

OFFERING MEMORANDUM

3321 184TH ST SW, LYNNWOOD, WA 98037

COSTCO
WHOLESALE

Target

KOHL'S

THE HOME DEPOT

MART

ALDERWOOD
1.3M SF

Red Robin

KURA 寿司
REVOLVING SUSHI BAR

NEWMARK

BILLY SLEETH
Executive Managing Director
t 206.250.3944
billy.sleeth@nmrk.com

PAUL SLEETH
Executive Managing Director
t 206.409.5624
paul.sleeth@nmrk.com

15-YEAR SINGLE TENANT
ABSOLUTE NET LEASE INVESTMENT
CURRENTLY UNDER CONSTRUCTION

THE OFFERING

Kura Sushi presents an exceptional investment opportunity, benefiting from a new 15-year absolute net lease. Located in an unparalleled location across the street from Alderwood Mall, this offering includes contracted rental increases and is backed by a strong credit tenant. The property features a fully remodeled free-standing pad building, shadow anchored by H-Mart grocery.

TERMS OF THE OFFERING

Price	\$6,950,000
Year 1 Cap Rate	4.7%
2030 Cap Rate	5.16%
Year 1 NOI	\$325,805
Year Built / Renovated	Kura is currently fully renovating the building
Building Area	3,833 sq ft (lease)
Land area	0.63 AC (27,443 sq ft.)
Address	3321 184TH ST SW, LYNNWOOD, WA 98037-4748
Lease Structure	Asolute Net; No landlord Responsibilities

INVESTMENT HIGHLIGHTS

♦ New 15-year Absolute Net Lease

- » Kura Sushi USA, Inc. signed a new 15-year lease with zero Landlord obligations.

♦ Kura Sushi Credit

- » The lease is corporately guaranteed by Kura Sushi USA, Inc.
 - 649 locations globally
 - \$226M revenue TTM
 - \$729M market cap

♦ Superior Location

- » Pad building to a high-performing H-Mart grocery anchored shopping center.
- » Located across the street from the 1.3 million SF Alderwood Mall
 - One of the top performing malls in the state
 - Recent mall redevelopment and expansion
 - 10.5 million total visits per year (Placer.Ai)
- » Located 2 miles from the new Lynnwood Light Rail Station
- » The site is embedded within a dynamic and high-growth trade area. Within a 5-mile radius of the site, there are over 365,000 people and average household income exceeds \$150,000.
- » Nearby retailers include H-Mart, Ross Dress for Less, Costco, Home Depot, Target, Kohl's, HomeGoods, Nordstrom, JC Penney, Macy's, and Daiso.
- » An exceptional chance to invest in a single tenant property in a highly sought-after location. The asset is positioned just northwest of Alderwood and is shadow anchored by H-Mart - the #1 location for the H-Mart Pacific NW brand of stores at 1.9M total visits over the past 12 months (Placer.Ai).
- » Lynnwood Place has developed several properties adjacent to the subject within the last 10 years including a 500-unit multifamily development, Home Depot and Costco.
- » Located ¾ of a mile from the I-5 & 405 interchange – the most heavily trafficked freeways in the state.

♦ Free- Standing Pad Building

- » The opportunity to acquire a free-standing retail pad in the Alderwood trade area is extremely rare.
- » Retailer demand for free-standing pad buildings in core trade areas is extremely robust.

♦ Newly Renovated/Tenant Capital Commitment

- » Kura Sushi is making a large capital investment to fully renovate the building.

♦ Contracted Rental Increases

- » Kura Sushi's lease contains 10% increases every five years increasing the initial cap rate by approximately 50 basis points every five years.

♦ H-Mart Grocery Anchored

- » Although not a part of the offering, H-Mart provides significant draw and stability to the property.

PLACER DATA AERIAL



Kura Sushi is located in a prime retail corridor with over 15M total visits over the past 12 months. Highlighted by Alderwood Shopping Mall, Kura Sushi benefits from being located next to top performing national store locations in terms of visitors and foot traffic.



600K Visits
Top 3% in the U.S. out of 1,600 store locations
#1 Ranked Ross location in WA



1.9M Visits
#1 Ranked PNW Store



3.9M Visits
Top 10% in the U.S. out of 569 store locations

ALDERWOOD

10.5M Visits
Top 11% in the U.S. out of 528 malls



1.1M Visits
Top 2% in the U.S. out of 46,054 "Home Improvement" store locations



2.2M Visits
Top 6% in the U.S. out of 1,817 store locations
#1 Ranked Target location in WA

SITE AERIALS



SITE AERIALS

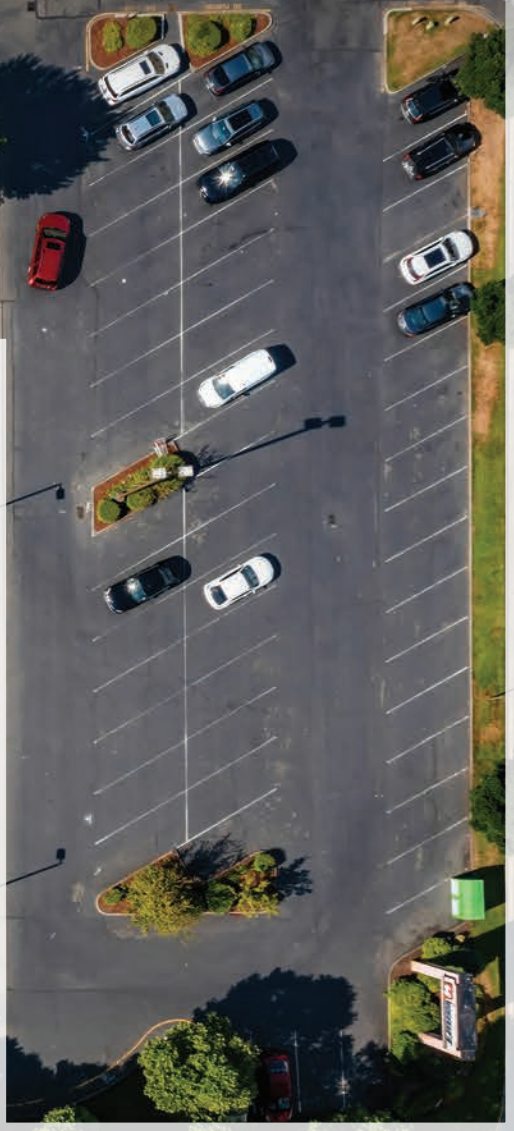
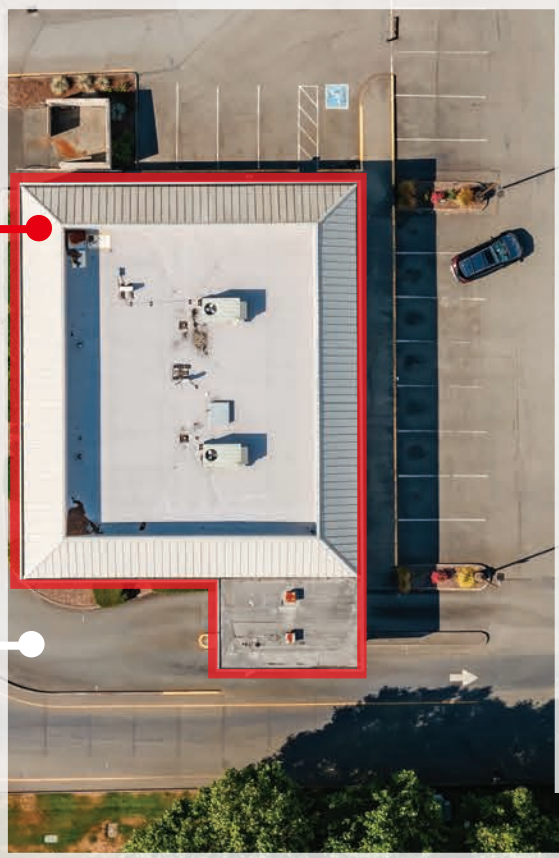


SITE DESCRIPTION

Property Address: 3321 184th St SW, Lynnwood, WA 98037

Building Area	
Building Area:	3,833 SF
# of Buildings:	1
Occupancy:	100%

Land Area	
Land Area:	0.63 Acres
Parking:	17
Parcel #:	00746000000200



SITE PLAN



DISCLAIMER

Newmark Real Estate of Washington, LLC, a Delaware limited liability company doing business as Newmark has been engaged as the exclusive sales representative for the sale of Kura Sushi (the "Property") located at 3321 184th St SW, Lynwood, WA by Dragonfish Lynnwood, LLC (the "Seller").

The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Offering Memorandum.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent.

