

INVESTMENT  
OPPORTUNITY



# HOOTERS

6411 NW Barry Rd, Kansas City, MO 64154



HELIOS  
INVESTMENT SERVICES

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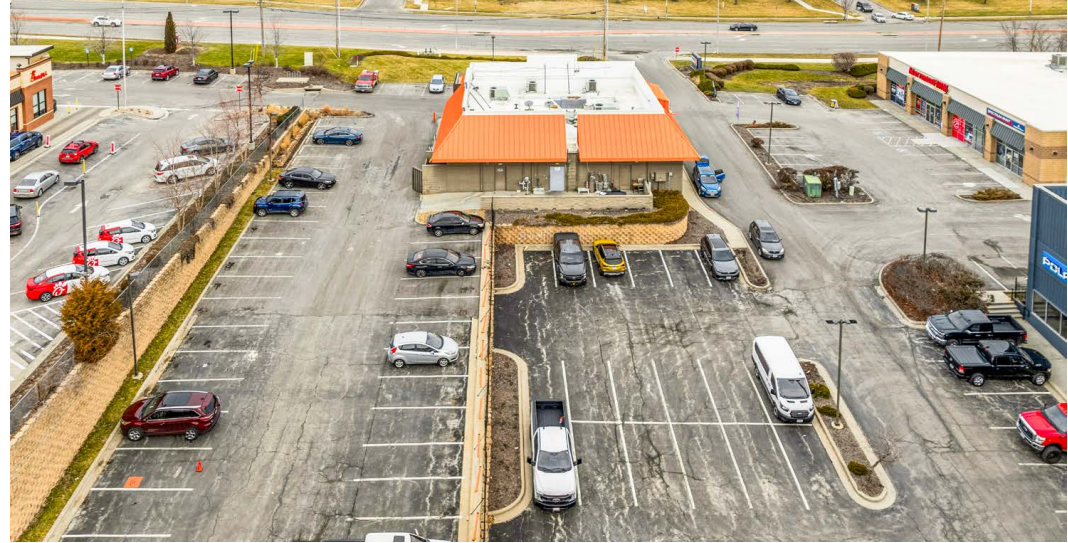
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# Investment Summary

Helios Investment Services is pleased to exclusively present for sale the 4,096 SF single tenant, free standing building leased to Hooters at 6411 NW Barry Rd, Kansas City, MO 64154.

This deal includes a 20 year primary term (approximately 10 years remaining) Absolute Triple Net (NNN) lease with zero landlord responsibilities, a corporate guarantee, and rental increases every 5 years, providing for a secure investment.



<b>Price</b>	\$2,119,015
<b>Cap Rate</b>	7.00%
<b>NOI</b>	\$148,331
<b>Price Per SF</b>	\$517
<b>Guarantor</b>	Corporate
<b>Address</b>	6411 NW Barry Rd, Kansas City, MO
<b>County Miami</b>	Jackson County
<b>Building Area</b>	4,096 SF
<b>Land Area</b>	0.88 AC
<b>Year Built</b>	2000



# Investment Highlights



- » Long-Term Absolute Triple Net (NNN) Lease With No Landlord Responsibilities
- » This Property Features a Corporate-Backed Lease Guaranteeing Steady Rental Income for Approximately the Next 10 Years
- » 8.5% Rental Increases Every 5 Years, Including Four, Five Year Option Periods
- » Dense Residential 5-Mile Population of 116,294 People With an Average Household Income of \$120,158
- » Located Just off Interstate 29 Which Sees over 77,000 VPD
- » Kansas City is the Most Populous City in the State of Missouri with a Population of Over 500,00 People
- » Less Than 15 Minutes Away from Kansas City International Airport
- » Neighboring Tenants Include: Chick-fil-A, Starbucks, Hobby Lobby, McDonald's, Popeyes, Texas Roadhouse, AMC, Caribou Coffee, Walmart, Lowe's and More



# Lease Summary

<b>Tenant</b>	HOA Restaurant Group, LLC
<b>Premises</b>	A Building Consisting of 4,096 SF
<b>Lease Commencement</b>	February 6th, 2014
<b>Lease Expiration</b>	May 5th, 2034
<b>Initial Lease Term</b>	20 Years
<b>Lease Term Remaining</b>	~10 Years
<b>Renewal Options</b>	4 x 5 Year
<b>Rent Increases</b>	8.5% every 5 years including option periods
<b>Lease Type</b>	Absolute NNN
<b>Use</b>	Restaurant
<b>Right of First Refusal</b>	Yes
<b>Square Footage</b>	4,096 SF
<b>Annual Base Rent</b>	\$148,331



Responsibilities	Tenant	Landlord
Property Taxes	X	
Insurance	X	
Common Area	X	
Roof & Structure	X	
Parking	X	
Repairs & Maintenance	X	
HVAC	X	
Utilities	X	



# Rent Schedule



Date	Monthly Rent	Annual Rent	Cap Rate
2/6/2024 - 2/5/2029	\$12,360.92	\$148,331.04	7.00%
2/6/2029 - 5/5/3034	\$13,411.58	\$160,938.96	7.60%
Option 1	\$16,168.36	\$194,020.32	9.16%
Option 2	\$17,542.67	\$210,512.04	9.93%
Option 3	\$19,033.79	\$228,405.48	10.78%
Option 4	\$20,651.67	\$247,820.04	11.70%





I-29 - 77,000+ VPD



NW Barry Rd

25,000+ VPD

verizon





Dillard's chico's BARNES & NOBLE Buckle B  
 STAPLES ANYTIME FITNESS T-Mobile Michaels  
 DICK'S SPORTING GOODS AT&T JOURNEYS AMERICAN EAGLE OUTFITTERS OLD NAVY  
 IHOP Red Robin BUFFALO WILD WINGS McDonald's Arby's

LAQUINTA BY WYNDHAM  
 mobile 6

Congress MS



DISCOUNT TIRE  
 Freddy's FROZEN CUSTARD & STEAKBURGERS  
 TEXAS RANCHHOUSE  
 AMC THEATRES

SHOE CARNIVAL  
 DAVID'S BRIDAL

Party City  
 ROSS DRESS FOR LESS

RALLY HOUSE LOCAL STUFF  
 DXL MENS APPAREL

verizon

HOOTERS

Chick-fil-A

ADVANTAGE POWER SPORTS KANSAS CITY

MATTRESS FIRM

I-29 77,000+ VPD

NW Barry Rd  
 25,000+ VPD



Saint Luke's



HyVee  
EMPLOYEE OWNED

Besafe  
WELLNESS

HAPPY LIVING  
medical safes

Panera  
BREAD

us bank

Northland  
Animal Hospital



25,000+ VPD

NW Barry Rd

MATTRESS  
FIRM

**HOOTERS**

ADVANTAGE POWER SPORTS  
KANSAS CITY

# Location Kansas City, MO



Kansas City is centrally situated right on the border between Kansas and Missouri, making it a prime transportation and logistics hub for the Midwest region. It has an extensive highway system and is one of the largest rail centers in the country.

The city has a diverse economy spanning industries like agriculture, manufacturing, technology, and biosciences. Major corporations are headquartered there including Garmin, Sprint, and Hallmark. It is also home to a thriving arts scene with world-class museums, performing arts centers, and music venues.

Some of Kansas City's claims to fame include its barbecue cuisine, jazz heritage, fountains, and major sports franchises including the Chiefs and Royals. It is well-known for the Country Club Plaza shopping district. Kansas City maintains a low cost of living and high quality of life. Its central location makes it easily accessible for businesses looking to operate in the broader Midwest region.

- » [Kansas City and San Francisco: Here's How These Super Bowl Cities Match Up on Real Estate](#)
- » [Kansas City Ranks As Second Fastest-Growing Large Economy In the Midwest, GDP data shows](#)



**HyVee** **SPROUTS**  
EMPLOYEE OWNED FARMERS MARKET



**HOOTERS**

National Golf Club  
Kansas City



**KANSAS CITY**  
International Airport



# Hooters Updates



## Hooters Strengthens Global Presence, Hits Impressive International Stride with New Openings

Hooters®, the original American wing joint, continues to strengthen its global presence by opening four international locations year-to-date, and with two more in development set to open by the end of the year. The iconic brand has made international growth a centerpiece of its overall growth strategy, with vast whitespace available overseas and in the U.S.

[Click To Read More](#)

## Good Leadership Is a Lot Like a Bag of Golf Clubs, According to the CEO of Hooters

Hooters of America CEO Sal Melilli talks about moving from working at the kitchen sink to in the C-suite, diversifying income streams, and celebrating 40 years of Hooters Girls.

[Click To Read More](#)



# Tenant Overview

Hooters first began in 1983 when six businessmen without any restaurant experience banded together to open a place where they felt welcome and at home in Clearwater, Florida.

Over 30 years later, this spirit of camaraderie and lively hospitality has blossomed into the international Hooters brand we know today. Currently, Hooters of America, LLC proudly operates and franchises over 430 Hooters restaurants across 42 U.S. states and 29 countries internationally.

Staying true to its roots, the Hooters brand has always aimed to provide a one-of-a-kind guest experience full of charming hospitality, great tasting food, and good times with friends. Patrons can enjoy signature menu items like wings and burgers along with cold beer and sports on big screen TVs - the perfect place to kick back and escape the ordinary.

With decades of growth under its belt and counting, the Hooters brand continues to share its unique brand of fun and hospitality with people across America and around the globe.

**ATLANTA, GA**  
HEADQUARTERS

**430+**  
LOCATIONS

**1983**  
FOUNDED

**10,000+**  
EMPLOYEES

**HOOTERS.COM**  
WEBSITE



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