



## ORSCHELN Farm & Home



Representative Photo

**718 Fourth Street  
Gothenburg, NE 68138**

**\*Relocation of a store that has operated for the last 30 years!**

AutoZone

THE HOME DEPOT

WALMART

IHOP

RadioShack



### Property Description

Tenant:	Orscheln Farm & Home Inc
Price:	\$1,535,450
Cap rate:	8.0%
NOI:	\$122,836
Building size:	22,960 sq ft
Lot size:	3.51 Acres
Year built:	2008

### Lease Information

Lease type:	NNN
Lease term:	20 years w/ increases
Rent commencement:	January 1, 2009 (est.)
Options:	4 (5 years) w/ increases
Lease guarantor:	Orscheln Farm & Home Inc.

### Rent Schedule

<b>Years 1-5</b>	\$122,836 (8.0% Cap)	<b>Years 11-15</b>	\$145,796 (9.5% Cap)
<b>Years 6-10</b>	\$134,316 (8.75% Cap)	<b>Years 16-20</b>	\$157,276 (10.25% Cap)

### Highlights

- Corporate Guarantee from private company that operates approx. 150 stores
- Brand New Construction, **Proven Location!**
- This site is a relocation, Orscheln has operated in Gothenburg for the last 30 YEARS!**



### **Property Description**

This investment provides an investor with a brand new 20 year net lease from Orscheln Farm and Home, LLC. The subject property is located in the town of Gothenburg, NE and is a relocation of a store that has been in existence in Gothenburg for approx. 30 years. This shows that Gothenburg is a proven city for Orscheln and will continue to flourish for years to come. It should also be noted that Orscheln typically leases for 15 years however corporate had agreed to a 20 year base term for this site which further demonstrates the strength of this location. In addition, the Landlord's only responsibility is the structure.

### **Location Description**

The Subject property is located in Gothenburg, NE. The site is located on 4th street, a major thoroughfare in the city. Area retailers include McDonalds, Subway and many local establishments. In addition, this property sits right next to a brand new Pamida that will be a big driver in traffic from the local community. Pamida is a general merchandise store that sells household goods in 16 states.

### **Tenant Information:**

Orscheln Farm and Home, LLC is a private company of 150 stores in nine states that Orscheln offers animal feed and health items, pet supplies, clothing, sporting goods, and lawn and garden care products, as well as hardware automotive supplies, and plumbing and electrical equipment. The family-owned company is part of The Orscheln Group, which, in addition to its agricultural supply business, has automotive parts manufacturing and real estate development operations.



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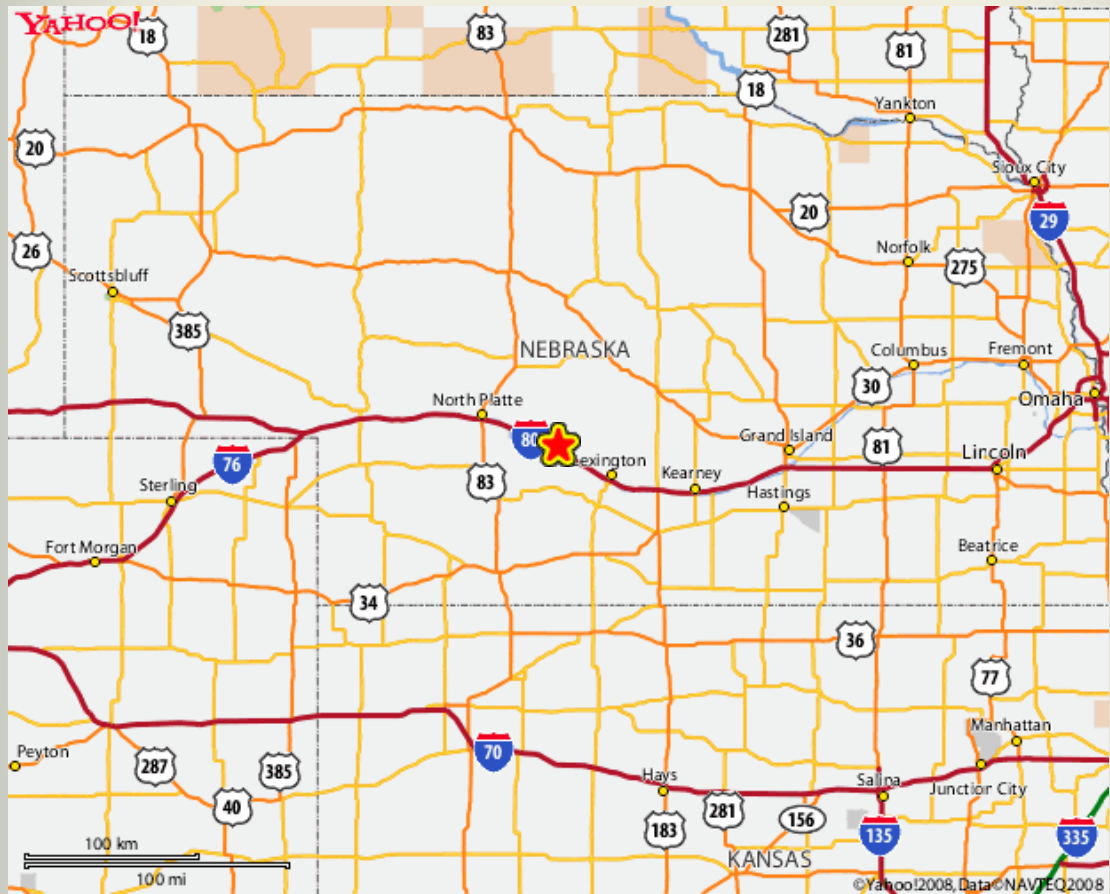
IHOP

Walmart

RadioShack

# Map

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





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