

BRAND > SAFWAY™

\$5B+ REVENUE CORPORATE GUARANTEE
EXTREMELY LOW LOT COVERAGE OF 7%
WICHITA, KANSAS

NOTE: Property boundary lines are estimated and must be independently verified by potential Buyers.

Marcus & Millichap



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EXECUTIVE SUMMARY



Strong Corporate Guarantee – BrandSafway has over 360 Locations Across 30 Countries with More Than \$5 Billion in Annual Revenue



No Options Remaining | Value Add Potential with Modifying Lease to NNN at Expiration



Extremely Low Lot Coverage of 7%

Corporate Guarantee with BrandSafway

- ▶ BrandSafway is an Industry-Leading Global Provider of Access and Scaffolding Systems, Forming, Shoring, and Industrial Services to the Industrial, Commercial, and Infrastructure Markets
- ▶ BrandSafway was **Valued at \$6.7 Billion** in 2019 when Brookfield Business Partners (NYSE: BBU) Acquired 45% of the Company
- ▶ Modified Gross Industrial Property – Potential Upside at End of Term Re-Negotiating Lease to NNN – Which is Ideal for Investors Not Local to the Market

Strong Real Estate Fundamentals

- ▶ Dense, Infill Trade Area Only 5 Miles From Downtown – Population Counts Exceed **440,000 Residents Within a 10 Mile Radius**
- ▶ On-Site Compressor Building with Rail Access – Abundance of Industrial Outdoor Storage
- ▶ Buildings in Excellent Condition – Large Lot of Over 6.9 Acres
- ▶ Strategically Located Just Minutes from Dwight D Eisenhower National Airport
- ▶ Numerous High-Credit Industrial Tenants Nearby Making Use of the Easy Access to I-35, Hwy 54, I-235, and I-135 – Which Connect Wichita to the Midwest
- ▶ Pride of Ownership Property in Wichita, KS



TENANT OVERVIEW

BrandSafway

A leading provider of specialized services to the global industrial, commercial and infrastructure markets, BrandSafway delivers access and scaffolding systems, forming and shoring, industrial services and related solutions to more than 30,000 customers worldwide.

BrandSafway was formed when Brand Energy & Infrastructure Services and Safway Group combined in 2017.



Website	www.brandsafway.com
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Lease Expires	09/30/2026
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Revenue	\$5 Billion
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“With a commitment to safety as its foremost value, BrandSafway provides the broadest range of solutions with the greatest depth of expertise to the industrial, commercial and infrastructure markets. Through a network of 360 strategic locations across 30 countries and more than 40,000 employees. BrandSafway delivers a full range of forming, shoring, scaffolding, work access and industrial service solutions. BrandSafway supports maintenance and refurbishment projects as well as new construction and expansion plans with unmatched service from expert local labor and management.”



FINANCIAL ANALYSIS

Offering Summary

Property Name	BrandSafway
Property Address	2054 South Custer Avenue Wichita, KS 67213
Assessor's Parcel Number	137-36-0-42-03-001.00
Year Built	2016
Gross Leasable Area (GLA)	±21,677 Square Feet
Lot Size	±6.97 Acres (±303,613 Square Feet)

Pricing

Price	\$2,850,000
Cap Rate	6.25%
Price/SF (Land)	\$9.39

Expenses

	Annual
Taxes	\$38,000
Insurance	\$11,000
Lawn Mowing	\$3,800
Total Expenses	\$52,800

Annualized Operating Data

Gross Potential Rent	\$231,000
Total Expenses	\$52,800
Net Operating Income	\$178,200

Lease Information

Initial Lease Term	±5 Years
Lease Commencement Date	September 1, 2021
Lease Expiration Date	September 30, 2026
Lease Remaining	±4 Years
Lease Type	Modified Gross
Increases	Flat
Options	None
Guarantee	Corporate
Notes	Landlord Responsible for Roof & Structure, Taxes, Insurance, and CAMS.



EXECUTIVE SUMMARY

Aerial Photo

Arkansas River

Downtown
Wichita
±5 Miles

Town West Square Mall
±50 Stores

Southwest Boulevard
±10,078 Cars Per Day



Newman
University



City of Wichita
Central Maintenance
Facility

Eisenhower Airport
(ICT)



Interstate 235
±17,816 Cars Per Day



Demographics - 5-Mile Radius
Population: ±183,643
Households: ±74,876
Avg. HH Income: \$55,957



Close Up Aerial Photo



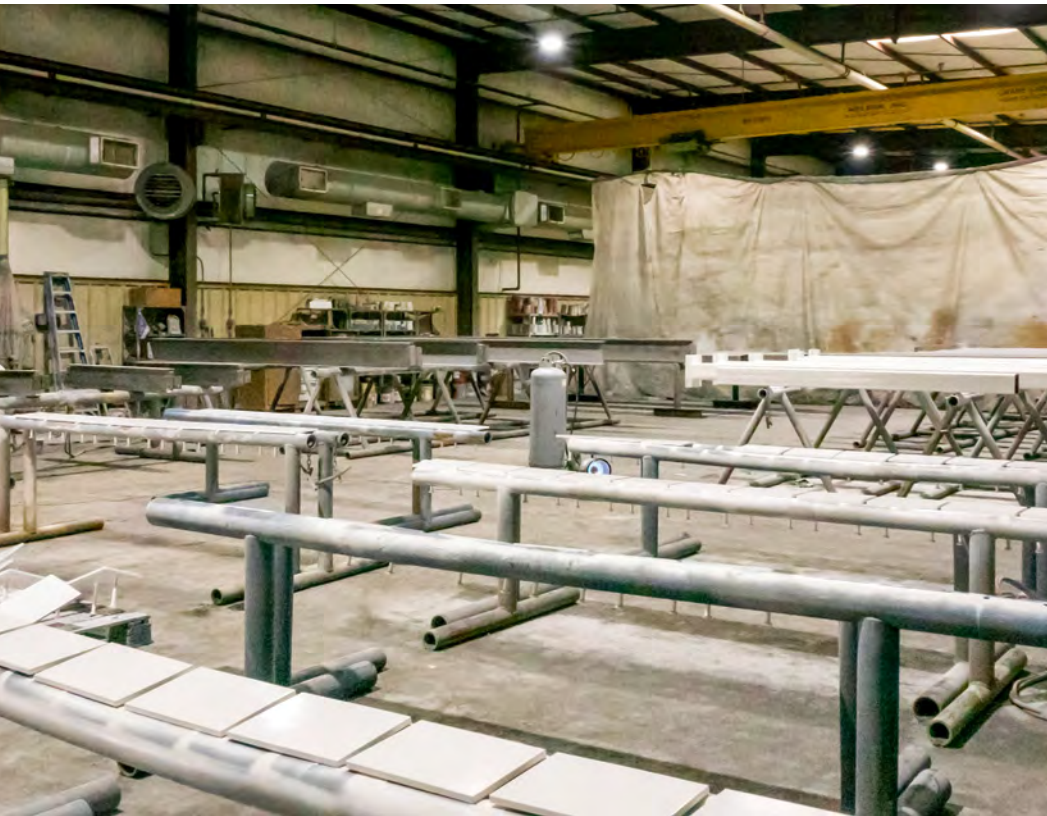
Newman University
±3 Miles

REAMS

SUBJECT
PROPERTY

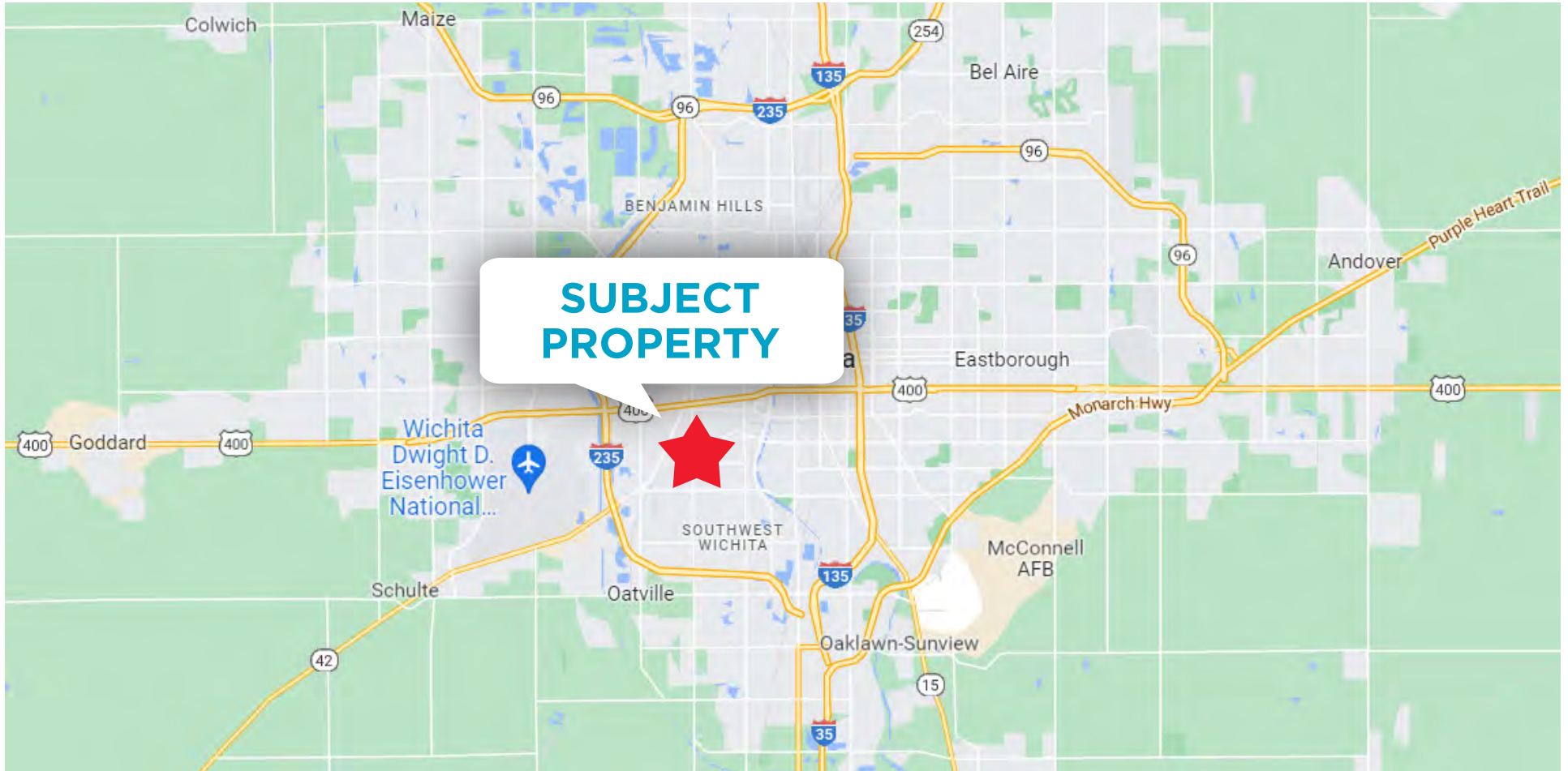


Interior Photos



MARKET OVERVIEW

Regional Map



±17,816

CARS PER DAY ON
INTERSTATE 235



±3 MILES

TO EISENHOWER AIRPORT
(ICT)



±5 MILES

TO DOWNTOWN
WICHITA



±10,078

CARS PER DAY ON
SOUTHWEST BOULEVARD

MARKET OVERVIEW

The City Of Wichita, KS

Wichita the largest city in the U.S. state of Kansas and the county seat of Sedgwick County. As of the 2020 census, the population of the city was 397,532. The Wichita metro area had a population of 647,610 in 2020. It is located in south-central Kansas on the Arkansas River.



In the 1920s and 1930s, businessmen and aeronautical engineers established aircraft manufacturing companies in Wichita, including Beechcraft, Cessna, and Stearman Aircraft. The city became an aircraft production hub known as “The Air Capital of the World”. Textron Aviation, Learjet, Airbus, and Boeing/Spirit AeroSystems continue to operate design and manufacturing facilities in Wichita, and the city remains a major center of the American aircraft industry. Several airports located within the city of Wichita include McConnell Air Force Base, Colonel James Jabara Airport, and Wichita Dwight D. Eisenhower National Airport, the largest airport in Kansas.

As an industrial hub, Wichita is a regional center of culture, media, and trade. It hosts several universities, large museums, theaters, parks, shopping centers, and entertainment venues, most notably Intrust Bank Arena and Century II Performing Arts & Convention Center. The city’s Old Cowtown Museum maintains historical artifacts and exhibits the city’s early history. Wichita State University is the third-largest post-secondary institution in the state.

Wichita Highlights

- ▶ Kansas Aviation Museum - “History of the Building A Treasure Trove of History, in a Historic Setting The importance of the Kansas Aviation Museum building to the glory days of Kansas aviation cannot be overstated. Its grand art-deco style appeals both to the aviation community and to anyone interested in historic preservation” (tripadvisor.com).
- ▶ Old Town Wichita - A busy area of repurposed 19th-century warehouses, Old Town is known for restaurants serving sushi and tapas to southern BBQ, plus cocktail bars and live music venues like The Brickyard.

Wichita, KS



Friends University, KS



Downtown Wichita

MARKET OVERVIEW

Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2027 Population	7,855	67,983	185,129
2022 Population	7,922	67,679	183,643
2010 Population	7,866	66,567	179,011
2000 Population	7,691	67,319	177,694

Households	1-Mile	3-Miles	5-Miles
2027 Households	3,025	28,608	75,896
2022 Households	3,028	28,308	74,876
2010 Households	3,017	27,652	72,835
2000 Households	2,987	28,817	73,404
2027 Owner Occupied Housing	51.8%	47.8%	50.8%
2027 Rent Occupied Housing	48.2%	52.2%	49.2%
2022 Owner Occupied Housing	52.1%	48.2%	51.1%
2022 Renter Occupied Housing	47.9%	51.9%	48.9%
2010 Owner Occupied Housing	57.1%	52.8%	54.7%
2010 Renter Occupied Housing	43.0%	47.2%	45.3%

Income	1-Mile	3-Miles	5-Miles
\$0 - \$14,999	16.3%	16.2%	14.6%
\$15,000 - \$24,999	12.6%	13.6%	12.4%
\$25,000 - \$34,999	10.3%	13.1%	12.3%
\$35,000 - \$49,999	16.4%	17.5%	16.1%
\$50,000 - \$74,999	23.3%	19.4%	20.5%
\$75,000 - \$99,999	11.0%	10.7%	11.4%
\$100,000 - \$124,999	6.6%	6.2%	7.3%
\$125,000 - \$149,999	2.3%	1.9%	2.5%
\$150,000 - \$200,000	0.9%	0.7%	1.7%
\$200,000 to \$249,999	0.1%	0.3%	0.5%
\$250,000 +	0.2%	0.4%	0.7%
2022 Median Household Income	\$44,935	\$40,284	\$44,491
2022 Average Household Income	\$51,491	\$49,947	\$55,957



\$55,957

2022 AVERAGE HOUSEHOLD INCOME
(5-MILE RADIUS)



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