



Chepco

501 SARGENT ST, BEATRICE, NE 68310

INDUSTRIAL INVESTMENT OPPORTUNITY



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LISTED BY:

KYLE MATTHEWS

Broker of Record

License No. 20170883 (NE); Firm No. 35320 (NE)

EXECUTIVE SUMMARY

- **STRONG GLOBAL TENANT** – Founded in 1921, NEAPCO (North East Precision Automotive Corporation) designs, manufactures and distributes high quality, cost-effective OEM and aftermarket driveline products for automotive, light truck, heavy truck, off-road, off-highway, agriculture and industrial applications. With over 3,200 employees at 11 locations throughout North America, Europe, and Asia; NEAPCO has marked its position of leadership in the global automotive supply industry and supplies driveline solutions for BMW, GM, Ford, Volkswagen, Audi, Mercedes Benz, Honda, Jeep, John Deere, Renault, Kawasaki, and many more.
- **NEWLY RENOVATED / COMMITMENT TO LOCATION** – NEAPCO has been operating out of this specific location for ±45 years since 1981. Furthermore, the tenant recently completed a major \$4-million-dollar renovation further proving their long-term commitment to this location:
 - **New 60 Mil TPO Roof Overlay System (20-Year No Dollar Limit Warranty)**
 - **New Steel Exterior Siding**
 - **Extensive HVAC Improvements (Air Filtration & Circulation Units, Etc.)**
 - **New 32,000 SF Concrete Parking Addition**
- **FUNCTIONAL INDUSTRIAL / BELOW REPLACEMENT COST / ABSOLUTE NNN LEASE** – This highly functional 254,350 SF facility is situated on a +/- 16.52-acre lot (35.35% Building/Lot Coverage) featuring twenty (20) dock high doors and two (2) grade level doors valued well below replacement cost (\$50/SF Current Valuation versus +/- \$75/SF Replacement Cost). Furthermore, the landlord benefits from a rare Absolute NNN Lease with the tenant responsible for roof, structure, paving, property taxes, insurance, utilities, etc. allowing for a 100% passive investment.
- **STRATEGIC INDUSTRIAL LOCATION** – NEAPCO was the first business to locate in the Gage County Industrial Park of Beatrice in 1981. Since then, the Gage County Industrial Park of Beatrice has grown to include over 23 manufacturing/distribution facilities with over 2,000,000 SF of space while maintaining a +/- 4% vacancy rate. Beatrice has attracted businesses over the years by offering top-tier utilities, efficient road networks, favorable incentives, streamlined permitting processes, and other support services. Beatrice is situated in the heart of the Midwest, which offers convenient access to major transportation routes and markets throughout North America. This central location is ideal for companies that need efficient logistics and distribution channels.



FINANCIAL OVERVIEW

Tenant	NEAPCO Components, LLC
Lease Guarantor	NEAPCO Holdings, LLC (Parent Company)
Address	501 Sargent St, Beatrice, NE 68310

Year Built / Renovated	1976/2014/2024
Construction	Metal/Steel
Building SF	±254,350 SF
Office Space	±11,000 SF (4%)
Warehouse SF	±243,350 SF
Acres	±16.52 AC
Lot SF	±719,611 SF
Building/Lot Coverage	35.35%
Dock High Doors	20
Grade Level Doors	2
Clear Height	20'
Roof	New 60 Mil TPO Roof Overlay System
Parking Spaces	210 Surface Spaces

Price	\$12,840,000
Cap Rate	9.00%
Price/SF	\$50.48

Lease Commencement	10/11/2013 (Occupied since 1981)
Lease Term Remaining	±4 Years
Initial Lease Term Expiration	12/31/2028
Options	Two, 5-Year Options @ 1.75% Annually
Monthly Rent	\$96,305.58
Annual Rent	\$1,155,666.92
Rent/SF	\$4.54
Rental Increases	1.75% Annually
Lease Type	Absolute NNN
Tenant Responsibilities	Insurance, Taxes, Operating Expenses, CapEx, Roof, Structure, Utilities, Landscape, Ex/In Walls, HVAC, Mechanical Systems, Plumbing, Etc.
Landlord Responsibilities	None

INCOME TABLE

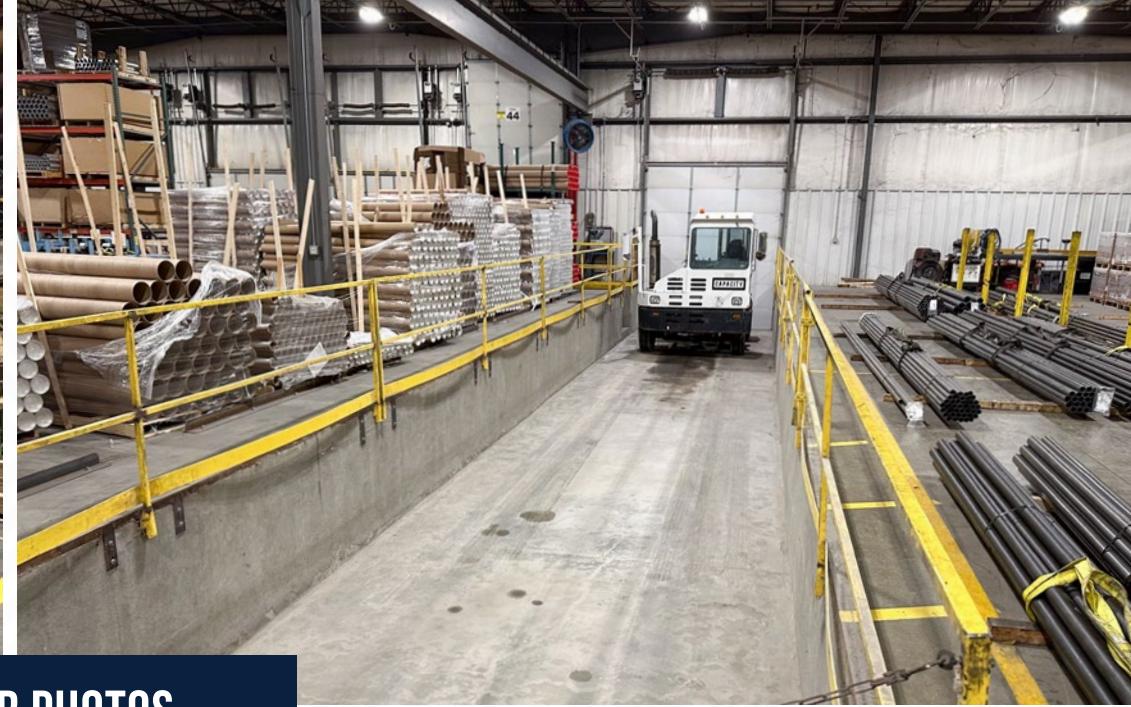
YEAR	MONTHLY RENT	ANNUAL RENT	RENT / SF	CAP RATE	% INCREASE
1/1/2025 - 12/31/2025	\$96,305.58	\$1,155,666.92	\$4.54	9.00%	1.75%
1/1/2026 - 12/31/2026	\$97,990.92	\$1,175,891.09	\$4.62	9.16%	1.75%
1/1/2027 - 12/31/2027	\$99,705.77	\$1,196,469.18	\$4.70	9.32%	1.75%
1/1/2028 - 12/31/2028	\$101,450.62	\$1,217,407.40	\$4.79	9.48%	1.75%
1st Option					
1/1/2029 - 12/31/2029	\$103,226.00	\$1,238,712.03	\$4.87	9.65%	1.75%
1/1/2030 - 12/31/2030	\$105,032.46	\$1,260,389.49	\$4.96	9.82%	1.75%
1/1/2031 - 12/31/2031	\$106,870.53	\$1,282,446.31	\$5.04	9.99%	1.75%
1/1/2032 - 12/31/2032	\$108,740.76	\$1,304,889.12	\$5.13	10.16%	1.75%
1/1/2033 - 12/31/2033	\$110,643.72	\$1,327,724.68	\$5.22	10.34%	1.75%
2nd Option					
1/1/2034 - 12/31/2034	\$112,579.99	\$1,350,959.86	\$5.31	10.52%	1.75%
1/1/2035 - 12/31/2035	\$114,550.14	\$1,374,601.66	\$5.40	10.71%	1.75%
1/1/2036 - 12/31/2036	\$116,554.77	\$1,398,657.18	\$5.50	10.89%	1.75%
1/1/2037 - 12/31/2037	\$118,594.47	\$1,423,133.69	\$5.60	11.08%	1.75%
1/1/2038 - 12/31/2038	\$120,669.88	\$1,448,038.52	\$5.69	11.28%	1.75%





EXTERIOR PHOTOS





INTERIOR PHOTOS





BEATRICE-COMMERCE
MUNICIPAL AIRPORT

neapco
SUBJECT PROPERTY

NGage
OPPORTUNITY GROWS HERE
± 2,000,000 SF

TSC TRACTOR SUPPLY CO. 
Walmart Supercenter   **Holiday Inn**

± 14,300 VPD



 **BEATRICE HIGH SCHOOL**
670 STUDENTS

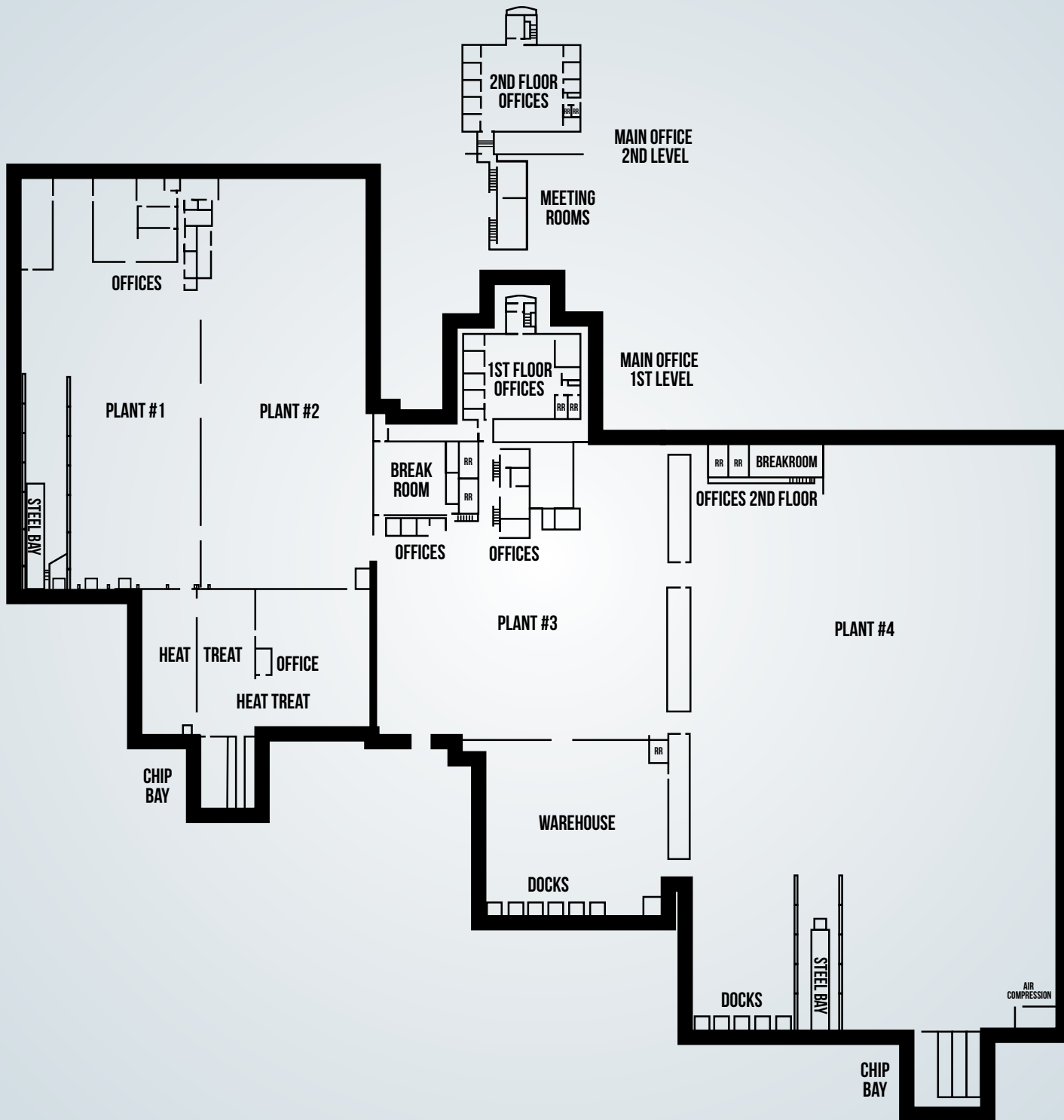
 **BEATRICE ELEMENTARY**
173 STUDENTS

S Southeast COMMUNITY COLLEGE
± 1,042 STUDENTS 

SCHUSTER'S OUTDOOR  **NEBRASKA ARMY NATIONAL GUARD**

DOWNTOWN
BEATRICE





TENANT/LEASE GUARANTOR OVERVIEW



TENANT

NEAPCO Components, LLC is a subsidiary of NEAPCO (North East Precision Automotive Corporation), a global company specializing in the design, engineering, manufacturing, and distribution of driveline systems and components for the automotive, commercial vehicle, and industrial markets.

Their product offerings include:

- **Driveshafts and Driveline Assemblies:** For passenger vehicles, light trucks, SUVs, commercial vehicles, and industrial equipment.
- **Propshafts:** Designed to transfer torque from the transmission to the differential in vehicles.
- **Half Shafts & CV Axles:** Found in front-wheel drive and all-wheel drive vehicles.
- **Differential Components:** Gears and shafts used in automotive differentials.
- **Industrial Components:** Driveline parts for off-highway and industrial equipment.

NEAPCO serves a wide range of customers, including original equipment manufacturers (OEMs), Tier 1 suppliers, and the aftermarket sector. The company is known for its engineering innovation and high-quality manufacturing standards.



LEASE GUARANTOR

NEAPCO Holdings, LLC serves as the parent company, overseeing the operations of its subsidiaries, including NEAPCO Components, LLC, NEAPCO Drivelines, NEAPCO Mexico, NEAPCO Distribution Center, NEAPCO Germany, NEAPCO Poland, NEAPCO Turkey, and NEAPCO Asia. Founded in 1921, NEAPCO (North East Precision Automotive Corporation) designs, manufactures and distributes high quality, cost-effective OEM and aftermarket driveline products for automotive, light truck, heavy truck, off-road, off-highway, agriculture and industrial applications. With over 3,200 employees at 11 locations throughout North America, Europe, and Asia; NEAPCO has marked its position of leadership in the global automotive supply industry and supplies driveline solutions for BMW, GM, Ford, Volkswagen, Audi, Mercedes Benz, Honda, Jeep, John Deere, Renault, Kawasaki, and many more.

MARKET OVERVIEW

BEATRICE, NE

Beatrice is located in Gage County, approximately 42 miles south of Lincoln on the Big Blue River. Its prime position at the crossroads of State Highway 4, U.S. Highway 77, and U.S. Highway 136 offers seamless connectivity to major cities: approximately 40 minutes south of Lincoln, 80 minutes southwest of Omaha, and about 150 minutes north of Kansas City. This advantageous location has been pivotal in establishing Beatrice as a burgeoning hub for industrial activity.

The city's industrial landscape is diverse, encompassing sectors such as advanced manufacturing, logistics and distribution, healthcare-related businesses, and agriculture-related enterprises, including processing, storage, distribution, and equipment manufacturing. Organizations like the Gage Area Growth Enterprise (NGage) have been instrumental in fostering this growth by creating opportunities for businesses to start, expand, or relocate to Gage County.

Several notable companies have significantly contributed to the industrial boom in Beatrice. Exmark Manufacturing, a leading lawn and landscape equipment producer, completed a \$12 million, 80,000-square-foot expansion in 2018, underscoring its commitment to the area. Similarly, Neapco Components, specializing in driveline products, has invested over \$10 million in facility and equipment upgrades over the past five years.

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
2025 Estimate	12,423	13,661	15,053
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2025 Estimate	5,486	6,006	6,573
INCOME	3 MILE	5 MILE	10 MILE
Avg Household Income	\$60,120	\$63,803	\$66,702

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **NEAPCO** located at **501 Sargent St, Beatrice, NE 68310** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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