

INVESTMENT
OPPORTUNITY



Social Security Administration

3010 W 18th Ave, Emporia, KS 66801



HELIOS
INVESTMENT SERVICES

Contents

- 03** Investment Summary
- 04** Property Overview
- 05** Investment Highlights
- 11** Financial Overview
- 12** Tenant Overview
- 13** Location Highlights

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Disclaimer:

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Los Angeles, CA
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Investment Summary

Helios Investment Services, as exclusive investment sales advisor to seller, is pleased to offer the opportunity to acquire the fee simple interest of a Social Security Office building located in Emporia, KS.



\$1,240,000
LIST PRICE



7.50%
CAP RATE



\$94,704
NOI

**MODIFIED
GROSS
LEASE TYPE**

Property Overview

Address:	3010 W 18th Ave, Emporia, KS 66801
List Price:	\$1,240,000
Net Operating Income:	\$94,704
Cap Rate:	7.50%
Price PSF:	\$251.78
Rentable Area:	4,925 SF
Land Area:	0.70 AC
Tenant:	U.S. General Services Administration
Guarantor:	Federal Government
Primary Lease Term:	10 Years
Lease Term Remaining:	9.8 Years +/-
Lease Type:	Modified Gross
Agency:	Social Security Administration
Renewal Options	None
Ownership:	Fee Simple
APN:	193-05-0-30-01-012.01-0



Investment Highlights

» STABLE FEDERAL GOVERNMENT TENANT

Lease guaranteed with the full faith and credit of the U.S. Government (S&P AA+ credit rating)

» LONG TERM OPERATING HISTORY

Property was build-to-suit for the GSA back in 2004. The Tenant just renewed again with a ten (10) year lease after having successfully operated out of this facility for the past 20 years.

» ESSENTIAL SERVICE PROVIDER

The Social Security Administration provides essential services to the community, making the property an integral part of the local infrastructure. This significance can contribute to its long-term viability and importance within the area.

» LOW TENANT TURNOVER

Government agencies tend to remain in the same location for an extended period. This stability minimizes tenant turnover, reducing the costs and hassles associated with finding new tenants and potential vacancy periods.



INTERSTATE 335

99



EMPORIA

City of Emporia



Jones Park



Champions Landing



Emporia High School

Emporia State University

INTERSTATE 35

INTERSTATE 35



50

50

Flint Hills Technical College South Campus



Peter Pan Park



Emporia
Middle School

Emporia
High School



Walmart

ALDI

verizon

Planet's Sub

GOODWILL

BRAUM'S



BW
Best Western



iHop

TACO BELL



Hampton
by Hilton

Applebees

Pizza Ranch



Comfort
INN

LA QUINTA
BY WYNDHAM

Holiday Inn
AN IHG HOTEL



Walmart

Marshalls SHOЕ DEPT.
HOBBY LOBBY ROSS five BELOW
DRESS FOR LESS

DOLLAR TREE
GOODWILL



Emporia High School



FLINT HILLS MALL

HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.
Buckle B HIBBETT SPORTS®
GAME TESTED. ATHLETE APPROVED.
petsense Dunham's Bath & Body Works
claire's maurices

TSC TRACTOR SUPPLY CO DG

Tyson Foods

WELCOME TO LYON COUNTY KANSAS

BNSF RAILWAY

Walgreens

Hostess BRANDS

Spangle's

BURGER KING

INTERSTATE 35

Comfort INN

Holiday Inn AN IHG HOTEL

Hannah Orthodontics

LAQUINTA BY WYNDHAM

USDA Farm Service Agency U.S. DEPARTMENT OF AGRICULTURE

SOCIAL SECURITY ADMINISTRATION USA

Emporia High School

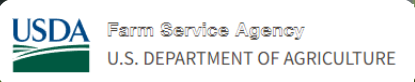
Pizza Ranch



Emporia
Midle School



Emporia
High School



Financial Overview

GSA | Rent Schedules

TENANT	LEASE START DATE	LEASE EXP DATE	SCHEDULE	MONTHLY (AVG.)	PSF (\$)	ANNUALLY	PSF (\$)	LEASE TYPE	OPTIONS
Social Security Administration	March 2024	February 2034	Current	\$11,306	\$2.30	\$135,672	\$27.55	Modified Gross	None



OPERATING STATEMENT

Revenue:	In-Place
Rent:	\$107,022
Operating Cost Base:	\$28,650
Effective Gross Revenue:	\$135,672
Operating Expenses:	
Cleaning:	\$7,800
Insurance:	\$3,870
Labor	\$800
Misc. Expenses:	\$331
Property Taxes:	\$21,859
Repairs & Maintenance	\$2,715
Utilities:	\$3,593
Total Operating Expenses	(\$40,968)
Net Operating Income:	\$94,704

Tenant Overview

Social Security Administration

The United States Social Security Administration is an independent agency of the U.S. federal government that administers Social Security, a social insurance program consisting of retirement, disability and veteran benefits. To qualify for these benefits, most workers pay Social Security taxes on their earnings; the claimant's benefits are based on the wage earner's contributions. Otherwise benefits such as Supplemental Security Income (SSI) are given based on need.

The Social Security Administration was established by the Social Security Act of 1935 and is codified in 42 U.S.C. § 901. It was created in 1935 as the "Social Security Board", then assumed its present name in 1946. Its current leader is Dr. Kilolo Kijakazi, the Acting Commissioner of the US SSA.

The SSA offers its services to the public through 1,200+ field offices, a website, and a national toll-free number. Field offices, which served 43 million individuals in 2019, were reopened on April 7, 2022 after being closed for two years due to the COVID-19 pandemic.

The SSA is headquartered in Woodlawn, Maryland, just to the west of Baltimore, at what is known as Central Office. In addition to its 1,200 field offices, the agency includes 10 regional offices, 8 processing centers, and 37 teleservice centers. About 60,000 people are employed by SSA.



1935

YEAR FOUNDED

1,200+

OF LOCATIONS

60,000+

OF EMPLOYEES

WOODLAWN, MA

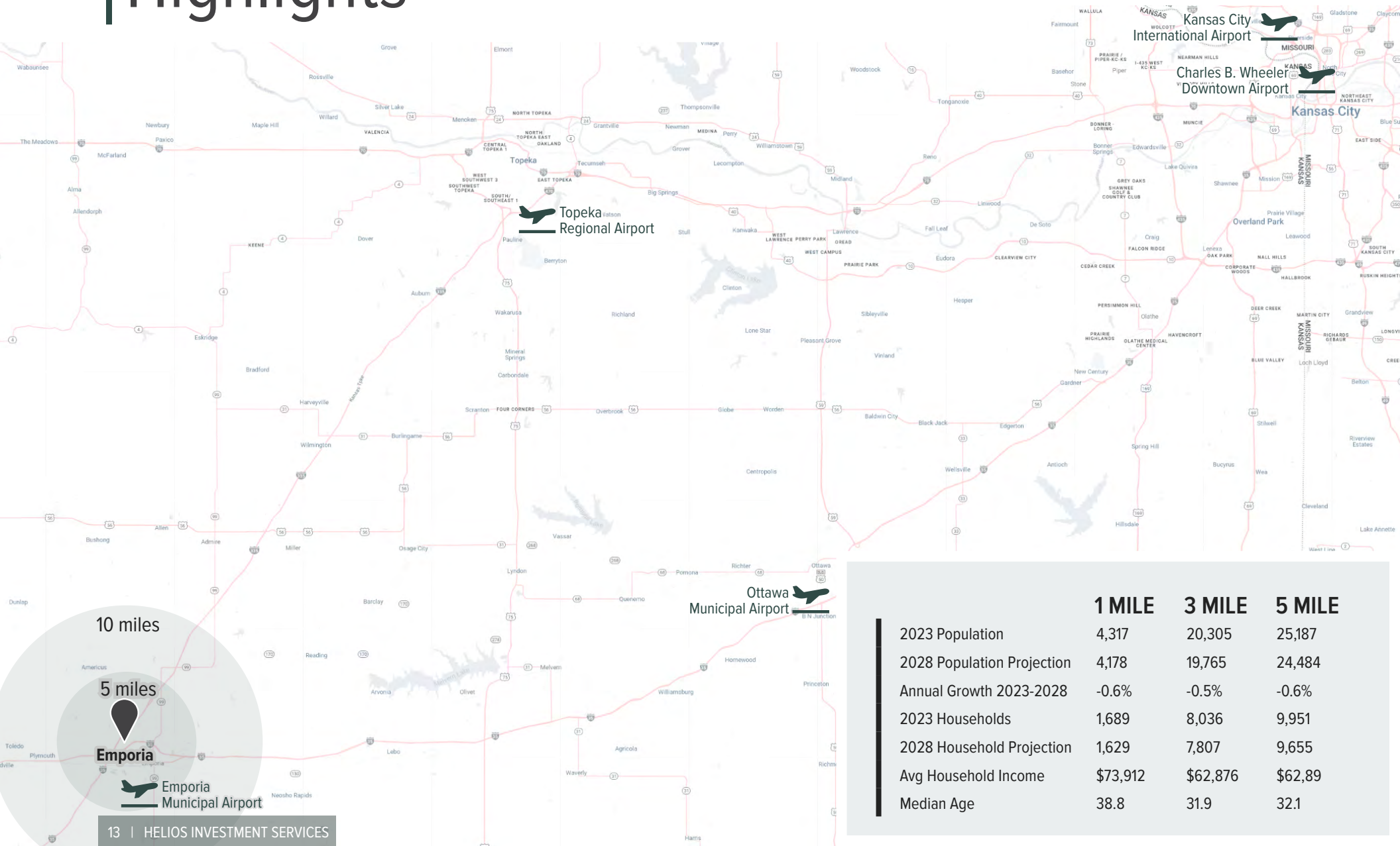
HEADQUARTERS

TENANT SERVICE AREAS & BENEFITS

- » Retirement
- » Disability (SSDI)
- » Supplemental Security Income (SSI)
- » Medicare
- » Spouses, Children & Survivor Benefits
- » Medicaid



Location Highlights



	1 MILE	3 MILE	5 MILE
2023 Population	4,317	20,305	25,187
2028 Population Projection	4,178	19,765	24,484
Annual Growth 2023-2028	-0.6%	-0.5%	-0.6%
2023 Households	1,689	8,036	9,951
2028 Household Projection	1,629	7,807	9,655
Avg Household Income	\$73,912	\$62,876	\$62,89
Median Age	38.8	31.9	32.1

10 miles

5 miles

Emporia

Emporia Municipal Airport



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