

RETAIL PROPERTY FOR SALE

SHERWIN WILLIAMS

1000 W 8th Street, Sioux City, IA 51103

Exclusively listed by:

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TABLE OF CONTENTS

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Contents

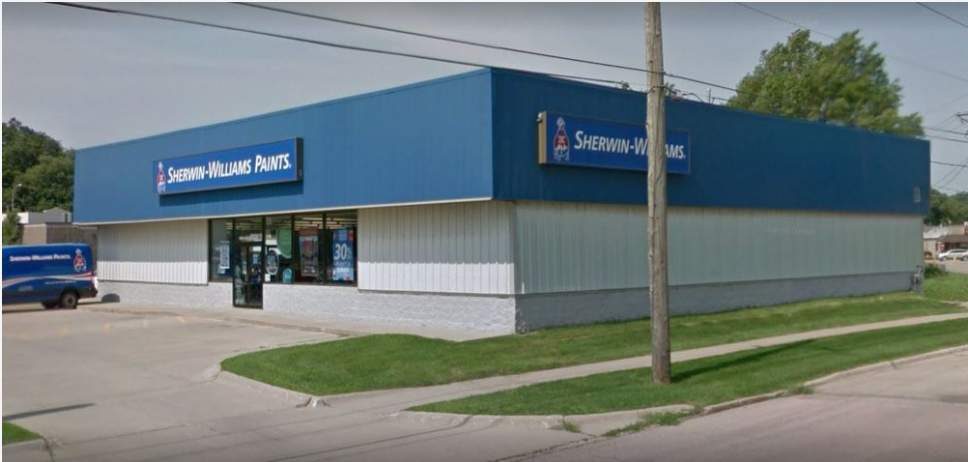
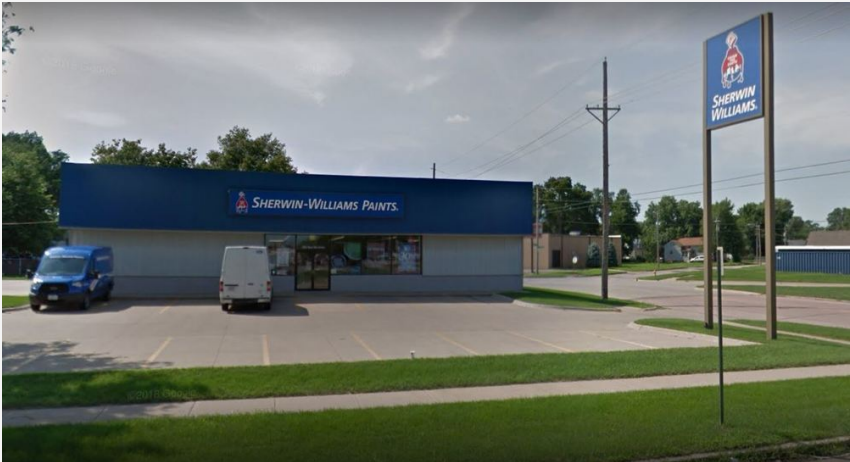
| | |
|-----------------------------------|----|
| EXECUTIVE SUMMARY | 3 |
| TENANT OVERVIEW: SHERWIN WILLIAMS | 4 |
| LOCATION OVERVIEW | 5 |
| ADDITIONAL PHOTOS | 6 |
| AERIAL MAP (FULL PAGE) | 7 |
| LOCATION MAPS (FULL PAGE) | 8 |
| REGIONAL MAP (FULL PAGE) | 9 |
| DEMOGRAPHICS REPORT | 10 |
| DEMOGRAPHICS MAP | 11 |

SHERWIN WILLIAMS

1000 W 8th Street | Sioux City, IA 51103

RETAIL PROPERTY FOR SALE

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View



EXECUTIVE SUMMARY

OFFERING SUMMARY

| | |
|----------------|-------------|
| List Price: | \$1,203,000 |
| NOI: | \$75,171 |
| Cap Rate: | 6.25% |
| Land Acreage: | 0.52 Acres |
| Year Built: | 2000 |
| Building Size: | 6,400 |
| Price / SF: | \$187.97 |

LEASE SUMMARY

| | |
|--------------------------|-------------------------|
| Lease Type: | Double Net (NN) |
| Taxes / Insurance / CAM: | Tenant Responsibility |
| Roof / Structure: | Landlord Responsibility |
| Term Remaining: | 9.5 Years |
| Original Lease Term: | 10 Years |
| Commencement Date: | 2/1/2001 |
| Current Term Expiration: | 2/28/2029 |
| Options: | (2) Five-Year |
| Increases: | In Options |
| Guarantor: | Corporate Guarantee |
| Right of First Refusal: | No |

PROPERTY HIGHLIGHTS

- Recent Lease Extension | 9.5 Years Remaining
- Double Net Lease - Minimal Landlord Responsibilities
- Long Term Tenancy: Build to Suit For Sherwin Williams in 2001
- Lease Supports (2) Five-Year Options With Rental Increases
- Sherwin Williams: NYSE: SHW | Standard & Poor's: BBB
- SHW 2018: Consolidated Net Sales For The Year Increased 17.0% To A Record \$17.53B
- 5 Mile Average Household Income Exceeds \$63,000
- Over 101,000 People Within 5 Miles of Subject Property

TENANT OVERVIEW



SHERWIN-WILLIAMS®

OVERVIEW

| | |
|----------------|----------------------|
| Company: | Sherwin Williams |
| Total Revenue: | \$17.53B (2018) |
| Net Income | \$1.01B (2018) |
| Headquarters: | Cleveland, OH |
| Website: | Sherwin-Williams.com |
| Locations | 4,900+ |

TENANT HIGHLIGHTS

- Sherwin Williams: NYSE: SHW | Standard & Poor's: BBB
- Sherwin Williams Aquired Valspar in June 2017 For \$9 Billion
- SHW 2018 Consolidated Net Sales For The Year Increased 17.0% To A Record \$17.53 billion



TENANT OVERVIEW

The Sherwin-Williams Company develops, manufactures, distributes, and sells paints, coatings, and related products to professional, industrial, commercial, and retail customers primarily in North and South America, the Caribbean, Europe, and Asia.

The company operates in four segments: Paint Stores Group, Consumer Group, Global Finishes Group, and Latin America Coatings Group. It offers architectural paint and coatings, protective and marine products, automotive finishes and refinish products, original equipment manufacturer product finishes, and related items under the Sherwin-Williams brand. The company also licenses technology and trade names.

As of December 31, 2018, its Paint Stores Group segment operated 4,620 company-operated specialty paint stores; Global Finishes Group segment operated 288 company-operated branches; and Latin America Coatings Group segment operated 339 company-operated stores. The company also sells its products through direct sales staff and outside sales representatives to retailers, dealers, jobbers, licensees and other third party distributors. The Sherwin-Williams Company was founded in 1866 and is headquartered in Cleveland, Ohio.

LOCATION OVERVIEW



LOCATION OVERVIEW

Sioux City is a city in Woodbury and Plymouth counties in the northwestern part of Iowa. The population was 82,684 in the 2010 census, which makes it the fourth largest city in Iowa. The bulk of the city is in Woodbury County, of which it is the county seat, though a small portion is in Plymouth County. Sioux City is located at the navigational head of the Missouri River. The city is home to several cultural points of interest including the Sioux City Public Museum, Sioux City Art Center and Sergeant Floyd Monument, which is a National Historic Landmark.

Sioux City is at the navigational head, or the most upstream point to which general cargo ships can travel, of the Missouri River, about 95 miles (153 km) north of the Omaha–Council Bluffs metropolitan area. Sioux City and the surrounding areas of northwestern Iowa, northeastern Nebraska and southeastern South Dakota are sometimes referred to as Siouland, especially by local media and residents. It is also a part of the Sioux Falls-Sioux City Designated Market Area (DMA), a larger media market region that covers parts of four states and has a population of 1,043,450.

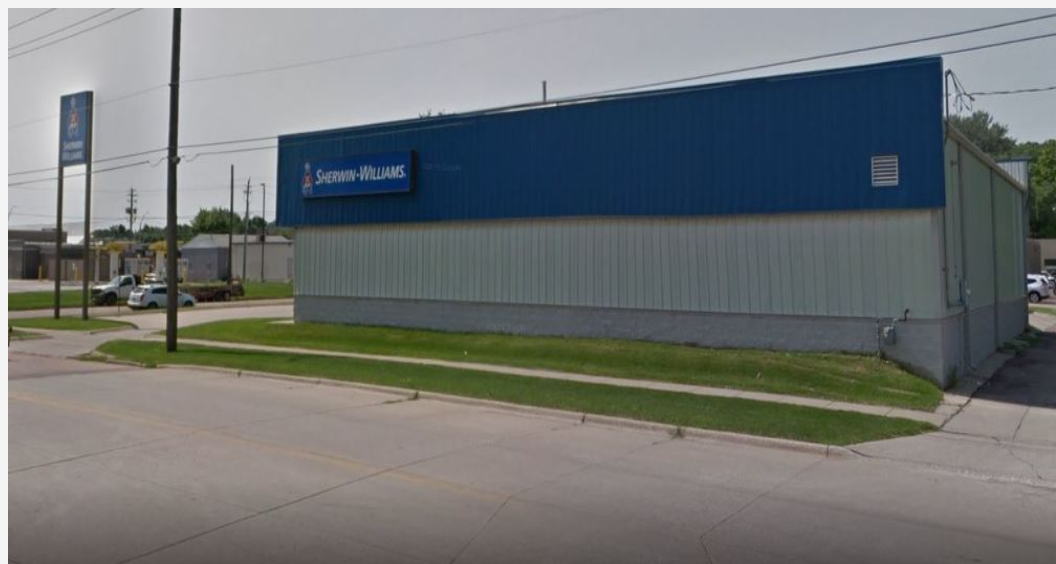
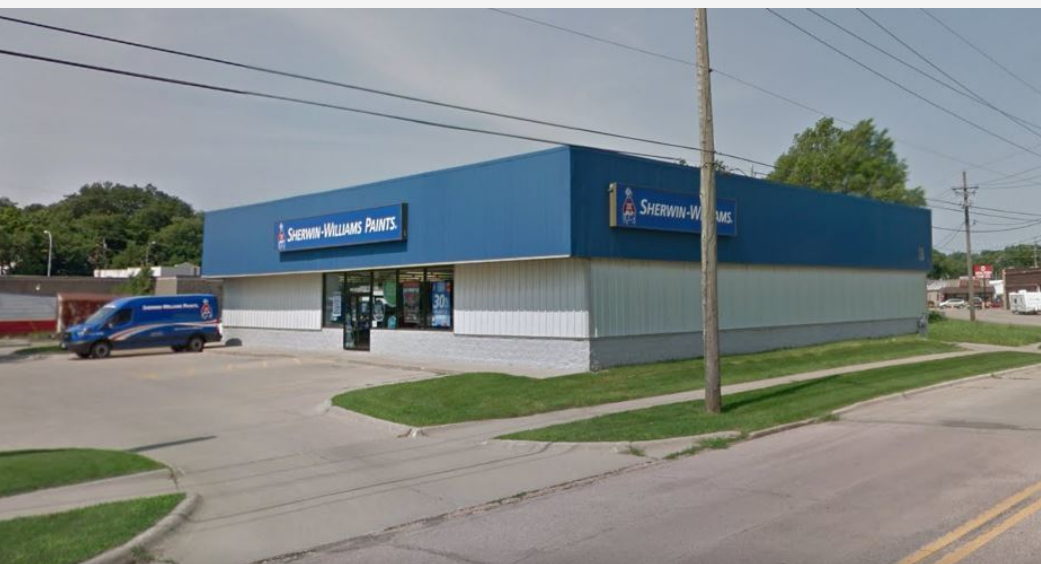
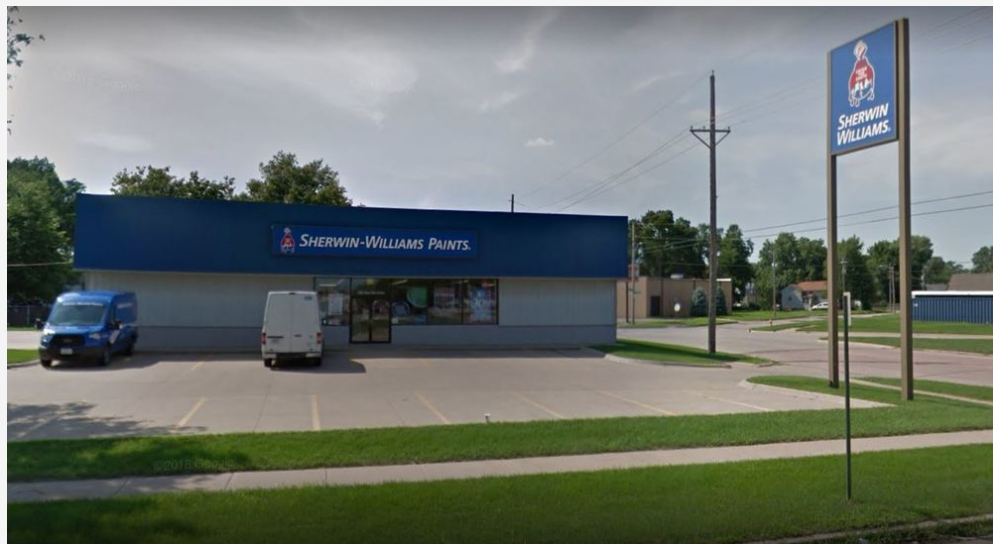
Twice named an All-America City by the National Civic League, Sioux City, Iowa serves as the regional hub for business, employment, industry, retail trade, medical care, educational opportunities and tourism in Northwest Iowa, Southeast South Dakota and Northeast Nebraska.

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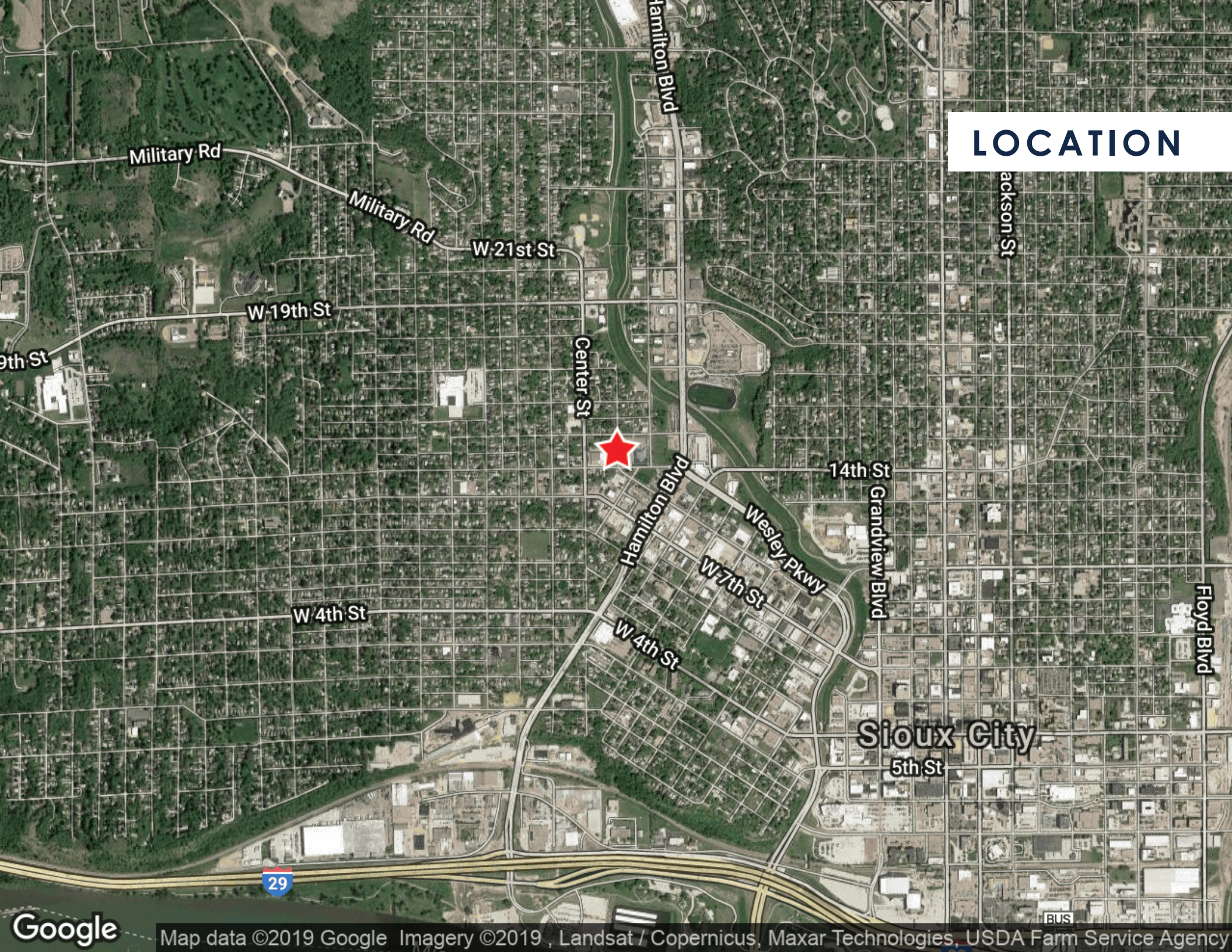
ADDITIONAL PHOTOS

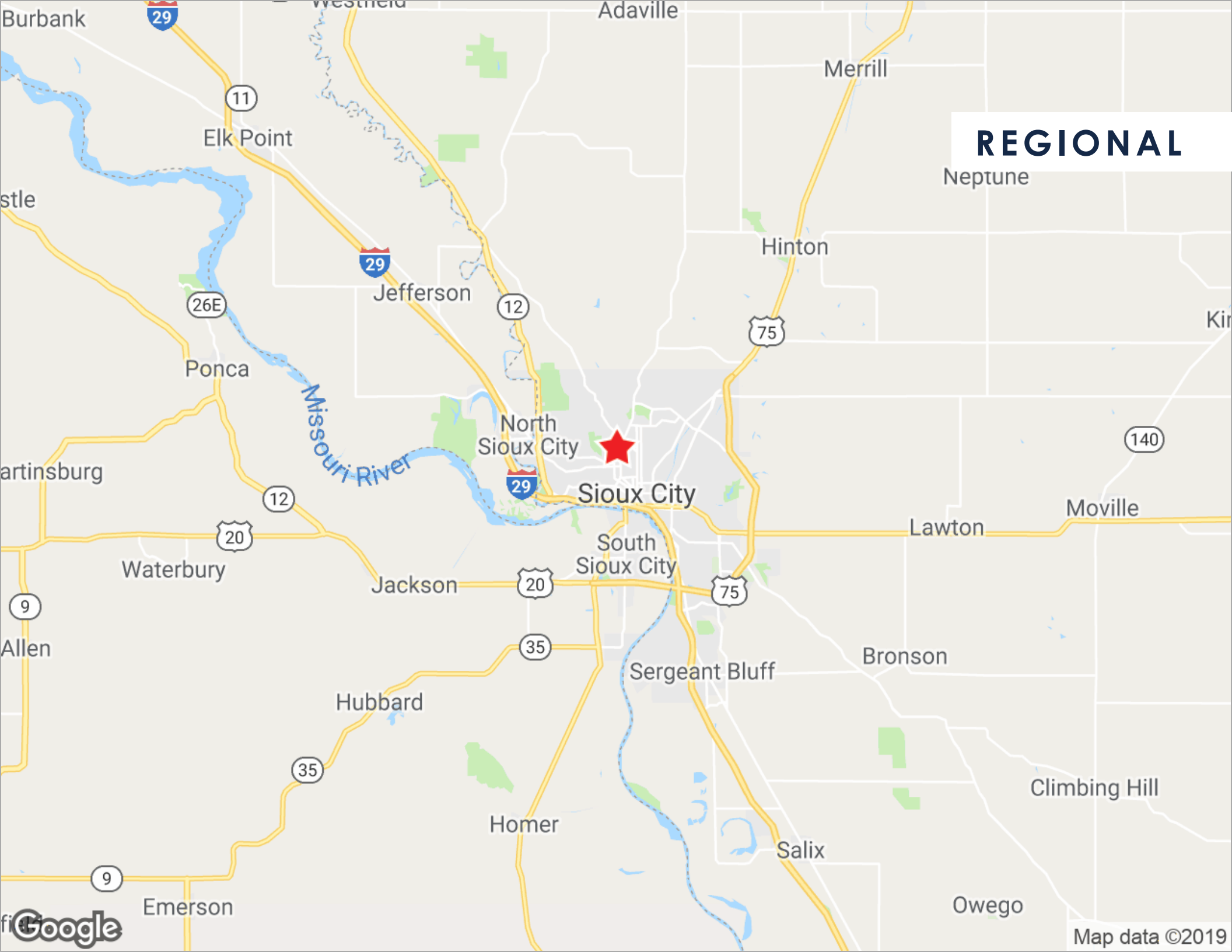


AERIAL

Sherwin Williams

LOCATION





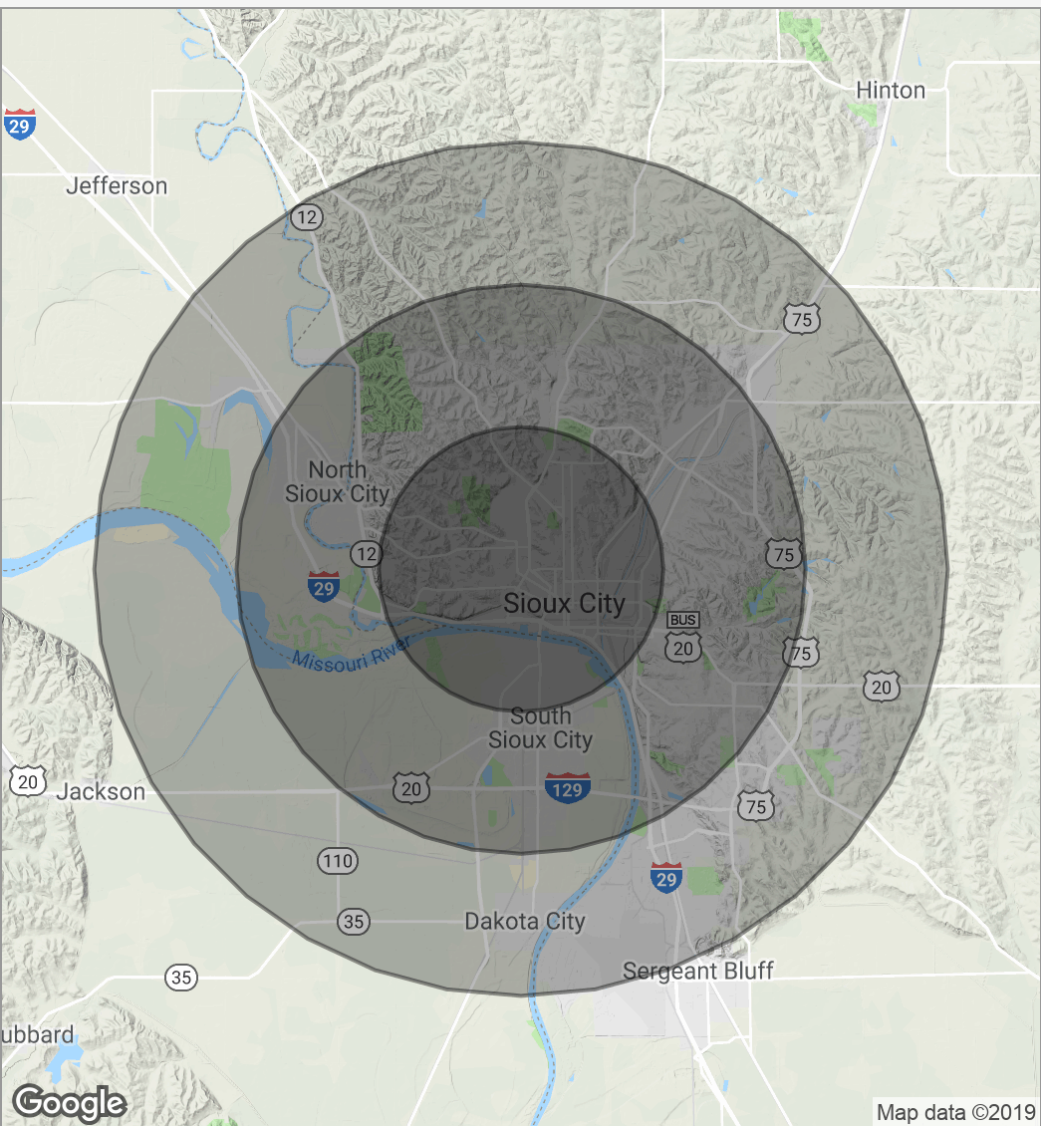
REGIONAL

DEMOGRAPHICS REPORT

| | 2.5 MILES | 5 MILES | 7.5 MILES |
|----------------------|-----------|-----------|-----------|
| Total population | 47,248 | 101,400 | 136,610 |
| Median age | 31.5 | 33.1 | 33.9 |
| Median age (Male) | 31.2 | 32.2 | 32.9 |
| Median age (Female) | 31.5 | 33.8 | 34.9 |
| Total households | 16,836 | 37,387 | 50,954 |
| Total persons per HH | 2.8 | 2.7 | 2.7 |
| Average HH income | \$47,507 | \$52,546 | \$54,061 |
| Average house value | \$102,503 | \$118,979 | \$121,162 |

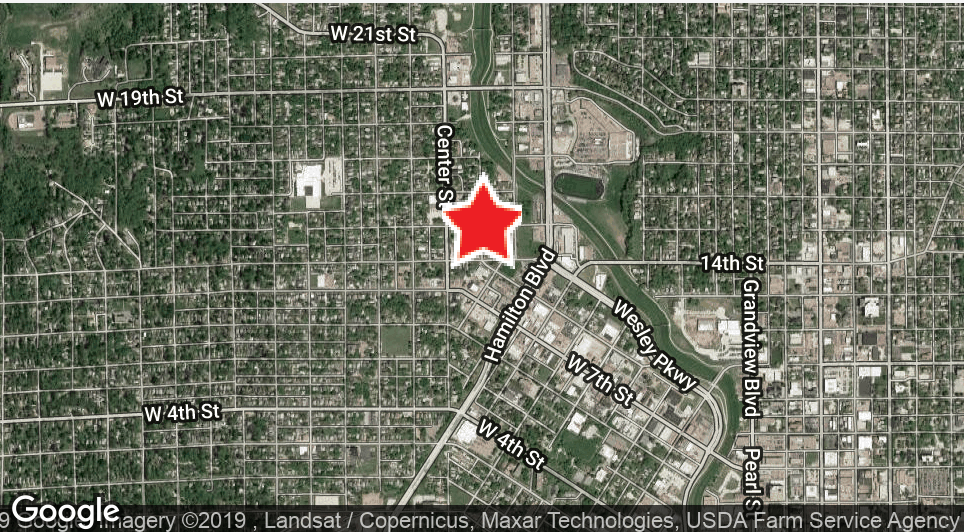
* Demographic data derived from 2010 US Census

DEMOGRAPHICS MAP



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