

OFFERING MEMORANDUM

Harley Davidson | San Diego, CA MSA



TABLE OF CONTENTS

03	Disclaimer
04	Transaction Summary
05	Tenant Summary
06	Aerial Views
09	Metropolitan Maps & Demographics
10	Market Overview



EXCLUSIVE REPRESENTATION

Connor Shell

Vice President

407 913 9009

Connor@stream-cp.com

Lic: 01993313

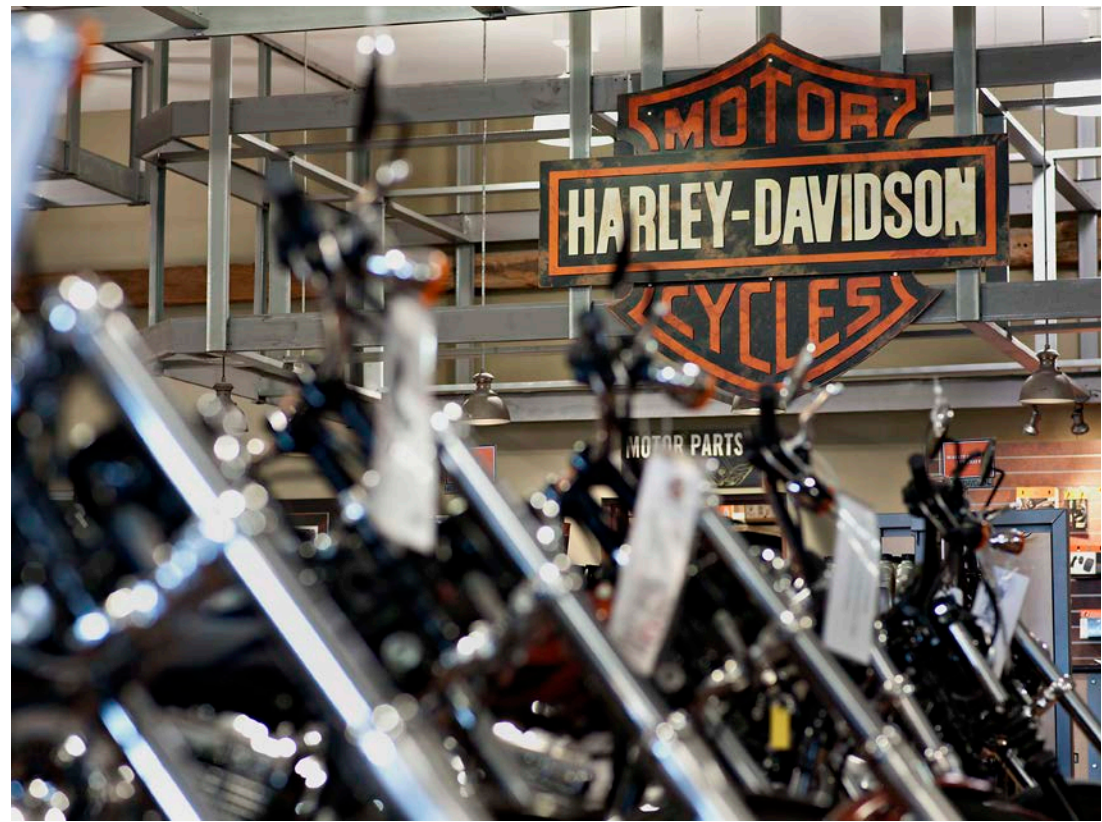
Jonathan Wolfe

Managing Principal

312 310 2798

Jonathan@stream-cp.com

Lic:475.017515



DISCLAIMER

This Offering Memorandum ("Memorandum") is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Property ("the Property") at 3201 Hoover Ave., National City, CA. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC ("SCP") have been retained as the exclusive advisors for this investment opportunity. Any and all inquiries are to be directed to SCP.

By accepting this Memorandum, the recipient agrees that it will cause its directors, officers, employees and representatives to use the Memorandum and all of the information contained therein only to evaluate this specific investment opportunity and for no other purpose and shall return this Memorandum together with any copies to SCP upon request. This Memorandum contains confidential material which is non-public information. Receipt of this Memorandum constitutes your acknowledgment that you will maintain the information contained herein in strict confidence.

All information contained herein has been provided by the Organization, its affiliates or other sources that SCP deems reliable; however, SCP has not independently verified any of the information, including the financial estimates and projections and selected real estate information, contained herein. This Memorandum includes information about the Organization, including selected financial information, estimates and projections that reflect various assumptions concerning anticipated results, which may or may not prove to be correct and selected real estate information which may or may not prove to be correct. Such projections and estimates may or may not be indicative of future performance, which may be significantly more or less favorable than that as reflected herein.

In furnishing this Memorandum, none of the Organization, its affiliates or SCP undertakes any obligation to provide additional information or to correct or update any of the information set forth in the Memorandum. None of the Organization, its affiliates or SCP makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein in this Memorandum, or made available in connection with any further investigation of the Organization, and nothing contained herein is, or shall be relied upon as, a promise or representation, whether as to the past or the future. The recipient should rely solely on the representations and warranties made to it by the Organization or its affiliates in any executed definitive agreement.

Under no circumstances should the Organization, its affiliates or any of their management, directors, shareholders, employees, customers or vendors be contacted directly.



TRANSACTION SUMMARY

Purchase Price:	\$8,000,000
Cap Rate:	6.75%
Annual Rent:	\$540,000

Lease Specifications

Tenant:	Hoover Properties, LP
Guarantor:	Mark Smith Powersports, LP
Lease Type:	NN
Landlord Responsibilities:	Roof, Structure & Repair/ Replacement of HVAC*
Term Remaining:	5.5 Years
Lease Commencement:	January 17, 2018
Lease Expiration:	January 16, 2024
Options to Renew:	Two, 5-year Options

* Tenant Responsible for Maintaining HVAC

Property Specifications

Location:	3201 Hoover Avenue National City, CA
RSF:	42,700
Land Size:	1.85 AC
Current Rent (\$/SF):	\$12.65

Location Highlights

Located in the San Diego area near Coronado Beach

The property is located along I-5 with 187,000 VPD,
Route 54 with 115,000 VPD and I-805 with 238,000 VPD

Located 8 miles from Naval Air Station North Island/ Navy
Base Coronado - The largest aero-industrial complex in the
U.S.



TENANT OVERVIEW

Brand Overview

- Harley-Davidson, Inc. (NYSE: "HOG"), is an American motorcycle manufacturer
- For Year End 2018, Harley-Davidson reported revenue of over \$5.7 billion
- For Year End 2018, Harley-Davidson reported EBITDA of over \$1.0 billion
- According to Interbrand, Harley-Davidson ranked as the 93rd most valuable global brand in 2018
- Harley-Davidson has a historic connection with the United States Military, having supplied the US Military with motorcycles since 1917
- Harley-Davidson owns the military motorcycle market with a 78.5% approval rating, according to March On Vets.

Tenant Overview

- Coronado Beach Harley-Davidson has been in the local market for nearly 35 years
- Coronado Beach Harley-Davidson was formerly owned by Tom Horning in 1985 and was known as Sweetwater Harley-Davidson
- In 2018, after 33 years of ownership, Tom Horning's children sold the business to Mark Smith Powersports, an experienced owner of Harley-Davidson locations
- Mark Smith Powersports (Lease Guarantor) brings tremendous experience to ownership. A motorcycle enthusiast since 1992 when he built his first Sportster, Mark Smith also owns and operates Orange County Harley-Davidson in Irvine, California, Harley-Davidson of Fort Worth, Texas and Stampede Harley-Davidson in Burleson, Texas, which was awarded to Mark as a new location in 2015



AERIAL VIEW



AERIAL VIEW



AERIAL VIEW



METROPOLITAN MAP

Coronado Beach 8 Miles
San Diego 7.5 Miles

San Diego
CBD
7.5 Miles

POINT LOMA

Naval Base
Coronado /
North Island
5,000 Military
Personal +
7,000 students
and reservists.

Coronado
Beach
8 miles

National City



Demographics

	1 Mile	3 Mile	5 Mile
Population	22,484	76,581	170,251
AVG. HH Income	\$46,258	\$52,251	\$62,270

MARKET OVERVIEW

San Diego

- The San Diego-Tijuana MSA has a population of nearly 5 million people
- San Diego's diversified and growing economy reported a GDP of \$231.8 billion in 2017, a 32% increase from GDP of \$175.6 million just 10 years before in 2007
- San Diego has the largest military installation in the world
- The Military Advisory Council (SDMAC) reported military spending of \$26 billion dollars in 2018. Additionally, another \$50 billion of the GDP results from the military's impact on other local industries.
- San Diego average retail rent reached a record high of \$2.49 psf per month (\$29.88 psf per year) at the end of 2018
- Current retail vacancy in San Diego also reached a low of 6.5% at the end of 2018

National City

- National City is located just south of downtown San Diego and has a population of over 60,000 residents
- The subject property is located immediately off of I-5, the major interstate in California
- The subject property is located close to major auto dealers including: Toyota, Ford, Chevrolet, Nissan, Mazda, Hyundai, Volkswagen, Subaru, among others)
- The subject property is located across from a major Wal Mart Center with other major national tenants nearby





CONTACT INFORMATION

Connor Shell

Vice President
407 913 9009

Connor@stream-cp.com
Lic: 01993313

Jonathan Wolfe

Managing Principal
312 310 2798

Jonathan@stream-cp.com
Lic: 475.017515



STREAM CAPITAL PARTNERS

Birmingham
AL

Greenwich
CT

Los Angeles
CA

Chicago
IL

Charlotte
NC

Ft. Lauderdale
FL

4201 WEST IRVING PARK ROAD

| SUITE 200

| CHICAGO, IL

|

WWW.STREAM-CP.COM