



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Absolute Triple Net (NNN) Lease Investment Opportunity

303 Cleveland Street | Elyria, OH 44035

EXCLUSIVELY MARKETED BY:

2



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

1017 Chuck Dawley Blvd. #200
Mount Pleasant, SC 29464
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation with Cooper Commercial Investment Group, LLC
BoR: Dan Cooper – Lic. #2009003618

CLIFTON MCCRORY

Lic. # 99847

843.779.8255 | DIRECT
clifton@SIGnnn.com

CHRIS SANDS

Lic. # 93103

310.870.3282 | DIRECT
chris@SIGnnn.com

© 2019 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum,' has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy, however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

TABLE OF CONTENTS

3

Enterprise Rent-A-Car | 303 Cleveland Street | Elyria, OH 44035



enterprise

Investment Overview

Investment Summary
Investment Highlights

Property Overview

Location Map
Aerial Maps
Retail Map

Area Overview

City Overview
Demographics

Tenant Overview

Tenant Profile

Lease Abstract

Lease Summary
Rent Roll

INVESTMENT SUMMARY

4

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,401 SF Enterprise Rent-A-Car Located at 303 Cleveland Street in Elyria, Ohio. This Opportunity Includes an Absolute Triple Net (NNN) Lease With a Strong National Tenant With Over 7,600 Locations in 85 Different Countries, Providing For a Unique and Secure Investment.

Actual Property Image



OFFERING SUMMARY

PRICE	\$240,000
CAP	7.50%
NOI	\$18,000
PRICE PER SF	\$70.57
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	303 Cleveland Street Elyria, OH 44035
COUNTY	Lorain
BUILDING AREA	3,401 SF
LAND AREA	0.49 AC
BUILT	1996

HIGHLIGHTS



Absolute Triple Net (NNN) With Zero Landlord Responsibilities



Tenant Has Occupied Location Since 1996 Showing Long-Term Commitment



Below Replacement Cost Pricing



Strong National Tenant With Over 7,600 Locations in 85 Different Countries



20% Rent Bump in 2021 and 11.11% in 2026



Close Proximity to the Ohio Turnpike (I-80) Stretching 241-Miles With Over 51,500 VPD



Zero Rental Car Competition



Strong Demographics – Over 107,620 Residents With an Average Household Income of \$67,380 Within a 5-Mile Radius



Close Proximity to the University Hospitals Elyria Medical Center – Employing 28,000 People



Elyria is Home to the Headquarters of Invacare, Ridgid Tool, Elyria Manufacturing Company, Bendix Commercial Vehicle Systems and Diamond Products – Employing 20,000 People



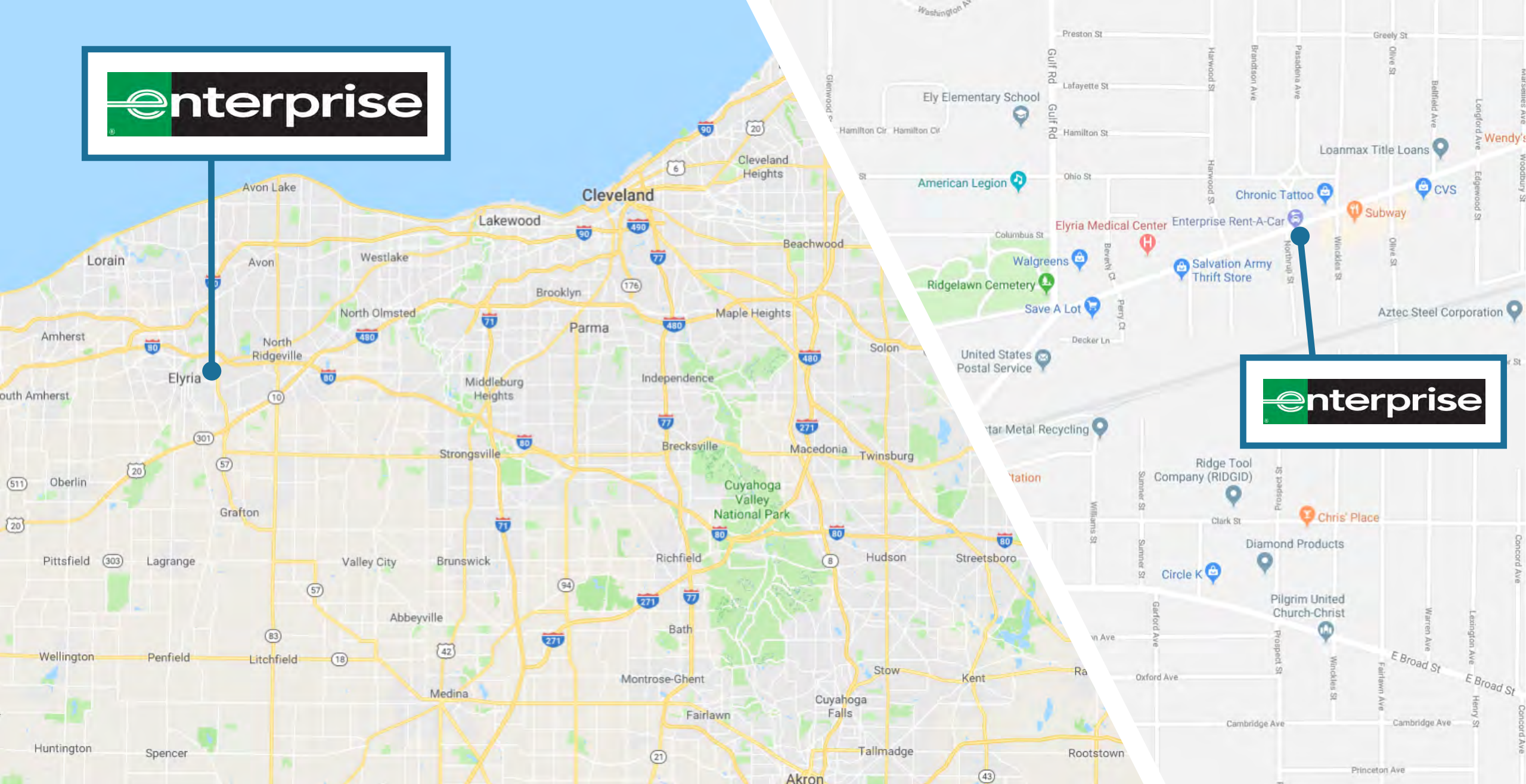
Short Drive to Lake Erie, the 12th Largest Lake in the World



Located Just 40 Minutes Outside Downtown Cleveland



Neighboring Tenants Include: CVS, Walgreens, Save-A-Lot, Wendy's, Rally's, DQ, Taco Bell, Long John Silver's, Circle K, Little Caesar's, McDonald's, Pizza Hut and Marco's



Enterprise Rent-A-Car | 303 Cleveland Street | Elyria, OH 44035



Wendy's Rally's mp antenna SUNDOD Gasflux
NATIONAL MOLDED PRODUCTS INC VINNIE COLLISON Hazel's
ROYAL FASTENAL

apples
BUDGET AUTO

Stewart's
TV & APPLIANCE
LoanMax

Haven Raceway
& Hobby

Precious Pup

SAMBIN'S
PIZZA
Home Of The Big Sambino

All American
Music Company

Twist
SHAKE
ICE CREAM & FOOD

Bendix

CVS

Dates
market & deli
SUBWAY
Advance
America

Reichlin Roberts
FUNERAL HOME

DEMBY
Real Estate

Elyria Plating

NSCD
NORTH SHORE COMMERCIAL DOWNS

Thomas
Radiator Repair

DEBBIE'S AUTO
DETAILING

EXCEL
Sweeping & Property Maintenance

Advanced Packaging
Systems, Inc.

enterprise

Physical Therapy

SunOpta

Signs
&
More
Company

Elyria
Plastic
Products

NBN

Parker

CRANE
ELECTRONICS



Bluestar Metal Recycling

Vectron Deburring



Ten to Ten Beverage

Cleveland St Laser Wash

Physical Therapy



Cleveland St

LOWE'S

BEST BUY JCPenney THE CHILDREN'S PLACE
VICTORIA'S SECRET STAPLES
Bath&BodyWorks T-Mobile
Firestone
Applebee's Dunham's BURGER KING
RED LOBSTER AspenDental GNC
SALLY BEAUTY FINISH LINE

planet fitness Olive Garden CHIPOTLE golden corral
SUBWAY verizon AT&T

ihop TEXAS KeyBank

THE HOME DEPOT

DQ goodwill metroPCS

CIRCLE K

INTERSTATE 80

TACO BELL LONG JOHN SILVER'S

TARGET DICK'S SPORTING GOODS JOANN
Huntington GIANT EAGLE
PET SUPPLIES PLUS CVS pharmacy

enterprise

Rally's SUNOCO

SUBWAY RAC

Cleveland St

20

Walgreens

Save a lot

CVS pharmacy

Wendy's

BIG LOTS! BURGER KING ExtraSpace Storage
DOLLAR TREE

CITY OVERVIEW

Elyria | Lorain County | Ohio

10



LORAIN COUNTY COURTHOUSE

Elyria, OH

Elyria is the county seat of Lorain County in the state of Ohio. The city's estimated population is about 53,883 residents. The city is located in the Greater Cleveland metropolitan statistical area, which is the 32nd largest metropolitan area in the United States. The Greater Cleveland metropolitan area includes five different counties and has about 2.077 million residents. Elyria is also located at the forks of the Black River in Northeast Ohio and only 23 miles southwest of Cleveland. The city is home to Lorain County Community College with about 12,274 students enrolled.



CLEVELAND, OH

Economy

Due to the cities close proximity, Cleveland's economy also affects Elyria's. Cleveland has a diversified economy in addition to its manufacturing sector. Cleveland is home to the corporate headquarters of many large companies such as Applied Industrial Technologies, Cliffs Natural Resources, Forest City Enterprises, NACCO Industries, Sherwin-Williams Company, and KeyCorp. NASA also maintains a facility in Cleveland called the Glenn Research Center. The city also carries the distinction as having America's best hospitals with top ratings published in U.S. News & World Report.



ROCK AND ROLL HALL OF FAME

Contemporary Life

Elyria is a 25 minute drive to Cleveland, making it the perfect day-trip city. Cleveland is home to the Rock & Roll Hall of Fame which is an iconic music-minded museum loaded with pop-culture memorabilia, artifacts, instruments and a jukebox. Cleveland is also home to the West Side Market which is a grand, bustling public market from 1912 featuring vendors for meat, produce, bread & hot food. The city also includes the Cleveland Museum of Art featuring over 45,000 works covering 6,000 years plus films, music, and lectures. The city is also home to the Christmas Story House and the Metroparks Zoo.

DEMOGRAPHICS

11

Enterprise Rent-A-Car | 303 Cleveland Street | Elyria, OH 44035



Population

3-MILE

62,487

5-MILE

107,625

10-MILE

325,114



Average Household Income

3-MILE

\$61,694

5-MILE

\$67,380

10-MILE

\$77,498



TENANT PROFILE

12



Enterprise Rent-A-Car is an ongoing American success story. One man's vision is how the Enterprise story begins. Back in 1957, a decorated WWII Hellcat pilot returned home after serving over the skies of the South Pacific. This man, a true innovator named Jack Taylor, had a steadfast dedication to his country, his family and the dream of starting a business. Enterprise is now a household name for frequent travelers, road trippers and those with a car in the shop.

Enterprise is a brand that's recognized as a worldwide leader in the car rental industry. Today the company continues to drive success through a simple, yet powerful set of beliefs to become a leader in car rental, serving all of clients transportation needs. The company believes in strengthening communities one neighborhood at a time, serving customers as if they were family, and rewarding hard work. These things are as true today as they were when they were founded in 1957. Today, the massive network means Enterprise is the largest transportation solutions provider. They offer car and truck rentals, as well as car sharing and car sales. The company is in over 85 countries with more than 7,600 locations. Because of the company's size, they are in a unique position to foster innovation, advance research and test market-driven solutions.



COMPANY TYPE
Private



FOUNDED
1957



OF LOCATIONS
7,600+



HEADQUARTERS
St. Louis, MO



WEBSITE
enterprise.com

LEASE SUMMARY

TENANT	Enterprise Rent-A-Car
PREMISES	A Building of Approximately 3,401 SF
LEASE COMMENCEMENT	October 1, 1996
LEASE EXPIRATION	August 31, 2021
LEASE TERM	2+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	Option 1: 20% (09/2021) Option 2: 11.11% (09/2026)
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Car Rental
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

Enterprise Rent-A-Car | 303 Cleveland Street | Elyria, OH 44035



Actual Property Images

TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Enterprise Rent-A-Car	3,401 SF	\$18,000	\$5.29	Option 1: 20% (09/2021) Option 2: 11.11% (09/2026)	10/01/1996	08/31/2021	2 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.



Enterprise Rent-A-Car | 303 Cleveland Street | Elyria, OH 44035



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

1017 Chuck Dawley Blvd. #200
Mount Pleasant, SC 29464
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation with Cooper Commercial Investment Group, LLC
BoR: Dan Cooper – Lic. #2009003618

EXCLUSIVELY MARKETING BY:

CLIFTON MCCRORY

Lic. # 99847

843.779.8255 | DIRECT
clifton@SIGnnn.com

CHRIS SANDS

Lic. # 93103

310.870.3282 | DIRECT
chris@SIGnnn.com