

SINGLE TENANT

INVESTMENT OPPORTUNITY



**SHERWIN
WILLIAMS**

(NYSE: SHW)
S&P: BBB

GREENSBORO NORTH CAROLINA





EXCLUSIVELY MARKETING BY

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INVESTMENT SUMMARY

SHERWIN-WILLIAMS - GREENSBORO, NC

SRS National Net Lease Group is pleased to present the opportunity to acquire the fee simple interest (land & building) in a net leased, corporate guaranteed, single tenant, Sherwin-Williams investment property located in Greensboro, NC. The tenant, Sherwin-Williams Co., has 2 years remaining on their lease with 3 (5-year) option periods to extend. The lease features 7.40% rental increases at the beginning of each 5-year option period. The lease is corporate guaranteed and is NN landlord responsibilities limited to roof, structure, and parking lot replacement.

The Sherwin-Williams is strategically located just off E Cornwallis Drive (12,800 VPD), a major east/west commuter thoroughfare for Greensboro. The asset is ideally positioned across from the Golden Gate Shopping Center (11 Acres) anchored by Food Lion and Air Fun Trampoline Park, thereby increasing crossover traffic to the subject property. Other nearby national/credit tenants include Planet Fitness, Walgreens, CVS Pharmacy, Jersey Mike's, and more, further increasing consumer draw to the subject trade area. The 5-mile trade area is supported by a population of over 178,000 with a healthy average household income of \$69,562.

OFFERING

Pricing:	\$807,652
Net Operating Income:	\$55,728
Cap Rate:	6.90%
Guaranty:	Corporate (NYSE: SHW)
Lease Type:	NN

PROPERTY SPECIFICATIONS

Rentable Area:	4,500 SF
Land Area:	0.34 Acres
Property Address:	2190 Roseland Street, Greensboro, NC 27408
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
- 7.40% rental 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, taxes, insurance, and parking lot custodial
- Landlord responsibilities limited to roof, structure, and parking lot replacement

Major Thoroughfare | Excellent Visibility & Access

- The Sherwin-Williams is strategically located just off E Cornwallis Drive (12,800 VPD), a major east/west commuter thoroughfare for Greensboro.
- Excellent visibility and access with a prominent pylon sign

Across from Golden Gate Shopping Center (11 Acres) | Nearby National/Credit Tenants

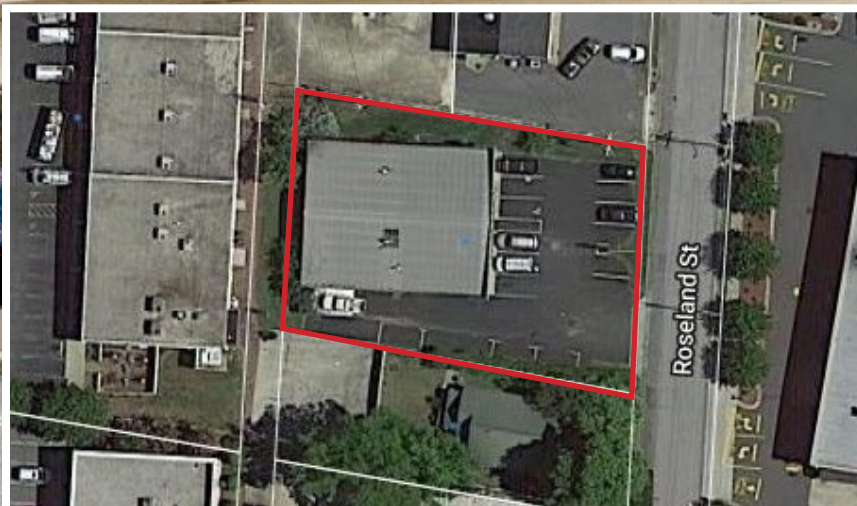
- The Sherwin-Williams is ideally positioned across from the Golden Gate Shopping Center anchored by Food Lion and Air Fun Trampoline Park
- Other nearby national/credit tenants include Planet Fitness, Walgreens, CVS Pharmacy, Jersey Mike's, and more
- Increases consumer draw and promotes crossover shopping

Dense Demographics In 5-Mile Trade Area

- More than 178,100 residents and over 128,400 employees support the trade area
- Healthy \$69,562 average household income



PROPERTY OVERVIEW



PARCEL MAP



ACCESS

Roseland Drive: 1 Access Point



TRAFFIC COUNTS

E. Cornwallis Drive: 12,800 Cars Per Day



IMPROVEMENTS

There is approximately 4,500 SF of existing building area.



YEAR BUILT

1991



PARCEL

Parcel Number: 0012863 Acres: 0.34 Land Area: 14,810 SF



ZONING

Commercial







Mendenhall School

Walter Hines Page High School

Cesar Cone Elementary School



12,800
CARS PER DAY



E. Cornwallis Dr.

St Pius X Catholic School

CVS pharmacy

Golden Gate Shopping Center

Walgreens

enterprise

DIVISION 8 HT, INC

Maaco



Findlay
PRESCOTT
SUBARU

WELLS FARGO

CITGO

Community Care
OF NORTH CAROLINA

SETC



Old North State Theatre

TRANE

essilor

OXNER + PERMAR



American Red Cross
Blood Services



First Citizens Bank

Dance Center
of Greensboro



PYLON SIGN

ROSELAND ST.





GREENSBORO

RALEIGH

CHARLOTTE

1 Hr 35 Minutes | 95
Miles To Charlotte

1 Hr 26 Minutes | 78 Miles
To Raleigh

2018 ESTIMATED POPULATION

1 Mile.....	7,105
3 Mile.....	88,662
5 Mile.....	178,157

2018 AVERAGE HOUSEHOLD INCOME

1 Mile.....	\$93,623
3 Mile.....	\$62,845
5 Mile.....	\$69,562

2018 ESTIMATED TOTAL EMPLOYEES

1 Mile.....	19,569
3 Mile.....	94,709
5 Mile.....	127,487

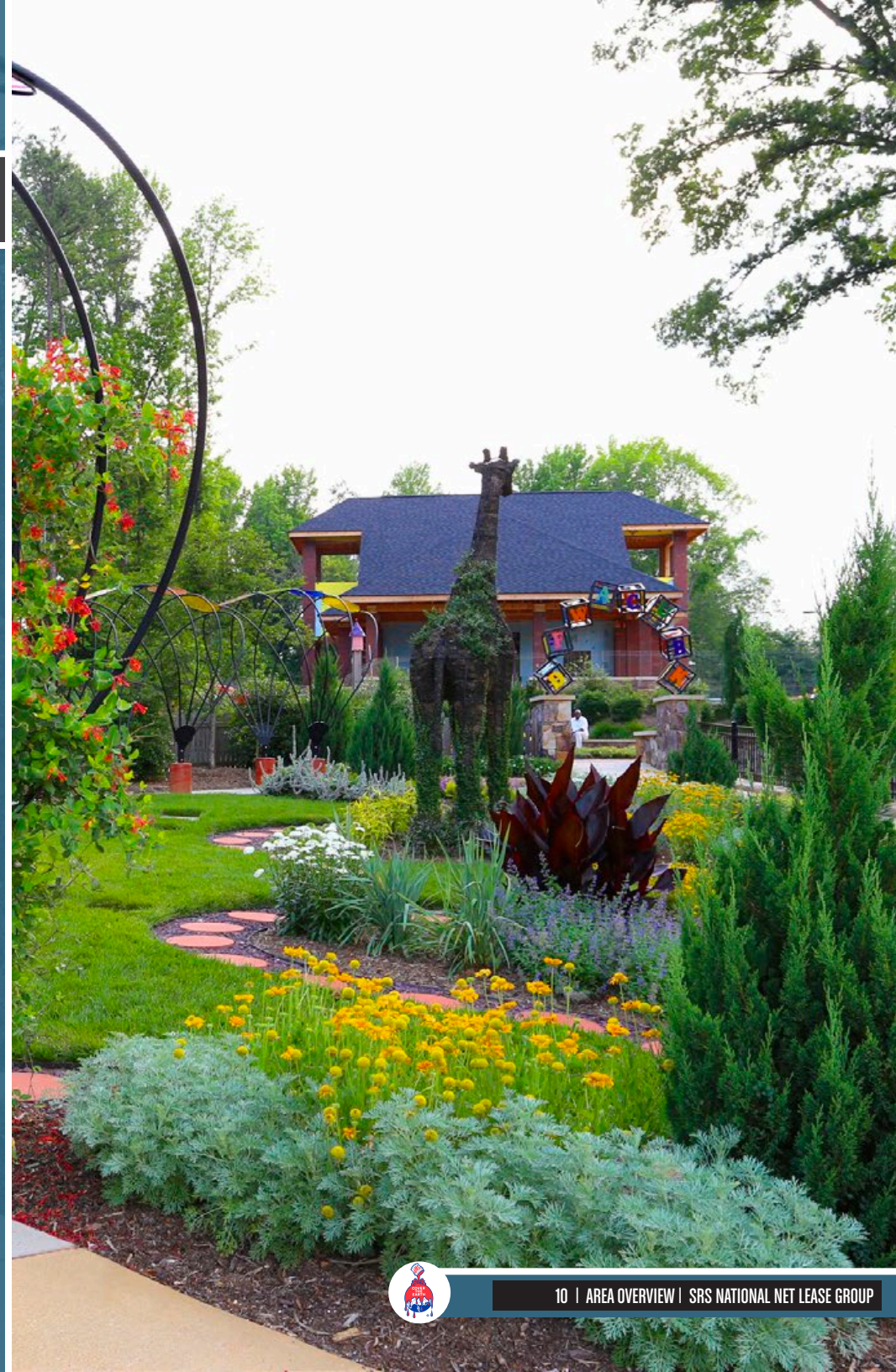
AREA OVERVIEW

Greensboro, NC

Greensboro is a city in the U.S. state of North Carolina. It is the 3rd-most populous city in North Carolina, the 68th-most populous city in the United States, and the county seat and largest city in Guilford County and the surrounding Piedmont Triad metropolitan region. As of the 2010 census, the city population was 269,666, and in 2015 the estimated population was 285,342. Three major interstate highways (Interstate 40, Interstate 85, and Interstate 73) in the Piedmont region of central North Carolina were built to intersect at this city.

In 2003, the previous Greensboro – Winston-Salem – High Point metropolitan statistical area (MSA) was re-defined by the U.S. Office of Management and Budget. This region was separated into the Greensboro–High Point MSA and the Winston-Salem MSA. The 2010 population for the Greensboro–High Point MSA was 723,801. The combined statistical area (CSA) of Greensboro–Winston-Salem–High Point, popularly referred to as the Piedmont Triad, had a population of 1,599,477.

Among Greensboro's many notable attractions, some of the most popular include the Wet 'n Wild Emerald Pointe water park, the Greensboro Science Center, the International Civil Rights Museum, the Weatherspoon Art Museum, the Greensboro Symphony, the Greensboro Ballet, Triad Stage, the Wyndham Golf Championship, the headquarters of the Atlantic Coast Conference, the Greensboro Coliseum Complex which hosts various sporting events, concerts, and other events, the Greensboro Grasshoppers of the South Atlantic Baseball League, the Carolina Dynamo of the Premier Development Soccer League, the Greensboro Swarm of the NBA G League, the Greensboro Roller Derby, and the National Folk Festival.



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. (Corporate Guaranty)	4,500	July 1991	8/31/2021	Current	-	\$4,644	\$1.03	\$55,728	\$12.38	NN	3 (5-Year) 7.4% Incr. at beg. of each option

FINANCIAL INFORMATION

Price:\$807,652
 Net Operating Income:\$55,728
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 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-Williams Company was founded in 1866 and is headquartered in Cleveland, Ohio.

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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