



MEDCAP

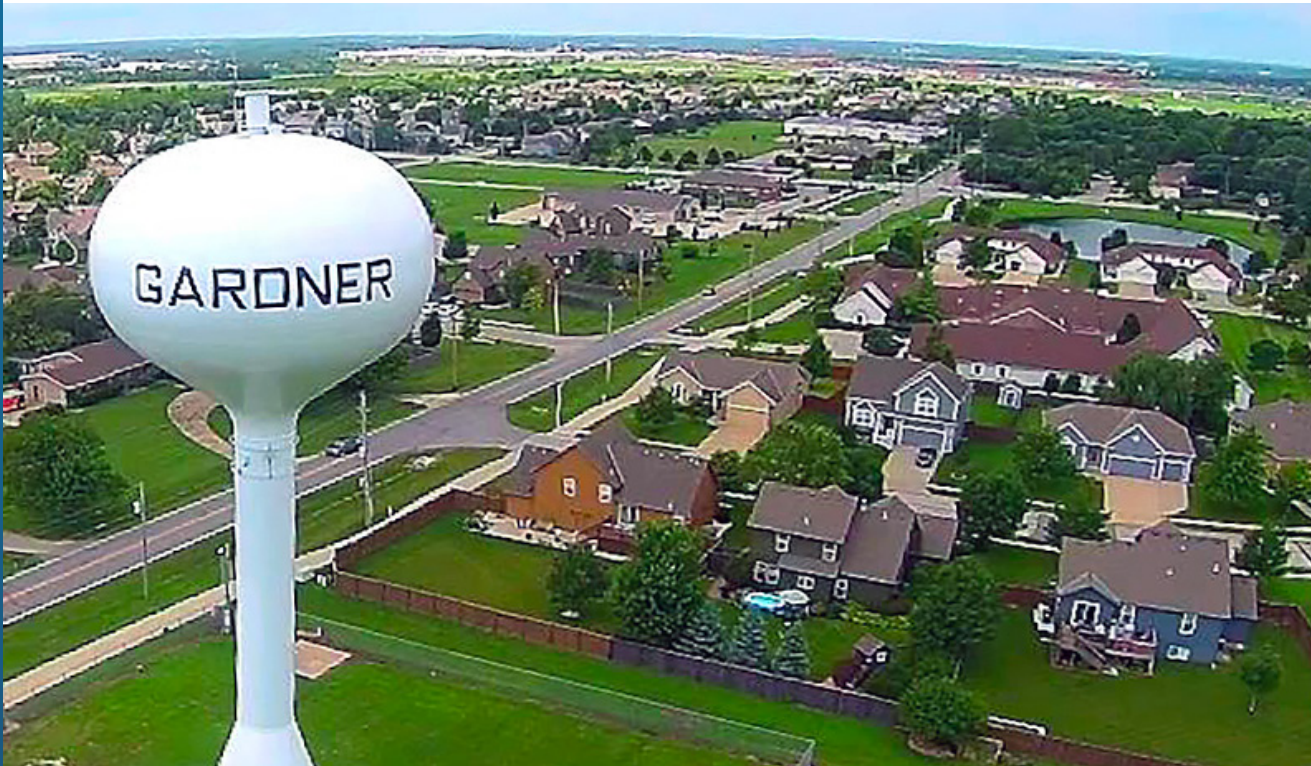
Relationships Matter

GARDNER MOB BROCHURE

GARDNER, KS MEDICAL OFFICE BUILDING



14,950 Rentable SF IN DEVELOPMENT
W 188th and S. Gardner Road



Gardner, Kansas, is one of the fastest-growing communities in the Kansas City metropolitan area. Located along Interstate 35, just 30 miles from downtown Kansas City, Gardner combines its historic charm with a forward-looking vision. Founded in 1857 along the Santa Fe and Oregon/California Trails, this community boasts a rich history spanning over 150 years.

Recognitions:

Fastest Growing City* in the Kansas City Metro (Census Bureau, 2024 estimates) (*cities with at least 20,000 people)

5th Fastest Growing City in Kansas (HomeSnacks, 2025)

6th Safest City in Kansas (Safewise, 2025)

10th Best Place to Live in Kansas (HomeSnacks, 2025)

14th Most Diverse Suburb in Kansas (Niche, 2025)

15th Best Suburb for Young Professionals (Niche, 2025)

NEWS FOR GARDNER, KS- 335 Acre Mixed Use Development

Velocity Arts unveiled plans and an initial rendering for a 335-acre district that would combine live entertainment, education, hospitality and recreation in a mixed-use development.

“We’re not simply building another entertainment venue,” said Josh Shibler, Chief Executive Officer of Velocity Arts. “We’re creating a district where people can attend a concert, take a class, spend a weekend, meet with colleagues, discover local businesses and return again for a completely different experience.

That combination is what makes this project unique.”

Velocity Arts said the current plans include a 15,000-seat indoor concert pavilion, a performing arts center, an esports arena and a media college, along with convention and meeting facilities, restaurants and retail businesses.

The project also has plans for “an interconnected network of parks, waterfront amenities and public gathering spaces,” the company said.



GARDNER, KS MEDICAL OFFICE BUILDING

ABOUT GARDNER MOB

This new planned development consists of new construction of a single-story 14,950 square feet with two specialty healthcare tenants.

The steel framed building's exterior façade includes custom metal panels, brick, native stone, and glass wall systems line the southern corners of the building. Single story architecture will compliment the branding identity already established in Lee's Summit, Overland Park, and Raymore as described elsewhere in this Prospectus.

Project Development Costs: \$ 6.63 million

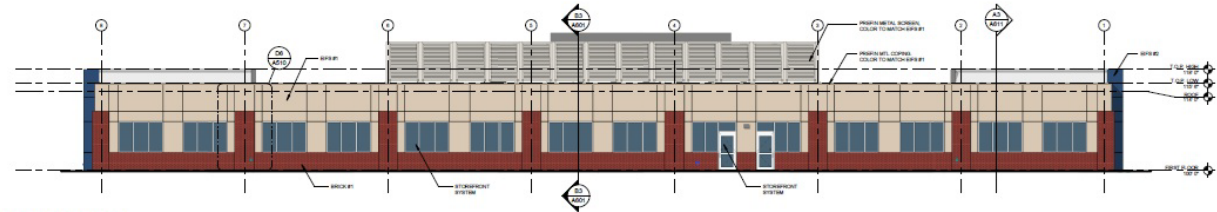
Developed By: Capital Assets and Development

Project To Be Built in 2027 / 2028 Completion

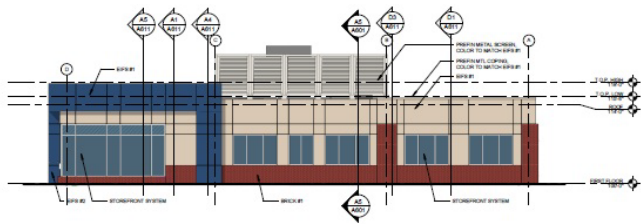
Gardner, KS Medical Office Building Development Summary

- Gardner, KS Medical Office Building Development Summary
- Planned as Two Healthcare Tenants
- Total Project Development Costs \$6.63 Million
- Year One Annual Net Operating Income Before Debt Service \$477,500
- Estimated Average Annual Free Cash Flow During Interest Only Period (First 2 Years) of \$165,000 Per Year Available for Distributions
- All Leases Full Triple Net (NNN)
- Two Clinical Specialty Provider Tenants on 11 Year Leases
- 3% Annual Rent Escalators on All Leases
- State-Of-The-Art Technology Throughout the Building
- Part of a Growing Area of Gardner, KS in Johnson County
- \$1.675 Million Total Equity To Be Raised by Investors (25% of Total Development Costs)
- Construction in 2027 / Complete in 2028

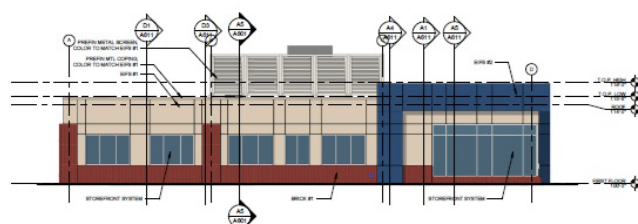
GARDNER ELEVATIONS & LOCATION MAP



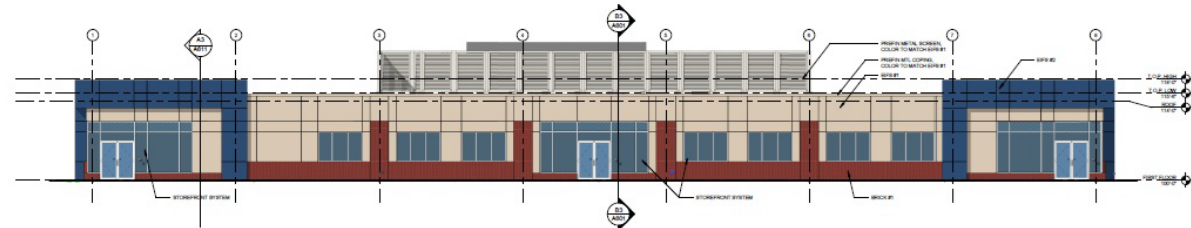
C6 NORTH ELEVATION
1/8" = 1'-0"



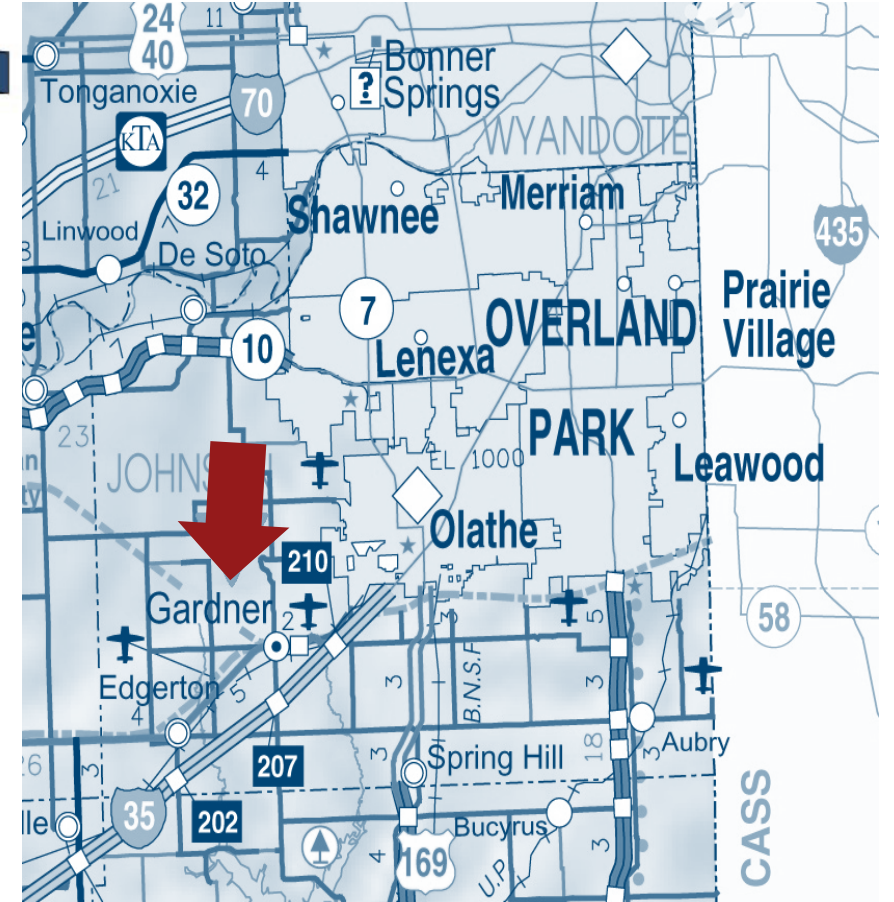
B6 EAST ELEVATION
1/8" = 1'-0"

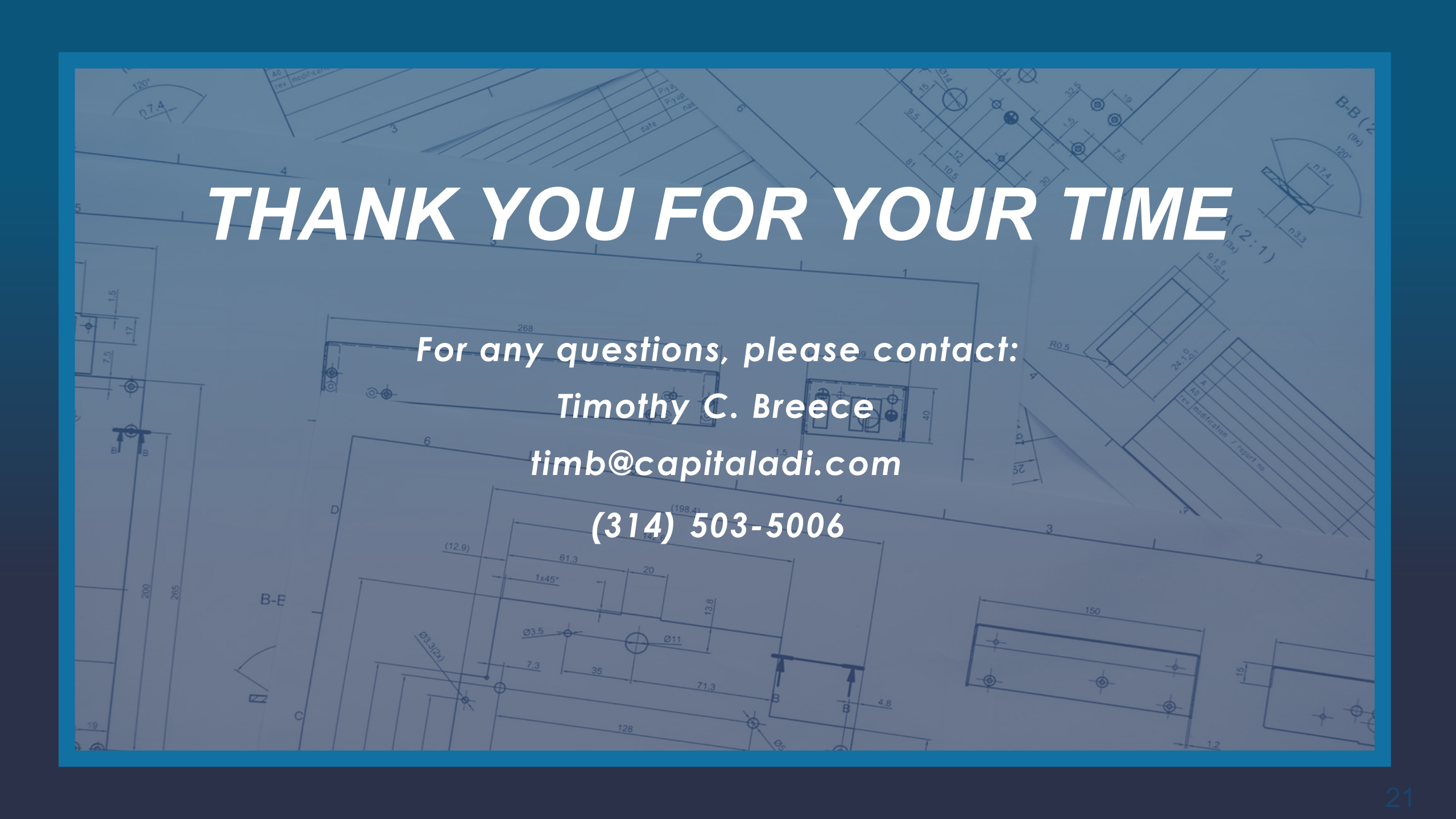


B3 WEST ELEVATION
1/8" = 1'-0"



B1 SOUTH ELEVATION
1/8" = 1'-0"





THANK YOU FOR YOUR TIME

For any questions, please contact:

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