

Formerly Green Lantern

# Charlie's Car Wash Absolute NNN

15-Year Ground Lease



## NW/c Kellogg & West St

Wichita, Kansas 67209

### Property Details

- 2.3 Acre Site
- NW/c Kellogg & West Street
- Traffic Count: 87,200 VPD (Kellogg at West St)
- Newly Completed (2017) Intersection

### Investment Highlights

- New 15-year term
- 10% rent increases every 5 years of initial term
- Renewal options with rent increases based on CPI
- Lease is corporately guaranteed by Blue Beacon International, Inc.
- Construction commencement May 1, 2018
- Rent commencement October 1, 2018

### INVESTMENT SUMMARY

	Term	NOI
Charlie's Car Wash	15 Years	\$192,000
Billboard	15 Years	\$6,880
<b>TOTAL NOI</b>		\$198,880
<b>CAP RATE</b>		6.5%
<b>SALE PRICE</b>		\$3,059,692

For more information

**Grant Glasgow, SIOR**

O: 316 847 4908  
gglasgow@naimartens.com

**Troy Farha**

O: 316 847 4904  
tfarha@naimartens.com

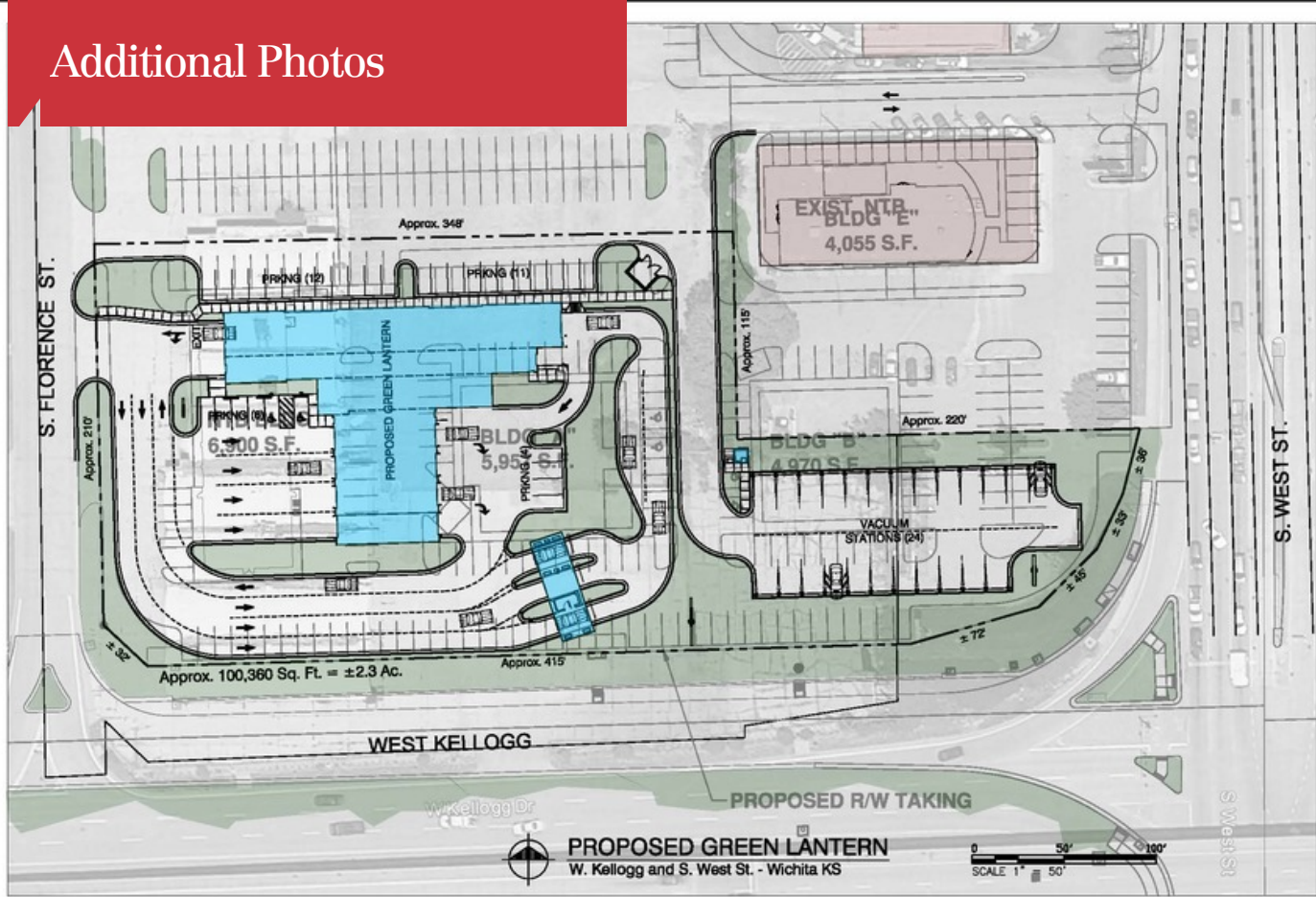


1330 E. Douglas Ave.,  
Wichita, KS 67214  
316 262 0000 tel  
[naimartens.com](http://naimartens.com)





## Additional Photos



## GREEN LANTERN



**SHEET TITLE**  
**PROJECT:**  
**FILE DATE:**  
**JOB NO.:**  
**FILE NAME:**

