



KL CAPITAL
Investments



12180 L STREET

OMAHA, NE

ABOUT:

LOCATION:

An anchor out-parcel to the L Street Marketplace Target and Home Depot, 12180 L Street (“Property”) sits in a prominent location along the north side of L Street. The Property is highly visible from the 120th and L Street intersection, one of the busiest intersections in Omaha, making it a prime location for retail tenants.

PROPERTY:

Constructed in 2008, the Property is a 5,065 SF Class “A”, multi-tenant retail building that is fully leased by Verizon and Teriyaki Madness. Verizon completed significant tenant improvements to the Property in 2020, and Teriyaki Madness brought another \$250,000 of tenant improvements in 2024. This work extended the Class “A” life of the Property. The tenants currently in the Property occupy 100% of the total square footage of the Property. KL Capital completed a new 10-year lease with Teriyaki Madness in September 2023.

TENANTS:

- **Verizon:** Is a publicly traded communications, information, and entertainment company providing electronic products and wireless communications services to consumers, businesses and governmental agencies across the US.
- **Teriyaki Madness:** Is a fast casual Asian fusion restaurant chain serving crave-worthy, customizable teriyaki bowls piled high with fresh ingredients.

INVESTOR RETURNS

		ACQUISITION MARCH 18, 2022	Q1 2024 MARCH 31, 2024
REAL ESTATE ASSETS	LAND AT 12180 L STREET, OMAHA	\$240,000	\$295,500
	BUILDINGS & IMPROVEMENTS	\$2,015,000	\$2,255,000
	EQUIPMENT/FIXTURES/LEASE VALUE	\$125,000	\$295,000
	TOTAL	\$2,380,000	\$2,845,500
TOTAL ASSETS		\$2,650,000	\$2,917,927
NET OPERATING INCOME		\$118,125	\$147,775
LOANS	MORTGAGE	\$1,904,000	\$1,770,929
	SHORT-TERM NOTES	\$100,000	-
	TOTAL LIABILITIES	\$2,004,000	\$1,770,929

MEMBERS' EQUITY

AT ACQUISITION	\$646,000
AS OF Q1 2024	\$1,146,998
TOTAL RETURN	77.55%
ANNUALIZED RETURN	25.85%

Total investor return: 77.55%

Annualized return: 25.85%

Compare to S&P 500

Total return: 28.9%

Annualized return: 9.6%

*S&P calculation includes dividends and price appreciation and L Street calculation includes property appreciation, debt pay-down, and net cash flow from March 31, 2022 to March 31, 2024.