

JDS Real Estate Services, Inc.
VA Lic # 0226026959



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

OFFERING MEMORANDUM
Triple Net (NNN) Lease Investment Opportunity

425 E Stuart Drive | Galax, VA 24333

Representative Image

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

SIG Works With Non-Resident Prospective Buyers

In Cooperation With:

Stan Stanfield, VA Broker Lic # 0226026959 of
JDS Real Estate Services, Inc. VA Broker Lic # 0226026959
JDS Real Estate Services, Inc. Works With
Prospective Virginia Resident Buyers

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INVESTMENT SUMMARY

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Sands Investment Group is Pleased to Exclusively Offer for Sale the 11,150 SF Walgreens Located at 425 E Stuart Drive in Galax, Virginia. With Over 7 Years Remaining on a Triple Net (NNN) Lease, This Opportunity Provides a Secure Investment With an Established Tenant.



OFFERING SUMMARY

PRICE	\$2,645,771
CAP	7.00%
NOI	\$185,204
PRICE PER SF	\$237.29
YEARS REMAINING	7+ Years
LEASE GUARANTY	Corporate

PROPERTY SUMMARY

ADDRESS	425 E Stuart Drive Galax, VA 24333
COUNTY	Independent City
BUILDING AREA	11,150 SF
LAND AREA	2.31 AC
BUILT	1999

Actual Property Image

HIGHLIGHTS



100% Occupied Single Tenant NNN Lease With Over 7 Years Remaining on Lease



Rite Aid Store That Has Been Officially Acquired By Walgreens With Signed Assumption Agreement in Hand



Effective December 2017 This Pharmacy Has Been Operated By Walgreens



Early Extension Due to Strong Performance



Sits Directly Across from the Twin County Regional Healthcare Facilities; Providing ER Services, Cardiac Rehab, Family Care, Diagnostic Imaging, Wellness Center, and More



Strategically Located Along Stuart Dr/Hwy 58 - a Dense Retail Corridor and Connector Hwy Leading Into Roanoke



Just Five Minutes West of the Walmart Supercenter, Grocery, Several Restaurants and Shopping



Nearby Retailers Include: Walmart Supercenter, Dollar Tree, Verizon, Tractor Supply, Goodwill, UPS, Enterprise, Grant's Supermarket, Advance Auto Parts, AutoZone, Circle K, Subway, Wendy's, Dunkin, Pizza Hut, McDonald's and Bojangles'



Walgreens | 425 E Stuart Drive | Galax, VA 24333



TWIN COUNTY
Regional Healthcare
Duke LifePoint Healthcare

TWIN COUNTY
Physician Practices
OF TWIN COUNTY REGIONAL HEALTHCARE

V and M
Recycling

S&S Tire
Wholesale



Galax AutoExchange

Glendale Rd.



Gary's
Upholstery



Walgreens

Embroidery
Ville



Meadow St.

Fender's
Body Shop

Vaughn of Virginia
Furniture Warehouse

Dominion
Apparel

Caldwell St.

Galax
Gymnastics

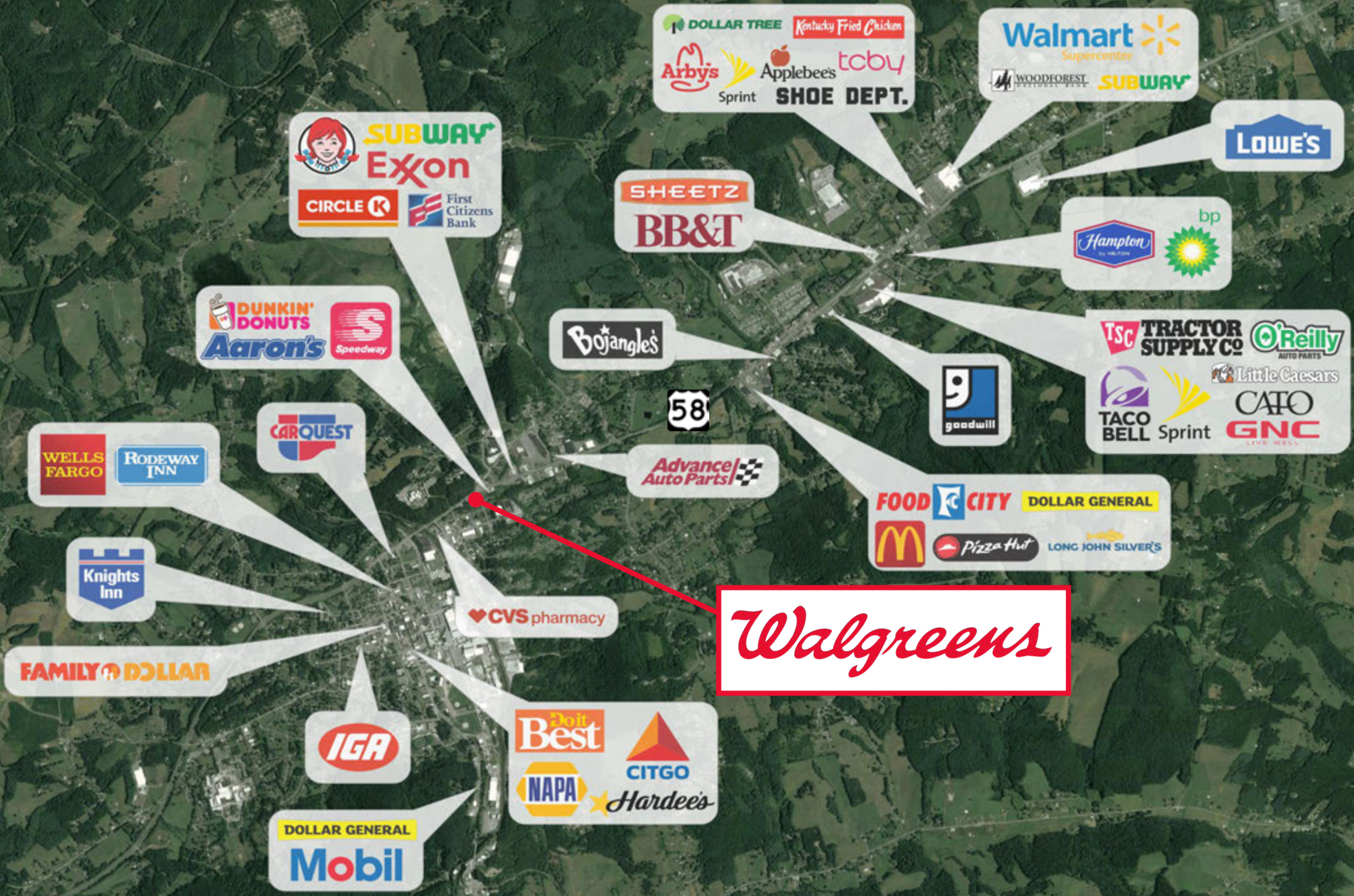
Northway
Apartments

Tienda Mexicana
El Punto



Tri-County
Glass





Walgreens

CITY OVERVIEW

Galax | Independent City | Virginia

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Galax, VA

Galax is an independent city in the southwestern part of the Commonwealth of Virginia. As of the 2017 estimate census, the population was 6,625 residents. The Bureau of Economic Analysis combines the city of Galax with neighboring Carroll County for statistical purposes which had a population of 29,708 residents in 2017. Galax sits in the Blue Ridge Mountains of Southwest Virginia between Carroll County and Grayson County on the North Carolina Border. Galax, Virginia is known as the gateway to the Blue Ridge Mountains. The City is rich with tradition, shopping, recreation and scenic beauty. Galax is located 80 miles from Roanoke, VA and 90 miles from Greensboro, NC.



Economy

The economy of Galax employs about 2,881 people and is specialized in Management of Companies & Enterprises, Manufacturing, and Accommodation & Food Service. Due to the cities close proximity, Roanoke's economy also affects Galax's. Roanoke is the health care and retail hub of a large area, driving the expansion of Carilion Health System and Valley View Mall. Advanced Auto Parts is headquartered in Roanoke and has expanded through the acquisition of other chains to become one of the largest auto parts retailers in the country. Norfolk Southern remains a major employer, as well as Carilion Roanoke Memorial Hospital, which over 1,000 employees.



Contemporary Life

Galax is a city for nature lovers; it is home to the New River Trail State Park, where guests can go hiking and camping. The city is also located in the majestic Blue Ridge Mountains, where guests can spend days hiking and admiring their beauty. Galax is a short hour and a half to Roanoke, making it the perfect place for a day trip. Roanoke is home to the Taubman Museum of Art, which is a modern facility housing permanent & traveling exhibits, interactive area for kids, cafe & gift shop. The city is also home to the Mill Mountain Star, which is a regional landmark overlooking Roanoke from the top of Mill Mountain. The city is also home to the Mill Mountain Zoo.

DEMOGRAPHICS

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Walgreens | 425 E Stuart Drive | Galax, VA 24333



Population

3-MILE

9,622

5-MILE

14,439

10-MILE

27,690



Average Household Income

3-MILE

\$47,752

5-MILE

\$48,285

10-MILE

\$48,308



TENANT PROFILE

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Walgreens Boots Alliance

Walgreens Boots Alliance is the first global pharmacy-led, health and wellbeing enterprise. The company was created through the combination of Walgreens and Alliance Boots in December 2014, bringing together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted health care services through pharmaceutical wholesaling and community pharmacy care, dating back more than 100 years.

Walgreens Boots Alliance is the largest retail pharmacy, health and daily living destination in the USA and Europe and, together with its equity method investments, employs more than 415,000 people and has a presence in more than 25 countries. Walgreens Boots Alliance is a global leader in pharmacy-led, health and wellbeing retail with over 18,500 stores in 11 countries. The company includes one of the largest global pharmaceutical wholesale and distribution networks with over 390 distribution centers delivering to more than 230,000 pharmacies, doctors, health centers and hospitals each year in 20 countries. In addition, Walgreens Boots Alliance is one of the world's largest purchasers of prescription drugs and many other health and wellbeing products.



COMPANY TYPE
NYSE:WBA



FOUNDED
1901



OF LOCATIONS
18,500+



HEADQUARTERS
Deerfield, IL



WEBSITE
walgreensbootalliance.com



LEASE SUMMARY

TENANT	Walgreens
PREMISES	A Building of Approximately 11,150 SF
LEASE COMMENCEMENT	February 28, 2016
LEASE EXPIRATION	August 31, 2026
LEASE TERM	7+ Years Remaining
RENEWAL OPTIONS	6 x 5 Years
RENT INCREASES	Fixed Increases at Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Drug Store/Pharmacy
PROPERTY TAXES	Reimbursed By Tenant
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



Actual Property Image

RENT ROLL

Walgreens | 425 E Stuart Drive | Galax, VA 24333



SIZE		ANNUAL RENT			LEASE TERM			
TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Walgreens	11,150 SF	100%	\$185,204	\$16.61	At Options: 09/01/2026 – 08/031/2031: \$196,524	02/28/2016	08/31/2026	6 x 5 Years
					\$11,288 Fixed Increases Every 5 Years Thereafter			

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 JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

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, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG 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 JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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VIRGINIA ASSOCIATION OF REALTORS REQUIRED DISCLOSURE OF BROKERAGE RELATIONSHIP

Real estate licensees in Virginia who have entered into brokerage relationship are required by law to make prompt written disclosures of those brokerage relationship to those they work with, but do not represent in the real estate transaction. Licensees must also make written disclosures and obtain timely written consents from their clients in order to enter into certain brokerage relationships. This disclosure form is provided to you to satisfy these requirements and to assure that you understand the nature of the brokerage relationships in which the licensee presenting this disclosure is involved. Regardless of whose interests a licensee represents, all licensees who are REALTORS® are required by the REALTORS® Code of Ethics to treat all parties with whom they deal honestly.

The duties of real estate licensees in Virginia are set forth in Section 54.1-2130 et seq. of the Code of Virginia and in the regulations of the Virginia Real Estate Board. You should be aware that in addition to the information contained in this disclosure pertaining to brokerage relationships, there may be other information relevant to the transaction which may be obtained from other sources.

On the back of this form is information about brokerage relationships and the responsibilities of both licensees and the parties they represent. If you have any questions about any of this information, please ask the licensee presenting this form for clarification.

DISCLOSURE OF BROKERAGE RELATIONSHIP TO NON-CLIENT

(This box is to be signed by any non-client with whom the Agent has had substantive discussion about a specific Property.)

The undersigned do hereby acknowledge disclosure that:

Name of Firm & Licensee: Sands Investment Group in cooperation with JDS Real Estate Services, Inc.

Represents the following party in a real estate transaction:

☒ Seller(s) or ☐ Buyer(s) ☐ Landlord(s) or ☐ Tenant(s)

Date: _____

Date: _____

Signature of
non-client:

Signature of
non-client:

DISCLOSURE OF DUAL REPRESENTATION

The undersigned do hereby acknowledge disclosure that:

Name of Firm & Licensee: _____

Represents the following party in a real estate transaction:

☐ Seller(s) or ☐ Buyer(s) ☐ Landlord(s) or ☐ Tenant(s)

The undersigned understand that the foregoing dual representative may not disclose to either client or such client's designated representative any information that has been given to the dual representative by the other client within the confidence and trust of

the brokerage relationship except for that information which is otherwise required or permitted by Article 3 (§54.1-2130 et seq.) of Chapter 21 of Title 54.1 of the Code of Virginia to be disclosed. The undersigned by signing this notice do hereby acknowledge their informed consent to the disclosed dual representation by the license name above.

Date: _____	Date: _____
Signature of Seller/Landlord _____	Signature of Buyer/Tenant _____
Date: _____	Date: _____
Signature of Seller/Landlord _____	Signature of Buyer/Tenant _____

VIRGINIA ASSOCIATION OF REALTORS REQUIRED DISCLOSURE OF BROKERAGE RELATIONSHIP

DISCLOSURE OF DUAL REPRESENTATION

The undersigned do hereby acknowledge disclosure that:

Name of Firm & Licensee: _____

Represents the following party in a real estate transaction:

☐ Seller(s) and Buyer(s) ☐ Landlord(s) and Tenant(s)

The undersigned understand that the foregoing dual representative may not disclose to either client or such client's designated representative any information that has been given to the dual representative by the other client within the confidence and trust of the brokerage relationship except for that information which is otherwise required or permitted by Article 3 (§54.1-2130 et seq.) of Chapter 21 of Title 54.1 of the Code of Virginia to be disclosed. The undersigned by signing this notice do hereby acknowledge their informed consent to the disclosed dual representation by the license name above.

The principal or broker has assigned _____ to act as Designated Representative for the one party indicated:

☐ Seller(s) or ☐ Landlord(s)

and _____ to act as Designated Representative for the other party as indicated:

☐ Buyer(s) or ☐ Tenant(s)

Date: _____	Date: _____
Signature of Seller/Landlord _____	Signature of Buyer/Tenant _____
Date: _____	Date: _____
Signature of Seller/Landlord _____	Signature of Buyer/Tenant _____

THE LICENSEE'S DUTIES

A licensee may have a contractual agreement to represent a client, who is commonly referred to as the "principal". A licensee owes certain duties to his principal, as defined in the duties of a standard agent as set out in Virginia law or as otherwise agreed to in writing by the parties. A licensee who is not representing you in a transaction can nonetheless provide you other valuable information and assistance. However, you should always keep in mind whom the licensee represents in your transaction, and thus to whom that licensee owes the duties described above.

WHOM DOES THE LICENSEE REPRESENT?

In any real estate transaction, a licensee may represent the seller, the buyer, or, under certain circumstances, both seller and buyer.

The Seller	A licensee may represent a seller under a listing agreement, in which case the licensee owes his primary responsibilities to the seller. The listing agreement may authorize the listing firm to list the property with a multiple listing service and to cooperate with other licensees. These cooperating licensees, who frequently work for other firms, may operate under an agreement of subagency with the listing firm, in which case they also owe their primary responsibilities to the seller. Buyers working with a licensee should be aware that the licensee may be a subagent of the listing firm and thus representative of the seller.
The Buyer	A licensee and a buyer may enter into an agreement by which the licensee agrees to represent the interests of the buyer. A buyer's representative must repudiate any subagency offered by a listing firm and must disclose his relationship with the buyer whenever dealing with the seller or seller's representative.
The Buyer & The Seller	A licensee, either acting directly or through one or more of the real estate company's other licensees, may be the representative of both the buyer and the seller in a particular transaction, but only with the informed written consent of both the buyer and the seller. A licensee representing both the buyer and seller will necessarily be limited in his ability to represent either buyer or seller fully and exclusively. The licensee must safeguard the confidentiality of any information obtained within the confidentiality and trust of the brokerage relationship, unless disclosure of such information is required by law. Specifically, the licensee must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price higher than the price offered.
Designated Representatives	Virginia law also permits a principal or supervising broker to assign different licensees affiliated with the broker as designated representatives to represent different clients in the same transactions. Unlike the dual representative discussed in the previous paragraph, these designated representatives represent only the interest of their respective clients, and may therefore represent those interest more fully. The principal or supervising broker who is supervising the transaction will be considered dual representative of both seller and buyer. Designated representatives may not disclose, except to their broker, personal or financial information received from the clients during the brokerage relationship and any other information a client requests to be kept confidential, unless required by law to be disclosed or the client consents to its disclosure in writing.

THE PRINCIPAL'S RESPONSIBILITIES

Representation by a licensee in a real estate transaction does not relieve sellers and buyers from the fundamental responsibility to protect their own interest. A buyer should take all reasonable steps to determine the condition of the property the buyer is purchasing, and all parties should carefully read all agreements to assure that they adequately express their understanding of the transaction. A real estate licensee is qualified to advise about real estate, but if you need legal or tax advice, you should consult a competent professional.

A principal should ensure that any existing brokerage relationship is disclosed to other principals and their representatives. A buyer should also consult the buyer's representative before visiting any resale or new homes or contacting any other licensees to avoid the possibility of confusion over brokerage relationships.

You might receive more than one disclosure form, depending upon the number of licensees assisting in the transaction. The law may require a licensee with whom you have substantive discussions about specific property, and with whom you do not have a brokerage relationship, to present you with a written disclosure. You should read its contents each time it is presented to you and you should consider the relationship between you and the licensee in your specific transaction.