



RIB CRIB BBQ & GRILL

1750 Lareu Street | Garden City, KS | 67846

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As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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This Corporate Rib Crib property has 10 years remaining with three 5-year renewal options and 5% rent adjustments every 5 years.

This property is located in a newer retail development area and surrounded by Sam's Club, TJ Maxx, Menards, Dicks Sporting Goods, Ross Dress for Less, Petco, Hobby Lobby, Ulta, Buffalo Wild Wings and in the immediate area of The Home Depot, Walmart, Target and much more.

NOT High Visibility from U.S. Highway 400 and conveniently located off the intersection of U.S. Highway 400 and 156.

Excellent demographics with a 5-mile population over 32,000 people and an average house-hold income of \$68,318.

Garden City is a city in and the county seat of Finney County, Kansas. The city is home to Garden City Community College and the Lee Richardson Zoo.

INVESTMENT SUMMARY

PRICE	\$2,592,000
CAP	7.00%
NOI	\$181,443.65*
RENT/SF	\$37.20
PRICE/SF	\$551.13
RENT ADJUSTMENTS: 5% Every 5 Years	
YEARS 6-10	\$181,443.65
YEARS 11-15	\$190,515.83

LEASE INFORMATION

LEASE TYPE	NN
LEASE TERM	15 Years
RENEWAL OPTIONS	Three 5-Year
LEASE COMMENCEMENT	11/16/2015
LEASE EXPIRATION	12/31/2030



LEASE NOTES:

Net, Net Lease. Landlord shall maintain and repair structural portions of the premises and roof replacements. Tenant shall reimburse landlord their proportionate share of the expenses based on the remaining months in term divided by the useful life of the replacements.

*NOI based upon November 2020 rent. Seller to credit difference at closing.

PROPERTY INFORMATION

ADDRESS	1750 Lareu Street, Garden City, KS 67846
BUILDING SIZE	4,645 SQ FT
LOT SIZE	43,560 SQ FT
COUNTY	Finney
YEAR BUILT	2015

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2019 POPULATION	5,464	28,822	32,641
2024 POPULATION	5,561	28,914	32,706
2019 MEDIAN HOUSEHOLD INCOME	\$55,673	\$52,218	\$52,018
2019 AVERAGE HOUSEHOLD INCOME	\$68,725	\$68,110	\$68,318

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2019 and 2024.

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RibCrib Launces Ambitious National Expansion Plan

RestaurantNews.com

[Click here to view the full Press Release.](#)

With More than 60 locations across the Midwest and Southwest, RibCrib is reinventing their unique brand with a proven and turnkey franchise model for driven entrepreneurs. From the very beginning, when Bret Chandler founded RibCrib in Tulsa in 1992, the chain has been rooted in the tradition of slow cooked hickory smoked meats and home-style sides. Today, that same sentiment remains as the brand celebrated its 25th anniversary last year on solid footing thanks to a sharpened focus, steady growth and an increased push into franchising with a new fast casual restaurant concept it launched– all while remaining true to its barbecue roots, which have been, and continue to be, key to its longevity.

“Almost everyone can relate to barbeque in some sense because people are driven by an emotional connection to barbecue– it’s very strong and powerful,” said Garrett Mills, CEO of RibCrib and Chandler Hospitality Group. “The nostalgia is there for RibCrib and we like that we have some history behind our brand. But over the years, you realize you have to stay relevant.”



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PROPERTY	Rib Crib BBQ & Grill
TENANT	The Rib Crib BBQ Inc.
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated

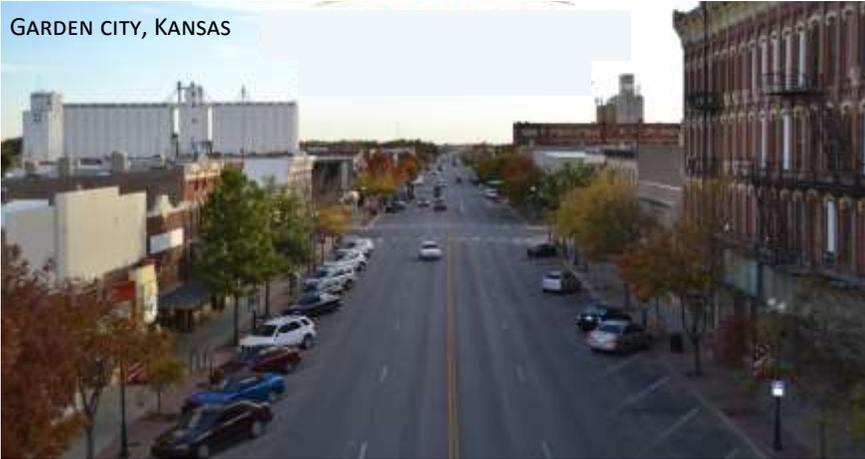


Rib Crib is an Oklahoma-based restaurant that specializes in hickory-smoked barbecue and smoked meats in a casual, comfortable setting. The barbecue joint’s signature recipe is in its slow-smoked ribs, but RibCrib also serves a complete menu of traditional sides and sandwiches. Creating a home for true carnivores, Rib Crib operates and franchises more than 60 full-service barbecue restaurants in Oklahoma, Missouri, and a half dozen other states. In addition to barbecue ribs, the chain offers brisket, pork, and smoked chicken, as well as appetizers, salads, and dessert. Bret Chandler, a former Mazzio's Italian Eatery franchisee, started Rib Crib in 1992. RibCrib was in Restaurant Business magazine’s “top 50 growth chains” list.



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GARDEN CITY, KANSAS



This Rib Crib BBQ & Grill property is located on Lareu Street which is just south of East Kansas Avenue. Traffic counts along this street average over 9,000 vehicles per day, while U.S. Route 400 just west of the property average over 9,500 vehicles daily. Major retailers in the surrounding area include Sam’s Club, Walmart Supercenter, Target, Menards, The Home Depot, Target, Taco Bell, McDonald’s, Subway, Goodwill, Auto Zone, Dollar General and much more. Garden City is a city in and the county seat of Finney County, Kansas. The city is home to Garden City Community College and the Lee Richardson Zoo, the largest zoological park in western Kansas.

The Garden City Community College is one of 19 Kansas community colleges. The present 14-building 63-acre, is also one of six regional organizations for degree-granting post-secondary institutions in the United States. It serves as the accrediting body for higher education in 19 states ranging from Arizona to Wyoming and from Indiana to Colorado. The college has served the public longer than any other community college in Kansas. GCCC is the senior leader in community college education for Kansas with a tradition of preparing men and women of all ages from diverse backgrounds for success in their lives and careers. The Aspen Institute College Excellence Program has ranked GCCC amount the top percent of American community colleges. The Lee Richardson Zoo is home to hundreds of native and exotic animals, the Lee Richardson Zoo features over fifty beautifully landscaped acres in Garden City, spacious animal habitats, walking paths, playgrounds, picnic areas, and shady avenues for guests of all ages to enjoy. The zoo supports conservation projects and reproduction of the world’s rare and endangered species. The zoo is open year round, free to pedestrians. The zoo connects people with wildlife inspiring appreciation and understanding of the natural world through conservation, education, and engaging experiences. Garden City continues to work to enhance its standing as the regional hub of western Kansas. The community is home to several financial institutions, medical facilities, and retail hopping areas. However, with several feedlots, fields, and grain elevators throughout the country, the local economy remains driven largely by agriculture. The main employers in Finney County are Tyson Fresh Meats, USD 457, St. Catherine Hospital (102 bed facility), and Finney County.



GARDEN CITY COMMUNITY COLLEGE

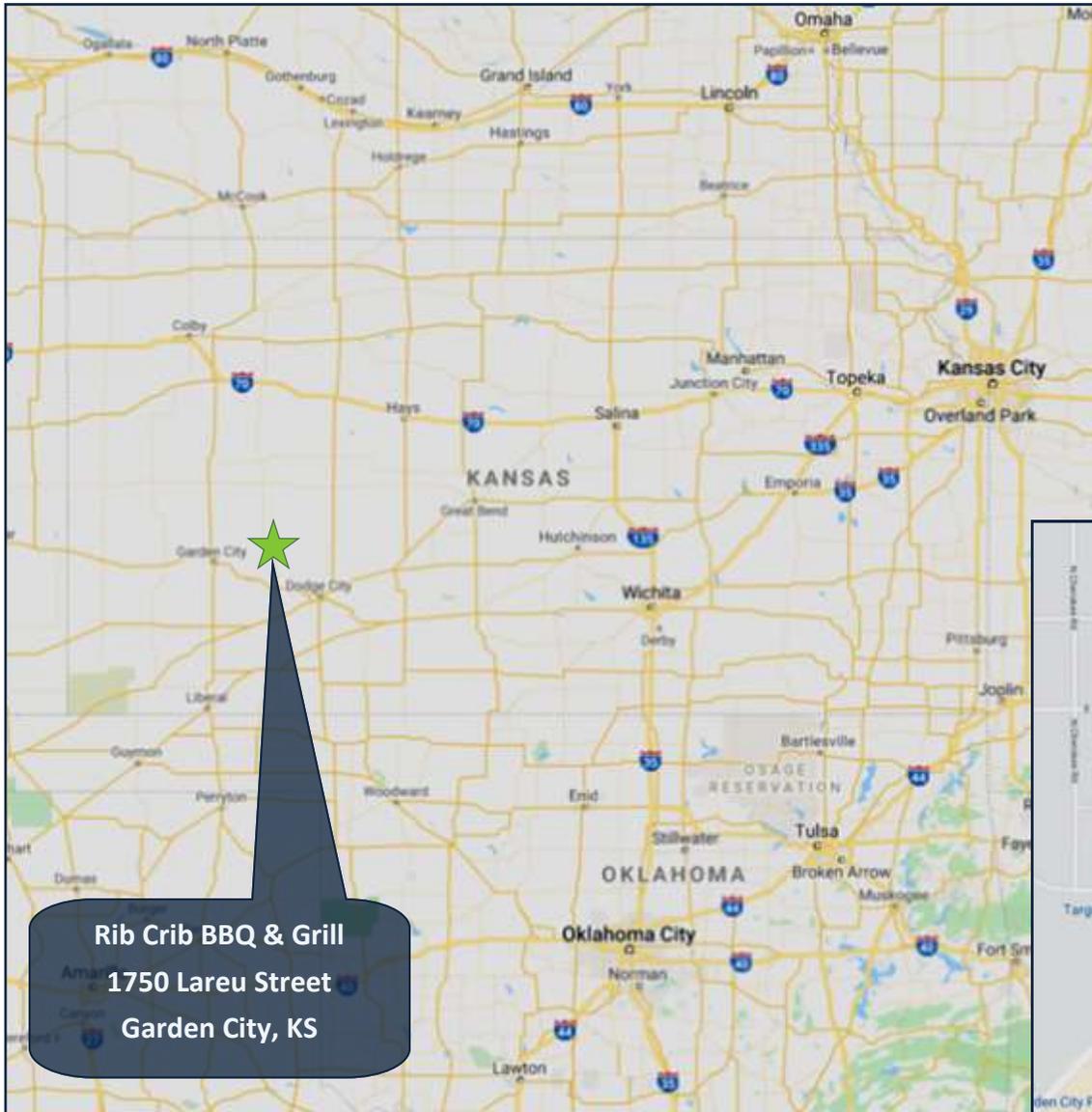


LEE RICHARDSON ZOO



ST CATHERINE HOSPITAL

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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate, brokerage, and investment company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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PROVEN SUCCESS RECORD

- Completed in excess of 800 net leased sales transactions totaling over \$2.1 billion
- Combined sales experience of over 60 years
- Specialized in NNN investment market for more than 20 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

- | | | |
|-----------------------|----------------------------|---------------------|
| 7-Eleven | Dollar General | O'Reilly Auto Parts |
| Advance Auto | Family Dollar | Petco |
| Applebee's | Gander Mountain | Sherwin Williams |
| Arby's | Goodwill | Starbucks |
| BJ's Wholesale | Jack in the Box | Taco Bell |
| Bridgestone/Firestone | Jiffy Lube | Tires Plus |
| Buffalo Wild Wings | KinderCare Learning Center | Tractor Supply |
| Burger King | Kohl's | Trader Joe's |
| Camping World | McDonald's | Valvoline |
| CVS Pharmacy | National Tire & Battery | Walgreens |



Front L to R: Amanda Leathers, Keith Sturm, Deb Vanneilli, Back L to R: Emily Marsh & Larissa Jackson