



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Absolute Triple Net (NNN) Lease Investment Opportunity

456 Conover Blvd W | Conover, NC 28613



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Actual Property Image

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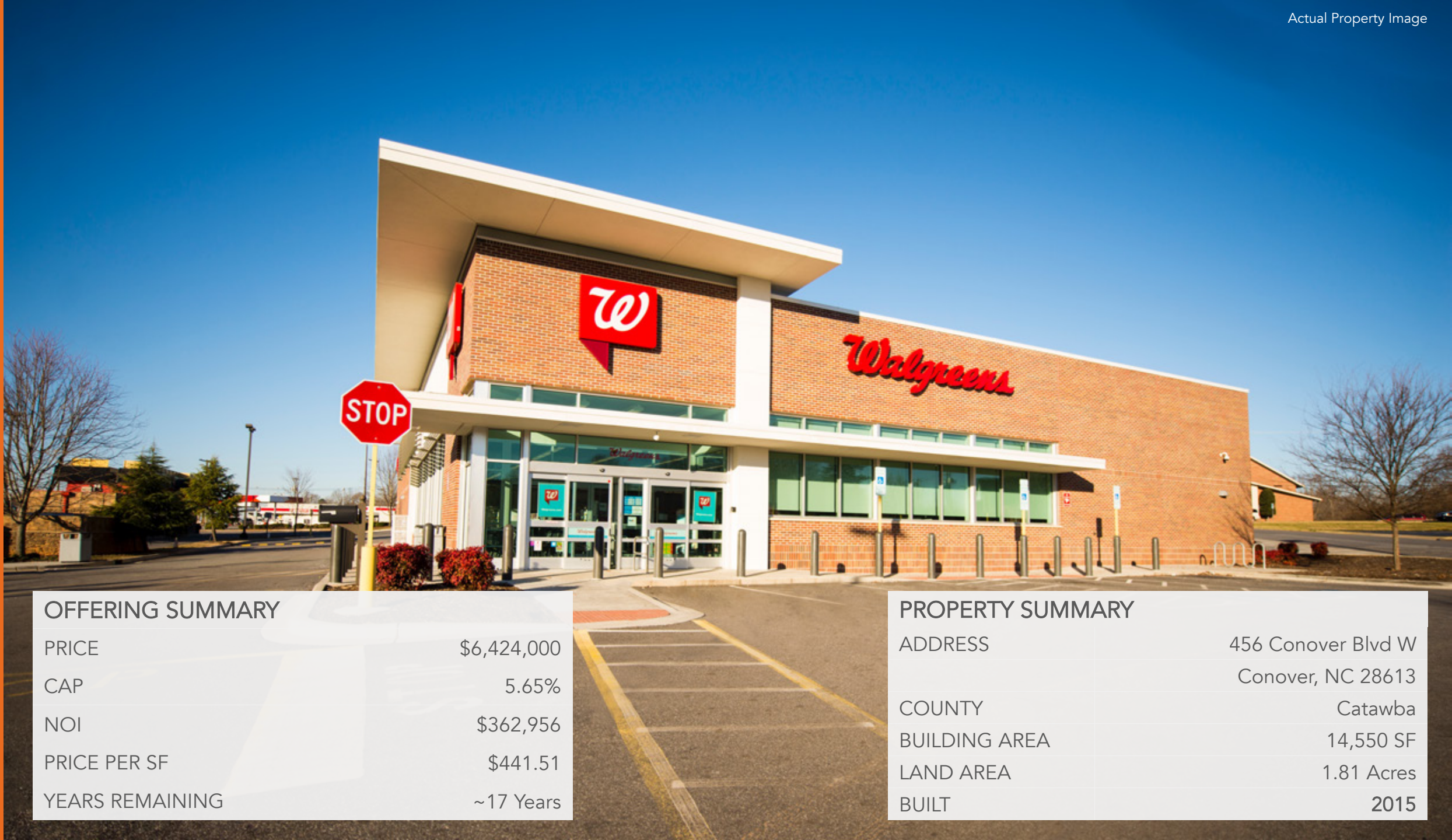
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OFFERING SUMMARY

PRICE	\$6,424,000
CAP	5.65%
NOI	\$362,956
PRICE PER SF	\$441.51
YEARS REMAINING	~17 Years

PROPERTY SUMMARY

ADDRESS	456 Conover Blvd W Conover, NC 28613
COUNTY	Catawba
BUILDING AREA	14,550 SF
LAND AREA	1.81 Acres
BUILT	2015



Walgreens

- Walgreens Co (NYSE: WAG), S&P Investment Grade Credit Rating of "BBB"
- Subsidiary of Walgreens Boots Alliance Inc. (NASDAQ: WBA), Featuring Annual Revenues in Excess of \$117 Billion
- Rite Aid Located 1-Mile Away Recently Closed and All Prescriptions Have Moved to This Location
- ~17 Years Remaining on an Absolute Triple Net (NNN) Lease – Zero Landlord Responsibilities
- Ten (10) x Five (5) Year Renewal Options
- 2015 Construction and Tenant Improvements
- Over 8,173 Locations Across the U.S.
- Excellent Visibility with Multiple Ingress/Egress Options
- Traffic Counts – Combined 37,000 Vehicles Per Day
- Less Than 2-Miles From I-40 – Over 48,000 VPD
- Strong Retail Trade Area with Low Vacancy; Nearby Retailers Include: Walmart, McDonald's, Sonic, Bojangles', KFC, Dollar General and Adjacent to Cook Out
- Featuring Over 46,000 Residents Within a 5-Mile Radius

Actual Property Image



Walgreens

7th St Pl SW

COOK OUT

cricket
wireless

DOLLAR
GENERAL

Conover Blvd W



Walgreens

Waffle House
Shell
McDonald's

INTERSTATE
40

Days Inn

LAQUINTA
INNS & SUITES

ZENITH
GLOBAL LOGISTICS

SHEETZ
Wendy's

CITGO

CITGO

DOLLAR GENERAL
cricket
wireless
COOK OUT

CVS pharmacy
AFFORDABLE
DENTURES &
IMPLANTS

70
Conover Blvd W

SUBWAY
goodwill

Hardee's
SONIC

DOLLAR GENERAL
FOOD LION
the CITGO

TSC TRACTOR
SUPPLY CO

NAPA
CIRCLE K
Exxon
Waffle House

Advance
Auto Parts
McDonald's

CAPITAL BANK
Shell

AutoZone
O'Reilly
AUTO PARTS

Northwest Blvd
321

Walmart
Neighborhood Market

BI LO BIG
LOTS!
FAMILY DOLLAR
burkes OUTLET
Kentucky Fried Chicken
PAPA JOHN'S
goodwill

Exxon
RITE AID
SUBWAY



SUBJECT PROPERTY DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,373	20,442	46,272
Average Household Income	\$45,314	\$48,016	\$52,765

STREET/CROSS ROAD

Conover Blvd W
Northwest Blvd

AVERAGE VEHICLES PER DAY

14,000
23,000



CITY HALL CONOVER, NC



DOWNTOWN CONOVER, NC



CONOVER STATION

ABOUT CONOVER, NC

Conover is located in the western piedmont area of North Carolina and is part of the Hickory Metropolitan Statistical Area (MSA), the sixth largest MSA in the state. Conover is located approximately 50 miles northwest of Charlotte; 60 miles west of Winston-Salem; and 80 miles east of Asheville, and is the geographic center of Catawba County. Interstate 40 traverses through the City along with other major roads including US 70, US 321, US 70A, and NC 16. As of June 2016, the land area of the City is 10.96 square miles with a resident population of 8,301.

The City of Conover began to develop in the mid 1800's as a "Y" intersection of the railroad traversing North Carolina. Although originally called Wye Town, legend says the name Canova was adopted, but transposed to Conover over several years. It has always offered that small-town charm that so many people love, including a quaint downtown, early 20th century architecture, friendly people, and plenty of old trees. Situated among the foothills of the Blue Ridge Mountains, Conover's beauty offers rolling terrain and fantastic vistas of the west.

ECONOMY

Renovations and alterations continue to take place to revitalize older and underutilized buildings that should increase tax value, create new jobs and increase commerce. New businesses in Conover included 12 manufacturing and 38 professional, commercial and restaurant service establishments. Businesses and developers have taken advantage of the area's work ethic, accessibility to major transportation corridors, favorable climate and cleanliness of the City. Conover offers a healthy mix of commercial, industrial, and residential land uses. Its strategic location in the middle of Catawba county and being nestled between a number of major thoroughfares has afforded the city steady growth over the years, despite fluctuating economic times. As a future stop on the Western Piedmont passenger rail, Conover will further its reputation as one of the most easily accessible cities in the area.



Walgreens Boots Alliance

Walgreens Boots Alliance (Nasdaq: WBA) is the first global pharmacy-led, health and wellbeing enterprise. The company was created through the combination of Walgreens and Alliance Boots in December 2014, bringing together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted health care services through pharmaceutical wholesaling and community pharmacy care, dating back more than 100 years.

Walgreens Boots Alliance is the largest retail pharmacy, health and daily living destination in the USA and Europe and, together with its equity method investments, employs more than 385,000 people and has a presence in more than 25 countries. Walgreens Boots Alliance is a global leader in pharmacy-led, health and wellbeing retail with over 13,200 stores in 11 countries. The company includes one of the largest global pharmaceutical wholesale and distribution networks with over 390 distribution centers delivering to more than 230,000 pharmacies, doctors, health centers and hospitals each year in 20 countries. In addition, Walgreens Boots Alliance is one of the world's largest purchasers of prescription drugs and many other health and wellbeing products.

Walgreens Boots Alliance is included in Fortune magazine's 2018 list of the World's Most Admired Companies. This is the 25th consecutive year that Walgreens Boots Alliance or its predecessor company, Walgreen Co., has been named to the list.



Actual Property Image



COMPANY TYPE
NYSE: WBA



FOUNDED
1901



OF LOCATIONS
13,200+



NET WORTH
\$86.6 Billion



HEADQUARTERS
Deerfield, IL



WEBSITE
walgreens.com
www.walgreensbootalliance.com

LEASE SUMMARY

TENANT	Walgreen Co.
PREMISES	A Building of Approximately 14,550 SF in Conover, NC
LEASE COMMENCEMENT	June 22, 2015
LEASE EXPIRATION	June 21, 2035
LEASE TERM	~17 Years Remaining
RENEWAL OPTIONS	10 x 5 Years
RENT INCREASES	None
LEASE TYPE	Absolute Triple Net (NNN)
USE	Drugstore
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



Actual Property Image



TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASES	LEASE BEGIN	LEASE END	OPTIONS
Walgreen Co.	14,550 SF	100%	\$362,956	\$24.95	None	06/22/2015	06/21/2035	10 x 5 Years

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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.

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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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