



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Absolute Triple Net (NNN) Ground Lease Investment Opportunity

116 Bunch Lane | Hopkins (Columbia), SC 29061

EXCLUSIVELY MARKETED BY:

2



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NET INVESTMENTS... NET RESULTS

1017 Chuck Dawley Blvd. #200
Mount Pleasant, SC 29464
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In Cooperation with Sands Investment Group Charleston, LLC – Lic. #20891

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TABLE OF CONTENTS

Murphy USA | 116 Bunch Lane | Hopkins (Columbia), SC 29061

3



Investment Overview

Investment Summary
Investment Highlights
Site Plan

Property Overview

Location Map
Aerial Map

Area Overview

City Overview
Demographics

Tenant Overview

Tenant Profile

Lease Abstract

Lease Summary
Rent Roll

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,756 SF Murphy USA Located at 116 Bunch Lane in Hopkins, South Carolina. This Brand New Construction 20 Year Absolute Triple Net (NNN) Ground Lease Sits On 2.148 AC Providing For a Great and Secure Investment.



Lower Richland
High School

Lower Richland Blvd

Garners Ferry Rd

Actual Property Image

OFFERING SUMMARY

PRICE	\$1,800,000
CAP	5.00%
NOI	\$90,000
PRICE PER SF	\$653.12
YEARS REMAINING	20 Years
GUARANTOR	Corporate (Murphy Oil USA, Inc)

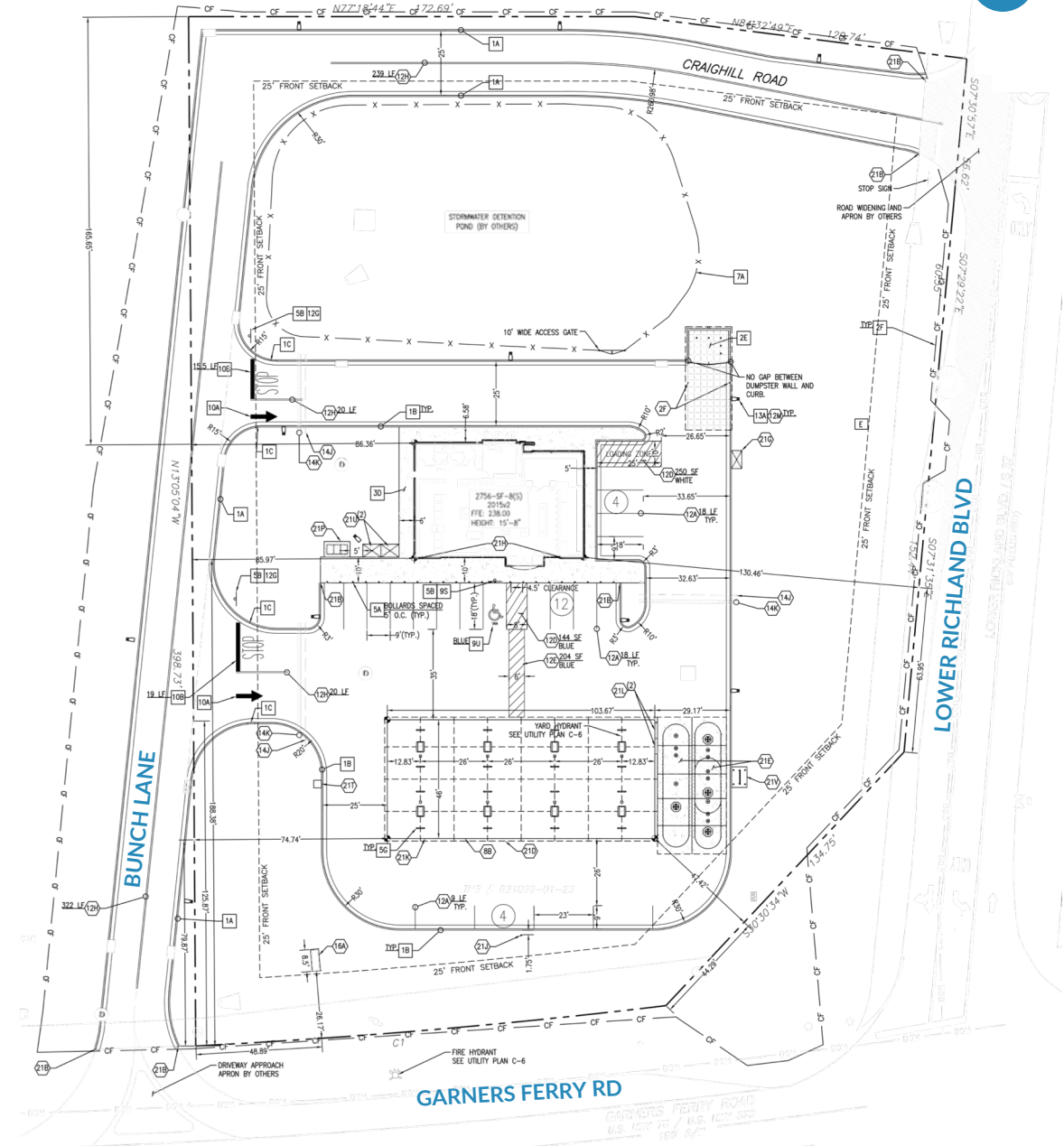
PROPERTY SUMMARY

ADDRESS	116 Bunch Lane Hopkins, SC 29061
COUNTY	Richland
BUILDING AREA	2,756 SF 8 Bays/Stalls
LAND AREA	2.148 AC
BUILT	2019 (Under Construction)

HIGHLIGHTS

5

- Brand New Construction 20 Year Absolute Triple Net (NNN) Ground Lease
- 8% Rent Increases Every 5 Years
- Murphy Oil USA, Inc. (NYSE:MUSA) Features Annual Revenues In Excess of \$11.9 Billion With an S&P Investment Grade Credit of "BB+" - December 2018: Moody's Upgrades Murphy's Notes to Ba2; Outlook Remains Positive
- Murphy Had 1,472 Stores as it Entered 2019
- Garners Ferry Rd Has Approximately 32,900 VPD
- Less Than 5-Miles From McEntire Joint Naval Base
- Property Is Situated at a Signalized Intersection at Garners Ferry Rd & Lower Richland Blvd





Murphy USA | 116 Bunch Lane | Hopkins (Columbia), SC 29061



Lower Richland Blvd

Lower Richland High School

Leevy's Funeral Home



Garners Ferry Rd

Longs Drugs

Hopkins Family Practice



PEKING GOURMET C.J. Fashions
DOLLAR GENERAL Gardner's Liquors & Wines

CITY OVERVIEW

Hopkins | Richland County | South Carolina

8



Hopkins, SC

Hopkins is located in Richland County in the state of South Carolina. The town is located 11 miles southeast of downtown Columbia. Columbia is the capital and second largest city in the State of South Carolina, with a population of over 138,000 residents in the city and 937,288 residents in the MSA (Metropolitan Statistical Area). Hopkins is home to the McEntire Joint National Guard Base, which is operated by the U.S. Air Force and is used as a training base for the 169th Fighter Wing of The South Carolina Air National Guard. Columbia is home to the University of South Carolina, the state's flagship university and the largest university in the state, and is also the site of Fort Jackson, the largest United States Army installation for Basic Combat Training.



Economy

Due to the cities close proximity, Columbia's economy affects Hopkins. Columbia enjoys a diversified economy, with the major employers in the area being South Carolina state government, the Palmetto Health hospital system, Blue Cross Blue Shield of South Carolina, Palmetto GBA and the University of SC. The corporate headquarters of Fortune 1000 energy company, SCANA, are located in the Columbia suburb of Cayce. Other major employers in the Columbia area include Computer Sciences Corporation, Fort Jackson, Humana/TriCare, and the Unites Parcel Service, which operates at the Columbia Metropolitan Airport. Major manufacturers such as Michelin, International Paper, Honeywell, Harsco, Track Tech, and Bose Technology have facilities in the Columbia area. There are also over 70 foreign affiliated companies and 14 Fortune 500 companies.



Contemporary Life

Columbia is steeped in history and calls to tourists with heritage-filled neighborhoods, beautiful parks, world-class museums and plenty of fun outdoor adventures. Columbia is known for its compact, easily navigable streets as well as its southern charm, cuisine, and hospitality. More than 2,000 creatures make their home at Columbia's Riverbanks Zoo. This 170-acre zoo is a two-time recipient of the Governor's Cup Award for South Carolina's most outstanding tourist attraction and it draws more than 1 million visitors a year. Columbia residents' favorite time of the year is football season as they cheer on their Gamecocks. The entire city is filled with tailgates and different festivities. Williams-Brice Stadium is party central during football season, with fans visiting from all over the country. Other destinations in the city include the Congaree National Park and Three Rivers Greenway.

DEMOGRAPHICS

9

Murphy USA | 116 Bunch Lane | Hopkins (Columbia), SC 29061



Population

1-MILE

803

3-MILE

16,348

5-MILE

34,387



Average Household Income

1-MILE

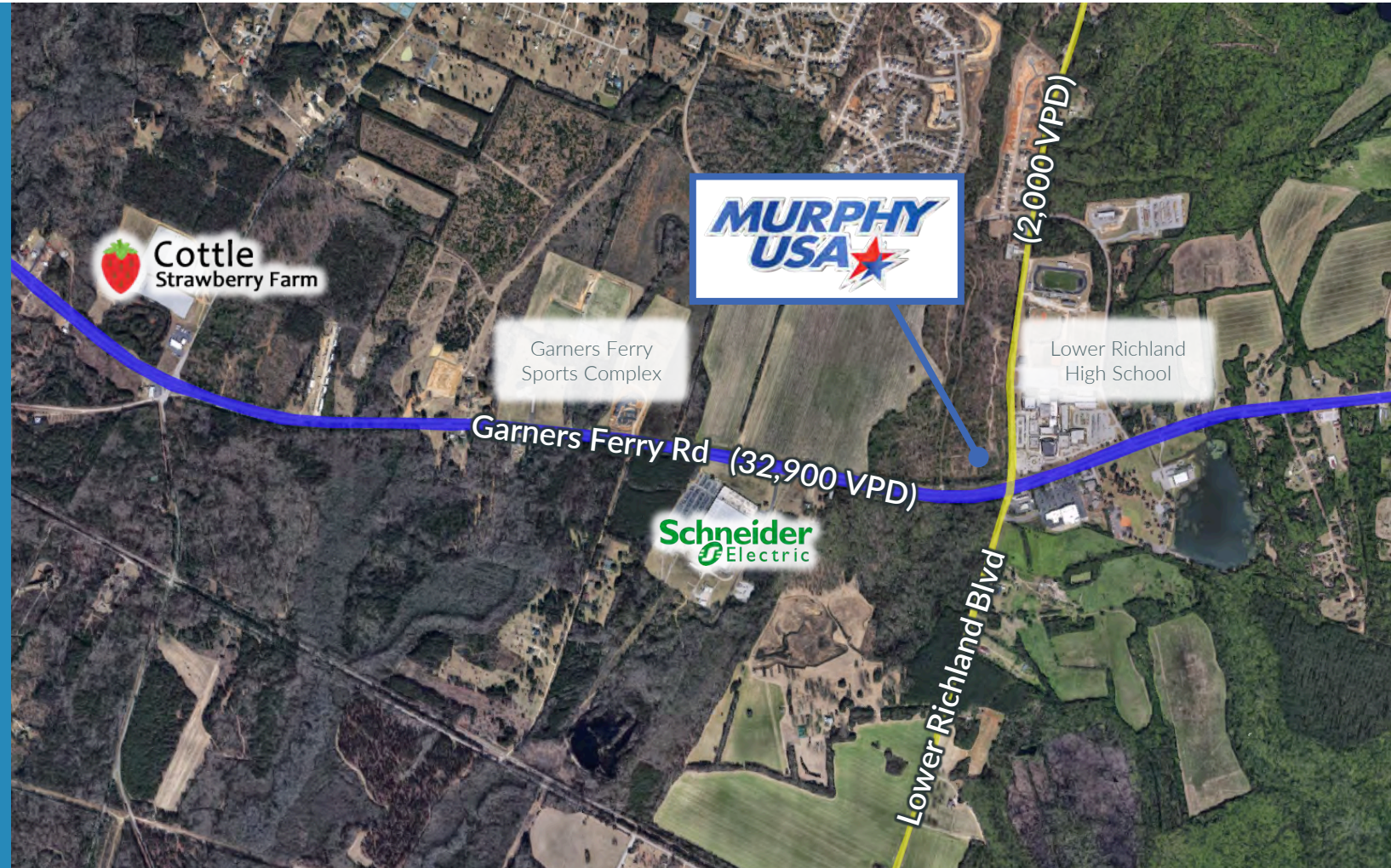
\$79,280

3-MILE

\$66,326

5-MILE

\$61,880



TENANT PROFILE

10



“We strive to deliver high-quality fuels at competitive prices to approximately two million drivers every day. And while we cannot always control the fuel prices set by our suppliers, we can make a promise to provide the best possible service and friendly attitude at more than 1,472 Murphy USA and Murphy Express stations nationwide. In order to deliver on that promise, we rely on our principles to guide each employee to ensure every trip to Murphy USA results in miles well spent.”

Murphy USA is an American corporation operating a chain of retail gas stations that are primarily located in proximity to Walmart stores. It was founded as a spin-off of Murphy Oil in 2013. All Murphy USA gasoline and diesel products meet or exceed government regulations and receive rigorous inspections before transport. Murphy USA operates more than 1,470 retail fueling stations in 26 US states. The company’s fuels contain cleaning agents to prevent engine buildup and are filtered at the pump to stop potential contaminants from entering clients vehicle. Murphy USA was founded on the promise of delivering fuel quality that’s second to none. In 2018, the company was ranked 279 on the Fortune 500 list of the largest United States corporations by revenue.



COMPANY TYPE
NYSE: MUSA



FOUNDED
1996



OF LOCATIONS
1,472+



HEADQUARTERS
El Dorado, AR



WEBSITE
murphyusa.com

LEASE SUMMARY

TENANT	Murphy Oil USA, Inc
PREMISES	A Building of Approximately 2,756 SF on 2.148 AC
LEASE COMMENCEMENT	Est: 3rd Quarter 2019
LEASE EXPIRATION	20 Years From Close of Escrow
LEASE TERM	20 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	8% Every 5 Years and At Options
LEASE TYPE	Absolute Triple Net (NNN) Ground Lease
PERMITTED USE	Gas/Convenience
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
RIGHT OF FIRST REFUSAL	Yes



RENT ROLL

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SIZE			ANNUAL RENT				LEASE TERM		
TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Murphy Oil USA, Inc	2,756 SF	100%	\$90,000	\$32.66	8%	Every 5 Years and At Options	Est: 3rd Quarter 2019	20 Years From Close of Escrow	4 x 5 Years

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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Representative Image



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