



Mobile 1 (T-Mobile)

Blue Springs, MO

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C A P I T A L
P A C I F I C



Mobile 1 (T-Mobile) - Blue Springs, MO

Purchase Price:	\$925,000
Cap Rate:	7.75%
Total Rentable Area:	2,000 Square Feet
Price Per Square Foot:	\$462.50
Lot Size:	12,220 Square Feet
Year Built:	2008
Current Occupancy:	100%
Lease Type	NNN
Address:	805 State Highway 7, Blue Springs, MO 64014

MOBILE 1

T-Mobile exclusive dealer

Investment Overview

This Fee Simple offering is an excellent opportunity for an investor to purchase a newly constructed Mobile 1 Wireless property that is located in Blue Springs, MO. Mobile 1, a T-Mobile exclusive retailer, is one of the largest T-Mobile exclusive retailers in the country. Mobile 1 currently operates 61 stores in AZ, CO, KS, MO, IL, OH, and MI.

This Mobile 1 property (subject property) is located at 805 NW State Rt. 7, approximately .2 miles from Interstate 70. The subject property will serve as a retail store for Mobile 1. The property is currently under construction and business will be open in January 2008. The building will feature a glazed stucco façade with a glass store front and will also include a pylon sign. The site is highly visible and accessible from State Rt. 7 where the average daily traffic count exceeds 40,000 vehicles. This 2,000 square foot building enjoys excellent ingress and egress from State Route 7 and is located just off the signalized intersection of State Rt. 7 and NW Mock Avenue. The subject property is a free standing building that is surrounded by stable retail tenants and new retail construction. The subject property is located directly across the street from Long John Silvers, McDonald's, and Park Plaza 1 shopping center which was rehabbed in the spring of 2007. Park Plaza 2 a 9,000 square foot retail center is currently being built next to Park Plaza 1 and it will open in May 2008. The surrounding area has been revitalized with a brand new Starbucks/Verizon property, Check\$mart and a newly rebuilt Copperleaf Shopping Center that are all located 100 yards from the subject property. Nearby retailers located within a half mile radius include Denny's, Quality Inn, Applebee's, BP Amoco, Baskin Robins, Sprint, Taco Bueno, McDonald's, Long John Silvers, Winstead's, Dominoes, Subway, Office Depot, Hobby Lobby, Commerce Bank, and a Ford Dealership. Located approximately a half mile from the subject property is the St. Mary's Hospital a JCAHO- accredited, 143-bed medical center offering a full array of acute care, outpatient and extended care services.

The subject property has a brand new 10 year lease that generates \$71,700 with 1-10 year option. Rent shall escalate at the conclusion of each five year segment of the initial term and of the escalation term by 15%.

This offering presents an investor with an opportunity to acquire a brand new free standing building at a 7.75% CAP, in a highly dense retail area on heavily trafficked State Rt. 7, with a new 10 year lease, 1-10 year option with strong rental escalations, in highly stable and mature neighborhood.

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Price:		\$925,000
Price Per Square Foot:		\$462.50
Capitalization Rate:		7.75%
Total Rentable Area:		2,000
Occupancy:		100%
Stabilized Income	Per Square Foot	
Scheduled Rent	\$35.85	\$71,700
Effective Gross Income	\$35.85	\$71,700
Less:	Per Square Foot	
Taxes	\$0.00	\$0.00
Insurance	\$0.00	\$0.00
Roof and Structure	\$0.00	\$0.00
Total Operating Expenses		\$0.00
Equals: Net Operating Income		\$71,700

This information has been secured from sources we believe to be reliable. Capital Pacific makes no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risks for inaccuracies



Tenant	Sq. Ft.	Term	Current Rent	Monthly Rent	Yearly Rent	Monthly Rent / Ft	Yearly Rent / Ft
Mobile 1 (T-Mobile)	2,000	1/15/2008-1/14/2013	\$71,700	\$5,975	\$71,700	\$2.99	\$35.85
		1/15/2013-1/14/2018		\$6,871	\$82,452	\$3.44	\$41.23
		1/15/2018-1/14/2023	Option 1	\$7,902	\$94,824	\$3.95	\$47.41
		1/15/2023-1/14/2028		\$9,087	\$109,044	\$4.54	\$54.52
Current Totals: 2,000			\$71,700	\$5,975	\$71,700		

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Newly rebuilt Copperleaf Center: 100 yards South of Subject Property



Newly built Retail Property: 100 yards South of Subject Property

PHOTOS



PHOTOS / AERIAL



Interstate 70



Strip Center



Subject Property



St. Mary's Hospital



Residential Housing

Highway 7

Park Plaza 1



Park Plaza 2 (New Construction)

Copperleaf Center



McDonald's: Diagonally across from Subject Property & State Highway 7



Long John Silver's: Across from Subject Property & State Highway



Advocates for Growth

— serving Blue Springs, MO —



BLUE SPRINGS MAYOR STEVE STEINER: COMMUNITY'S COLLECTIVE VISION COMING TRUE

[← Back to News](#)

September 26, 2007

Kansas City Star
September 27, 2007
By STEVE STEINER

I'm often asked by citizens in my community, "What's going on in Blue Springs?"

With a smile, and without hesitation, I reply "We have a lot going on! Our city is on the move toward progress and growth, and we've got to get the word out."

Blue Springs has long been known as a bedroom community, recognized for favorable housing, award-winning schools and designation as a preferred place to live for working commuters. That reputation, however, is changing.

Through citizen efforts and a city government that is working to embrace growth and improve the quality of life, Blue Springs is being redefined as a place to live, work, and play.

Signs of progress are everywhere:

- As the seventh-largest city in the metro area, Blue Springs continues to be fast-growing. Over the last 10 years, its population has increased by over 20 percent to more than 53,000 residents.

- Growth in the southern part of our city is occurring as a result of the annexation of more than 2,000 acres, which increased our land mass by 20 percent. This new mixed-use development corridor comprises land on the east and west side of Missouri 7 from approximately Moreland School Road three miles south to Colbern Road. Mixed in these developments will be 150 new businesses, comprising total new investment in Blue Springs of more than \$1.5 billion.

- The Blue Springs School District continues to be recognized for distinction in performance by the Missouri Department of Elementary and Secondary Education and has earned numerous awards for its high-quality education services, community involvement and support.

- Blue Springs works to enhance the quality of life through excellent health-care services and abundant recreation and wellness opportunities.

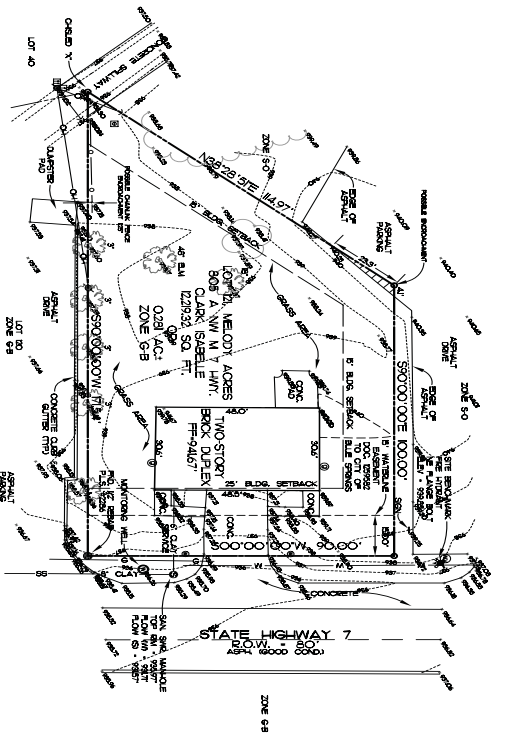
Residents can use a full-service acute-care hospital, St. Mary's Medical Center, and enjoy close proximity to great lakes, outstanding park and trail amenities and a championship-level public golf course.

Like nearby cities, Blue Springs is on the cusp of an economic, social and cultural renaissance.

New residential and commercial projects in the south, redevelopment of aging commercial properties like those of the new Village Gardens and Copperleaf Village along Missouri 7 and the Adams Dairy Landing project are all examples of a community's collective vision coming true.

The largest project, Adams Dairy Landing, was created with the diverse needs of consumers in mind. The development covers about 65 acres, with 606,568 square feet of retail space. It will bring two major retail anchors, possibly Target and Lowe's, several junior anchor stores and about 70,000 square feet of additional lifestyle retail.





REAL DESCRIPTION:
 PART OF THE EAST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 20 WEST, OF THE 6TH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI.

SUBJECT DESCRIPTION:
 THAT PART OF THE EAST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 20 WEST, OF THE 6TH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI, PARTICULARLY DESCRIBED AS AND BEING AT THE SOUTHWEST CORNER OF LOT 18 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 20 WEST, OF THE 6TH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI, CONTAINING CERTAIN PARTS OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 20 WEST, OF THE 6TH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI, AND BEING THE CONTAINERS OF RECORD OF PLAT.

NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THE PLAT, THE SURVEY DOES NOT PERTAIN TO, NOR DOES IT AFFECT, THE RIGHTS OF ANY PERSON OR ENTITY IN ANY REAL PROPERTY TO WHICH THE FOLLOWING APPLICABLE RECORDS ARE REFERENCED TO THE EXTENT OF THE RIGHTS OF SUCH PERSON OR ENTITY IN SUCH REAL PROPERTY. THE RIGHTS OF ANY PERSON OR ENTITY IN SUCH REAL PROPERTY SHALL BE DETERMINED BY THE RECORDS OF THE PUBLIC RECORDS, INCLUDING BUT NOT LIMITED TO THE RECORDS OF THE PUBLIC RECORDS, THE RECORDS OF THE PUBLIC RECORDS, AND ANY OTHER RECORDS THAT MAY AFFECT THE RIGHTS OF ANY PERSON OR ENTITY IN SUCH REAL PROPERTY.
2. BASIS OF BEHAVIOR: PLAT BOOK 24, PAGE 42.
3. SURVEY PERTAINING TO A PORTION OF A PARCEL DESCRIBED IN JEFFERSON COUNTY PLAT BOOK 24, PAGE 42.
4. THE SURVEY IS SUBJECT TO THE RIGHTS OF ANY PERSON OR ENTITY IN ANY REAL PROPERTY TO WHICH THE FOLLOWING APPLICABLE RECORDS ARE REFERENCED TO THE EXTENT OF THE RIGHTS OF SUCH PERSON OR ENTITY IN SUCH REAL PROPERTY.
5. THE SURVEY IS VALID ONLY IF THE BEARING INCLUDES THE BEARINGS AND DISTANCES OF THE PROPERTY SHOWN HEREON IS ZONED G-8 GENERAL BUSINESS AND G-9 WITHIN THE CITY LIMITS OF THE TOWNSHIP OF JEFFERSON COUNTY, MISSOURI.
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7. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY CONDUCTED BY THE SURVEYOR AND ARE NOT TO BE CONSIDERED AS GUARANTYING THE LOCATION OR DEPTH OF SUCH UTILITIES. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER UTILITIES THAT MAY BE LOCATED AT OR NEAR THE PROPERTY SHOWN HEREON. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER UTILITIES THAT MAY BE LOCATED AT OR NEAR THE PROPERTY SHOWN HEREON. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER UTILITIES THAT MAY BE LOCATED AT OR NEAR THE PROPERTY SHOWN HEREON.
8. THE LOCATION, ADDRESS, DISTANCE, OR UTILITY SERVICE LINES TO THE PROPERTY SHOWN ARE SHOWN HEREON OR UNKNOWN.
9. SURVEYOR HAS MADE NO INVESTIGATION OR INSPECTION OF THE PROPERTY OR ANY OTHER MATTERS WHICH MAY AFFECT THE RIGHTS OF ANY PERSON OR ENTITY IN SUCH REAL PROPERTY.
10. THE SURVEYOR HAS MADE NO INVESTIGATION OR INSPECTION OF THE PROPERTY OR ANY OTHER MATTERS WHICH MAY AFFECT THE RIGHTS OF ANY PERSON OR ENTITY IN SUCH REAL PROPERTY.
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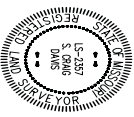
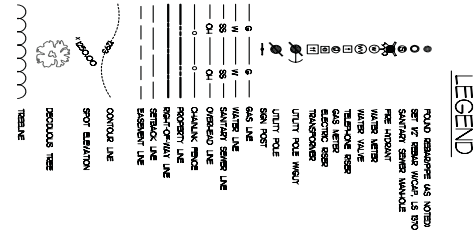
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SURVEY



Blue Springs, MO

The City of Blue Springs, located 15 miles east of Kansas City, MO, is a prime market for retailers, manufacturers and service firms. The business community is comprised of more than 1,200 small, medium and large firms offering all types of manufacturing, products and services. Blue Springs, Missouri, is one of the fastest growing communities in the 10-county Kansas City metropolitan area. Retailers have an attractive demographic group to cater to, with the median household income in Blue Springs being \$62,820.

Blue Springs has tremendous potential for new business through its availability of space, strong workforce and outstanding support services. New business continues to rise and the economy has been consistent through out the metro area. A 2,000-acre section of land south of Blue Springs was annexed three years ago, vaulting the city back into the fold of vital, growing, and thriving communities. And now, a carefully orchestrated effort, meshing developers, city officials, planners and community members into one strong unit to bring a fresh and exciting energy to Blue Springs. That effort is embodied in the Blue Springs Economic Development Corporation.

Population	1 Mile:	3 Miles:	5 Miles:
1990 Population	10,747	41,384	48,382
2000 Population	11,302	49,309	64,201
2005 Population	11,226	51,148	71,163
2010 Population			

2005 Income			
Average Household Income	\$60,856	\$71,620	\$76,091
Median Household Income	\$58,893	\$67,053	\$69,413

2005 Housing Units			
Total Housing Units	4,792	20,482	28,717
Owner Occupied Housing Units	63.01%	67.69%	69.77%
Renter Occupied Housing Units	24.03%	19.07%	16.50%
Vacant Housing Units	12.96%	13.24%	13.73%

2005 Employment			
Total Business Establishments	545	1,771	2,440
Total Employees	5,775	17,929	24,896

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