



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

JDS Real Estate Services, Inc.
KY Lic. # 73339



OFFERING MEMORANDUM

Multi-Tenant Lease Investment Opportunity

450 Connector Road | Georgetown, KY 40324

EXCLUSIVELY MARKETED BY:

2



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 7,000 SF Aspen Dental & Visionworks Located at 450 Connector Road in Georgetown, Kentucky. This Opportunity Offers Two Established Tenants in One Building, Providing for a Secure Investment.



OFFERING SUMMARY

| | |
|-----------------|-------------|
| PRICE | \$3,315,789 |
| CAP | 6.65% |
| NOI | \$220,500 |
| PRICE PER SF | \$261 |
| YEARS REMAINING | 7+ Years |
| LEASE GUARANTY | Corporate |

PROPERTY SUMMARY

| | |
|---------------|--|
| ADDRESS | 450 Connector Road Georgetown, KY 40324 |
| COUNTY | Scott |
| BUILDING AREA | 7,000 SF |
| LAND AREA | 1.00 AC |
| BUILT | 2015 |

Actual Property Image

HIGHLIGHTS



Over 7 Years Remaining on the Lease With Minimal Landlord Responsibilities



Attractive Rent Increases – 10% At Year 6 and At Options For Aspen Dental; 10% at Year 6 and 5% At Options For Visionworks



On Strong Main Thoroughfare With Close Proximity to Intersection of Interstate 75 and U.S. Highway 62



Less Than 1-Mile To Interstate 75 With Over 63,500 Vehicles Passing By - Excellent Visibility and Exposure



Excellent Demographics – Affluent Neighborhood of Over 75,014 People Within a 10-Mile Radius



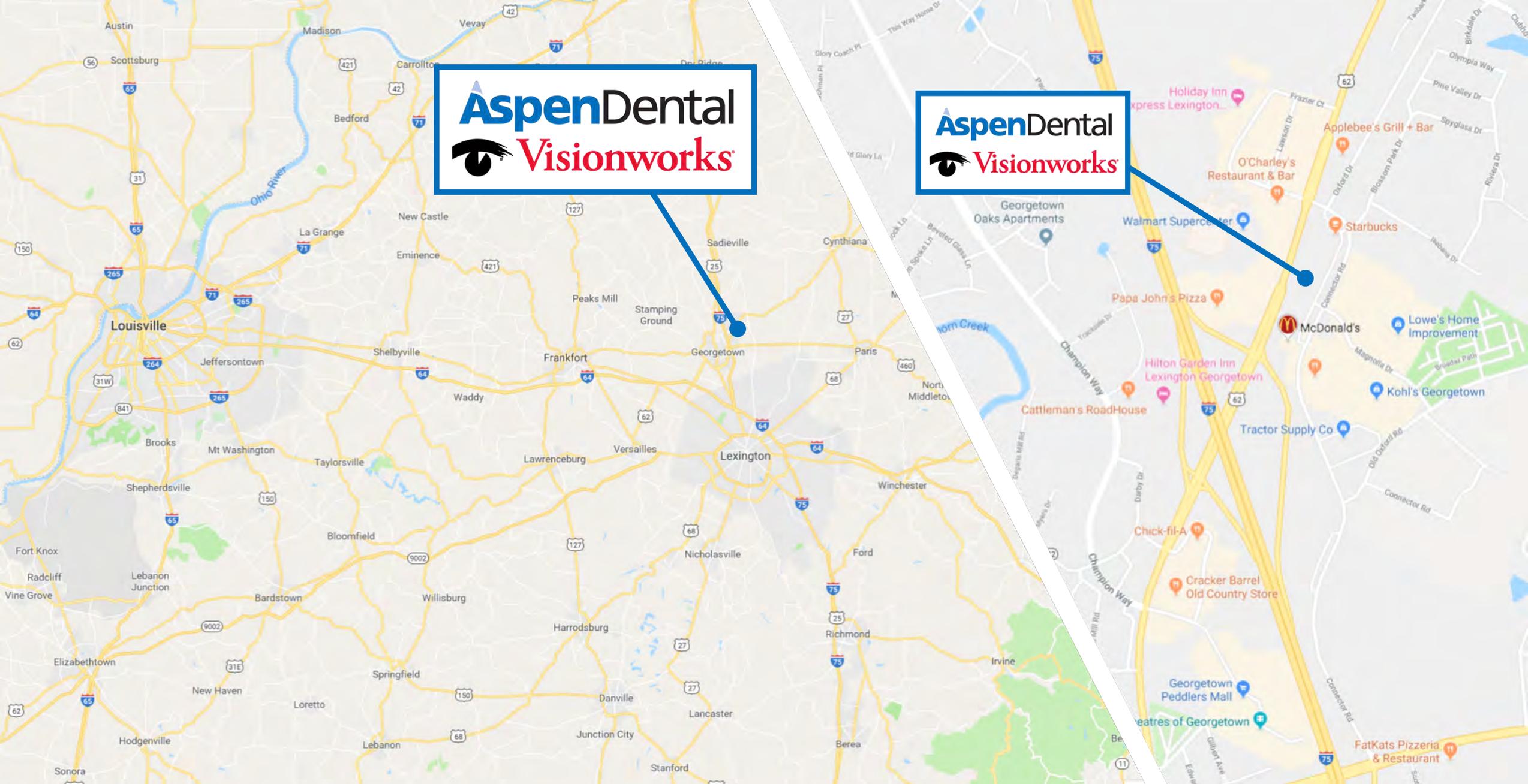
10.24% Population Growth in a 3-Mile Radius in the Next 5 Years



Located 3-Miles From Toyota Motor Manufacturing Plant (1,300+ Acres) - Toyota's Largest Vehicle Manufacturing Plant in the World With Over 8,000 Full-Time Employees



Nearby Tenants Include: Lowe's, Walmart, McDonald's, Subway, Kohl's, Buffalo Wild Wings, Starbucks, Papa John's, Waffle House, Chick-fil-A, KFC, Advance Auto, Wendy's, Panera Bread, GNC, Ruby Tuesday, Steak 'n Shake, Jimmy John's, DQ, Arby's, Big Lots and Many More



AspenDental
Visionworks

AspenDental
Visionworks

Aspen Dental & Visionworks | 450 Connector Road | Georgetown, KY 40324

SAPPHORO

SUN TAN CITY

PIZZA
PAPA JOHN'S



Walmart *
Supercenter

AT&T GameStop
POWER TO THE PLAYERS

Great Clips CASH
One Stop Money Shop

MURPHY
USA

Gold Star Chili

O'Charley's

America's
MATTRESS

Sprint

Time To Shine
CAR WASH

AspenDental
Visionworks



REPUBLIC
BANK
It's just easier here.

Pepe's
MEXICAN RESTAURANT

Big Boy
Frisch's
BIG BOY



THE MILL
AT GEORGETOWN

LOWE'S

KOHL'S



Check  Go

maurices



Liquor Mart



AspenDental
 **Visionworks**

Connector Road



REPUBLIC BANK
It's just easier here.®



CITY OVERVIEW

Georgetown | Scott County | Kentucky



Georgetown, KY

Georgetown is a home-rule class city in Scott County in the state of Kentucky. The 2017 population was estimated to be 33,660 residents in the city. Georgetown is the 7th-largest city by population in Kentucky. The city is also the county seat of Scott County. Georgetown is part of the Lexington-Fayette, KY Metropolitan Statistical Area. It is the home of Georgetown College, a private liberal arts school, with about 1,061 undergraduate students enrolled. The city is located 13 miles from Lexington, KY; 18 miles from Frankfort, Kentucky's capital city; and about 70 miles from Louisville, KY.



Economy

The city's economical growth started in the mid-1980s, when Toyota built Toyota Moto Manufacturing Kentucky, its first wholly owned United States plant, in the city. The plant, which currently builds the Camry, Camry Hybrid, Venza, Avalon, Lexus and Lexus ES automobiles, opened in 1988. It is the largest building in terms of acres covered under one building in the United States, with over 200 acres occupied. The top employers in the city are the Toyota Company with 10,151 employees, the Scott County School System with 1,655 employees, and Adient with 764 employees.



Contemporary Life

The city is home to numerous attractions for visitors to enjoy. Guest can visit the Toyota Visitor Center to take a tour of the company and see how the cars are made. The city is home to Ward Hall, which is a Stately Greek Revival mansion from the 1850s, with docent-led tours through its period interiors. The city is also home to the Yuko-En on the Elkhorn, which is a friendship symbol between Kentucky & Japan featuring an old-school gate, koi pond & rock garden. Frankfort is a 20 minute drive from the city, and is home to the State Capitol Building, the Governor's Mansion, and the Buffalo's Trace Distillery.

DEMOGRAPHICS

Aspen Dental & Visionworks | 450 Connector Road | Georgetown, KY 40324



Population

| 3-MILE | 5-MILE | 10-MILE |
|--------|--------|---------|
| 29,714 | 40,881 | 75,014 |



Average Household Income

| 3-MILE | 5-MILE | 10-MILE |
|----------|----------|----------|
| \$74,595 | \$77,374 | \$83,281 |



TENANT PROFILE



Aspen Dental Management, Inc. (ADMI) is a dental support organization (DSO)— a dental practice management corporation that provides business support and administrative services in the U.S. Aspen Dental practices are committed to treating patients with the compassion and respect they deserve at an affordable price.

The Aspen Dental brand, was founded in 1998 by Robert Fontana, who continues to serve as chief executive. The company’s headquarters are in DeWitt, New York. ADMI licenses the “Aspen Dental” brand name to the independently owned and operated dental practices that use its business support services. Aspen Dental dentists are committed to providing care that addresses clients short- and long-term oral health needs. Today there are more than 600 offices across the United States with plans for many more to open in the near future.



COMPANY TYPE
Subsidiary



FOUNDED
1998



OF LOCATIONS
600+



HEADQUARTERS
DeWitt, TX



WEBSITE
Aspendental.com



LEASE SUMMARY

| | |
|-----------------------|-------------------------------------|
| TENANT | Aspen Dental |
| PREMISES | A Premise of Approximately 3,500 SF |
| LEASE COMMENCEMENT | July 1, 2016 |
| LEASE EXPIRATION | June 30, 2026 |
| LEASE TERM | 7+ Years Remaining |
| RENEWAL OPTIONS | 2 x 5 Years |
| RENT INCREASES | 10% At Year 6 & At Each Option |
| LEASE TYPE | Double Net (NN) |
| PERMITTED USE | Medical |
| PROPERTY TAXES | Tenant's Responsibility |
| INSURANCE | Tenant's Responsibility |
| COMMON AREA | Tenant's Responsibility |
| ROOF & STRUCTURE | Landlord's Responsibility |
| REPAIRS & MAINTENANCE | Tenant's Responsibility |
| HVAC | Tenant's Responsibility |
| UTILITIES | Tenant's Responsibility |
| GUARANTY | Corporate |



TENANT PROFILE



Visionworks of America, Inc. is an American company which operates or manages about 700 optical retail stores in 40 U.S. states and the District of Columbia. The company was incorporated in 1988. It is based in San Antonio, Texas, and has about 5,600 employees.

Visionworks of America is a subsidiary of HVHC, a Highmark Inc. company. Visionworks is committed to providing the best possible customer experience with over 1,500 frames per store and highly trained associates to help each customer find their perfect pair. All stores sell frames, lenses, sunglasses and accessories. Comprehensive service offerings include contact lens dispensing, in-store labs, which provide one-hour service on many prescriptions at nearly all locations and doctors of optometry at or next to every store.



COMPANY TYPE
Subsidiary



FOUNDED
1988



OF LOCATIONS
700+



HEADQUARTERS
San Antonio, TX



WEBSITE
Visionworks.com



LEASE SUMMARY

| | |
|-----------------------|-------------------------------------|
| TENANT | Visionworks |
| PREMISES | A Premise of Approximately 3,500 SF |
| LEASE COMMENCEMENT | September 1, 2016 |
| LEASE EXPIRATION | August 31, 2026 |
| LEASE TERM | 7+ Years Remaining |
| RENEWAL OPTIONS | 3 x 5 Years |
| RENT INCREASES | 10% At Year 6 & 5% At Each Option |
| LEASE TYPE | Double Net (NN) |
| PERMITTED USE | Medical |
| PROPERTY TAXES | Tenant's Responsibility |
| INSURANCE | Tenant's Responsibility |
| COMMON AREA | Tenant's Responsibility |
| ROOF & STRUCTURE | Landlord's Responsibility |
| REPAIRS & MAINTENANCE | Tenant's Responsibility |
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| GUARANTY | Corporate |



RENT ROLL

Aspen Dental & Visionworks | 450 Connector Road | Georgetown, KY 40324



Actual Property Images

| TENANT NAME | SQUARE FOOTAGE | % OF TOTAL | ANNUAL BASE RENT | RENT PER SF | RENTAL INCREASE | LEASE BEGIN | LEASE END | OPTIONS |
|--------------|-----------------|-------------|------------------|-------------|-----------------------------------|-------------|------------|-------------|
| Aspen Dental | 3,500 SF | 50% | \$115,500 | \$33 | 10% At Year 6 & At Each Option | 07/01/2016 | 06/30/2026 | 2 x 5 Years |
| Visionworks | 3,500 SF | 50% | \$105,000 | \$30 | 10% At Year 6 & 5% At Each Option | 09/01/2016 | 08/31/2026 | 3 x 5 Years |
| TOTAL | 7,000 SF | 100% | \$220,500 | | | | | |



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 JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

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, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG 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 JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



Aspen Dental & Visionworks | 450 Connector Road | Georgetown, KY 40324



Actual Property Image



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