



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Absolute Triple Net (NNN) Lease Investment Opportunity

13045 Spring Hill Dr. | Spring Hill, FL 34609



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Exclusively Marketed By: Sands Investment Group

Josh Kim
Lic. # 370841

Graham Officer
Lic. # 377959

Luke Wakefield
Lic. # 361563

Andrew Ackerman
FL Lic. # BK3369953

770.268.0367 | DIRECT
jkim@SIGnnn.com

770.742.6990 | DIRECT
graham@SIGnnn.com

770.800.3035 | DIRECT
luke@SIGnnn.com

770.626.0445 | DIRECT
andrew@SIGnnn.com

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OFFERING SUMMARY

PRICE	\$3,300,000
CAP	7.50%
NOI	\$247,500
PRICE PER SF	\$353.51
YEARS REMAINING	15 Years

PROPERTY SUMMARY

ADDRESS	13045 Spring Hill Drive Spring Hill, FL 34609
COUNTY	Hernando County
BUILDING AREA	9,335 SF
LAND AREA	2.03 AC
BUILT	2006

STORE OVERVIEW

INSIDE (x25%)	\$1,980,000/Annual
OUTSIDE (x19 CENTS)	\$1,440,000/Annual
LOTTO COMMISSION	\$50,400/Annual
STRIP CENTER RENT	\$53,796/Annual
OTHER INCOME	\$50,400/Annual
TOTAL GROSS	\$922,200/Annual
<hr/>	
EXPENSES	
PAYROLL	\$132,000/Annual
TAXES, CAM, INSURANCE	\$143,105/Annual
UTILITIES	\$38,170/Annual
TOTAL EXPENSES	\$313,275/Annual
<hr/>	
ANNUAL EBITDA	\$608,924
EBITDA MULTIPLE	5.41X



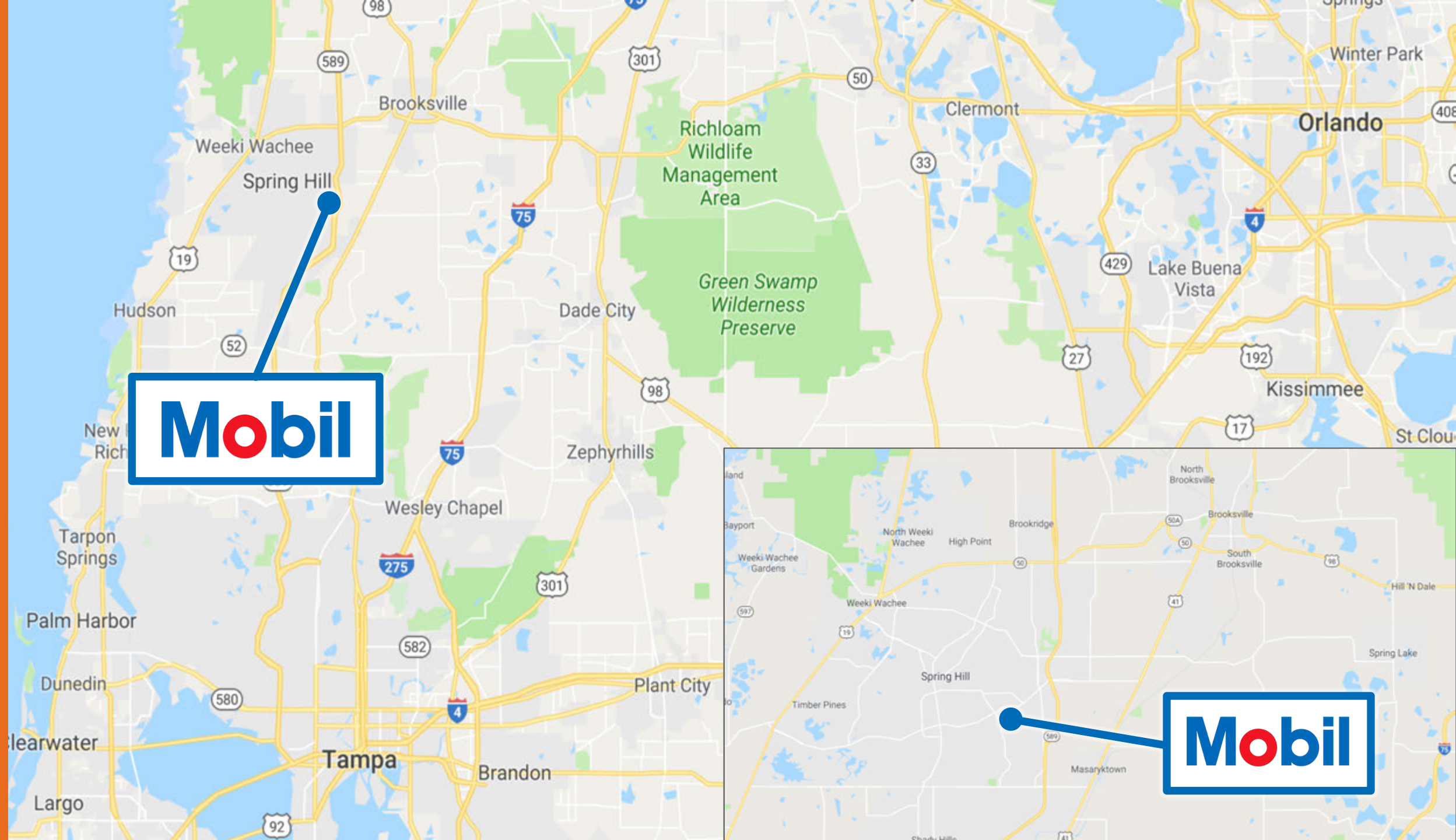
Actual Property Image

HIGHLIGHTS

- New Long Term 15 Year Lease with 1.5% Annual Increases and 4 x 5 Years Options to Renew
- Absolute Net Lease (NNN) – Tenant is Responsible for All Expenses Including Roof, Structure, Taxes, Insurance and Common Area Maintenance
- September 2018 Inside Sales Increased Over 9%
- Larger Format Gas Station on 2 Acre Site Situated on a Hard Signalized Corner
- Upward Trending C-Store Sales With Mobil Conversion & Additional Strip Center Income at Below Market Rents
- 5-Mile Population Exceeds 100,000 Residents
- Average Household Income is \$63,166 Within a 3-Mile Radius
- Projected Population Growth of Over 7.5% Within a 3-Mile Radius
- Strong Traffic Counts of Over 26,092 VPD Along Spring Hill Drive



Actual Property Image



Mobil

Mobil



U-HAUL

iDROID
Repairs and
Products

CIRCLE K



Gulf Coast
Veterinary
Center

Century
21

Executive Car
Care

Mrs. B's
Day Care

Hernando
County Fire
Rescue

Garrison
Animal Hospital

Treasure Cove



Spring Hill Dr. (26,092 VPD)

Linden Dr.

SUBJECT PROPERTY DEMOGRAPHICS			
	3 Mile	5 Mile	10 Mile
Population	54,237	100,760	183,083
Average Household Income	\$63,166	\$60,763	\$60,500



DOLLAR GENERAL **Advance Auto Parts** **REGIONS**
GOODYEAR **FAMILY DOLLAR** **Speedway**
Walgreens **Publix**
ANYTIME FITNESS **burn bootcamp**
Fantastic Sams **FIREHOUSE SUBS** **Papa John's** **McDonald's**
9 **Mobil** **Public Storage** **DUNKIN' DONUTS**
T-Mobile **O'Reilly**
SUBWAY **PAPA JOHN'S** **Winn-Dixie**
U-HAUL **metroPCS** **CHASE**

Hungry Howie's
Bassett

ANYTIME FITNESS
Shell **CIRCLE K**

CIRCLE K **Domino's** **bp**
U-HAUL
DOLLAR GENERAL **True Value**
FAMILY DOLLAR

Mobil



Bank of America **BB&T** **CIRCLE K**
DOLLAR TREE **CVS pharmacy** **McDonald's** **Shell**
GNC **Walgreens**
SUBWAY **DUNKIN' DONUTS** **bp** **BURGER KING**
TACO BELL **Little Caesars Pizza** **the Y** **Checkers** **SUNTRUST** **BP**
cricket **Winn-Dixie** **metroPCS** **T-Mobile**

Spring Hill Dr

jiffylube **BBVA Compass** **Applebee's**
Great Clips **Publix**
SUBWAY **metroPCS**
T-Mobile **ANYTIME FITNESS**
DOLLAR GENERAL

Advance Auto Parts **Publix** **Pep Boys** **Target**
Walmart **Metro Self Storage** **CIRCLE K** **Starbucks**
SUNTRUST **CVS pharmacy** **Walgreens**
AutoZone **BEEF 'O' BRADY'S** **DUNKIN' DONUTS**
7-Eleven **9** **BURGER KING** **McDonald's** **TACO BELL** **Wendy's** **Marcus Pizzeria**
SUBWAY **U-HAUL** **KOHL'S**
metroPCS **SUPERCUTS** **Sprint**



SPRING HILL AERIAL

ABOUT THE CITY

Spring Hill is located in Hernando County, Florida in the Tampa-St. Petersburg-Clearwater metro area. It lies east of Hernando Beach, southwest of Brooksville, and north of Tampa. The population has grown to be approximately 103,197 residents. Spring Hill's proximity to Tampa is approximately 40 miles, and the completion of the Suncoast Parkway in 2001 made the community easily accessible to the Tampa-St. Petersburg area. Spring Hill has an area of 62.2 square miles. It has several schools, both public and private, which provide primary and secondary education. There are several options for higher education that are easily accessible from the area. Spring Hill is also home to the 100,000 square foot Spring Hill Campus of Pasco-Hernando State College.



SPRING HILL HOSPITAL

ECONOMY

Healthcare makes up a significant part of the Spring Hill economy. 25.8% of the population are employed in the healthcare, social assistance, and educational services industry. There are three accredited hospitals in the area, Bayfront Health Spring Hill Hospital, Oak Hill Hospital, and the newest, Bayfront Health Brooksville Hospital. With a large senior citizen population, Spring Hill contains many nursing homes and rehabilitation facilities. There are two print newspapers that serve the area, the Hernando Times and the Hernando Sun. Spring Hill belongs in the Tampa Bay Area media market, the 13th largest designated market area in the United States. Future job growth in Spring Hill is projected to be 37.10% over the next 10 years.



WEEKI WACHEE SPRINGS

CULTURE & CONTEMPORARY LIFE

There are variety of activities and things to do in Spring Hill, Florida. Spring Hill brings tourists from all over the country. Nearby Weeki Wachee Springs is home to the famous live mermaid show and Florida's only spring-fed water park, Buccaneer Bay. The Weeki Wachee Springs offer activities from kayaking, fishing, swimming and more. Bayport Park is popular spot among tourists and residents. Spring Hill is home to a Wildlife Survival Sanctuary and the Nature Coast Botanical Gardens & Nursery. Transportation is provided around Spring Hill by THE Bus (The Hernando Express), which serves as Hernando County's main bus system.



Actual Property Image

LEASE SUMMARY

TENANT	Multi-Unit C-Store Operator
PREMISES	A Building of Approximately 9,335 SF
LEASE COMMENCEMENT	2019
RENT COMMENCEMENT	2019
LEASE EXPIRATION	2034
LEASE TERM	New 15 Year Commencing at COE
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	1.5% Annually
LEASE TYPE	Absolute Triple Net (NNN)
USE	C-Store / Gas / Strip
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	None



TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT / SF	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Multi-Unit C-Store Operator	9,335 SF	100%	\$247,500	\$26.51	1.5% Annually	2019	2034	2 x 5 Years

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luke@SIGnnn.com

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andrew@SIGnnn.com

Sands Investment Group
1501 Johnson Ferry Road, Suite 200
Marietta, GA 30062
844.4.SIG.NNN

In Cooperation with SIG RE Services, LLC – Lic # CQ1055229



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