



**CONFIDENTIAL OFFERING MEMORANDUM
LA-Z-BOY CORPORATE NNN INVESTMENT
15836 N. Scottsdale Road, Scottsdale, AZ 85254**

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For Sale Exclusively by:

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EXECUTIVE SUMMARY

ASSET OVERVIEW

| | |
|------------------------|-------------------------------------------------------------------------|
| PROPERTY DETAIL: | NNN Investment |
| STREET ADDRESS: | 15836 N. Scottsdale Road Scottsdale, AZ 85254 Parcel # 215-42-034 |
| YEAR CONSTRUCTED: | 1999 |
| BUILDING SIZE: | 22,721 +/- SF |
| SITE AREA: | 1.53 +/- AC |
| TOTAL NOI: | \$630,000 (As of March 1, 2021) |
| LEASE TERM: | 10 Years, 7 months |
| PRICE: | \$11,000,000 |
| CAP RATE: | 5.73% (As of March 1, 2021) |
| LANDLORD OBLIGATIONS: | Structure only (not roof) |
| LEASE EXPIRATION DATE: | February 28, 2031 |
| RENEWAL OPTIONS: | One (1) Five (5) Year Option at CPI with a Floor of 15% |
| TENANT: | La-Z-Boy Incorporated |



INVESTMENT HIGHLIGHTS

Velocity Retail Group is pleased to offer to the retail investment marketplace this NNN lease investment in Scottsdale, Arizona. The lease is backed by La-Z-Boy Incorporated and is an excellent opportunity for an investor to acquire an attractive, low-risk asset located in the highly desirable Kierland trade area. The 22,721 +/- square foot building, on a 1.53 acre lot, was built in 1999 with 215 feet of frontage on Scottsdale Road. The store is ranked #3 out of the 350 La-Z-Boy stores nationally. This free-standing building has full visibility to Scottsdale Road, the main north/south arterial in the trade area where over 36,600 cars per day pass directly in front of the property. Tenant is responsible for all building maintenance including roof except for the structure. Maricopa Assessor Parcel #: 215-42-034



NORTH SCOTTSDALE LOCATION MAP



KIERLAND TRADE AREA



PROPERTY LOCATION



TENANT SUMMARY



La-Z-Boy Incorporated

La-Z-Boy Incorporated is one of the world's leading residential furniture producers, marketing furniture for every room of the home. The La-Z-Boy upholstery segment companies are England and La-Z-Boy. The casegoods segment consists of three brands: American Drew, Hammary, and Kincaid. The company-owned retail segment includes 155 of the 350 La-Z-Boy Furniture Galleries® stores.

The company's branded distribution network is dedicated to selling La-Z-Boy Incorporated products and brands, and includes 350 stand-alone La-Z-Boy Furniture Galleries® stores and 535 independent Comfort Studio® locations, in addition to in-store gallery programs for the company's Kincaid and England operating units. Additional information is available at <http://www.la-z-boy.com/>.

La-Z-Boy Incorporated is a public company with revenue topping \$1.58 billion.

Five-Year Performance (\$ in Millions)

| | | | |
|--------------------------------------|------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------|
| \$310 SALES INCREASE | \$60 OPERATING INCOME INCREASE | \$34 INCOME FROM CONTINUING OPERATIONS INCREASE | 96.5% EARNING PER DILUTED SHARE FROM CONTINUING OPERATIONS INCREASE |
| 65.6% SHARE PRICE INCREASE | \$86 DIVIDENDS PAID | \$221 SHARE PURCHASES | \$572 CASH FROM OPERATING ACTIVITIES |

DEMOGRAPHICS

| 15836 N Scottsdale Rd | | 1 mi radius | 3 mi radius | 5 mi radius |
|-----------------------|----------------------------------------------------|-------------|-------------|-------------|
| Scottsdale, AZ 85254 | | | | |
| POPULATION | 2019 Estimated Population | 5,326 | 69,737 | 204,254 |
| | 2024 Projected Population | 5,762 | 76,237 | 222,973 |
| | 2010 Census Population | 3,458 | 60,956 | 178,561 |
| | 2000 Census Population | 3,283 | 59,310 | 174,050 |
| | Projected Annual Growth 2019 to 2024 | 1.6% | 1.9% | 1.8% |
| | Historical Annual Growth 2000 to 2019 | 3.3% | 0.9% | 0.9% |
| | 2019 Median Age | 45.6 | 43.5 | 43.1 |
| HOUSEHOLDS | 2019 Estimated Households | 2,579 | 31,047 | 90,351 |
| | 2024 Projected Households | 2,677 | 32,601 | 94,799 |
| | 2010 Census Households | 1,746 | 26,320 | 77,176 |
| | 2000 Census Households | 1,458 | 22,969 | 69,594 |
| | Projected Annual Growth 2019 to 2024 | 0.8% | 1.0% | 1.0% |
| | Historical Annual Growth 2000 to 2019 | 4.0% | 1.9% | 1.6% |
| INCOME | 2019 Estimated Average Household Income | \$133,744 | \$131,685 | \$133,636 |
| | 2019 Estimated Median Household Income | \$90,484 | \$99,658 | \$97,992 |
| | 2019 Estimated Per Capita Income | \$64,934 | \$58,748 | \$59,202 |
| BUSINESS | 2019 Estimated Total Businesses | 2,193 | 7,563 | 16,097 |
| | 2019 Estimated Total Employees | 26,168 | 86,664 | 167,317 |
| | 2019 Estimated Employee Population per Business | 11.9 | 11.5 | 10.4 |
| | 2019 Estimated Residential Population per Business | 2.4 | 9.2 | 12.7 |

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Velocity Retail Group, LLC and Ross Brown Partners are licensed real estate brokers in the State of Arizona and represent the Seller.

CONTACT INFORMATION



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