

OFFERING MEMORANDUM

Triple Net (NNN) Lease Investment Opportunity

15385 Main Street | Hesperia, CA 92345



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

MARKETED BY:

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SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

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INVESTMENT SUMMARY

KW Commercial and Sands Investment Group are Pleased to Offer For Sale the 15,000 SF Family Dollar Anchored Strip Center Located at 15385 Main Street in Hesperia, California. The Family Dollar Has 4+ Years Remaining on a Triple Net Lease and Occupies 8,500 SF. There is 6,500 SF Available For Immediate Turnkey Occupancy.



OFFERING SUMMARY

| | |
|-----------------|-------------|
| PRICE | \$2,495,000 |
| PRO FORMA CAP | 9.75% |
| PRO FORMA NOI | \$243,036 |
| PRICE PER SF | \$166.33 |
| YEARS REMAINING | 4+ Years |
| LEASE GUARANTY | Corporate |

PROPERTY SUMMARY

| | |
|---------------|---|
| ADDRESS | 15385 Main Street Hesperia, CA 92345 |
| COUNTY | San Bernardino |
| BUILDING AREA | 15,000 SF |
| LAND AREA | 1.50 AC |
| BUILT | 2014 |

Actual Property Image

HIGHLIGHTS



Family Dollar Anchored Strip Center With 6,500 SF Available for Immediate Turnkey Occupancy



Family Dollar Has Over 4 Years Remaining on a Triple Net (NNN) Lease With 10% Rent Increases at Each Four (4), Five (5) Year Option



Average Household Income of \$63,178 Within a 5-Mile Radius



Hesperia's Population (102,000) Has Grown Over 10% Since 2010 With a 35% Increase in Single Family Residential Permits (2000-2015)



Over 22,000 Planned Homes in the Next 10 Years Within a 5-Mile Radius Due to the Approval of a Master-Planned Community, The Tapestry Project, Which is Aimed at Younger Families, Preservation and Environmental Sustainability



Adjacent to Hesperia's Main Street Designated Opportunity Zone

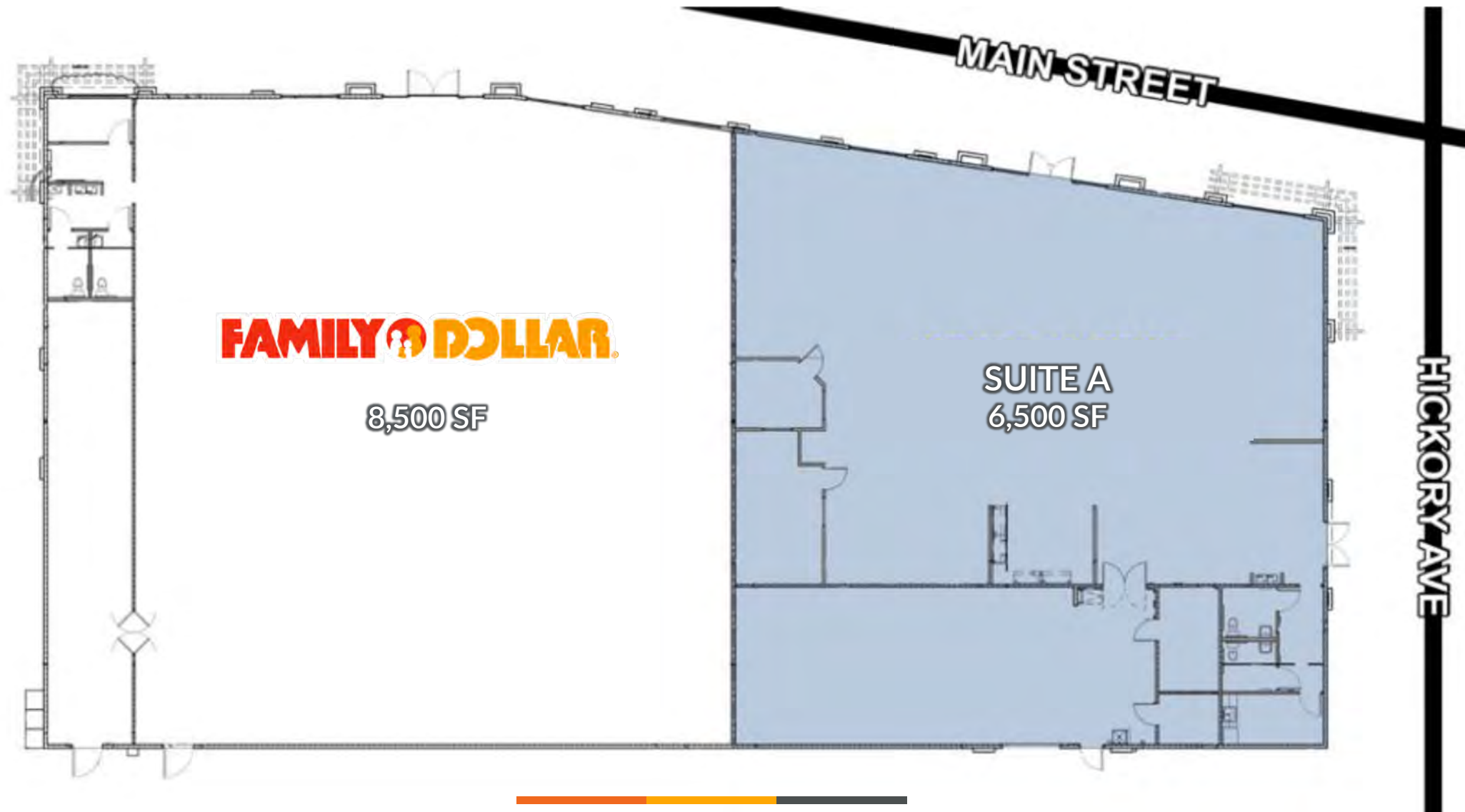


Neighboring Tenants Include: Walgreens, Rite Aid, Carl's Jr, Del Taco, Kentucky Fried Chicken, Starbucks, Best Buy, Stater Bros Markets, Chase Bank and Walmart

SITE PLAN

Family Dollar | 15385 Main Street | Hesperia, CA 92345

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Family Dollar | 15385 Main Street | Hesperia, CA 92345



Ob-Gyn &
Women's Health



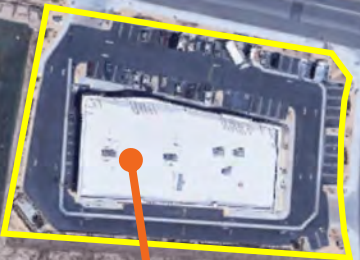
Hesperia Unified
School District



Main St



Desert
Community
Bank



THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

11th Ave

Starbucks, Chipotle Mexican Grill, Louisa's Pizzeria, Arby's, IN-N-OUT BURGER, Chevron, Bob's Big Boy



petco, FIREHOUSE SUBS, Piedlogy, the Habit BURGER GRILL, Yogurtland, NUTRISHOP

ARCO, Holiday Inn Express, 6 MATTRESS FIRM

ALDI, O'Reilly AUTO PARTS, Great Clips, T-Mobile, DOLLAR TREE, metroPCS, Tires LES SCHWAB

STATER BR•S, SUBWAY, AutoZone, El Pollo Loco

RITE AID, GNC LIVE WELL

Starbucks, Jimmy John's, SportClips, DICKY'S BARBECUE PIT

Walgreens

AMERICA'S TIRE, Chevron

Main St

TSC TRACTOR SUPPLY CO

Walmart Supercenter, Panda Express, SUBWAY

DEL TACO, ANYTIME FITNESS, GREEN BURRITO, DOLLAR TREE, STATER BR•S, Pep Boys

Target, ROSS DRESS FOR LESS, Pier 1 imports, Starbucks, Marshalls, JOANN, planet fitness, FIVE GUYS, golden corral, verizon, JUICE IT UP, SALLY BEAUTY, menchie's, CVS pharmacy, GNC LIVE WELL, CHASE, PACIFIC DENTAL SERVICES, SUBWAY, FAMOUS footwear, rue21, sleep number

Jack in the box, IHOP, Denny's, DEL TACO, Jersey Mike's SUBS, BURGER KING, Mobil, WING STOP

CARDENAS, W WENERSCHITZEL, FITNESS 19, RAC

FAMILY DOLLAR

CITY OVERVIEW

Hesperia | San Bernardino County | California

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Hesperia, CA

Hesperia is a city in the Victor Valley area located in the eastern portion of San Bernardino County just minutes from the Cajon Pass, and a minimal commute time to the nearby Ontario, San Bernardino and Riverside areas. The Victor Valley is made up of a collection of desert cities including, Victorville, Apple Valley, and Hesperia; it has a combined population of nearly 400,000 residents. The Victor Valley Area and Hesperia have been growing rapidly in recent years and are attracting new residents and all types of development and private investments. Just South of The Hesperia Lake Park is the Radio Control Model Aircraft Park – 1700 Arrowhead Lake Road. Home of the Victor Valley R/C Flyers, the R/C Park is open on a daily basis by its members. Saturdays and Sundays are the best times to enjoy watching and flying radio-controlled miniature aircraft.



Economy

The economy of Hesperia employs about 32,503 people, and is specialized in Transportation & Warehousing, Construction, and Retail trade. Hesperia's growing population has played an important role in the positive business growth seen since 2010 where Hesperia has experienced a total population growth of 10%. Nearly 40 new homes have been constructed in Hesperia over the past 12 months, and a 200-unit residential development in the city is in the stages of construction. Hesperia very recently made a significant leap in its residential development process by giving its approval to the Tapestry Project, a master-planned community that is aimed at younger families, preservation, and environmental sustainability. Over 16,000 homes and over 1.4 million square feet of commercial and retail space are planned in the community that will sit on 9,365 acres of empty land.



Contemporary Life

Hesperia has numerous activities for visitors to enjoy. The city is home to the California Route 66 Museum where guests can learn all about the country's most famous road. The city is also near the Forever Wild Sanctuary, which is home to lions, tigers, and other exotic rehabilitated animals. The city is home to the Hesperia Zoo which is filled with rare and endangered animals. The Mojave Narrows Regional Park contains activities like fishing, camping, and horseback riding. The city is also home to the Green Tree Gold Course, which is known for its narrow fairways and fast greens. Hesperia is located 75 miles to Los Angeles downtown, which makes it the perfect distance to go for a day trip. LA's downtown, has a lot to offer tourists including the iconic Hollywood sign; Paramount Pictures, Universal and Warner Brothers behind-the-scenes tours; and the TCL Chinese Theatre.

DEMOGRAPHICS

Family Dollar | 15385 Main Street | Hesperia, CA 92345

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Population

3-MILE

57,930

5-MILE

139,689

10-MILE

328,235



Average Household Income

3-MILE

\$58,265

5-MILE

\$63,178

10-MILE

\$65,128



TENANT PROFILE

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CHESAPEAKE, VA. July 6, 2015, Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores selling everything for \$1 or less, announced that it has completed the acquisition of Family Dollar Stores, Inc., a leading national discount retailer offering name brands and quality, private brand merchandise. Dollar Tree, a Fortune 200 Company, now operates more than 15,073 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada.

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day. The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.



COMPANY TYPE
NASDAQ: DLTR



FOUNDED
1953



OF LOCATIONS
15,073+



HEADQUARTERS
Chesapeake, VA



WEBSITE
familydollar.com
dollartree.com

LEASE SUMMARY

| | |
|-----------------------|----------------------------------|
| TENANT | Family Dollar |
| PREMISES | A Premise Consisting of 8,500 SF |
| LEASE COMMENCEMENT | July 3, 2014 |
| LEASE EXPIRATION | June 30, 2023 |
| LEASE TERM | 4+ Years Remaining |
| RENEWAL OPTIONS | 4 x 5 Years |
| RENT INCREASES | 10% at Options |
| LEASE TYPE | Triple Net (NNN) |
| PERMITTED USE | Discount Retailer |
| PROPERTY TAXES | Tenant's Responsibility |
| 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

Family Dollar | 15385 Main Street | Hesperia, CA 92345



| SIZE | | ANNUAL RENT | | | LEASE TERM | | | | |
|---------------|----------------|-------------|------------------|-------------|-----------------|----------------|-------------|------------|-------------|
| TENANT NAME | SQUARE FOOTAGE | % OF TOTAL | ANNUAL BASE RENT | RENT PER SF | RENTAL INCREASE | INCREASE DATES | LEASE BEGIN | LEASE END | OPTIONS |
| Family Dollar | 8,500 SF | 57% | \$137,700 | \$16.20 | 10% | At Options | 07/03/2014 | 06/30/2023 | 4 x 5 Years |
| Vacant | 6,500 SF | 43% | *\$105,336 | \$16.21 | TBD | TBD | TBD | TBD | TBD |
| TOTAL | 15,000 SF | 100% | *\$243,036 | | | | | | |

*Annual Rent Based on Fully Occupied Building

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 KW Commercial (KW), in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of KW and 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, KW and SIG have not verified, and will not verify, any of the information contained herein, nor has KW and 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 KW and 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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