



## WHISPERING HILLS CASE STUDY - NNN OMAHA

### ABOUT THIS PROPERTY

**LOCATION:** The Whispering Hills Property sits in a prominent location along North 108th Street with traffic northbound toward Maple and southbound toward Blondo and West Dodge. It is easily visible across the street from Family Fare, the largest grocery store in the area.

**PROPERTY SUMMARY:** Constructed in 2012, the Property is a 9,000 square foot Class "A", multi-tenant retail building home to three high quality tenants. During the acquisition process, KL Capital negotiated and executed a new long-term lease with Unionist Printing with an embedded purchase option of \$2.125m in force until December 31, 2024. This increased the occupancy from 91% to 100%, adding significant value to the Property through additional cash flow and the option contract.

#### TENANT BIOS:

**Jimmy John's** is a fast service sandwich shop that provides speed and satisfaction to its customers.

**Rock Valley Physical Therapy** is a trusted name in rehabilitation and physical therapy serving patients at its statewide locations.

**Unionist Printing** is the "One Stop Shop" for commercial printing in Omaha. With a rich history of quality and dedication, Unionist Printing specializes in delivering top-tier printing solutions for businesses large and small.

## Property Features at Time of Purchase Contract on August 1, 2023:

- Starting Net Operating Income: **\$112,422**
- Property Purchase Price: **\$1,580,000**
- Occupancy Ratio: **91%**
- Cap Rate Valuation: **7.1%**
- Starting LLC Member Equity: **\$600,000**

## Property Features at Closing on December 15, 2023:

- New Net Operating Income: **\$135,047**
- Occupancy Ratio: **100%**
- Cap Rate Valuation: **9.0%**
- Property Option Value: **\$2,150,000**
- Equity Multiple at Option Price: **1.98x**
- Ending LLC Member Equity: **\$1,192,000**

## DEAL PERFORMANCE

	AT 8-1-2023 CONTRACT	AT 12-15-2023 CLOSING	AT OPTION EXERCISE 12/31/2024
Property Value	\$1,580,000	1,645,800*	\$2,125,000 per purchase option
Total LLC Equity	\$600,000	\$665,800	\$1,192,000
Net Operating Income	\$112,422	\$135,047	\$149,950
Return on Equity	0%	11.9%	198%**
Equity Multiple	0x	0.12x	1.98x

\*Based on appraisal and 2024 Douglas County tax valuation.

\*\*This assumes that either Unionist Printing or Rock Valley exercise their \$2.125m purchase option before the 12/31/2024 expiration date. It also includes the \$14,750 of principal paid on the loan and the expected \$7,500 of net cash flow in 2024.

**Want to learn more about KL Capital?**

Visit [www.klcapitalinvestments.com](http://www.klcapitalinvestments.com) or email us at [office@klcapitalinvestments.com](mailto:office@klcapitalinvestments.com).