orthopedic rehabilitation services, specializing in physical therapy, occupational therapy, and athletic training. Founded in 1991 and headquartered in Oak Brook, Illinois, the company operates more than 600 locations across 20 states and the District of Columbia.

Athletico’s clinics provide a wide range of services focused on improving mobility, reducing pain, and restoring functional independence for patients recovering from injury, surgery, or chronic conditions. The company partners with physicians, employers, and athletic programs to deliver evidence-based care through licensed clinicians and certified specialists. The company is also backed by BDT Capital Partners, a prominent private investment firm, supporting its continued national expansion and operational strength.

Athletico’s mission, “to empower people, inspire hope, and transform lives,” drives its reputation as a trusted provider in the growing outpatient rehabilitation market. With a strong regional footprint, consistent referral base, and a focus on personalized patient care, Athletico Physical Therapy continues to be a leader in the healthcare and wellness sector.

Source: athletico.com

Tenant Lease Abstract

Headquarter (US):	Oak Brook, IL
# of Total Locations:	600
Moody’s Credit Rating:	B2
GLA:	2,520
Tenant Since:	2018
Current Term Start:	1/1/2026
Lease Expiration:	12/31/2030
Rental Bumps:	None
Options:	(2) 5-Yr.
Exclusive:	Physical/Occupational Therapy
Other Termination:	None

Tenant Recapture

Common Area Maintenance:	5% Cap on Controllable
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Mgmt./Admin. Fee:	Either Admin of 15% on CAM or Management Fee - not both

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$57,884.00	\$4,823.70	\$22.97
<u>Option 1:</u>	\$59,041.68	\$4,920.14	\$23.43
<u>Option 2:</u>	\$60,222.51	\$5,018.54	\$23.90



State Farm™

State Farm Insurance (Moody's "Aa1" / S&P "AA") is the largest provider of auto and home insurance in the United States, serving over 91 million policies and accounts nationwide. Headquartered in Bloomington, Illinois, State Farm operates through a network of approximately 19,000 independent contractor agents and more than 65,000 employees across all 50 states and the District of Columbia. The company's broad range of financial and insurance services includes auto, home, renters, life, health, and commercial insurance, as well as banking and investment products offered through its subsidiaries.

State Farm consistently ranks among the Fortune 50 companies and reported over \$144 billion in revenue and \$138 billion in assets in 2023, underscoring its financial strength and long-term stability. Built on its well-known slogan, "Like a good neighbor, State Farm is there," the company emphasizes local community engagement, customer service, and financial reliability. State Farm's strong brand presence, extensive agent network, and diversified product portfolio position it as a cornerstone of the U.S. insurance industry.

Source: statefarm.com

Tenant Lease Abstract

Headquarter (US):	Bloomington, IL
Moody's Credit Rating:	Aa1
S&P Credit Rating:	AA
GLA:	1,546
Tenant Since:	2010
Current Term Start:	11/1/2023
Lease Expiration:	10/31/2026
Rental Bumps:	None
Options:	None
Exclusive:	None
Other Termination:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$21,258.00	\$1,771.46	\$13.75

Tenant Recapture

Common Area Maintenance:	5% Cap on Controllable
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Management Fee:	Pro Rata Share
Admin. Fee	15% on CAM Expenses



For over 30 years, Regional Finance has been helping people get the money they need. They understand that everyone needs a little help now and then, so their dedicated team of employees takes the time to listen to their customer's needs to ensure they can help them find the personal loan that's right for them. They offer fixed-rate, fixed-term personal loans that have helped customers pay down higher-interest debts, pay medical and household bills, buy new appliances and furniture, pay for special occasions like trips and weddings, get extra cash, and build and strengthen their credit history. They currently serve their customers from over 350 convenient locations across 19 states.

Source: regionalfinance.com

Tenant Lease Abstract

Headquarter (US):	Greer, SC
# of Total Locations:	350+
GLA:	2,000
Tenant Since:	2019
Current Term Start:	9/1/2019
Lease Expiration:	8/31/2031
Rental Bumps:	Annual
Options:	None
Exclusive:	None
Other Termination:	None

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Management Fee:	Pro Rata Share
Admin. Fee:	15% on CAM Expenses

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$48,180.00	\$4,015.00	\$24.09
<u>Bumps:</u>			
Year 8:	\$48,180.00	\$4,015.00	\$24.09
Year 9:	\$49,140.00	\$4,095.00	\$24.57
Year 10:	\$50,120.00	\$4,176.00	\$25.06
Year 11:	\$51,120.00	\$4,260.00	\$25.56
Year 12:	\$52,120.00	\$4,343.33	\$26.06

**Operating costs (CAM, INS, MGMT) shall not increase by more than 10% over the immediately proceeding year



L A U R A ' S PAW SPAW

PROFESSIONAL PET GROOMING

Tenant Lease Abstract

Headquarter (US):	Gladstone, MO
# of Total Locations:	1
GLA:	2,520
Tenant Since:	2025
Current Term Start:	3/5/2025
Lease Expiration:	9/30/2035
Rental Bumps:	Annual
Options:	(1) 5-Yr.
Exclusive:	None
Other Termination:	None

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Management Fee:	Pro Rata Share
Admin. Fee:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
*Current:	\$31,395.00	\$2,616.25	\$12.46
Bump 10/1/2026:	\$31,500.00	\$2,625.00	\$12.50
Bump 10/1/2027:	\$32,760.00	\$2,730.00	\$13.00
Bump 10/1/2028:	\$34,020.00	\$2,835.00	\$13.50
Bump 10/1/2029:	\$35,280.00	\$2,940.00	\$14.00
Bump 10/1/2030:	\$36,540.00	\$3,045.00	\$14.50
Bump 10/1/2031:	\$37,800.00	\$3,150.00	\$15.00
Bump 10/1/2032:	\$39,060.00	\$3,255.00	\$15.50
Bump 10/1/2033:	\$40,320.00	\$3,360.00	\$16.00
Bump 10/1/2034:	\$41,580.00	\$3,465.00	\$16.50

Option 1:

Year 1:	\$42,840.00	\$3,570.00	\$17.00
Year 2:	\$44,100.00	\$3,675.00	\$17.50
Year 3:	\$45,360.00	\$3,780.00	\$18.00
Year 4:	\$46,620.00	\$3,885.00	\$18.50
Year 5:	\$47,880.00	\$3,990.00	\$19.00

**Pro Forma Calendar Year: September 1, 2026 through August 31, 2027*
Blended rental rate for increase effective 10/1/2026.



湖 南

 南
Hunan Garden
Chinese Restaurant

Tenant Lease Abstract

Headquarter (US):	Gladstone, MO
# of Total Locations:	1
GLA:	1,558
Tenant Since:	2013
Current Term Start:	8/1/2024
Lease Expiration:	7/31/2031
Rental Bumps:	None
Options:	None
Exclusive:	None
Other Termination:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$27,125.00	\$2,260.40	\$17.41

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Management Fee:	Pro Rata Share
Admin. Fee:	20% on CAM Expenses



BobaRun

Tenant Lease Abstract

Headquarter (US):	Gladstone, MO
# of Total Locations:	1
GLA:	1,470
Tenant Since:	2023
Current Term Start:	11/1/2023
Lease Expiration:	2/28/2027
Rental Bumps:	None
Options:	None
Exclusive:	None
Other Termination:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current*:	\$22,785.00	\$1,898.75	\$15.50

*Fixed amount of \$5.50/SF until end of current term.

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Management Fee:	Pro Rata Share
Admin. Fee:	None



DISCLOSURE, CONFIDENTIALITY & DISCLAIMER

CONFIDENTIALITY AGREEMENT

The information within this Offering Memorandum will set forth an understanding regarding the relationship between the Recipient of this package (the “Recipient”) and The Cooper Group and the confidentiality of the investment information to be supplied to you and your organization for use in considering, evaluating and/or purchasing this property (the “Property”). The recipient acknowledges that all financial, contractual, marketing, and informational materials including but not limited to lease information, occupancy information, financial information, projections, data Information and any other similar information provided by The Cooper Group which relates to the Property (collectively, the Confidential Information), whether said information was transmitted orally, in print, in writing or by electronic media is confidential in nature and is not to be copied or disseminated to any party without the prior consent of The Cooper Group. The Recipient acknowledges and agrees that the Confidential Information is of such a confidential nature that severe monetary damage could result from dissemination of that information to unauthorized individuals. The Recipient shall limit access to the Confidential Information to those individuals in the Recipient’s organization with a “need to know” and shall take all precautions reasonably necessary to protect the confidentiality of the Confidential Information. The Recipient acknowledges and agrees that the Confidential Information and any copies thereof are the property of The Cooper Group and that all such information will be returned to The Cooper Group upon written request. Any offers or inquiries from Recipient in connection with this investment proposal shall be forwarded, confidentiality, to The Cooper Group. Other than The Cooper Group, recipient agrees that neither Recipient nor The Cooper Group shall be obligated to pay any procuring broker fees in connection with this investment unless a separate written Brokerage Agreement is entered into and written acknowledgement of any procuring Brokerage Agreement is received from all parties to the investment transaction. Procuring brokers must provide written introductions of potential investors and receive written acknowledgment from The Cooper Group for representation to be recognized. This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

DISCLOSURE & DISCLAIMER

The Memorandum contains selected information pertaining to the property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property, to be all-inclusive or to contain all or part of the information which perspective Recipients may require to evaluate the purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the owner or The Cooper Group. All references disclosed herein related to acreage, square footages and/or other measurements may be approximations and the best information available. The summaries of information included herein do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Photos herein are the Property and respective owners and use of these images without the express written consent of the owner is prohibited.

The owner and the Cooper Group expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or terminate discussions with any entity and any time with or without notice which may arise as a result of review of this Memorandum.

Neither the owner or the Cooper Group, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or its contents; and you are to rely solely on your investigators and inspections of the property in evaluating a possible purchase of the Property. The information contained in this document has been obtained from sources to be reliable. While the Cooper Group does not doubt its accuracy, the Cooper Group has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the Property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors.



Retail Investment Offering Memorandum



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