



Goodwill

DONATION
CENTER

Schweppes
Coke
Pepsi
Sprite

Wendy's

GOODWILL ANCHORED CENTER

2510 South Front Street, Richlands, VA 24641

STRONG SOUTHWEST REGIONAL STRIP CENTER GOODWILL ANCHORED CENTER IN RICHLANDS, VIRGINIA



INVESTMENT HIGHLIGHTS

- ▶ **100% Occupied Goodwill Anchored Center in Richlands, Virginia**
REGIONAL SHOPPING DESTINATION
- ▶ **ANCHORED BY GOODWILL**
GOODWILL INDUSTRIES OF TENNEVA, INCORPORATED (INC.)
- ▶ **Out Lot to a Food Lion and Big Lots**
INCREASING FOOT TRAFFIC DAILY
- ▶ **Region Specific Tenants Drive Neighboring Demographics to Center**
- ▶ **Nearby the Clinch Valley Medical Center**
LOCATED 1.1 MILES WEST
- ▶ **Additional Tenants in the Immediate Vicinity Include: McDonald's, Family Dollar, Hardee's, BB&T, Advance Auto Parts, Dollar General, and Many More.**

FINANCIAL OVERVIEW

PRICE:	\$996,397
CAP RATE:	8.67%
NOI:	\$86,344
PRICE PER SQUARE FOOT:	\$101.67
RENT PER SQUARE FOOT:	\$10.88
YEAR BUILT:	1995
APPROXIMATE LOT SIZE:	0.4 ± Acres
GROSS LEASEABLE AREA:	9,800 SF
TYPE OF OWNERSHIP:	Fee Simple



TENANT SUMMARY

TENANT	GUARANTOR	GLA (SF)	LEASE COMMENCEMENT	LEASE EXPIRATION	TERM REMAINING	ANNUAL RENT	RENT (PSF)	INCREASES	LEASE TYPE	OPTIONS
Goodwill	Goodwill Industries of Tennesse Area, Inc.	5,250	11/1/2016	10/31/2021	2+ Years	\$53,813	\$10.25	None	NN	None
Intrepid Health Services	Virginia D.B.A. Intrepid USA Health	1,348	1/1/2018	12/31/2021	2+ Years	\$10,800	\$8.01	None	NN	None
Southern Boutique	Bessie Fuller	642	6/1/2019	3/31/2020	1 Year	\$4,800	\$7.48	None	Gross	None
Ratliff Properties	--	1,860	--	6/30/2021	2+ Years	\$30,000	\$16.13	--	Gross	--
1st Choice Cash	--	700	--	MTM	MTM	\$7,200	\$10.29	--	Gross	--
Total		9,800				\$106,613				



GOODWILL ANCHORED CENTER - *Richlands, Virginia*

OPERATING CASH FLOW

	Total
GLA	9,800 SF
Base Rent/ EGI	\$106,613.00
Expenses	
Real Estate Taxes	\$3,729.89
Insurance	\$3,635.01
CAM	
Grounds Maintenance	\$750.00
Electric	\$2,516.47
Water & Sanitation	\$639.00
Trash Collection	\$289.00
EL/ Town Tax	\$126.11
EL/Town State Tax	\$2.53
EL/Consumption Tax	\$6.31
EL/Town State Tax	\$16.92
PCA on Electric	\$28.80
Consumer Tax	
Total CAM	\$11,740.04
Nonreimbursable Expenses	
Management Fee (3% of EGI)	\$3,198.39
Vacancy Factor (5% of EGI)	\$5,330.65
	\$8,529.04
Total Expenses	\$20,269.08
Net Operating Income	\$86,343.92





Regional Shopping Destination



TENANT OVERVIEW

Goodwills meet the needs of all job seekers, including programs for youth, seniors, veterans, and people with disabilities, criminal backgrounds and other specialized needs. In 2017, Goodwill helped more than 288,000 people train for careers in industries such as banking, IT and health care, to name a few — and get the supporting services they needed to be successful — such as English language training, additional education, or access to transportation and child care.

Goodwill Industries of Tennesva Area, Inc. was established in 1972 in Scott County, Virginia by Mrs. Anita Steiner. In 1994 they moved into a new facility in Kingsport, Sullivan County, Tennessee.



TENANT PROFILE

TENANT TRADE NAME Goodwill

OWNERSHIP Private

TENANT Corporate Store

LEASE GUARANTOR Goodwill Industries of Tennesva Area, Incorporated (Inc.)

NUMBER OF LOCATIONS 19 Locations

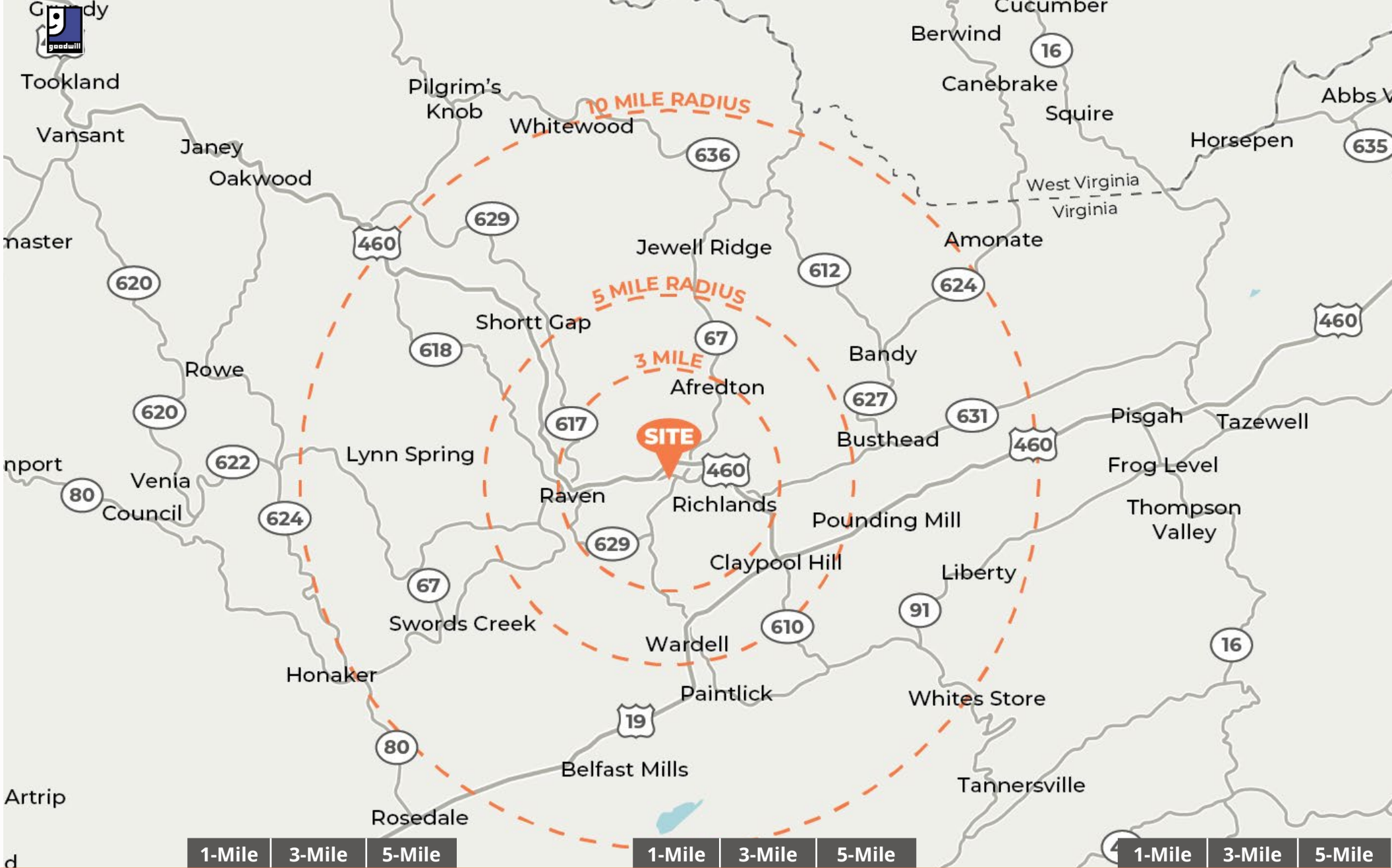
HEADQUARTERED Kingsport, TN

WEB SITE www.goodwilltnva.org



RICHLANDS, VIRGINIA





	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile
2010 Population	2,689	8,399	14,440	2010 Households	1,152	3,626	6,123	2019 Average HH Income	\$38,676	\$46,532	\$51,291
2019 Population	2,490	7,280	12,096	2019 Households	1,072	3,154	5,149	2019 Median HH Income	\$29,238	\$32,653	\$36,450
2024 Population	2,399	6,906	11,379	2024 Households	1,033	2,990	4,843	2019 Per Capita Income	\$16,651	\$20,160	\$21,833

BROKER HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF NET LEASED PROPERTY AS FOLLOWS:

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Broker and should not be made available to any other person or entity without the written consent of Broker.

This Marketing Brochure 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. Broker has not made any 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker 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.

NON-ENDORSEMENT NOTICE

Broker is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Broker, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Broker, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR BROKER AGENT FOR MORE DETAILS.

EXCLUSIVELY LISTED BY:

AARON BAUM

LICENSED REAL ESTATE SALESPERSON

abaum@sabgroup.com

t. 646.809.8834

LICENSE #: 10401279115 (NY)

DOMINIC PADULA

LICENSED REAL ESTATE SALESPERSON

dpadula@sabgroup.com

t. 646.809.8843

LICENSE #: 10401319263 (NY)

IN CONJUNCTION WITH

BROKER OF RECORD

Andrew T. Knight

New England Commercial Brokerage, Inc.

LICENSE #: 0225214094 (VA)

NECB CORP #: 0226025861 (VA)

SAB

of RPS Capital Management LLC