

SINGLE TENANT

INVESTMENT OPPORTUNITY



**SHERWIN
WILLIAMS.**
(NYSE: SHW)
S&P: BBB

ROXBORO NORTH CAROLINA





ACTUAL PHOTO



EXCLUSIVELY MARKETING BY

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INVESTMENT SUMMARY

SHERWIN-WILLIAMS - ROXBORO, NC

SRS National Net Lease Group is pleased to present the opportunity to acquire the fee simple interest (land & building) in a corporate guaranteed, single tenant, Sherwin-Williams investment property located in Roxboro, NC. The tenant, Sherwin-Williams Co. has years remaining on their lease with 3 (5-year) option periods to extend. The lease features a 3% rental increase in November 2019 and 7.4% increases at the beginning of each 5-year option period. The lease is corporate guaranteed and is NN with landlord responsibilities limited to roof, structure, and parking lot replacement.

The Sherwin-Williams is strategically located near the signalized, hard corner intersection of W Morehead St and Madison Blvd with 30,800 combined vehicles passing by daily. The site is ideally positioned just a half mile from Person Plaza anchored by Tractor Supply Co. and Peebles, thereby increasing crossover traffic to the subject property. Other nearby national/credit tenants include Rite Aid, CVS Pharmacy, Family Dollar, Food Lion, and more, further increasing consumer draw to the trade area. The asset is also just 1-mile from the Person Memorial Hospital, with 110-beds and more than 350 staff members. The 5-mile trade area is supported by a population of more than 19,400 residents with an average household income of \$56,068.

OFFERING

Pricing:	\$448,000
Net Operating Income:	\$31,360 ¹
Cap Rate:	7.00%
Guaranty:	Corporate (NYSE: SHW)
Lease Type:	NN

PROPERTY SPECIFICATIONS

Rentable Area:	4,000 SF
Land Area:	0.46 Acres
Property Address:	207 West Morehead Street, Roxboro, NC 27573
Year Built:	1991
Ownership:	Fee Simple (Land and Building)



INVESTMENT HIGHLIGHTS

Corporate Guaranteed Lease | Options To Extend | Investment Grade Tenant (S&P: BBB)

- Sherwin-Williams Corporate guaranteed lease (NYSE: SHW)
- Demonstrated commitment to the site by renewing their lease for an additional 5 years with 3 (5-year) options to extend
- Features a 3% rental increase in November 2019 and 7.4% increases at the beginning of each option period
- Strong investment grade credit rating: S&P Rated BBB

NN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for HVAC, parking lot custodial, and taxes and insurance over base year
- Landlord responsibilities limited to roof, structure, and parking lot replacement

Near Signalized, Hard Corner Intersection | Excellent Visibility & Access

- Strategically located near the signalized, hard corner intersection of W Morehead St and Madison Blvd with 30,800 combined vehicles passing by daily
- Excellent visibility and access with multiple points of ingress/egress

Close Proximity to Person Plaza | Nearby National/Credit Tenants

- The Sherwin-Williams is ideally positioned just a half mile from Person Plaza anchored by Tractor Supply Co. and Peebles
- Other nearby national/credit tenants include Rite Aid, CVS Pharmacy, Family Dollar, Food Lion, and more
- Increases consumer draw and promotes crossover shopping

Near Person Memorial Hospital (110 Beds) | Strong Demographics In 5-Mile Trade Area

- Close proximity to the Person Memorial Hospital (110-beds and over 350 staff members)
- Nearly 19,500 residents and over 8,700 employees support the trade area



PROPERTY OVERVIEW



ACCESS

Madison Blvd: 1 Access Point
W. Morehead St: 1 Access Point



TRAFFIC COUNTS

Madison Blvd: 23,000 Cars Per Day
W. Morehead St: 7,800 Cars Per Day



IMPROVEMENTS

There is approximately 4,000 SF of existing building area.



YEAR BUILT

1991



PARCEL

Parcel Number: 34 60 Acres: 0.46 Land Area: 20,037 SF



ZONING

Commercial





RITE AID

RITE AID

POSS PART

Person High School

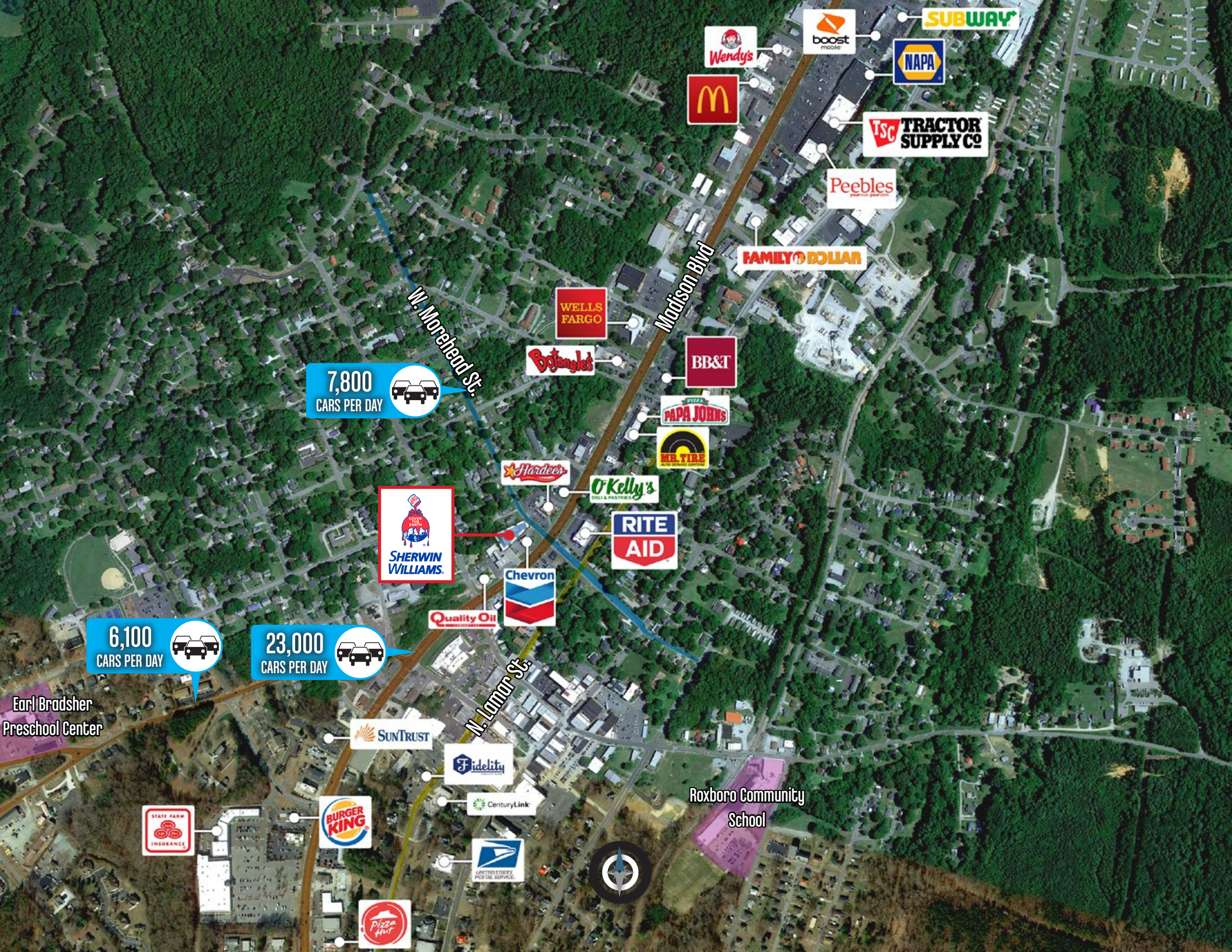


Madison Blvd.

W. Morehead St.

23,000
CARS PER DAY

7,800
CARS PER DAY



SUBWAY

boost
mobile

NAPA

Wendy's

McDonald's

TSC TRACTOR
SUPPLY CO

Peebles

FAMILY DOLLAR

WELLS
FARGO

Bojangles

BB&T

PAPA JOHN'S

MR. TIRE

O'Kelly's
Deli & Pastries

Hardee's

RITE
AID

SHERWIN
WILLIAMS

Chevron

Quality Oil

7,800
CARS PER DAY



W. Morehead St.

Marlison Blvd

N. Lamar St.

23,000
CARS PER DAY



6,100
CARS PER DAY



SUNTRUST

Fidelity

CenturyLink

UNITED STATES
POSTAL SERVICE

BURGER
KING

STATE FARM
INSURANCE

Pizza
Hut

Roxboro Community
School

Earl Bradsher
Preschool Center





PLYLON SIGN

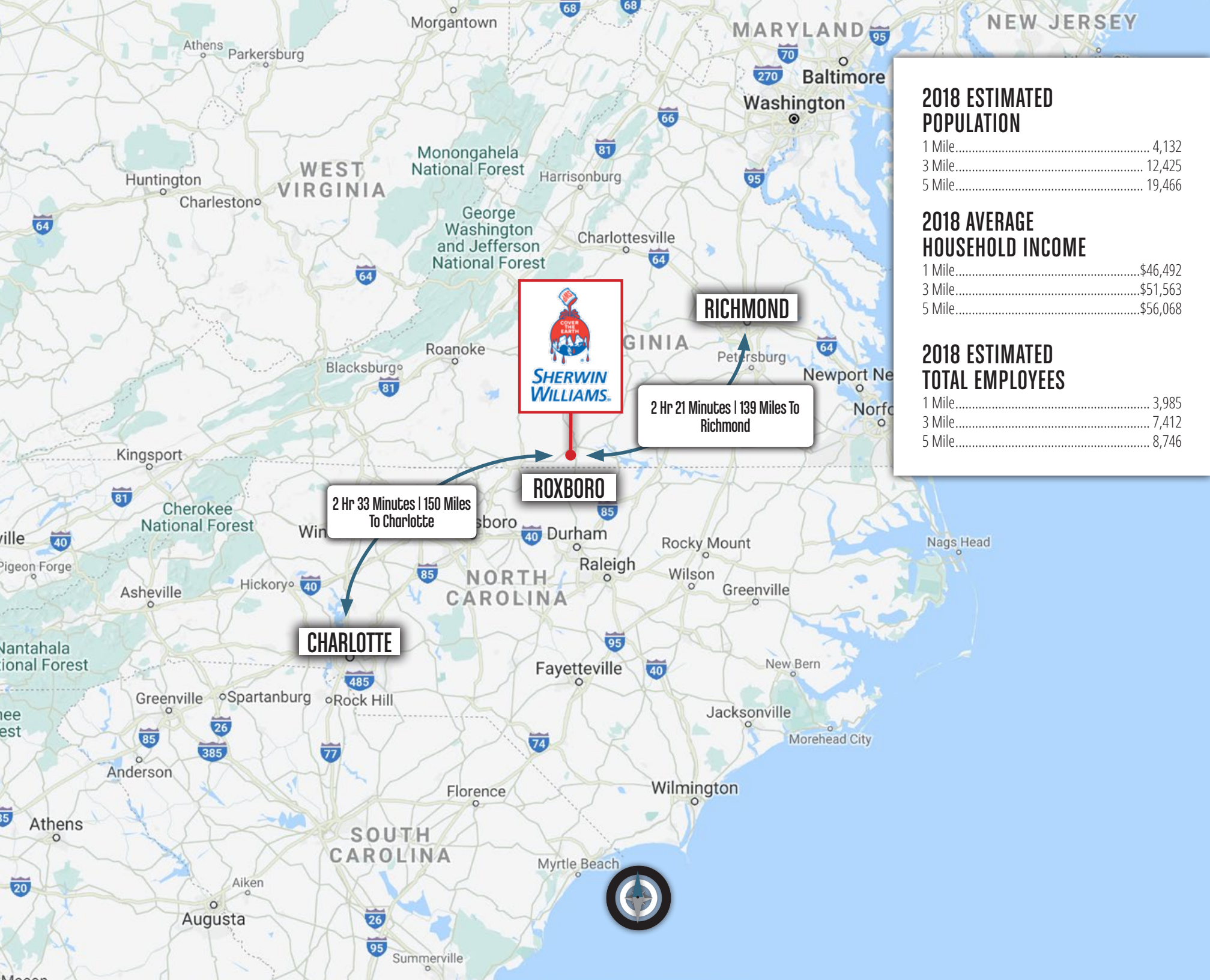
Havoline xpress lube

Quality Oil
COMPANY, LLC

W. MOREHEAD ST. - 7,800 VPD

MADISON BLVD. - 23,000 VPD





AREA OVERVIEW

Roxboro, NC

Roxboro is a city and the county seat of Person County, North Carolina in the United States. The population was 8,362 at the 2010 census. The city is 30 miles (48 km) north of Durham and is a part of the four-county Durham-Chapel Hill Metropolitan Statistical Area, which has a population of 504,357 as of the 2010 Census. The Durham–Chapel Hill MSA is a part of the larger Raleigh-Durham-Cary Combined Statistical Area, which has a population of 1,749,525 as of the 2010 Census.

Roxboro businesses include LED lighting, law firms, electrical, textile, manufacturing, aerodynamics, administrative, winery, brokering, food processing, automotive, tobacco agriculture, aluminum and paper products. Roxboro is also adjacent to North Carolina's Research Triangle region, home to numerous high-tech companies and enterprises.

Largest employers:

Duke Energy

Eaton Corporation

Georgia-Pacific Corporation

Boise Cascade

GKN Driveline

Person County Schools

Person Memorial Hospital



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		BEGIN	INCREASE	RENTAL RATES			PSF	RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END			MONTHLY	PSF	ANNUALLY			
Sherwin-Williams Co.	4,000	4/03/1991	11/30/2021	Current	-	\$2,802	\$0.70	\$33,619	\$8.41	NN	3 (5-Year)
(Corporate Guaranty)				Dec. 2019	3%	\$2,886	\$0.72	\$34,628	\$8.66		7.40% Incr. at beg. of each option

(1) NOI includes base year deduction of \$3,268¹ (Tenant pays any increase over the base year amounts)

(2) NOI Breakdown: \$34,628 - \$750 (insurance) - \$2,518 (taxes) = \$31,360

FINANCIAL INFORMATION

Price:\$448,000
 Net Operating Income¹:\$31,360
 Cap Rate:7.00%
 Lease Type: NN

PROPERTY SPECIFICATIONS

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BRAND PROFILE

SHERWIN WILLIAMS

Sherwin-Williams Company is an American Fortune 500 company in the general building materials industry. The Sherwin-Williams Company manufactures, distributes, and sells paints, coatings, and related products. The Company's products are sold to professional, industrial, commercial, and retail customers primarily in North and South America. Sherwin Williams also has additional operations in the Caribbean region, Europe and Asia. As the nation's largest specialty retailer of paint and painting supplies, Sherwin-Williams is dedicated to supporting both do-it-yourselfers and painting professionals with exceptional and exclusive products, resources to make confident color selections and expert, personalized service at its more than 4,200 neighborhood stores across North America. The Sherwin-

Company Type:	Public (NYSE: SHW)
2017 Employees:	52,695
2017 Revenue:	\$14.98 Billion
2017 Net Income:	\$1.77 Billion
2017 Assets:	\$19.96 Billion
2017 Equity:	\$3.69 Billion
Credit Rating:	S&P: BBB





NATIONAL NET LEASE GROUP

SRS GLOBAL STATS



1000+
PROPERTIES CURRENTLY
REPRESENTED



600+
CLIENTS REPRESENTED
IN 2016



\$2.6B*
TRANSACTION VALUE



20+
OFFICES



250+
BROKERS,
PROFESSIONALS,
AND STAFF



#1
LARGEST REAL ESTATE FIRM
EXCLUSIVELY DEDICATED TO
RETAIL SERVICES IN NORTH AMERICA

*STATISTICS ARE FOR 2017.

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