



## INVESTMENT DESCRIPTION

NAI Legacy is making available this unique opportunity to invest in a Class A+ and newly constructed +/- 58,000 square foot, free-standing retail property that was self-developed by Restoration Hardware (NYSE: RH). The Property is located at the NW corner of France Avenue and West 69th Street adjacent to Southdale Mall in Edina, Minnesota. Edina is a highly desired first-ring suburb just south of downtown Minneapolis boasting some of the Twin Cities' strongest area demographics. Restoration Hardware had previously been located at The Galleria of Edina and has operated in the Edina sub-market for over twenty-five (25) years. This property is one of the latest upscale "RH Gallery" flagship concepts by the chain. RH who operates 70 galleries and 36 outlets worldwide reported +/- \$2.7B in 2019 gross sales and had a +/- \$6 Billion Dollar Market Cap (August 6, 2020.)

NAI Legacy has structured the investment as a 1031 | Delaware Statutory Trust - allowing for multiple investors to participate in the offering, including those investors seeking to effectuate an IRC Section 1031 tax-deferred exchange.

NAI Legacy intends to offer its investors the opportunity to participate in significant Bonus Depreciation relative to the unique nature of the real estate and its improvement classifications.

Link to Offering:

(Copy and Paste to your browser) <https://legacyofferings.com/>

## INVESTMENT HIGHLIGHTS

- 1031 | DST Investment - allowing for multiple investors to participate.
- Significant potential for Bonus Depreciation (IRC Section 168k)
- Solely occupied by Restoration Hardware (NYSE: RH) - \$2.7 billion in 2019 annual sales and a \$6 Billion Market Capitalization as of August 6, 2020.
- Single Tenant, Absolute NNN Lease (No Landlord Responsibilities).
- Twenty (20) Year Initial Term with 10% Base (Net) Rental Rate Increases Every Five (5) Years.

OFFERING SUMMARY	
Minimum Investment	\$50,000
Maximum Investment	\$12,000,000
Total Investment Cost	\$28,575,000
Leverage	58%
First Year NOI	\$1,386,000
First Year Cash on Cash	+/- 6.00%
Anticipated Holding Period	Ten (10) Years



14525 Highway 7, Suite 305  
 Minneapolis, MN 55345  
 612 383 2590 tel  
[nailegacy.com](http://nailegacy.com)