

OFFERING MEMORANDUM

ORION ADVISOR SOLUTIONS

17605 AND 17645 WRIGHT STREET | OMAHA, NE 68130



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EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Sales Price	\$25,600,000
Size	105,000 SF Building 1 - 60,000 SF Building 2 - 45,000 SF
Price per Square Foot	\$243.81
Lease Structure	NN
Tenancy	Single
2020 Net Operating Income	\$1,830,000
Capitalization Rate	7.15%
Years of Construction	Building 1 - 2012 Building 2 - 2016
Parking Ratio	6.2/1,000

- Portfolio of two attractive, well maintained single-tenant Class A office buildings
- Property is the headquarters for Orion Advisor Solutions, with approximately 1,000 employees and \$1 Trillion under its Turnkey Asset Management Program (TAMP)
- Tenant has made significant investments in building security, IT and data
- Orion was just purchased by Genstar Capital and merged with Brinker Capital. This property will be the home of the combined companies.
- Tenant is making substantial investments to the interior and exterior of the buildings as part of its rebranding
- Tenant can expand on the site by recapturing approximately 15,000 square feet of space it is currently subleasing in Building 2
- Heavy parking ratio - 6.2 stalls per 1,000 sq ft
- Two percent annual rent increases
- Assumable non-recourse loan





8.56 AC

Site Area

15 YEAR

*Primary Lease Term
with 11 Years Remaining*

6.2 | 1,000

Parking Ratio



**17605 & 17645
WRIGHT STREET**

LOCATION HIGHLIGHTS

- Property backs to the popular 770 acre Lake Zorinsky recreational area, including walking and bike trails, boating, two modern playgrounds, baseball diamonds, soccer fields, a football field and picnic areas
- Located in a desirable location in one of Omaha's highest income areas (median household income over \$150,000 in a one-mile radius)
- Tremendous amenities in the immediate area include Omaha's only Lifetime Fitness, restaurants, shopping and hotels
- Property is located opposite the successful 230-acre Lakeside Hills mixed-use development
- Near CHI Lakeside Hospital, West Omaha's only full-service hospital



PROPERTY ANALYSIS

A modern conference room with a large, rectangular wooden table and several white ergonomic chairs. The room features large windows on the right side, providing a view of the outdoors. A whiteboard is mounted on the left wall, and a projector screen is visible in the background. The floor is covered with a patterned carpet. The entire image is overlaid with a blue tint.

ORION ADVISOR SOLUTIONS

Tenant Since	8/1/2012
Rentable SF	105,000
% of NRA	100%
Lease Expiration	7/31/2031
Early Termination	7/31/2026 (12 month notice, termination penalty approximately \$3,500,000)
Website	orion.com

Founded in 2003, Orion Advisor Solutions (formerly NorthStar Financial Group) is a privately held holding company for its many subsidiaries offering financial services including asset management, pooled investment solutions, portfolio accounting, fund distribution and compliance, printing and marketing services. Omaha serves as corporate headquarters with offices located in Kentucky, New York, Pennsylvania and Washington.

Merger with Brinker Capital

Brinker Capital is a premier investment management company with \$24.5 billion in assets under management (as of June 19, 2020). For over 30 years, Brinker Capital's purpose has been to deliver an institutional multi-asset class investment experience to individual clients. With a focus on wealth creation and management, Brinker Capital serves financial advisors and their clients by providing high-quality investment manager due diligence, asset allocation, portfolio construction, and client communication services.

On June 29th 2020 Orion announced they will join forces with Brinker Capital to create a combined technology and Turnkey Asset Management Program (TAMP) provider enabling independent financial advisors to grow their businesses, serve their clients, and win in the marketplace. [Genstar Capital](#), a San Francisco-based private equity firm, will invest in the combined business, as will Orion's existing financial partner, global growth private equity firm [TA Associates](#). Brinker Capital's founder, Charles Widger, and other members of Brinker Capital's management, including Noreen D. Beaman, CEO, will invest in the combined business, alongside continued investment from Eric Clarke, Orion's CEO, and the rest of the Orion team.

The combined companies have approximately 1,000 employees. **The property will remain their headquarters.**

Orion supports more than 2,000 advisory firms with **\$1 trillion in assets under administration** and **an additional \$40 billion of combined assets** (Orion Portfolio Solutions and Brinker Capital) on the open architecture TAMP, making Orion the platform of choice for all growth-focused advisory firms looking to strengthen their client relationships, gain a competitive edge in a crowded marketplace, and build strong, profitable businesses.

[RIA Biz: Orion leaps to top of TAMP tier](#)

[Business Wire: Orion Advisor Solutions and Brinker Capital Merge](#)

[Barron's: Orion Advisor Solutions, Brinker Capital Join Forces](#)

TENANT PROFILE

17605 & 17645 WRIGHT ST







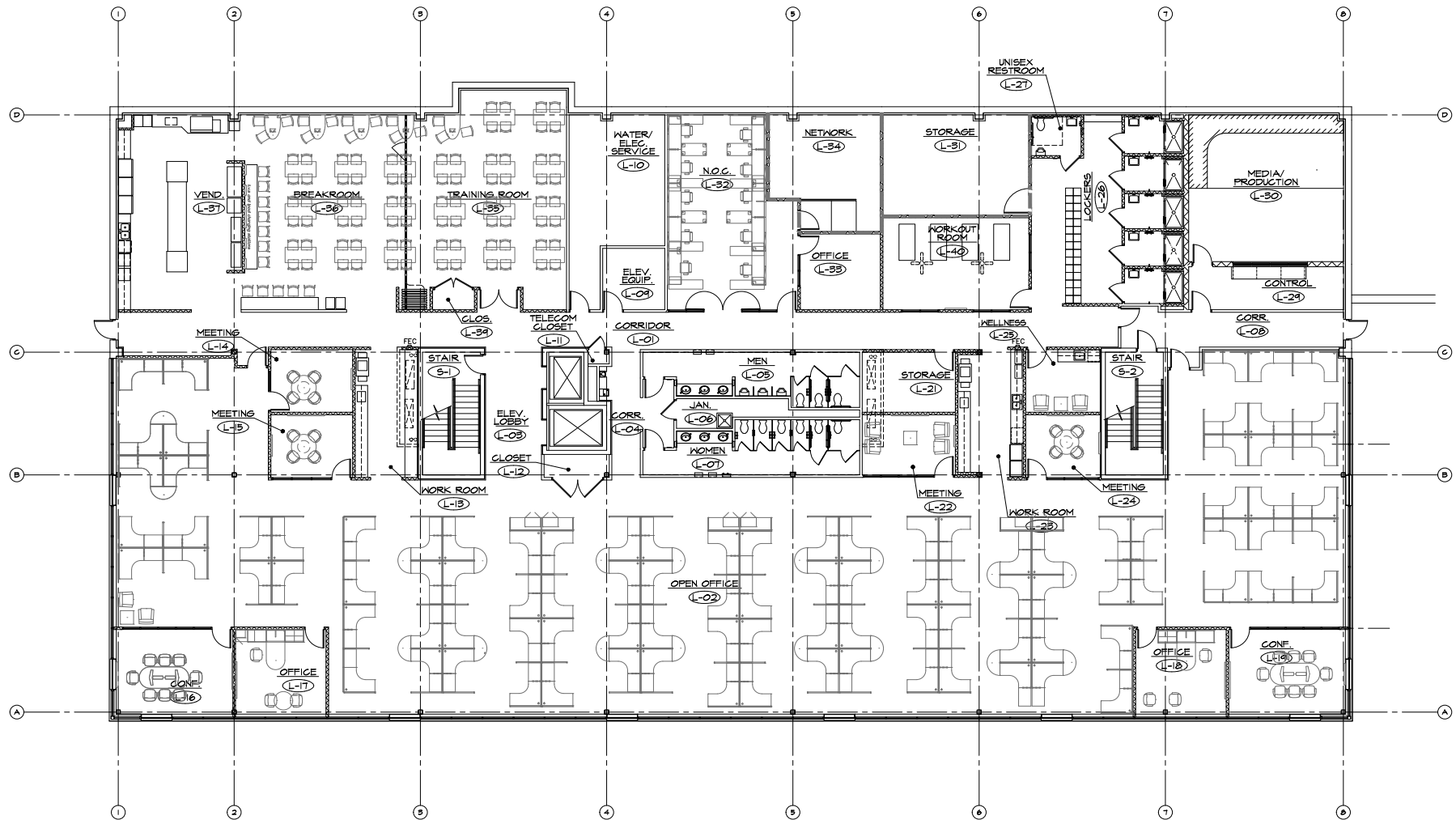




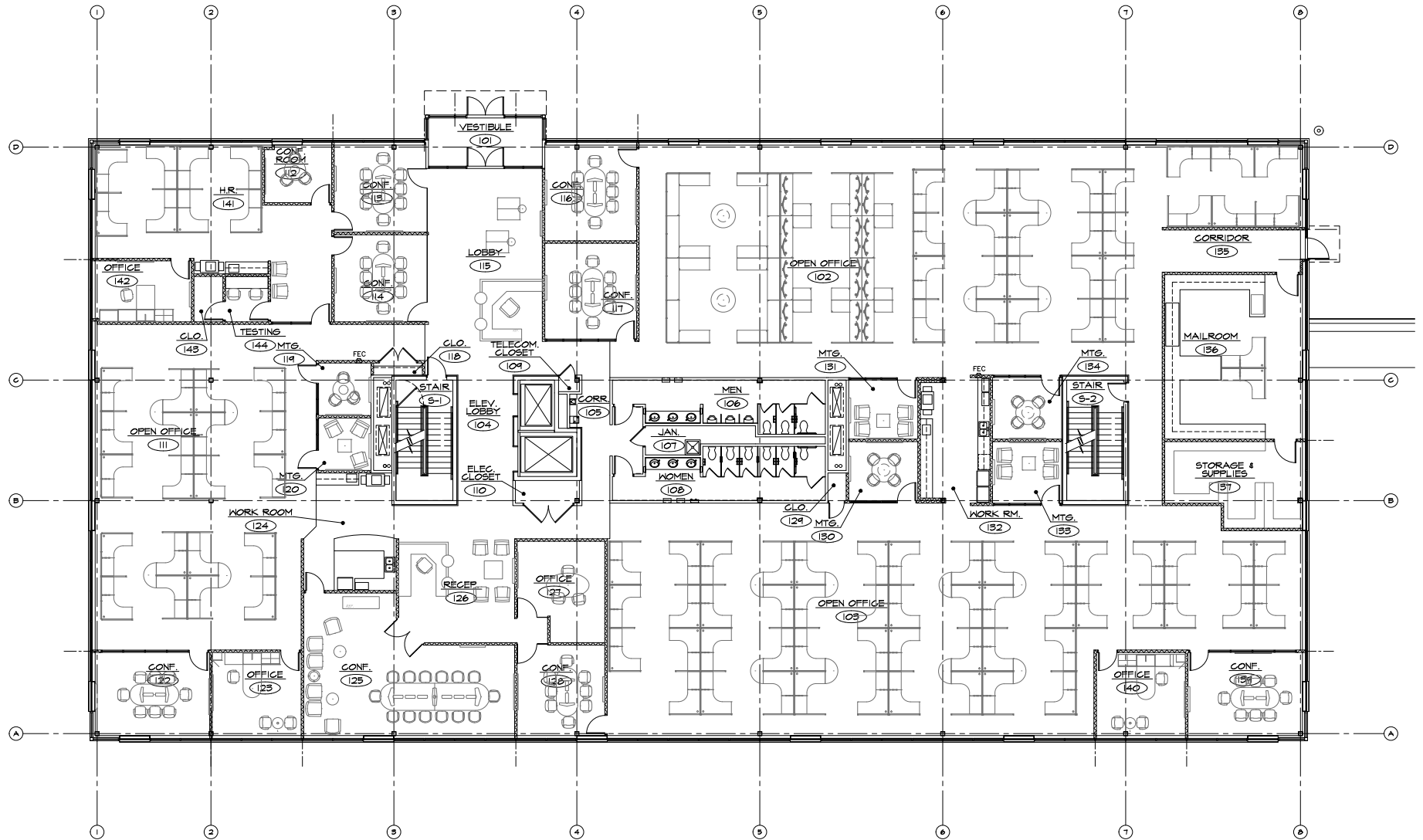




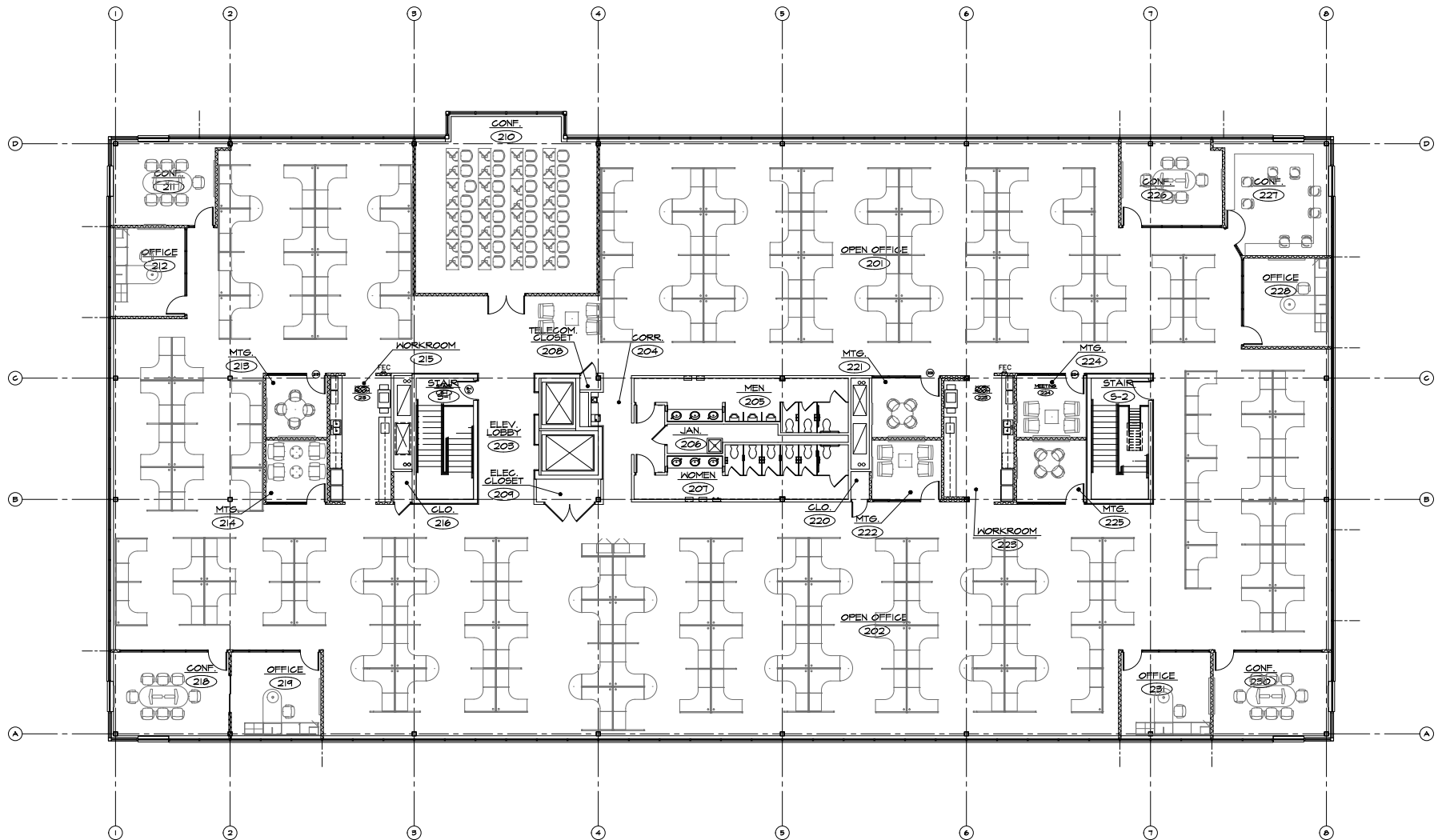
BUILDING 1, LOWER LEVEL

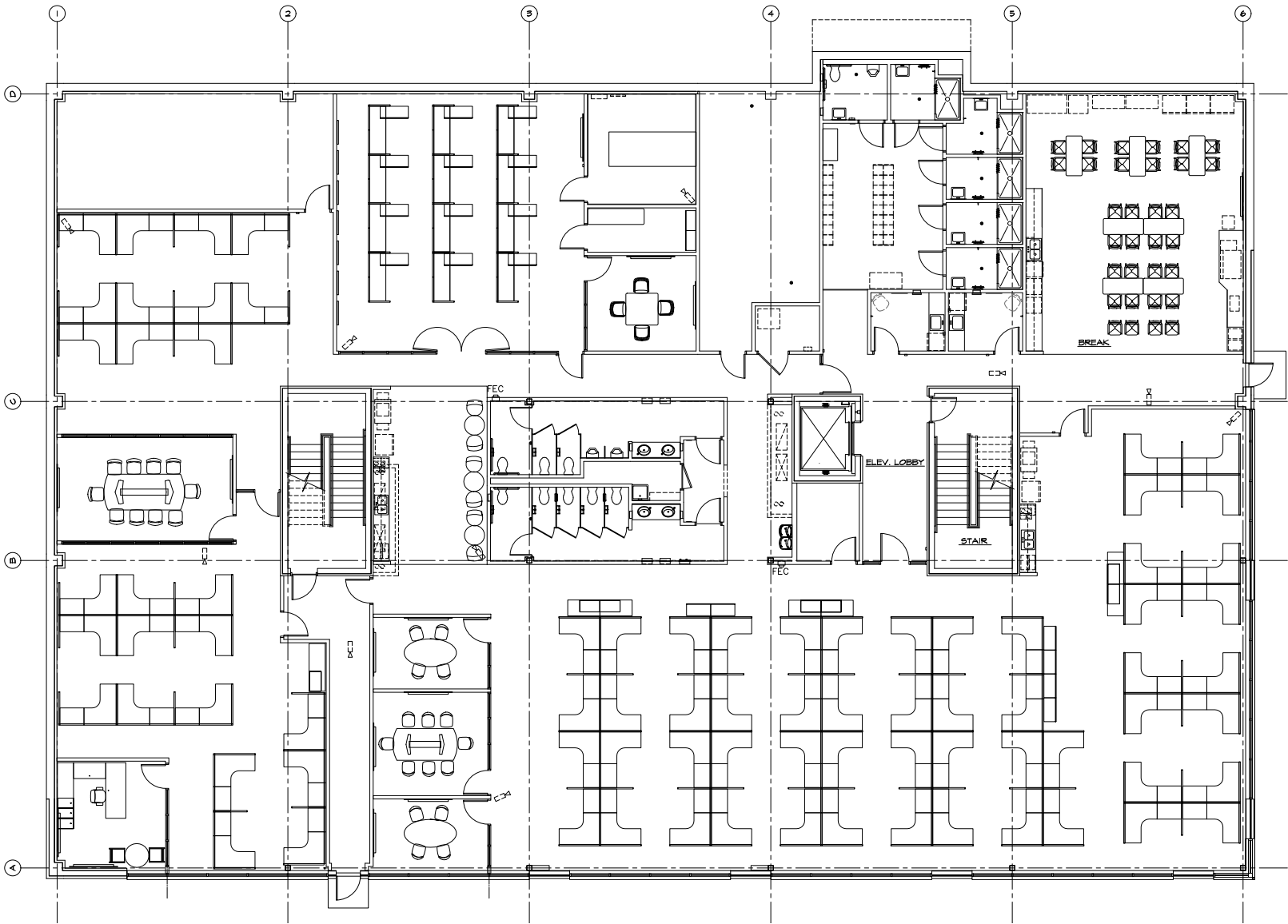


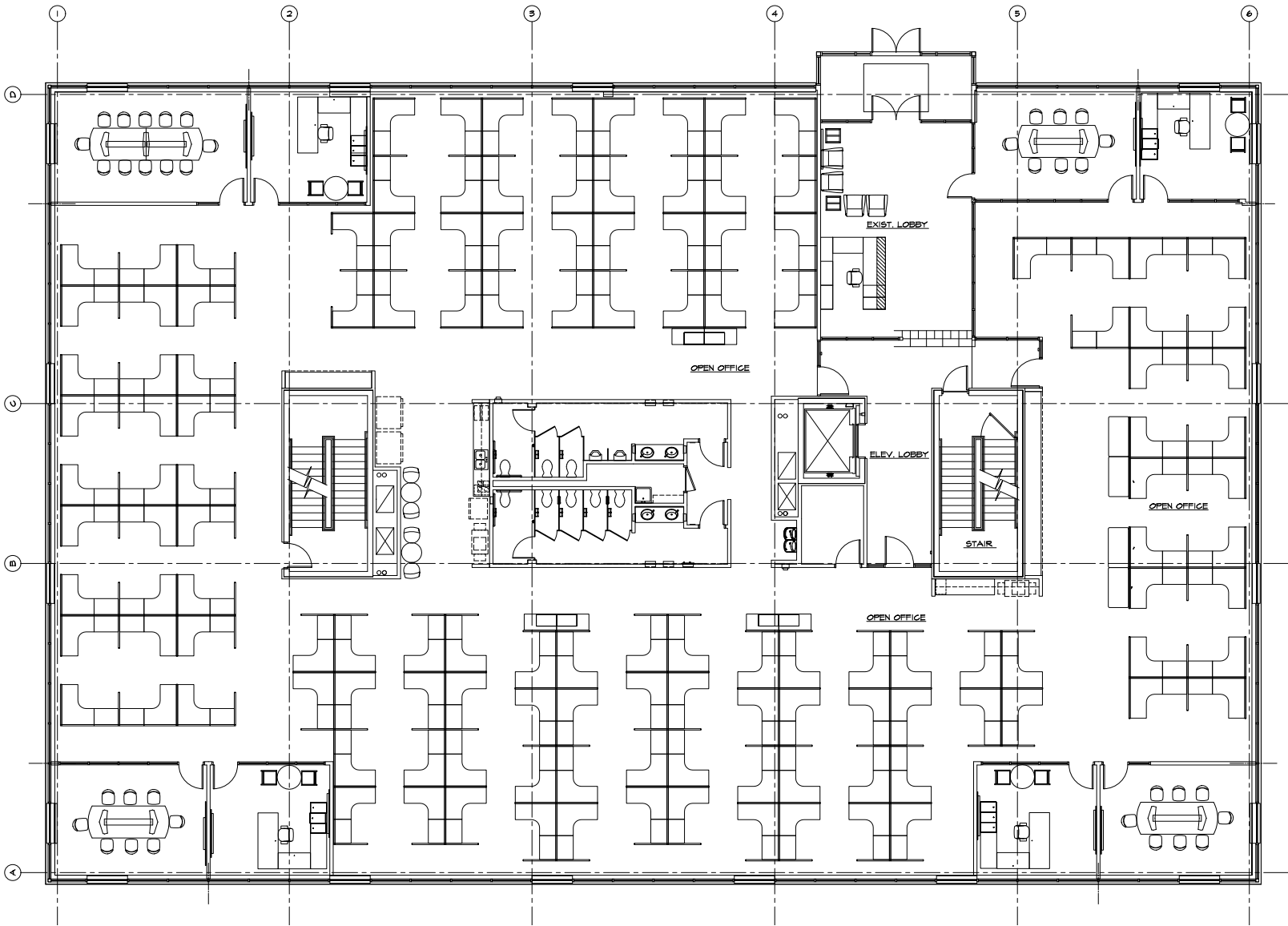
BUILDING 1, FIRST FLOOR



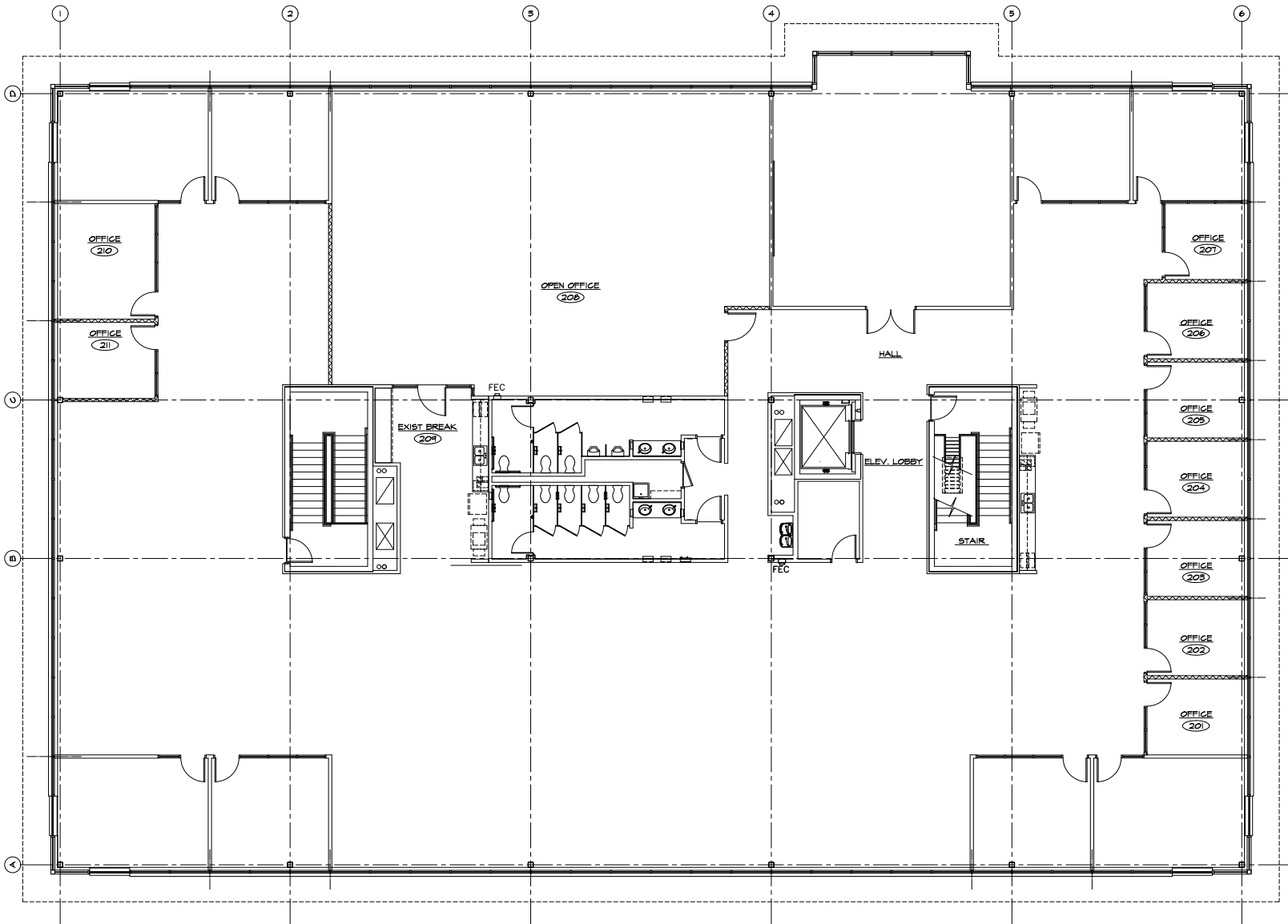
BUILDING 1, SECOND FLOOR







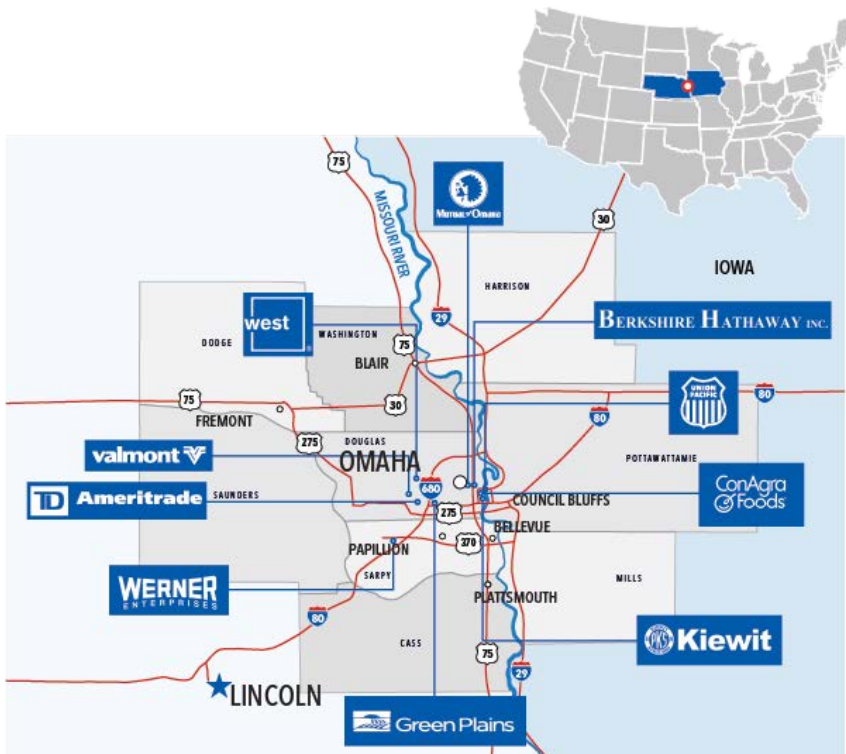
BUILDING 2, SECOND FLOOR





OMAHA OVERVIEW





With approximately 1.3 million residents within the Omaha|Council Bluffs Metropolitan Statistical Area, the Omaha MSA is best known for its beef, but a major cash cow is also technology. Combined with Omaha's central location, well-educated labor force and communications infrastructure, Omaha's modern economy is diverse and built primarily on skilled-knowledge jobs.

Located on the western banks of the Missouri River, Omaha boasts a steady economy with a low unemployment rate and an affordable cost of living which proves enticing for both companies and families. Between 2010 and 2016, the city expanded by seven percent, growing two percent more than the nation. Over the past 10 years, the MSA has created 31,000 jobs, two times as many as the national average.

It's been named one of the Top 10 Cities to Raise a Family. The Henry Doorly Zoo and Aquarium continues to be ranked one of the best zoos in the world by TripAdvisor. Baseball fans throughout the country converge on the city every June for the College World Series. CHI Health Omaha Convention Center is a full-service convention center and arena with exhibit halls, ballrooms and meeting rooms. The arena is the largest in the state and hosts concerts of all genres, family shows, sports, rodeos and circuses. The center has hosted three Summer Olympics Swim Trials and four NCAA Division I Men's Basketball Tournaments.

Omaha is home to four Fortune 500 companies: Warren Buffet's Berkshire Hathaway; one of the world's largest construction companies, Kiewit Corporation; the nation's largest railroad operation, Union Pacific Corporation; and the multi-line insurance, banking and financial products giant, Mutual of Omaha.

As noted above, the area has been rapidly growing and is the 39th fastest growing metropolitan area in the nation. Neighboring Council Bluffs, Iowa is exploding with new growth and the two cities are working together on many major development and redevelopment projects. Despite its growth, Omaha is known as a 20-minute city. Residents and visitors can travel nearly anywhere in town within a short amount of time, making it a convenient place to live, play and work.

OMAHA OFFERS BUSINESSES:

- » Strategic, central location
- » Hub of the nation's fiber connectivity
- » Pro-business climate; low cost of doing business
- » Business incentives that reward performance
- » Stable and healthy economy
- » Educated, motivated and affordable workforce
- » Savings on real estate costs
- » Lower cost of living
- » Available, reliable utilities

FORTUNE 500 ANCHORS:

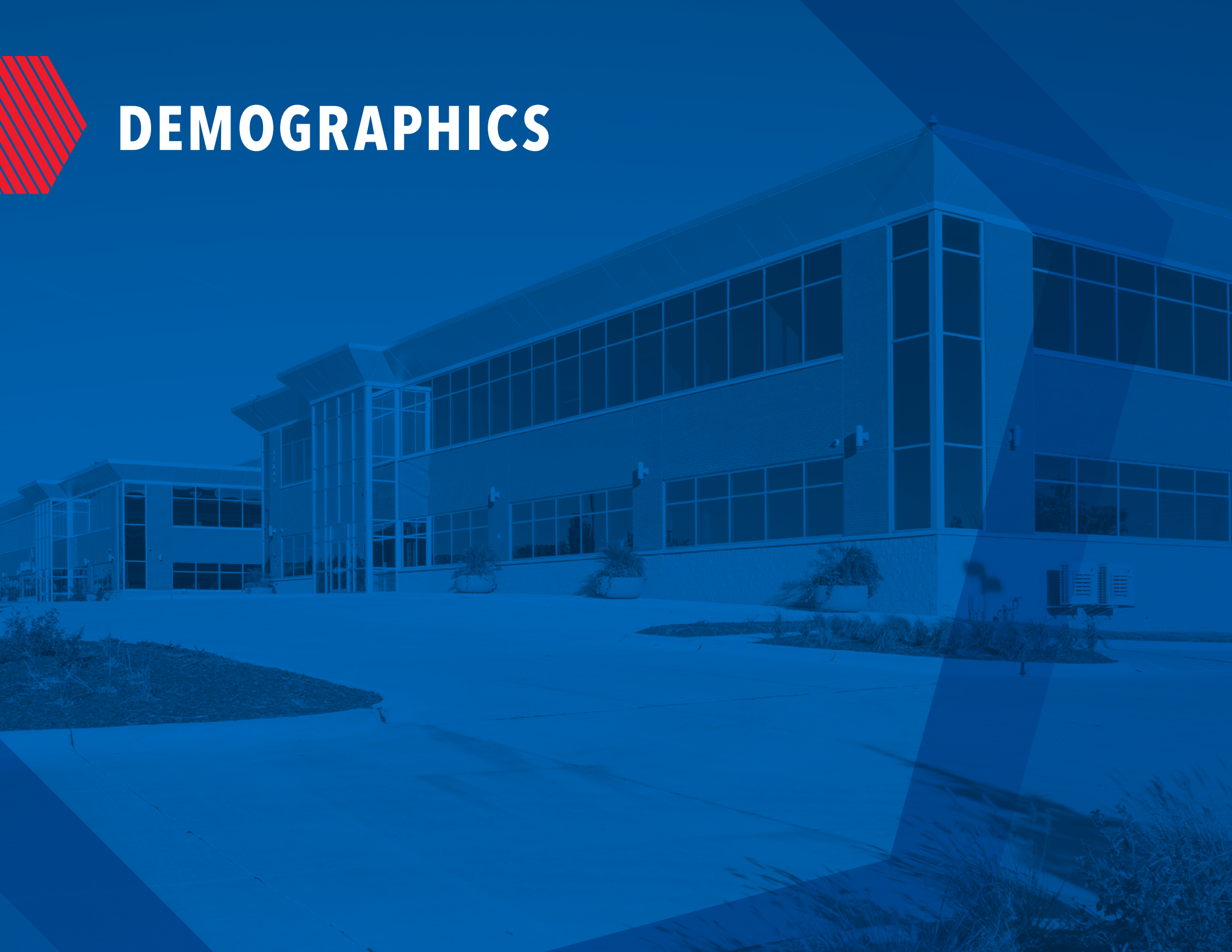


FORTUNE 1,000





DEMOGRAPHICS



2019 DEMOGRAPHIC PROFILE

	1 Mile	3 Mile	5 Mile
Population	8,353	82,334	190,815
Average HH Income	\$156,636	\$134,627	\$118,610
Total Households	3,187	30,103	71,697

2024 DEMOGRAPHIC PROFILE

	1 Mile	3 Mile	5 Mile
Population	8,755	86,030	200,062
Average HH Income	\$180,556	\$153,777	\$134,347
Total Households	3,351	31,638	75,532





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