

# OFFERING MEMORANDUM

Absolute NNN Lease Investment Opportunity  
805 Eagle Court | Columbia, TN



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS

Actual Property Image





# OfficeMax<sup>®</sup>

805 Eagle Court  
Columbia, TN 38401

Exclusively Marketed By: Sands Investment Group

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## INVESTMENT SUMMARY

Investment Summary  
Investment Highlights

## AREA OVERVIEW

Location & Area Map  
Retail Map  
City Overview

## TENANT

Tenant Profile

## LEASE ABSTRACT

Lease Summary  
Rent Roll

In Cooperation with Sands Investment Group  
Tennessee, LLC - Lic # 263973

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## INVESTMENT SUMMARY



### OFFERING SUMMARY

PRICE	\$2,123,000
CAP	7.75%
NOI	\$164,500
PRICE PER SF	\$90.34
YEARS REMAINING	2+ Years
LEASE GUARANTY	OfficeMax, Inc.

### PROPERTY SUMMARY

ADDRESS	805 Eagle Court Columbia, TN 38401
COUNTY	Maury
BUILDING AREA	23,500 SF
LAND AREA	95,832 SF
BUILT	1997



Actual Property Image





## INVESTMENT HIGHLIGHTS

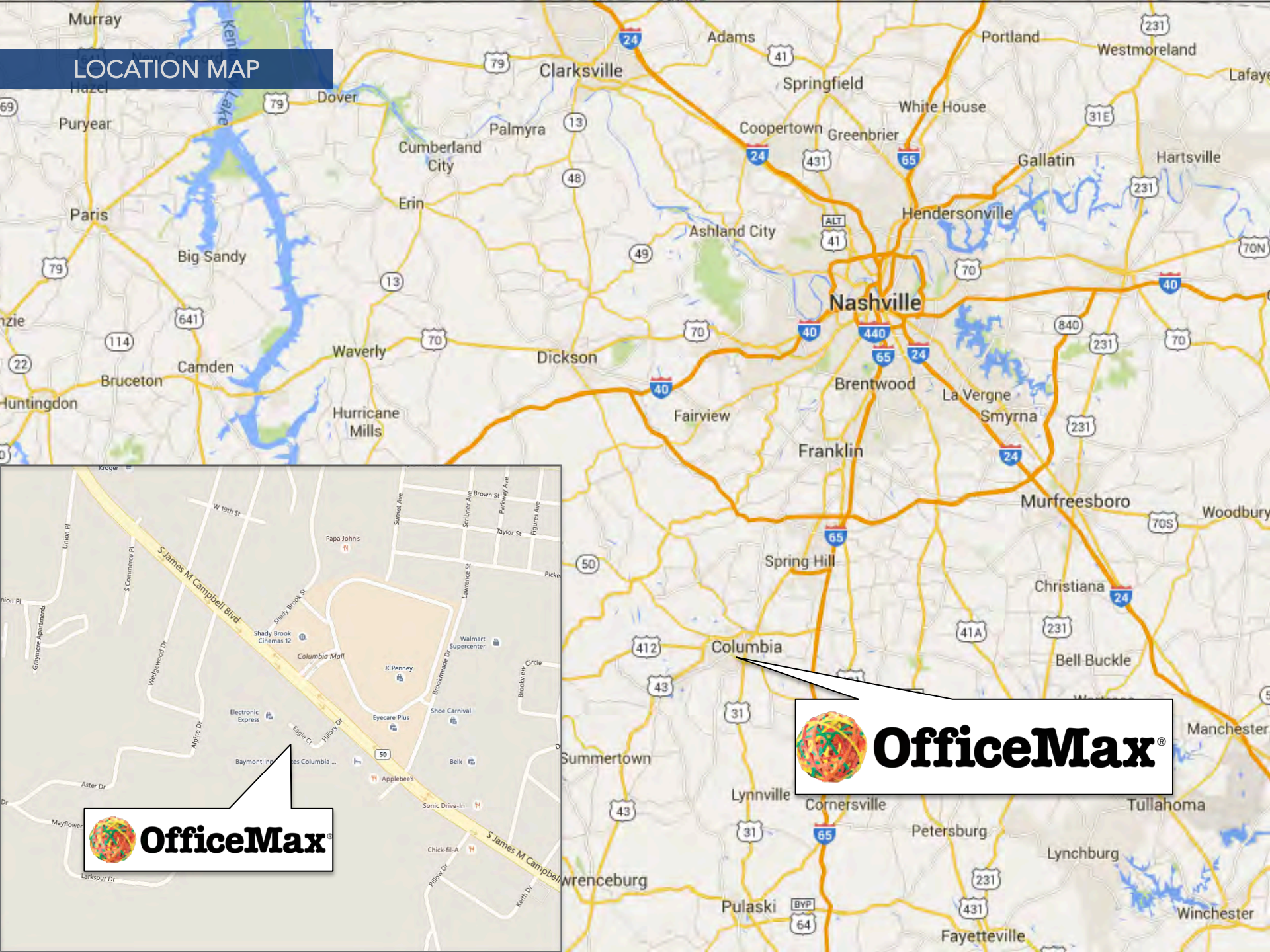
## HIGHLIGHTS

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- Value Added Opportunity: Significantly Below Market Lease Rate
- Significant Upside: 14% Increase in Rent at Next Option Period (8.83% CAP September 2020)
- Low Price Per Square Foot – \$90 PSF
- Absolute Net Leased Asset with Zero Landlord Responsibilities
- Mint Condition Property: New Roof, New Signage and Parking Lot was Sealcoated & Restriped
- No Other Major Office Supply Stores in Immediate Trade Area
- Located in the Heart of the Retail Corridor: Nearby Tenants Include Lowe's, T.J.Maxx, Ross, Big Lots, Kroger, CVS, Chick-fil-A, Hobby Lobby, Walmart and More



## LOCATION MAP



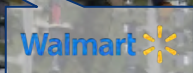
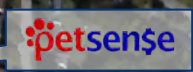
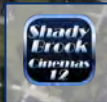


AERIAL MAP





# RETAIL MAP



Columbia Mall

Columbia Bypass



AREA OVERVIEW

Street/Cross Road	Average Vehicles Per Day
TN-50	28,910



Actual Property Image

SUBJECT PROPERTY DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Population	4,951	28,988	39,260
Median Household Income	\$37,373	\$39,146	\$40,515



## AREA OVERVIEW



## City Overview

**Columbia** is a city in and the county seat of Maury County, Tennessee, United States. The population was 34,681 at the 2010 census and in 2013 the population was 35,558.

The self-proclaimed "Mule capital of the world," Columbia annually celebrates the city-designated Mule Day each April. Columbia and Maury County are acknowledged as the "Antebellum Homes Capital of Tennessee", with more pre-Civil War homes than any other county in the state. Columbia is also the home of the national headquarters for the Sons of Confederate Veterans. Columbia is home to one of the last two surviving residences of the 11th President of the United States, James Knox Polk, the other being the White House.



## TENANT PROFILE



Actual Property Image

## COMPANY PROFILE

PUBLIC COMPANY	NYSE:OMX
FOUNDED	1988
# OF LOCATIONS	941
HEADQUARTERS	Boca Raton, FL
S & P RATING	B-

OfficeMax was an American office supplies retailer founded in 1988. It is now a subsidiary of Office Depot, Inc., which is headquartered in Boca Raton, FL. As of December 2012, OfficeMax operated 941 stores in 47 states, Puerto Rico, the U.S. Virgin Islands and Mexico. In 2012, net sales were \$6.9 billion, down from \$8.3 billion in 2008.

It was announced February 20, 2013, that Office Depot and OfficeMax will combine in an all-stock deal, which will create the largest U.S. office-supplies chain. On November 5, 2013, the merger was completed. The OfficeMax name continues to serve as a brand of the newly formed Office Depot, Inc.



## LEASE ABSTRACT



Actual Property Image

## LEASE SUMMARY

TENANT	OfficeMax, Inc.
PREMISES	A Building of Approximately 23,500 SF in Columbia, TN. APN: 060113CE0600
LEASE COMMENCEMENT	October 1, 1997
LEASE EXPIRATION	September 30, 2020
LEASE TERM	2+ Years Remaining
RENEWAL OPTIONS	Two (2) – Five (5) Year Options
RENT INCREASES	At Options - \$1/SF/Year
LEASE TYPE	Absolute Triple Net (NNN)
USE	Office Supply
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



## RENT ROLL



Actual Property Image

### SIZE

### MONTHLY RENT

### LEASE TERM

TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	MONTHLY BASE RENT	RENT / SF	INCREASE DATES	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
OfficeMax, Inc.	23,500 SF	100%	\$13,708	\$.58	At Options	\$1/SF/Year	10/1/1997	9/30/2020	(2) 5 Year



## CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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