

OFFERING MEMORANDUM

Marcus & Millichap

[VIEW VIDEO FOOTAGE](#)



Hampton Inn Junction City

1039 SOUTH WASHINGTON STREET, JUNCTION CITY, KS



Hampton Inn

Clearance 12'8"

1039



EXCLUSIVELY
LISTED BY

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An aerial photograph of a large, multi-story hotel building with a light-colored facade and numerous windows. A parking lot with several cars is visible in the foreground, and a road with a few vehicles is in the background. The image is overlaid with a semi-transparent green filter.

Executive Summary



Summary Of Terms

The Offering

Fee simple interest in Hampton Inn Junction City is being offered for a sale price of \$6,500,000. An 82-key hotel situated upon 2.1 acres of land located at 1039 South Washington Street, Junction City, Kansas.

Terms of Sale

Hampton Inn Junction City is unencumbered by debt or management.

Property Tours

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged with the Marcus & Millichap listing agents.

At no time shall the on-site management or staff be contacted without prior approval.

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1039 SOUTH WASHINGTON STREET
JUNCTION CITY, KS 66441

Offering Summary

Purchase Price	\$6,500,000
Estimated PIP	\$1,750,000
Price Per Key (Before PIP / With PIP)	\$79,268 / \$100,610
Cap Rate 2021 (Before PIP / With PIP)	9.81% / 7.73%
Room Revenue Multiplier	3.42x
Gross Leasable Area (SF)	47,380 SF
Number of Guest Rooms	82
Year Built	2009
Lot Size	2.10 Acres

Operating Summary

	2018	2019	2020	2021
Room Revenue	\$2,032,381	\$1,952,059	\$1,394,242	\$1,899,790
Other Revenue	\$19,714	\$24,999	\$12,218	\$10,661
Gross Income	\$2,052,095	\$1,977,058	\$1,406,460	\$1,910,451
Total Expenses	\$1,528,194	\$1,517,105	\$1,155,915	\$1,248,174
Net Operating Income	\$523,901	\$459,953	\$250,545	\$637,441
Average Daily Rate	\$89.22	\$86.17	\$75.84	\$84.06
Occupancy	76.5%	76.3%	61.6%	75.8%
RevPAR	\$68.25	\$65.71	\$46.69	\$63.73





Built In
2009

Investment Overview

82-Unit Hampton Inn Adjacent to I-70

Marcus & Millichap has been selected to exclusively present for sale the Hampton Inn Junction City. Built in 2009, this Hampton Inn is a four-story, 82-key, upper midscale interior-corridor hotel consisting of 47,380 square feet, situated upon 2.1 acres of land with a full-service fitness center and pool. The subject Hampton Inn consistently outperforms the RevPAR of its competitive set.

Located directly adjacent to Interstate 70, one of the most heavily traveled east-west highways connecting states across the US, from the East Coast to the Great West. Located just outside of Fort Riley, a major US Army post, fourteen miles to nearby Manhattan Regional Airport and just twenty miles from Kansas State University. There are many historical sites to see in the nearby vicinity, such as the Geary County Historical Museum, 1st Territorial Capitol of Kansas, Kansas Vietnam Veterans Memorial, Civil War Arch, 9th and 10th Buffalo Soldier Memorial, Spring Valley Heritage Site, U.S. Cavalry Museum, 1st Infantry Division Museum, Custer House and just a quick trip to the famous home of former president Dwight D. Eisenhower in nearby Abilene. Junction City is also home to Milford Lake, the Fishing Capital of Kansas.





Investment Highlights

*2.1 Acre, Fee Simple, 82-Key, 4-Story
Upper-Midscale Limited Service Hotel*

Significantly Outperforms the Competitive Set

*Pandemic Room Revenues Reached \$1.4M in 2020
and \$1.9M in 2021*

RevPAR of \$63.73 vs. Comp Set of \$46.52

*Proven Resiliency to Pandemic Headwinds,
Outperforms Similar Limited-Service Interstate Hotels*

*Located Adjacent to I-70, Equidistant to Kansas City,
MO and Wichita, KS (two-hour drive)*

*Adjacent to US Army Post Fort Riley: Roughly 67,000
Service Members, Family Members,
Veterans & Retirees*

Located Twenty Miles from Kansas State University

*Opportunity to Further Drive Hotel Revenues by
Rolling Out the Forever Young PIP*



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An aerial photograph of a multi-story, light-yellow commercial building with a flat roof. The building has several windows with dark frames and light-colored curtains. In front of the building is a paved parking lot with yellow parking lines. Several vehicles are parked in the lot, including a white pickup truck, a dark SUV, and a white sedan. To the right of the building, there is a grassy area with some small trees and shrubs. In the background, a paved road runs horizontally across the frame, with a few more vehicles visible. The entire image is overlaid with a semi-transparent green filter. The text "Property Overview" is written in a large, white, serif font, centered over the right side of the building.

Property Overview

Parcel Map



Parcel Size
2.1 Acres





I-70: 5th Longest Interstate in the US

The Central U.S. Highway Artery Connecting the East Coast to the Great West



The oldest section of all U.S. interstates is on I-70, in Kansas and Missouri, but I-70 also boasts the most recently finished section of any interstate originally planned in 1956, with a stretch only completed recently in 1992. It runs through 10 states from Maryland to Utah, and includes Denver, Kansas City, St. Louis, Indianapolis, Columbus, Pittsburgh and Baltimore.



On-Site Parking



Meeting Space



Free WiFi



Breakfast Room



Indoor Pool & Spa



Fitness Center

Hotel Amenities



Room Amenities



Color TV



Microwave Oven



Coffee Maker



Mini Refrigerator



Pull-out









Whirlpool
Hours: 8:00 am - 10:00 pm
CAUTION: Long exposure may result in nausea, dizziness or fainting. Limit visitors to 15 minutes.
Owners & management are not responsible for accidents or injuries.
Do not use alone. Children under 14 must be accompanied by an adult.
Hot water immersion while under the influence of alcohol, narcotics, drugs or medicines may lead to serious consequences and is not recommended.
Elderly persons, pregnant women and those with health conditions requiring medical care should consult with a physician before using whirlpool.







24,632 AADT

Comp Set Map



Surrounding Area Hotels

Competitive Set Members

	<i>Name</i>	<i>Address</i>	<i>Rooms</i>
1 2 3 4 5	<i>Hampton Inn Junction City</i>	<i>1039 S. Washington St. Junction City, KS 66441</i>	<i>82</i>
	<i>Comfort Inn & Suites Junction City Near Fort Riley</i>	<i>120 N. East St. Junction City, KS 66441</i>	<i>60</i>
	<i>Best Western J C Inn</i>	<i>604 E. Chestnut St Junction City, KS 66441</i>	<i>45</i>
	<i>Courtyard Junction City</i>	<i>310 Hammons Dr Junction City, KS 66441</i>	<i>119</i>
	<i>Candlewood Suites Junction City Fort Riley</i>	<i>100 Hammons Dr Junction City, KS 66441</i>	<i>83</i>
	<i>Quality Inn Junction City Near Fort Riley</i>	<i>305 E. Chestnut St Junction City, KS 66441</i>	<i>44</i>
			<i>433</i>



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An aerial photograph of a large, multi-story yellow building with a flat roof and numerous windows. The building is surrounded by a parking lot with several cars parked. In the background, there is a road with a few more vehicles and a line of trees. The image is overlaid with a semi-transparent green and dark grey banner that contains the text "Financial Analysis".

Financial Analysis

STR Summary – My Property vs. Comp Set (as of December 2021)

	Occupancy (%)								Supply			
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Hampton Inn Junction City	58.7	-6.2	75.8	23.1	69.8	4.4	75.8	23.1	0.0	-0.3	0.0	-0.3
Market: Kansas	44.0	26.6	51.6	25.2	50.8	26.5	51.6	25.2	1.3	2.1	1.1	2.1
Market Class: Upper Midscale Class	51.7	39.7	59.6	28.5	58.7	32.8	59.6	28.5	2.3	2.6	2.3	2.6
Submarket: I-70 Corridor, KS	42.3	23.7	51.1	24.9	49.3	21.0	51.1	24.9	2.3	4.0	2.7	4.0
Submarket Scale: Midscale Chains	48.4	27.7	58.1	21.9	55.9	20.0	58.1	21.9	8.1	6.0	6.6	6.0
Competitive Set: Competitors	41.2	11.6	56.3	17.1	53.8	8.8	56.3	17.1	0.0	1.0	0.0	1.0

	Average Daily Rate								Demand			
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Hampton Inn Junction City	76.64	8.0	84.06	10.8	87.35	19.9	84.06	10.8	-6.2	22.8	4.4	22.8
Market: Kansas	80.08	16.9	81.67	10.6	83.96	17.6	81.67	10.6	28.2	27.9	27.9	27.9
Market Class: Upper Midscale Class	94.01	15.4	96.88	9.9	98.91	16.7	96.88	9.9	42.9	31.9	35.8	31.9
Submarket: I-70 Corridor, KS	77.40	17.4	80.23	13.7	80.85	17.8	80.23	13.7	26.6	29.9	24.2	29.9
Submarket Scale: Midscale Chains	88.59	12.1	94.17	11.4	93.35	14.7	94.17	11.4	38.1	29.2	27.9	29.2
Competitive Set: Competitors	75.20	0.7	82.59	8.9	82.73	9.5	82.59	8.9	11.6	18.3	8.8	18.3

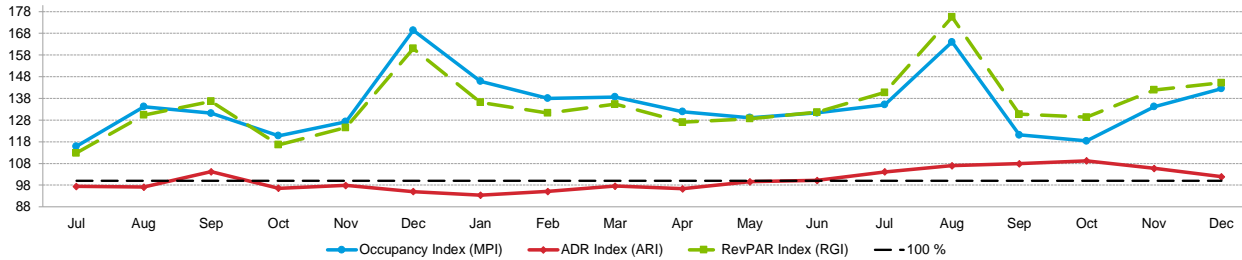
	RevPAR								Revenue			
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Hampton Inn Junction City	45.02	1.4	63.73	36.5	60.98	25.2	63.73	36.5	1.4	36.1	25.2	36.1
Market: Kansas	35.27	48.0	42.12	38.6	42.69	48.7	42.12	38.6	50.0	41.5	50.4	41.5
Market Class: Upper Midscale Class	48.65	61.2	57.71	41.3	58.04	54.9	57.71	41.3	64.8	45.0	58.5	45.0
Submarket: I-70 Corridor, KS	32.73	45.2	40.96	42.0	39.88	42.5	40.96	42.0	48.6	47.7	46.3	47.7
Submarket Scale: Midscale Chains	42.85	43.2	54.73	35.8	52.18	37.7	54.73	35.8	54.8	43.8	46.7	43.8
Competitive Set: Competitors	31.00	12.4	46.52	27.5	44.51	19.1	46.52	27.5	12.4	28.8	19.1	28.8

Census/Sample - Properties & Rooms					
Census			Sample		Sample %
Properties	Rooms		Properties	Rooms	Rooms
Market: Kansas	591	36512	336	25613	70.1
Market Class: Upper Midscale Class	127	10318	119	9943	96.4
Submarket: I-70 Corridor, KS	112	6704	74	5003	74.6
Submarket Scale: Midscale Chains	41	2842	40	2782	97.9
Competitive Set: Competitors	5	351	5	351	100.0

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STR Competitive Set Report

Monthly Indexes



RevPAR Percent Change



Occupancy (%)	2020						2021											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
My Property	81.7	81.0	74.9	71.4	66.7	62.6	67.3	69.1	68.7	76.2	79.2	83.2	86.3	82.9	87.2	78.8	72.0	58.7
Competitive Set	70.5	60.4	57.1	59.1	52.4	36.9	46.1	50.0	49.6	57.8	61.4	63.3	63.8	50.6	72.0	66.5	53.6	41.2
Index (MPI)	115.9	134.2	131.1	120.8	127.3	169.4	145.9	138.0	138.7	131.9	129.1	131.3	135.1	164.0	121.2	118.4	134.2	142.5
Rank	2 of 6	2 of 6	2 of 6	2 of 6	2 of 6	1 of 6	2 of 6	1 of 6	1 of 6	1 of 6	1 of 6	2 of 6	1 of 6	1 of 6	1 of 6	2 of 6	2 of 6	2 of 6

Year To Date		
2019	2020	2021
76.3	61.6	75.8
58.5	48.1	56.3
130.4	128.0	134.6
1 of 6	2 of 6	1 of 6

Running 3 Month		
2019	2020	2021
71.3	66.9	69.8
52.3	49.4	53.8
136.4	135.3	129.8
1 of 6	2 of 6	2 of 6

Running 12 Month		
2019	2020	2021
76.3	61.6	75.8
58.5	48.1	56.3
130.4	128.0	134.6
1 of 6	2 of 6	1 of 6

% Chg																			
My Property	-7.4	-3.9	-3.9	-16.9	-6.0	9.7	28.8	13.7	22.3	168.9	110.7	28.2	5.5	2.3	16.4	10.4	7.9	-6.2	
Competitive Set	3.2	2.3	10.5	-14.2	7.3	-5.3	20.4	6.8	37.9	139.2	44.9	27.2	-9.5	-16.3	26.0	12.6	2.4	11.6	
Index (MPI)	-10.3	-6.1	-13.0	-3.2	-12.4	15.8	7.0	6.4	-11.3	12.4	45.4	0.8	16.6	22.2	-7.6	-1.9	5.4	-15.9	
Rank	5 of 6	4 of 6	4 of 6	3 of 6	3 of 6	3 of 6	3 of 6	3 of 6	6 of 6	3 of 5	1 of 5	2 of 6	4 of 6	3 of 6	5 of 6	4 of 6	3 of 6	4 of 6	

2019	2020	2021
-0.3	-19.3	23.1
-8.1	-17.8	17.1
8.5	-1.8	5.2
1 of 6	3 of 6	3 of 6

2019	2020	2021
3.8	-6.2	4.4
-11.1	-5.4	8.8
16.7	-0.8	-4.1
2 of 6	3 of 6	3 of 6

2019	2020	2021
-0.3	-19.3	23.1
-8.1	-17.8	17.1
8.5	-1.8	5.2
1 of 6	3 of 6	3 of 6

ADR	2020						2021											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
My Property	80.34	75.60	80.41	74.06	73.34	70.96	71.90	78.77	71.41	72.65	84.24	85.14	90.51	89.13	97.07	97.67	84.72	76.64
Competitive Set	82.51	77.83	77.18	76.70	74.92	74.66	77.01	82.85	73.16	75.43	84.57	84.94	86.91	83.30	90.00	89.45	80.10	75.20
Index (ARI)	97.4	97.1	104.2	96.6	97.9	95.0	93.4	95.1	97.6	96.3	99.6	100.2	104.1	107.0	107.9	109.2	105.8	101.9
Rank	3 of 6	3 of 6	2 of 6	4 of 6	3 of 6	3 of 6	3 of 6	4 of 6	4 of 6	4 of 6	3 of 6	3 of 6	3 of 6	3 of 6	3 of 6	2 of 6	3 of 6	3 of 6

Year To Date		
2019	2020	2021
86.00	75.84	84.06
81.85	75.85	82.59
105.1	100.0	101.8
2 of 6	2 of 6	3 of 6

Running 3 Month		
2019	2020	2021
84.39	72.85	87.35
83.58	75.57	82.73
101.0	96.4	105.6
3 of 6	4 of 6	3 of 6

Running 12 Month		
2019	2020	2021
86.00	75.84	84.06
81.85	75.85	82.59
105.1	100.0	101.8
2 of 6	2 of 6	3 of 6

% Chg																			
My Property	-3.7	-10.7	-4.5	-18.5	-11.3	-7.5	-6.8	3.9	-6.4	-1.0	12.5	14.1	12.7	17.9	20.7	31.9	15.5	8.0	
Competitive Set	2.2	-0.4	-3.9	-13.6	-8.2	-2.9	3.2	13.9	0.4	8.9	15.9	14.5	5.3	7.0	16.6	16.6	6.9	0.7	
Index (ARI)	-5.8	-10.4	-0.7	-5.6	-3.4	-4.8	-9.7	-8.8	-6.8	-9.1	-3.0	-0.3	6.9	10.2	3.5	13.1	8.0	7.2	
Rank	5 of 6	4 of 6	3 of 6	4 of 6	3 of 6	4 of 6	4 of 6	4 of 6	6 of 6	4 of 5	4 of 5	4 of 6	3 of 6	3 of 6	3 of 6	3 of 6	3 of 6	2 of 6	2 of 6

2019	2020	2021
-3.6	-11.8	10.8
0.1	-7.3	8.9
-3.7	-4.8	1.8
5 of 6	4 of 6	3 of 6

2019	2020	2021
-5.8	-13.7	19.9
4.5	-9.6	9.5
-9.9	-4.5	9.5
6 of 6	4 of 6	3 of 6

2019	2020	2021
-3.6	-11.8	10.8
0.1	-7.3	8.9
-3.7	-4.8	1.8
5 of 6	4 of 6	3 of 6

RevPAR	2020						2021											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
My Property	65.67	61.26	60.21	52.85	48.89	44.42	48.39	54.41	49.07	55.35	66.74	70.81	78.08	73.92	84.64	76.96	60.95	45.02
Competitive Set	58.18	47.00	44.07	45.32	39.24	27.58	35.53	41.46	36.26	43.57	51.89	53.79	55.48	42.11	64.76	59.52	42.95	31.00
Index (RGI)	112.9	130.3	136.6	116.6	124.6	161.0	136.2	131.3	135.3	127.0	128.6	131.6	140.7	175.5	130.7	129.3	141.9	145.2
Rank	3 of 6	2 of 6	2 of 6	2 of 6	2 of 6	1 of 6	2 of 6	1 of 6	2 of 6	1 of 6	1 of 6	2 of 6	2 of 6	1 of 6	1 of 6	1 of 6	1 of 6	1 of 6

Year To Date		
2019	2020	2021
65.58	46.69	63.73
47.88	36.48	46.52
137.0	128.0	137.0
1 of 6	2 of 6	1 of 6

Running 3 Month		
2019	2020	2021
60.16	48.72	60.98
43.68	37.36	44.51
137.0	130.4	137.0
1 of 6	2 of 6	1 of 6

Running 12 Month		
2019	2020	2021
65.58	46.69	63.73
47.88	36.48	46.52
137.0	128.0	137.0
1 of 6	2 of 6	1 of 6

% Chg																			
My Property	-10.8	-14.2	-8.3	-32.2	-16.7	1.5	20.0	18.2	14.4	166.2	136.9	46.3	18.9	20.7	40.6	45.6	24.7	1.4	
Competitive Set	5.5	2.0	6.2	-25.9	-1.5	-8.0	24.3	21.7	38.4	160.5	67.9	45.6	-4.6	-10.4	47.0	31.3	9.5	12.4	
Index (RGI)	-15.4	-15.9	-13.6	-8.6	-15.4	10.3	-3.4	-2.9	-17.3	2.2	41.1	0.5	24.7	34.7	-4.3	10.9	13.9	-9.8	
Rank	5 of 6	5 of 6	4 of 6	3 of 6	4 of 6	3 of 6	3 of 6	3 of 6	6 of 6	3 of 5	1 of 5	3 of 6	3 of 6	2 of 6	5 of 6	4 of 6	4 of 6	5 of 6	

2019	2020	2021
-3.9	-28.8	36.5
-8.0	-23.8	27.5
4.5	-6.6	7.0
1 of 6	3 of 6	4 of 6

2019	2020	2021
-2.2	-19.0	25.2
-7.1	-14.5	19.1
5.2	-5.3	5.1
2 of 6	3 of 6	4 of 6

2019	2020	2021
-3.9	-28.8	36.5
-8.0	-23.8	27.5
4.5	-6.6	7.0
1 of 6	3 of 6	4 of 6

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STR Segmentation Glance

December 2021

	Transient			Group			Contract			Total		
			% Chg			% Chg			% Chg			% Chg
Occupancy (%)	My Property	58.7	-6.2	My Property	0.0	0.0	My Property	0.0	0.0	My Property	58.7	-6.2
	Comp set			Comp set			Comp set			Comp set	41.2	11.6
	Index (MPI)			Index (MPI)			Index (MPI)			Index (MPI)	142.5	-15.9
ADR	My Property	76.64	8.0	My Property	0.00	0.0	My Property	0.00	0.0	My Property	76.64	8.0
	Comp set			Comp set			Comp set			Comp set	75.20	0.7
	Index (ARI)			Index (ARI)			Index (ARI)			Index (ARI)	101.9	7.2
RevPAR	My Property	45.02	1.4	My Property	0.00	0.0	My Property	0.00	0.0	My Property	45.02	1.4
	Comp set			Comp set			Comp set			Comp set	31.00	12.4
	Index (RGI)			Index (RGI)			Index (RGI)			Index (RGI)	145.2	-9.8

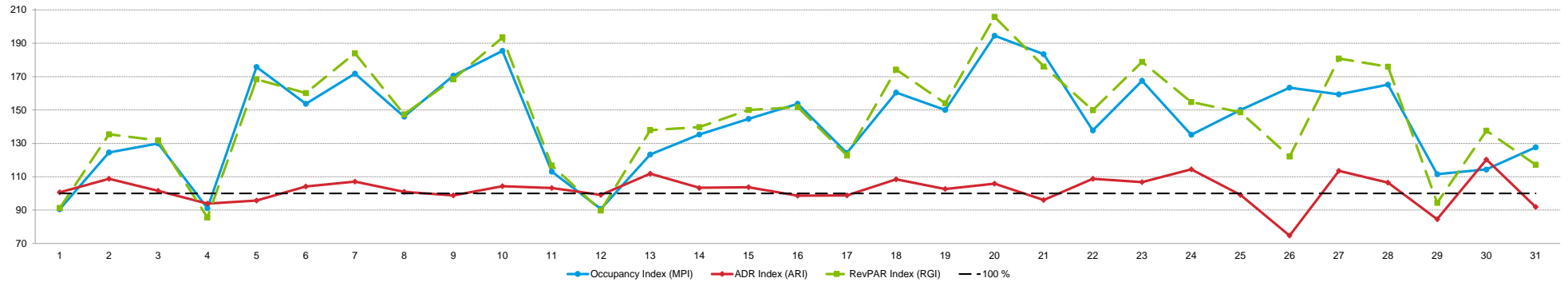
Year To Date

	Transient			Group			Contract			Total		
			% Chg			% Chg			% Chg			% Chg
Occupancy (%)	My Property	72.7	33.4	My Property	3.1	-55.8	My Property	0.0	0.0	My Property	75.8	23.1
	Comp set			Comp set			Comp set			Comp set	56.3	17.1
	Index (MPI)			Index (MPI)			Index (MPI)			Index (MPI)	134.6	5.2
ADR	My Property	83.71	11.3	My Property	92.23	14.3	My Property	0.00	0.0	My Property	84.06	10.8
	Comp set			Comp set			Comp set			Comp set	82.59	8.9
	Index (ARI)			Index (ARI)			Index (ARI)			Index (ARI)	101.8	1.8
RevPAR	My Property	60.83	48.5	My Property	2.90	-49.4	My Property	0.00	0.0	My Property	63.73	36.5
	Comp set			Comp set			Comp set			Comp set	46.52	27.5
	Index (RGI)			Index (RGI)			Index (RGI)			Index (RGI)	137.0	7.0

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STR Daily by Month

Daily Indexes for the Month of December



Occupancy (%)	December																														
	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
My Property	48.8	56.1	53.7	43.9	64.6	79.3	76.8	70.7	62.2	82.9	51.2	35.4	62.2	67.1	87.8	68.3	32.9	65.9	58.5	79.3	76.8	57.3	43.9	36.6	41.5	51.2	62.2	74.4	45.1	42.7	41.5
Competitive Set	53.8	45.0	41.3	48.1	36.8	51.6	44.7	48.4	36.5	44.7	45.3	39.0	50.4	49.6	60.7	44.4	26.5	41.0	39.0	40.7	41.9	41.6	26.2	27.1	27.6	31.3	39.0	45.0	40.5	37.3	32.5
Index (MPI)	90.6	124.6	129.9	91.2	175.9	153.7	171.8	146.0	170.6	185.4	113.1	90.6	123.3	135.3	144.7	153.7	124.3	160.5	150.0	194.6	183.4	137.8	167.5	135.2	150.0	163.4	159.3	165.3	111.5	114.4	127.7

% Chg																															
My Property	-32.2	-11.5	0.0	-5.3	89.3	4.8	12.5	-13.4	-20.3	44.7	-8.7	-17.1	-16.4	-20.3	16.1	-18.8	-41.3	-3.6	20.0	-1.5	21.2	4.4	0.0	-21.1	-29.2	2.4	8.5	7.0	-15.9	-16.7	-29.2
Competitive Set	16.0	2.6	-21.2	6.3	-1.5	7.7	-2.5	-1.2	-19.0	6.8	13.6	-2.1	18.0	19.2	47.9	4.0	-31.1	16.1	37.0	17.2	48.5	94.7	46.0	28.4	-12.6	5.8	22.3	59.6	34.0	39.4	6.5
Index (MPI)	-41.5	-13.8	26.9	-10.9	92.2	-2.7	15.4	-12.4	-1.6	35.5	-19.6	-15.3	-29.1	-33.1	-21.5	-22.0	-14.8	-17.0	-12.4	-16.0	-18.4	-46.3	-31.5	-38.5	-18.9	-3.1	-11.3	-32.9	-37.2	-40.2	-33.5

ADR	December																														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
My Property	75.58	80.02	76.68	73.50	74.34	78.68	80.30	78.22	73.98	92.63	84.31	77.31	79.78	76.18	77.68	72.45	68.26	74.28	71.69	74.05	70.86	74.34	76.28	72.77	64.94	75.33	77.12	77.84	76.32	86.51	70.35
Competitive Set	75.05	73.60	75.55	78.29	77.61	75.55	74.96	77.48	74.90	88.77	81.70	78.04	71.32	73.73	74.89	73.40	69.07	68.44	69.83	70.00	73.78	68.36	71.43	63.56	65.54	100.88	67.93	73.12	90.24	71.91	76.60
Index (ARI)	100.7	108.7	101.5	93.9	95.8	104.1	107.1	101.0	98.8	104.4	103.2	99.1	111.9	103.3	103.7	98.7	98.8	108.5	102.7	105.8	96.0	108.8	106.8	114.5	99.1	74.7	113.5	106.5	84.6	120.3	91.8

% Chg																															
My Property	2.0	7.7	11.9	-2.7	-3.7	4.3	6.5	3.9	-1.2	26.3	12.6	5.8	9.0	1.3	8.3	0.1	-2.8	6.3	7.3	10.0	10.3	16.8	27.4	12.3	3.7	8.6	14.2	18.8	13.7	29.2	3.1
Competitive Set	0.8	1.7	2.2	2.1	3.6	2.6	-1.7	4.5	-0.3	18.2	6.3	2.7	-5.6	-2.8	-1.7	-5.8	-10.7	-8.7	-2.4	-6.5	0.1	-4.0	-5.0	-12.3	-7.1	49.8	-5.7	-7.6	23.6	-2.7	7.7
Index (ARI)	1.2	5.9	9.5	-4.7	-7.1	1.6	8.3	-0.6	-0.9	6.8	5.9	3.0	15.4	4.2	10.1	6.2	8.9	16.4	10.0	17.6	10.3	21.8	34.1	28.1	11.7	-27.5	21.0	28.7	-8.0	32.7	-4.3

RevPAR	December																														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
My Property	36.87	44.89	41.15	32.27	48.05	62.37	61.70	55.33	46.01	76.82	43.18	27.34	49.62	51.10	68.21	49.48	22.48	48.91	41.96	58.70	54.44	42.61	33.49	26.62	26.93	38.59	47.96	57.90	34.44	36.93	29.17
Competitive Set	40.41	33.13	31.21	37.70	28.52	38.96	33.53	37.52	27.31	39.71	37.01	30.46	35.97	36.55	45.45	32.62	18.30	28.08	27.26	28.52	30.90	28.43	18.72	17.20	18.11	31.61	26.51	32.91	36.51	26.84	24.88
Index (RGI)	91.2	135.5	131.8	85.6	168.5	160.1	184.0	147.4	168.5	193.5	116.7	89.8	138.0	139.8	150.1	151.7	122.8	174.2	154.0	205.8	176.2	149.9	178.9	154.8	148.7	122.1	180.9	175.9	94.3	137.6	117.3

% Chg																															
My Property	-30.9	-4.7	11.9	-7.8	82.2	9.3	19.8	-10.1	-21.3	82.7	2.8	-12.3	-8.9	-19.2	25.7	-18.8	-42.9	2.5	28.7	8.3	33.7	22.0	27.4	-11.4	-26.5	11.3	23.9	27.2	-4.4	7.6	-27.0
Competitive Set	16.8	4.4	-19.5	8.5	2.0	10.5	-4.1	3.3	-19.2	26.3	20.8	0.5	11.4	15.8	45.4	-2.0	-38.5	6.1	33.7	9.6	48.6	86.8	38.7	12.6	-18.8	58.4	15.4	47.4	65.6	35.6	14.7
Index (RGI)	-40.8	-8.7	38.9	-15.1	78.7	-1.1	24.9	-12.9	-2.6	44.7	-14.9	-12.8	-18.2	-30.3	-13.5	-17.1	-7.2	-3.4	-3.7	-1.2	-10.0	-34.7	-8.2	-21.3	-9.5	-29.8	7.4	-13.7	-42.3	-20.6	-36.4

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STR Response Report

This Year

Dec 24th - Christmas Eve
Dec 25th - Christmas Day
Dec 26th - First Day of Kwanzaa
Dec 31st - New Year's Eve

Last Year

Dec 11th - First Day of Hanukkah
Dec 24th - Christmas Eve
Dec 25th - Christmas Day
Dec 26th - First Day of Kwanzaa
Dec 31st - New Year's Eve

December 2021 (This Year)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

December 2020 (Last Year)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
60570	Hampton Inn Junction City	Junction City, KS	66441-3807	(785) 579-6950	82	201007
33388	Comfort Inn & Suites Junction City Near Fort Riley	Junction City, KS	66441-9465	(785) 762-4200	60	199608
52074	Best Western J C Inn	Junction City, KS	66441-9447	(785) 210-1212	45	200311
52615	Courtyard Junction City	Junction City, KS	66441	(785) 210-1500	119	200409
54969	Candlewood Suites Junction City Fort Riley	Junction City, KS	66441	(785) 238-1454	83	200704
55854	Quality Inn Junction City Near Fort Riley	Junction City, KS	66441	(785) 209-3527	44	200703
					433	

2020												2021											
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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Data received:

○ = Monthly Only

● = Monthly & Daily

STR Comparison

Subject Property		2018	2019	2020	2021	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Occupancy		76.50%	76.30%	61.60%	75.80%	76.56%	79.62%	82.81%	84.46%	85.31%
	% Change		-0.26%	-19.27%	23.05%	1%	4%	4%	2%	1%
	Occ Penetration	120%	130%	128%	135%	128%	127%	130%	130%	128%
Average Daily Rate		\$ 89.22	\$ 86.17	\$ 75.84	\$ 84.06	\$ 87.42	\$ 97.91	\$ 102.81	\$ 103.84	\$ 104.88
	% Change		-3.42%	-11.99%	10.84%	4%	12%	5%	1%	1%
	ADR Penetration	109%	105%	100%	102%	104%	114%	117%	116%	115%
RevPAR		\$ 68.25	\$ 65.71	\$ 46.69	\$ 63.73	\$ 66.93	\$ 77.96	\$ 85.13	\$ 87.70	\$ 89.46
	% Change		-3.73%	-28.95%	36.50%	5%	16%	9%	3%	2%
	RevPAR Penetration	131%	137%	128%	137%	133%	145%	152%	150%	148%
Competitive Set		2018	2018	2019	2021	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Occupancy		63.60%	58.50%	48.10%	56.30%	59.68%	62.66%	63.92%	65.19%	66.50%
	% Change		-8.02%	-17.78%	17.05%	6%	5%	2%	2%	2%
Average Daily Rate		\$ 81.85	\$ 81.85	\$ 75.93	\$ 82.59	\$ 84.24	\$ 85.93	\$ 87.65	\$ 89.40	\$ 91.19
	% Change		0.00%	-7.23%	8.77%	2%	2%	2%	2%	2%
RevPAR		\$ 52.08	\$ 47.88	\$ 36.50	\$ 46.52	\$ 50.27	\$ 53.84	\$ 56.02	\$ 58.28	\$ 60.64
	% Change		-8.06%	-23.77%	27.45%	8%	7%	4%	4%	4%

Historical Profit & Loss and 5-Year Proforma

Number of Keys

82

	2018	2019	2020	2021	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	HIJC	HOST
Rooms Available	29,930	29,930	29,930	29,930	29,930	29,930	29,930	29,930	29,930	29,930		
Rooms Sold	22,896	22,837	18,437	22,687	22,914	23,830	24,784	25,279	25,532	25,787		
Occupancy Rate	76.5%	76.3%	61.6%	75.8%	76.6%	79.62%	82.81%	84.46%	85.31%	86.16%		
Average Daily Rate	\$ 89.22	\$ 86.17	\$ 75.84	\$ 84.06	\$ 87.42	\$ 97.91	\$ 102.81	\$ 103.84	\$ 104.88	\$ 105.92		
RevPAR	\$ 68.25	\$ 65.71	\$ 46.69	\$ 63.73	\$ 66.93	\$ 77.96	\$ 85.13	\$ 87.70	\$ 89.46	\$ 91.26		
DEPARTMENTAL REVENUES												
Rooms	\$ 2,032,381	\$ 1,952,059	\$ 1,394,242	\$ 1,899,790	\$ 2,003,180	\$ 2,333,304	\$ 2,547,968	\$ 2,624,917	\$ 2,677,678	\$ 2,731,499		
F&B	-	-	-	-	-	-	-	-	-	-		
Other Income	19,714	24,999	12,168	10,661	* 25,749*	26,521	27,317	28,137	28,981	29,850		
TOTAL REVENUES	2,052,095	1,977,058	1,406,410	1,910,451	2,028,929	2,359,826	2,575,285	2,653,054	2,706,658	2,761,349		
DEPARTMENTAL EXPENSES												
Rooms	595,105	618,650	408,876	399,813	542,862	632,325	690,499	711,352	725,651	740,236	27.1%	27.1%
F&B	-	-	-	-	-	-	-	-	-	-		
Information & Telecom	30,585	31,329	25,491	25,167	28,405	33,038	36,054	37,143	37,893	38,659	1.4%	1.4%
Total Departmental Expenses	625,690	649,979	434,367	424,980	571,267	665,363	726,553	748,495	763,544	778,895		
UNDISTRIBUTED OPERATING EXPENSES												
Utilities	126,527	128,224	114,937	125,860	123,887	129,338	135,029	140,970	147,173	153,648	4.4%	4.4%
Marketing / Reservation Fee	112,148	106,321	77,396	94,245	105,504	122,711	133,915	137,959	140,746	143,590	5.2%	5.2%
Maintenance	112,513	114,563	94,863	91,927	111,591	129,790	141,641	145,918	148,866	151,874	5.5%	5.5%
Franchise Fee	183,930	177,579	126,667	173,287	180,286	209,997	229,317	236,243	240,991	245,835	9.0%	6.5%
Admin & Gen	152,508	140,779	120,129	133,818	152,170	176,987	193,146	198,979	202,999	207,101	7.5%	9.5%
Total Undistributed Operating Expenses	687,626	667,466	533,992	619,137	673,438	768,824	833,048	860,068	880,776	902,049		
GROSS OPERATING PROFIT	738,779	659,613	438,051	866,334	784,224	925,639	1,015,684	1,044,490	1,062,339	1,080,405		
	36.00%	33.36%	31.15%	45.35%	38.65%	39.22%	39.44%	39.37%	39.25%	39.13%		
FIXED EXPENSES												
Insurance Expense	17,852	17,344	17,912	19,467	28,405	33,038	33,500	33,969	34,445	34,927	1.4%	1.4%
Management Fee	61,470	59,312	42,412	57,358	60,868	70,795	77,259	79,592	81,200	82,840	3.0%	4.8%
Tax Expense	135,556	123,004	127,232	127,232	128,504	129,789	131,087	132,398	133,722	135,059	6.3%	4.3%
Total Other Expense	214,878	199,660	187,556	204,057	217,777	233,622	241,846	245,959	249,367	252,827		
TOTAL EXPENSES	1,528,194	1,517,105	1,155,915	1,248,174	1,462,482	1,667,808	1,801,447	1,854,523	1,893,686	1,933,771		
EBITDA	523,901	459,953	250,495	662,277	566,447	692,017	773,838	798,531	812,972	827,578		
	25.53%	23.26%	17.81%	34.67%	27.92%	29.32%	30.05%	30.10%	30.04%	29.97%		
Capital Replacement Reserves	26,677	25,702	18,283	24,836	26,376	30,678	33,479	34,490	35,187	35,898	1.3%	1.3%
NOI	497,224	434,251	232,212	637,441	540,071	661,340	740,359	764,041	777,786	791,681		
	24.23%	21.96%	16.51%	33.37%	26.62%	28.02%	28.75%	28.80%	28.74%	28.67%		

Assumptions:

Expense ratios were derived from STR HOST ALMANAC 2020 for Limited Service Interstate Hotels though some expenses normalized for this property; taxes grown at 1%. Ratio to Sales based on Total Revenue, except Rooms Expense and Franchise Fee. Note: this Pro Forma was prepared based on current data and is for illustrative purposes only. Data is based on available market information and conservative estimates of future market growth.

*Other Income was normalized at a 3% growth rate after subtracting PPP assistance provided during 2020 and 2021.

Total Rooms:
82

5-Year Returns

		2021	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6
EBITDA			\$ 566,447	\$ 692,017	\$ 773,838	\$ 798,531	\$ 812,972	\$ 827,578
Reserves			\$ 26,376	\$ 30,678	\$ 33,479	\$ 34,490	\$ 35,187	\$ 35,898
NOI			\$ 540,071	\$ 661,340	\$ 740,359	\$ 764,041	\$ 777,786	\$ 791,681
Less: Debt Service Interest @	5.00%		\$ 312,979	\$ 306,313	\$ 299,306	\$ 291,941	\$ 284,199	
Less: Debt Service Principal (yr amort)	25		\$ 130,287	\$ 136,952	\$ 143,959	\$ 151,324	\$ 159,066	
Cash Flow Available for Distribution			\$ 96,805	\$ 218,074	\$ 297,094	\$ 320,776	\$ 334,520	
DSCR			1.22	1.49	1.67	1.72	1.75	

Calculation of Net Sales Proceeds	YEAR 5
Net Operating Income	\$791,681
Capitalization Rate	8.00%
Gross Sales Proceeds	\$9,896,011
Mortgage Balance	(5,597,161)
Sales Expenses	3.0% (\$296,880)
Net Sales Proceeds	<u>\$4,001,970</u>

22.42%

Project IRR

PROJECT RETURN ANALYSIS

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Total Cash Flow Distributions	\$96,805	\$218,074	\$297,094	\$320,776	\$334,520
Net Sales Proceeds					<u>\$4,001,970</u>
	-\$2,106,250	\$96,805	\$218,074	\$297,094	\$320,776
					<u>\$4,336,491</u>

Project IRR 22.42%

Cash on Cash Return	4.60%	10.35%	14.11%	15.23%	22.42%
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Assumptions:	Purchase Price	\$ 6,500,000	\$ 79,268	Per Key
	Franchise Transfer Fee	\$ 175,000	\$ 2,134	Per Key
	Estimated PIP	\$ 1,750,000	\$ 21,341	Per Key
	Total	\$ 8,425,000	\$ 102,744	
	Initial Equity	25.0%	\$ 2,106,250	
	Loan	75.0%	\$ 6,318,750	

Project IRR 22.42%

Average Cash-on-Cash Return 9.53%

For Additional Financing Information Please Contact Nick Gray of
Marcus & Millichap Capital Corporation:
Nick.Gray@MarcusMillichap.com or (310) 502-6134



Marcus & Millichap

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An aerial photograph of a multi-story commercial building, likely a hotel or office complex, with a light-colored facade and numerous windows. The building is surrounded by a parking lot with several cars parked. In the background, there is a road with a few vehicles and some greenery. The image is overlaid with a semi-transparent green and dark grey filter, and the text "Market Overview" is prominently displayed in the center-right.

Market Overview

Demographic Details

POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	4,345	19,839	27,395
2021 Estimate			
Total Population	4,443	20,051	27,092
2010 Census			
Total Population	5,192	23,278	30,134
2000 Census			
Total Population	4,916	19,335	24,353
Daytime Population			
2021 Estimate	3,596	17,616	28,004
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Households	1,749	7,875	10,205
2021 Estimate			
Total Households	1,762	7,895	10,075
Average (Mean) Household Size	2.3	2.5	2.6
2010 Census			
Total Households	2,031	9,063	11,232
2000 Census			
Total Households	1,897	7,614	9,262
Growth 2021-2026	-0.7%	-0.3%	1.3%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2026 Projection	2,344	10,690	13,825
2021 Estimate	2,326	10,568	13,448
Owner Occupied	908	3,625	4,064
Renter Occupied	854	4,270	6,011
Vacant	564	2,673	3,374
Persons in Units			
2021 Estimate Total Occupied Units	1,762	7,895	10,075
1 Person Units	33.2%	30.1%	26.4%
2 Person Units	32.8%	31.5%	29.3%
3 Person Units	15.6%	16.9%	17.9%
4 Person Units	10.4%	11.8%	14.5%
5 Person Units	5.1%	6.0%	7.7%
6+ Person Units	3.0%	3.7%	4.3%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	2.3%	3.0%	2.7%
\$150,000-\$199,999	4.0%	2.2%	2.0%
\$100,000-\$149,999	13.3%	10.4%	10.3%
\$75,000-\$99,999	18.0%	15.0%	14.3%
\$50,000-\$74,999	23.2%	23.9%	24.5%
\$35,000-\$49,999	14.3%	14.7%	15.5%
\$25,000-\$34,999	9.8%	10.7%	11.2%
\$15,000-\$24,999	8.7%	11.0%	10.5%
Under \$15,000	6.3%	9.2%	8.9%
Average Household Income	\$74,120	\$69,761	\$68,247
Median Household Income	\$61,287	\$54,524	\$53,891
Per Capita Income	\$29,513	\$27,642	\$25,666
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2021 Estimate Total Population	4,443	20,051	27,092
Under 20	26.6%	30.5%	33.3%
20 to 34 Years	32.9%	32.7%	33.9%
35 to 39 Years	6.5%	7.0%	7.3%
40 to 49 Years	8.1%	8.4%	8.1%
50 to 64 Years	11.4%	10.4%	8.6%
Age 65+	14.5%	11.0%	8.8%
Median Age	29.7	28.3	26.8
Population 25+ by Education Level			
2021 Estimate Population Age 25+	2,754	11,693	14,863
Elementary (0-8)	2.2%	2.8%	2.6%
Some High School (9-11)	3.9%	5.4%	4.9%
High School Graduate (12)	30.1%	29.6%	28.4%
Some College (13-15)	30.4%	30.2%	30.5%
Associate Degree Only	10.9%	11.4%	11.7%
Bachelor's Degree Only	16.2%	14.1%	15.2%
Graduate Degree	6.3%	6.6%	6.7%
Population by Gender			
2021 Estimate Total Population	4,443	20,051	27,092
Male Population	52.1%	51.7%	52.0%
Female Population	47.9%	48.3%	48.0%

Demographic Summary



POPULATION

In 2021, the population in your selected geography is 27,092. The population has changed by 11.2 percent since 2000. It is estimated that the population in your area will be 27,395 five years from now, which represents a change of 1.1 percent from the current year. The current population is 52.0 percent male and 48.0 percent female. The median age of the population in your area is 26.8, compared with the U.S. average, which is 38.4. The population density in your area is 345 people per square mile.



HOUSEHOLDS

There are currently 10,075 households in your selected geography. The number of households has changed by 8.8 percent since 2000. It is estimated that the number of households in your area will be 10,205 five years from now, which represents a change of 1.3 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2021, the median household income for your selected geography is \$53,891, compared with the U.S. average, which is currently \$65,694. The median household income for your area has changed by 73.5 percent since 2000. It is estimated that the median household income in your area will be \$52,060 five years from now, which represents a change of -3.4 percent from the current year.

The current year per capita income in your area is \$25,666, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$68,247, compared with the U.S. average, which is \$94,822.



EMPLOYMENT

In 2021, 10,844 people in your selected area were employed. The 2000 Census revealed that 52.9 percent of employees are in white-collar occupations in this geography, and 47.1 percent are in blue-collar occupations. In 2021, unemployment in this area was 6.0 percent. In 2000, the average time traveled to work was 14.3 minutes.



HOUSING

The median housing value in your area was \$158,726 in 2021, compared with the U.S. median of \$227,827. In 2000, there were 4,509 owner-occupied housing units and 4,753 renter-occupied housing units in your area. The median rent at the time was \$360.



EDUCATION

The selected area in 2021 had a higher level of educational attainment when compared with the U.S. averages. Only 6.7 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.0 percent, and 15.2 percent completed a bachelor's degree, compared with the national average of 19.5 percent.

The number of area residents with an associate degree was higher than the nation's at 11.7 percent vs. 8.3 percent, respectively.

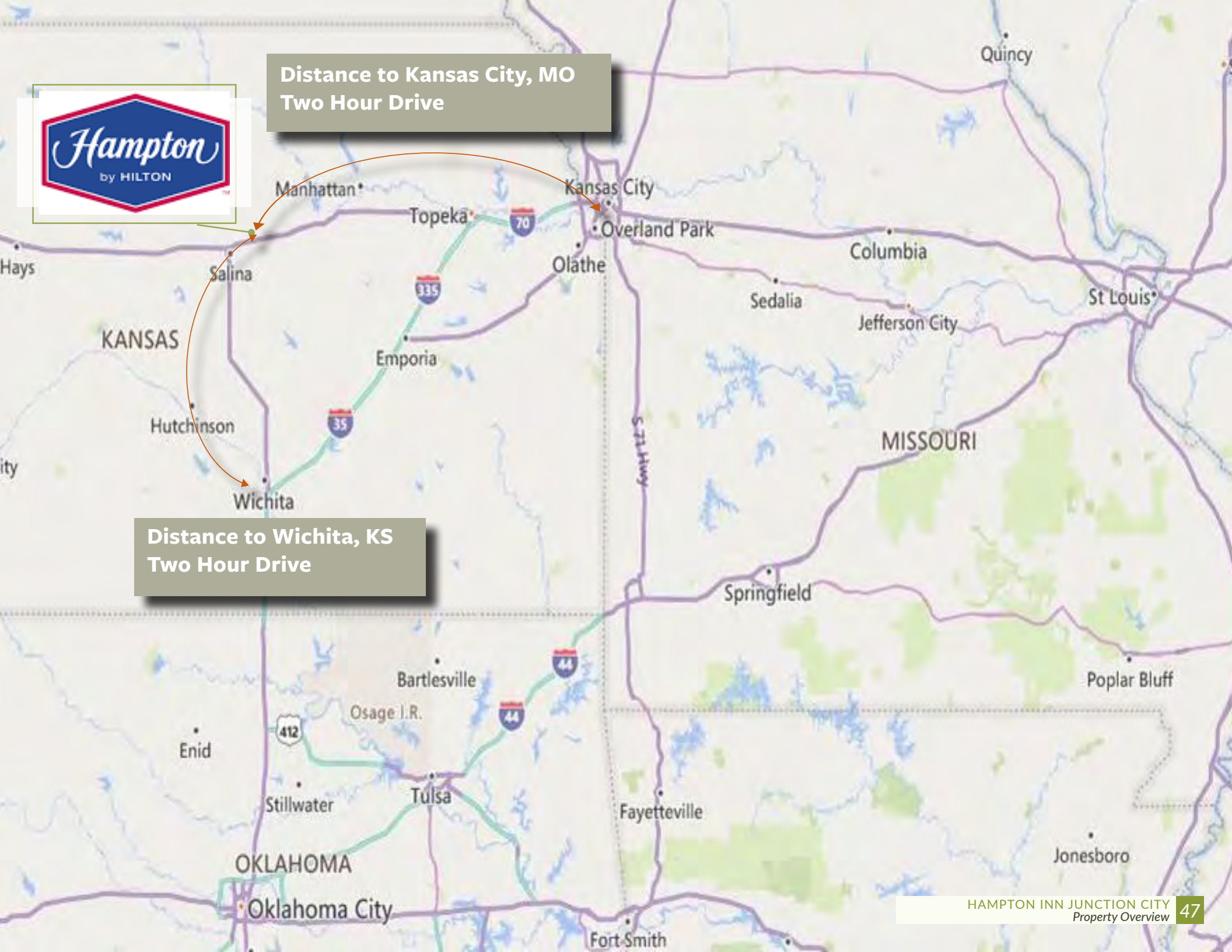
The area had more high-school graduates, 28.4 percent vs. 27.2 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 30.5 percent in the selected area compared with the 20.5 percent in the U.S.





**Distance to Kansas City, MO
Two Hour Drive**

**Distance to Wichita, KS
Two Hour Drive**



Kansas City, MO Location Overview

KANSAS CITY
MISSOURI

POPULATION
2,200,000

Location Highlights

KANSAS CITY

The Kansas City metro sits close to both the geographic and population centers of the United States and serves as a major regional commercial, industrial and cultural hub. The market consists of 14 counties: Clay, Bates, Cass, Platte, Clinton, Caldwell, Jackson, Lafayette and Ray counties in Missouri; and Johnson, Linn, Miami, Leavenworth and Wyandotte counties in Kansas. The metro has 2.2 million residents. Jackson is the most populous county with 709,000 people, followed by Johnson with 605,000 residents. Kansas City, Missouri, is the largest city with 491,000 citizens, followed by Overland Park, Kansas, with 190,000 people.

METRO HIGHLIGHTS



CENTRAL LOCATION

A large portion of North America is within a 12-hour drive, making the metro a transportation and distribution hub.



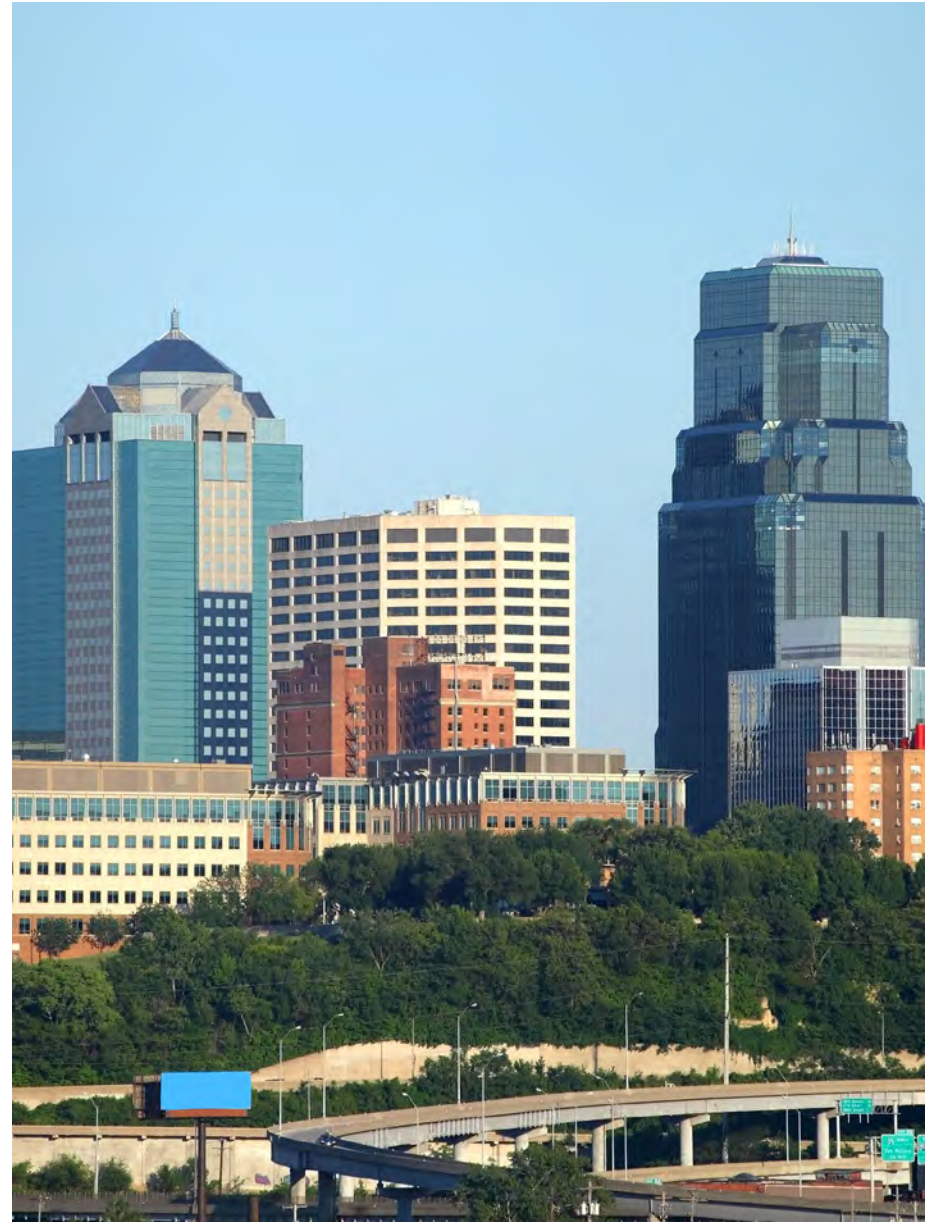
EXPANSIVE TRANSPORTATION SYSTEM

The region is the second-largest rail center in the United States and features an efficient and well-connected airport. BNSF Railway also has an intermodal facility in the area.



AFFORDABLE COST OF LIVING

Kansas City offers a lower cost of living than many other large Midwestern markets.

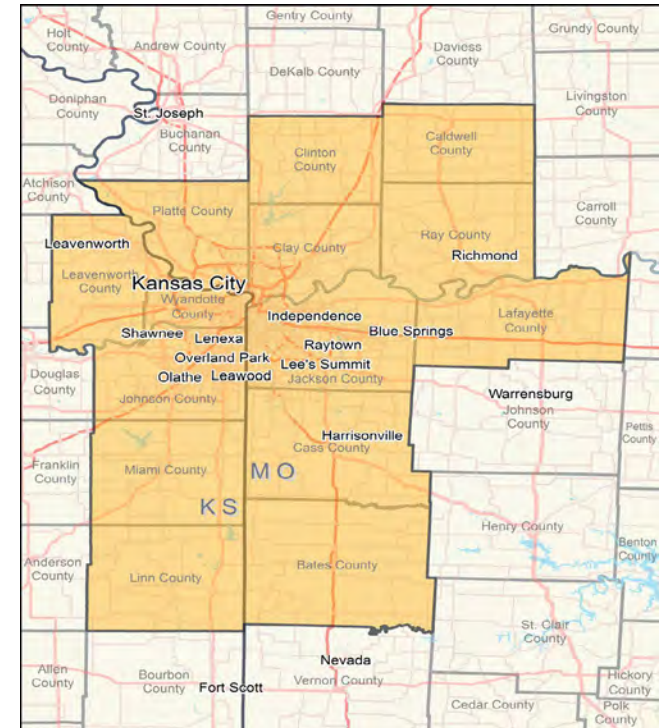
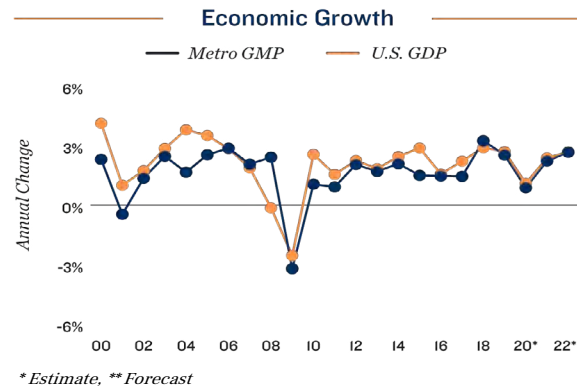


Kansas City, MO Location Overview

ECONOMY

- Its central location, extensive transportation network and intermodal facilities make the metro an important logistics and distribution hub. An increase in import volumes at U.S. ports will drive intermodal activity in the region this year.
- Lower costs of living and doing business as well as an educated workforce attract corporations and job seekers to the metro. Kansas City is home to two 500 Fortune companies: Seaboard and Cerner.
- Expanding industries in the metro include finance and insurance, engineering, life sciences, manufacturing and information technology.

MAJOR AREA EMPLOYERS
Honeywell
DST Systems
Hallmark Cards Inc.
University of Kansas Healthcare
Cerner Corp.
St. Luke's Health System
HCA Midwest Health System
Burns & McDonnell
UMB Financial
Children's Mercy Hospital



SHARE OF 2020 TOTAL EMPLOYMENT

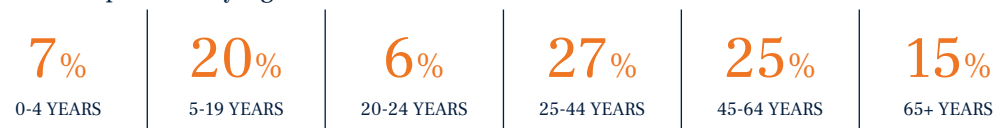


Kansas City, MO Location Overview

DEMOGRAPHICS

- The metro is expected to add nearly 70,700 people over the next five years, resulting in the formation of approximately 33,300 households.
- A median home price below the U.S. median has produced a homeownership rate of 65 percent, slightly exceeding the national rate.
- Roughly 36 percent of residents age 25 and older have bachelor's degrees; of those residents, 13 percent have also earned a graduate or professional degree.

2020 Population by Age



QUALITY OF LIFE

Kansas City has a variety of entertainment options. The metro has three major professional sports franchises: the Kansas City Chiefs of the NFL, MLB's Kansas City Royals and Sporting KC of the MLS. The city boasts a rich jazz music history and houses the American Jazz Museum. Kansas City also features a downtown entertainment district that combines restaurants and retail, including the Sprint Center. Cultural venues include the Kemper Museum of Contemporary Art, Nelson-Atkins Museum of Art, the Lyric Opera of Kansas City and the Starlight Theatre. The metro maintains an exceptional education system with nationally ranked school districts, colleges, universities and institutions of advanced learning and research, including the University of Missouri-Kansas City.

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

SPORTS



EDUCATION



ARTS & ENTERTAINMENT





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