

AutoZone

THE HOME DEPOT

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Westwood
Net Lease Advisors
Parent Company of 1031-NIN-Properties

Pamida



Representative Photo

**902 East 14th Street
Larned, Kansas 67550**

***Financing is Available (10.3% Cash on Cash Return!)**

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www.westwoodnetlease.com

toll free: 866-638-1031



Property Description

Tenant:	Pamida
Price:	\$2,158,285
Cap rate:	8.75%
Cash on Cash:	10.30%
NOI:	\$188,850
Building size:	26,500 sq ft
Lot size:	TBD
Year built:	2008

Lease Information

Lease type:	NNN
Lease term:	15 years
Project completion:	Spring 2008
Options:	3 (5 years)
Rent escalation:	10% after year 10 and every 5 years after
Lease guarantor:	Pamida Corporate Guarantee

Location

- Pamida's Target Market
- Stable Population

Financing Summary: (New Loan)

5 Year fixed
25 Year Amortization
6.25% interest (this rate is time sensitive and subject to change)
35% Down (\$755,399)

*Please call Chris Schellin for more details (314) 997-5227 x104



Property Description:

The subject property is leased to Pamida and located in Larned, KS. The property offers the investor a rare opportunity to purchase a long term NNN lease with a corporate guarantee and the benefit of rent increases in the primary term. The primary term of the lease is 15 years with 10% rent increases after year 10 and every 5 years thereafter.

Location Description:

Larned is the county seat for Pawnee County . Approximately 4,200 people reside in the Larned area. Established in 1873, Larned was named after the near-by Fort Larned, named for Col. Benjamin F. Larned, and founded by Henry Booth. Larned attracts many tourists because of its close proximity to Ft. Larned, and its location on the Historic Santa Fe Trail. Many of the streets in town still consist of hand-laid brick, and interesting houses built in the early 1900's. Larned is home to over 100 different types of businesses and eight churches. The town has many celebrations, such as a living history weekend, Santa Fe Trail Days, and the Pawnee County Fair. During the summer, the Fort also has many living history days in which volunteers reenact life on the Fort





Tenant Information

Pamida

Pamida Stores Operating Co., LLC (“Pamida”) (www.pamida.com), a general merchandiser with 211 stores as of May 2008; of which 143 contain pharmacies, services small and rural underserved communities in sixteen Midwest, North Central, and Rocky Mountain states. With approximately 5.6 million retail square feet in total, stores range in size from 3,000 to 50,000 square feet and average approximately 30,000 square feet. Pamida serves communities with an average population of 4,000 to 7,000 people. Central to Pamida’s merchandising success is its convenient, one-stop shopping format and proactive community outreach as a hometown partner. The Company employs approximately 5,900 teammates across the chain, of which 310 are located at the Store Support Center in Omaha, Nebraska.

The company has brought in several key executives who have a considerable amount of retail expertise working with such companies as Toys R Us, Wal-Mart, Home Depot, Target and other major retailers. Part of the company’s strategy is to go into communities where they can have a pharmacy included within their stores (through the acquisition of a local independent pharmacy), which they believe is a very strong customer driver for sales volumes and traffic.





Company Information

Locations

Headquartered in Omaha, Nebraska, Pamida has 211 locations in small towns in 16 states throughout the Midwest and Rocky Mountain regions.

Average Market Size

Pamida stores serve citizens in towns with an average population of 5,000 people.

Pharmacies

Pamida operates pharmacies in 143 of its stores, and also offers mail-out pharmacy services. Plans are to continue to add pharmacies to the Pamida family.

Pamida Product Offerings

Pamida carries a wide variety of merchandise, including top-quality name brands such as Reebok, Cannon, Unionbay, Sony, Russell, Kodak, Champion, and KitchenAid. Pamida's selection includes apparel, home electronics, domestics, seasonal, and grocery offerings.

Pamida Services

In addition to merchandise and pharmacy services, Pamida offers customers the Pamida credit card, gift cards, layaway services, senior day events, on-line digital photo processing, limited product assembly services, health screenings, and more.

Pamida Growth Strategy

Pamida is committed to growth through the addition of new pharmacies and store locations in smaller, rural communities in the upper Midwest United States. In 2007 Pamida opened an additional 21 stores and will continue to add additional stores and pharmacies throughout the coming years.



History of Pamida

In 1948, Jim Witherspoon and Lee Wegener began operating a "service merchandiser" business. Through this business, 22 salespeople provided supermarkets across a 5-state area with health and beauty aids, house wares, records and tapes, and some soft lines items.

Based on the concept of operating an "outlet" store for the products offered to the supermarkets, Witherspoon and Wegener opened their first retail store as part of the Gibson Products Company in Knoxville, Iowa, in November of 1963. The store did so well that another location was opened in nearby Oskaloosa, Iowa, just 2 weeks later. This rapid growth pattern continued as Witherspoon and Wegener expanded their concept into small towns throughout the Midwest and west central United States. In the late 1970s, the relationship with Gibsons ended, and the Pamida name began appearing on the stores.

The Pamida name has an interesting origin. It represents the first two letters of the first names of Witherspoon's three sons, Pat, Mike, and David. Pamida stores are generally located in county seat towns with populations ranging from 3,000 to 8,000 people. The stores carry both hard lines and soft lines categories of merchandise as well as seasonal items. The company also operates its own Pharmacy division.

In 1981, Witherspoon and Wegener sold Pamida to the team members; then, in 1986, Citicorp Capital Investors, Ltd. acquired a principal financial interest in the company. During the late 1980s, Pamida modernized the merchandising layout of its stores, converting them to a racetrack prototype with a special emphasis on apparel categories. Pamida also installed POS technology into all of its stores.

In 1999, ShopKo Stores, Inc., a fortune 500 company headquartered in Green Bay, Wis., purchased Pamida and began operating the company as a separate division.

In 2005, ShopKo Stores, Inc. was purchased by an affiliate of Sun Capital Partners, Inc., a leading private investment firm. For more information on Sun Capital Partners, visit its Web site at www.suncapart.com.

Pamida's success is based on several basic principles: merchandise variety, outstanding value, and fast, friendly customer service. These factors are as important today as they have been for the past three decades. Pamida's future looks bright. With a new vision, strong leadership, and sound financial and merchandising strategies, Pamida's history will continue to unfold well into the 21st Century.

Amazon

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Pamida Locations



Pamida
Hometown Values



For Additional Information Contact

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