



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Absolute Triple Net (NNN) Ground Lease Investment Opportunity
601 Shenandoah Village Drive | Waynesboro, VA 22980

Exclusively Marketed By: Sands Investment Group

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SIG works with Non-Resident Prospective Buyers

In Cooperation with
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JDS Real Estate Services, Inc. works with
Prospective Virginia Resident Buyers



Actual Property Image

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PROPERTY SUMMARY

ADDRESS	601 Shenandoah Village Dr. Waynesboro, VA 22980
COUNTY	Augusta
BUILDING AREA	1,700 SF
LAND AREA	0.573 AC
BUILT	2018 - Under Construction

OFFERING SUMMARY

PRICE	\$1,456,310
CAP	5.15%
NOI	\$75,000
PRICE PER SF	\$856.65
YEARS REMAINING	15 Years
LEASE GUARANTY	Corporate

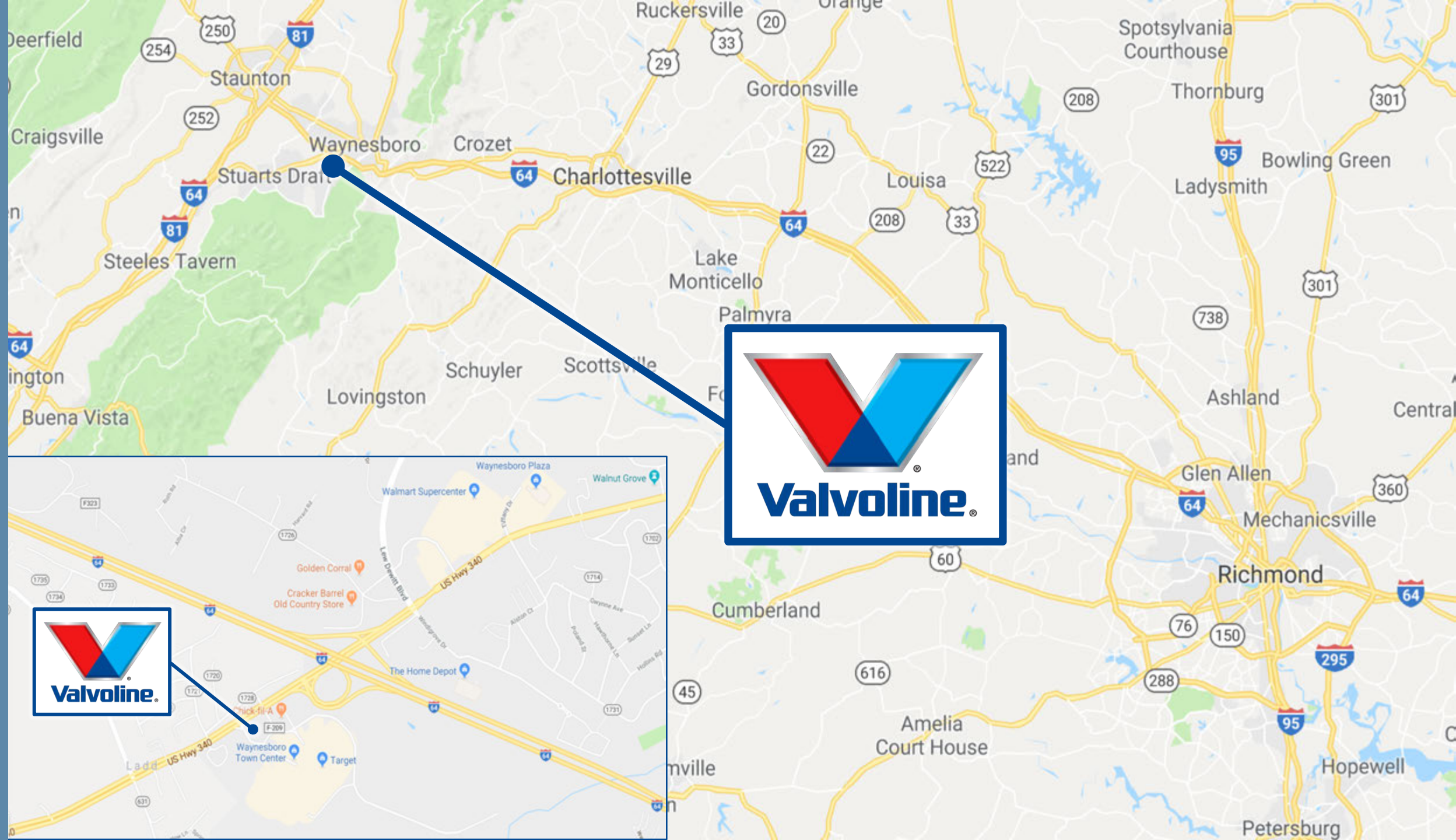


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Investment Summary

Absolute NNN Ground Lease

- Brand New 15 Year Ground Lease - 2018 Construction
- Absolute NNN Corporate Guaranteed Lease with BB Credit Rating with 4.14B Market CAP (NYSE: VVW)
- Located at Entrance of Waynesboro Town Center; a Target Anchored Regional Power Center
- Out-Positions McDonald's, Steak 'n Shake and Chick-fil-A
- Shadow Anchored By Target, Kohl's, PetSmart and Aldi
- Over 40,000 People at An Average Household Income of \$62,000 Within a 5-Mile Radius
- Traffic Counts 41,000 VPD Along Interstate 64 – Virginia's East/West State Corridor
- 30 Minutes Outside Downtown Charlottesville
- Select Nearby Tenants: Target, Kohl's, Aldi, Steak 'n Shake, Chick-fil-A, McDonald's, PetSmart, Ross, Starbucks, Bed Bath & Beyond, McAlister's Deli, Home Depot, Lowe's and Walmart Supercenter





TARGET

BED BATH & BEYOND
Beyond any store of its kind.

PETSMART

KOHL'S

HIBBETT SPORTS

Michael's
Where Creativity Happens

ROSS
DRESS FOR LESS

GNC

dressbarn

LOFT

SALLY BEAUTY SUPPLY

BAM!
BOOKS-A-MILLION






WAYNESBORO
town center



Shenandoah Village Dr







41,000 VPD

18,000 VPD



Shenandoah Village Dr.

SUBJECT PROPERTY DEMOGRAPHICS			
	3 Mile	5 Mile	10 Mile
Population	18,280	40,065	77,818
Average Household Income	\$64,378	\$62,124	\$64,318



Downtown Waynesboro, VA



Plumb House Museum



Blue Ridge Parkway

ABOUT THE CITY

Waynesboro is an independent city in the Commonwealth of Virginia. As of the 2016 census, the population was 21,887. The city is surrounded by Augusta County and is named after General Anthony Wayne. Waynesboro is located in the heart of the Shenandoah Valley, near many important historical markers of the Civil War and Shenandoah National Park. The city is easily accessible through I-64 and is best known for being 5 miles away from the Blue Ridge Parkway, the Skyline Drive, and the Appalachian trail. Waynesboro was declared by Southern Living as “the perfect place to base any exploration of the valleys.”

ECONOMY

Waynesboro, VA employs approximately 9,815 people. The city is strategically located in the I81 corridor in the Shenandoah Valley of Virginia. The city is adjacent to 2 interstate highways, 3 railroads, 4 by-ways, and 5 airports allowing for easy and efficient connection to the world. It is also surrounded by 13 colleges and universities. The largest industries in the area include Retail trade, Healthcare and Social Assistance, and Manufacturing. The highest paying industries in the area are Utilities, Finance, Insurance, Transportation and Warehousing. The median household income in Waynesboro is \$45,097. The unemployment rate is 4.1% and the future job growth over the next ten years is predicted to be 35.94%. They city has a strong heritage of manufacturing excellence, and is quickly becoming a regional retail center and tourism hub.

CULTURE & CONTEMPORARY LIFE

This picturesque city has retained the charm of the Blue Ridge Mountains valley while embracing modern progress. The city has magnificent vistas from over 100 overlooks and it has 682 miles of hiking trails. The city also contains a lot of history; visitors enjoy touring the the Plumb House and taking a step back in time to the Civil War era wandering through one of the city's oldest dwellings. Artists lovers can satisfy their passion by taking a class or tour of the Shenandoah Valley Art Center. Waynesboro is known for its strong sense of family and community, so there are yearly fun events and festivals for the whole family to enjoy. Surrounded by beautiful mountains, this city's small town charm and friendly folk make it one place anyone can easily fall in love with.



Actual Property Image



Valvoline Inc, is a leading worldwide marketer and supplier of premium branded lubricants and automotive services, with sales in more than 140 countries

The company was established in 1866, making its heritage span over 150 years, during which it has developed powerful brand recognition across multiple product and service channels. The highly trusted brand ranks as the No. 3 passenger car motor oil brand in the DIY market by volume and the No. 2 quick-lube chain by number of stores in the United States. The company operates and franchises more than 1,100 Valvoline Instant Oil ChangeSM centers in the United States.

Valvoline is best known for its lubricants. The company also markets a number of other brands, including ZerexTM antifreeze and MaxLifeTM products created for higher-mileage engines. Valvoline also has a stake in the quick-lube market with its Valvoline Instant Oil ChangeSM unit, the second largest quick lube chain in the U.S. with some 930 service centers.



COMPANY TYPE
NYSE: VVV



HEADQUARTERS
Lexington, KY



OF LOCATIONS
1,100 +



MARKET CAP
\$4.1 Billion



FOUNDED
1866



WEBSITE
www.valvoline.com

LEASE SUMMARY

TENANT	Valvoline, LLC
PREMISES	A Building of Approximately 1,700 SF
LEASE COMMENCEMENT	July 19, 2018
LEASE EXPIRATION	July 31, 2033
LEASE TERM REMAINING	15 Years
RENEWAL OPTIONS	3 x 5 Year Options
RENT INCREASES	Every 5 Years & At Options
LEASE TYPE	Absolute Triple Net (NNN) Ground Lease
USE	Auto Service Shop
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	No



Actual Property Image



TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT / SF	INCREASE DATES	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Valvoline, LLC	1,700 SF	100%	\$75,000	\$44.12	Every 5 Years & At Options	10%	07/19/2018	07/31/2033	3 x 5 Years

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.

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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.



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