



EXCLUSIVE Net Lease Investment Offering

Renovated
in 2015



39 Kinderkamack Road
Westwood, NJ 07675

representation photo

SAVLOV PROPERTIES, L.L.C.
LICENSED REAL ESTATE BROKER

Steve Savlov, CEO
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Photo is for representation only



Savlov Properties (“Broker”) has been appointed as an authorized broker for this investment opportunity.

This Offering Memorandum has been prepared by Broker for use by the principal (“Principal”) to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum.

Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum. In amplification of and without limiting the foregoing, summaries contained herein of any legal or other documents are not intended to be comprehensive statements of

the terms of such documents but rather only outlines of some of the principal provisions contained therein, and no representations or warranties are made as to the completeness and/or accuracy of the projections contained herein. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Offering Memorandum, the information contained herein or any other written or oral communication or information transmitted or made available. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

Owner expressly reserves the right, exercisable in Owner’s sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserves the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to

any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner’s obligations hereunder have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

**Savlov Properties, LLC
285 Passaic Street
Hackensack NJ 07601**



Table of Contents

Section 01

Executive Summary

Section 02

Property Overview

Section 03

Aerial/Map

Section 04

About Goodyear

Section 05

Investment Summary

Section 06

Demographics

Section 07

Contact Information



Executive Summary



Savlov Properties, LLC has been the exclusive right to offer for sale this Goodyear facility at 39 Kinderkamack Road, in Westwood, NJ.

Goodyear is operating under a Net lease with a base lease term of fifteen (15) years and four (4) five (5) year renewal options.

Goodyear is one of the world's leading tire companies with operations in most regions of the world and one of the most recognized brand names. Together with its U.S. and international subsidiaries and joint ventures, Goodyear develops, manufactures, markets and distributes tires for most applications. It also manufactures and markets rubber related chemicals for various applications.

The Goodyear Tire & Rubber Company started in 1898 with just 13 workers producing bicycle and carriage tires. From that first bicycle tire, Goodyear quickly grew to become the world's largest tire company, a title it earned in 1916 when it adopted the slogan "More people ride on Goodyear tires than on any other kind."

Today, they remain the world's largest tire company, with facilities across six continents and annual sales of more than \$15.4 billion. In addition to Goodyear brand tires, we produce several other well-respected international brand names including Dunlop, Kelly, Fulda, Lee, Sava and Debica, and our non-tire business units provide rubber products and polymers for a variety of automotive and industrial markets.



Property Overview

Address

39 Kinderkamack Road
Westwood, NJ

Year Renovated

2015

Rentable Square Feet

9,325

Lot Size

.5+ Acres

Type of Ownership

Fee Simple

Price

\$6,788,571*

Cap Rate

5.25%

*Purchase price is based upon the income that will commence in 2020

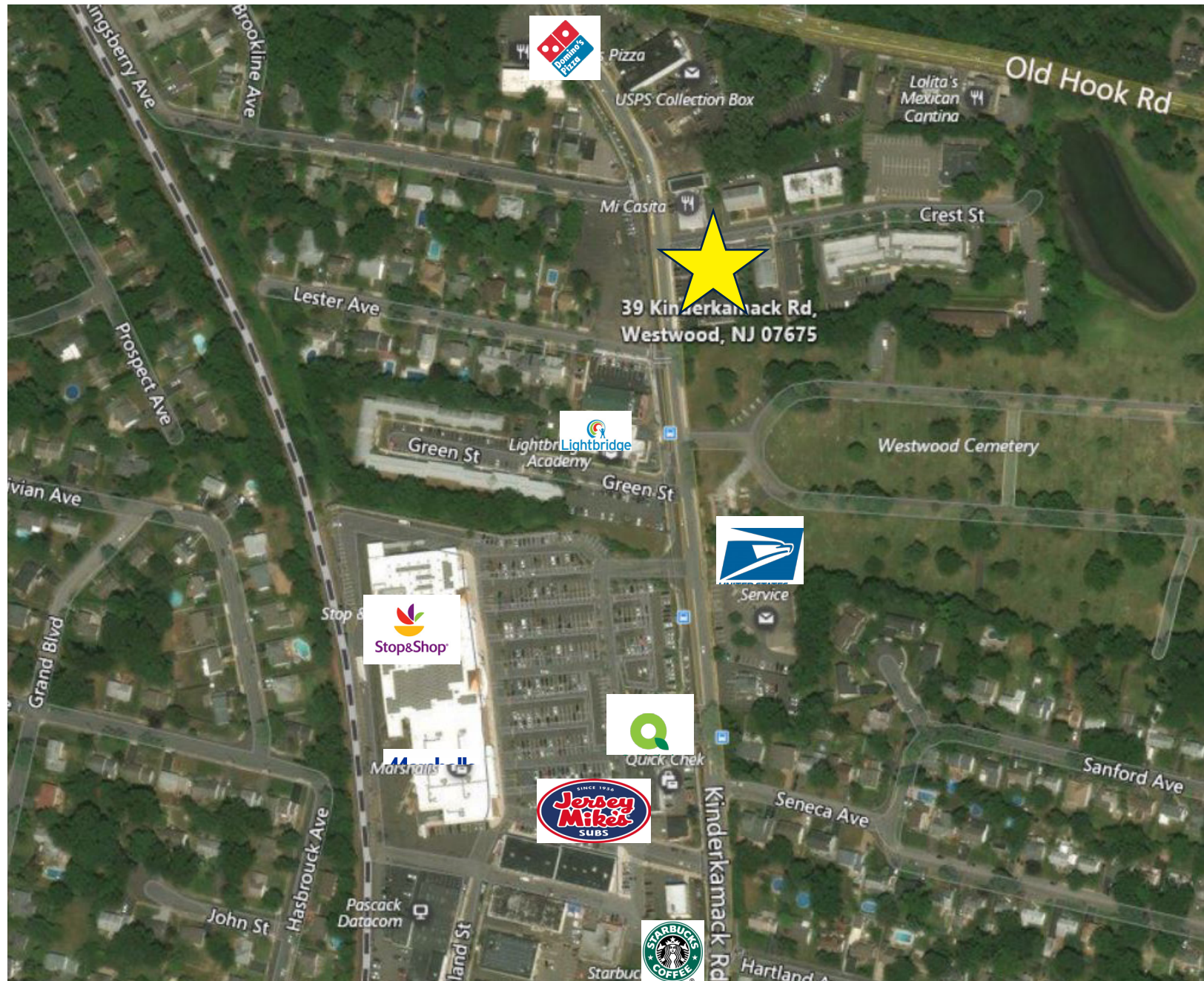


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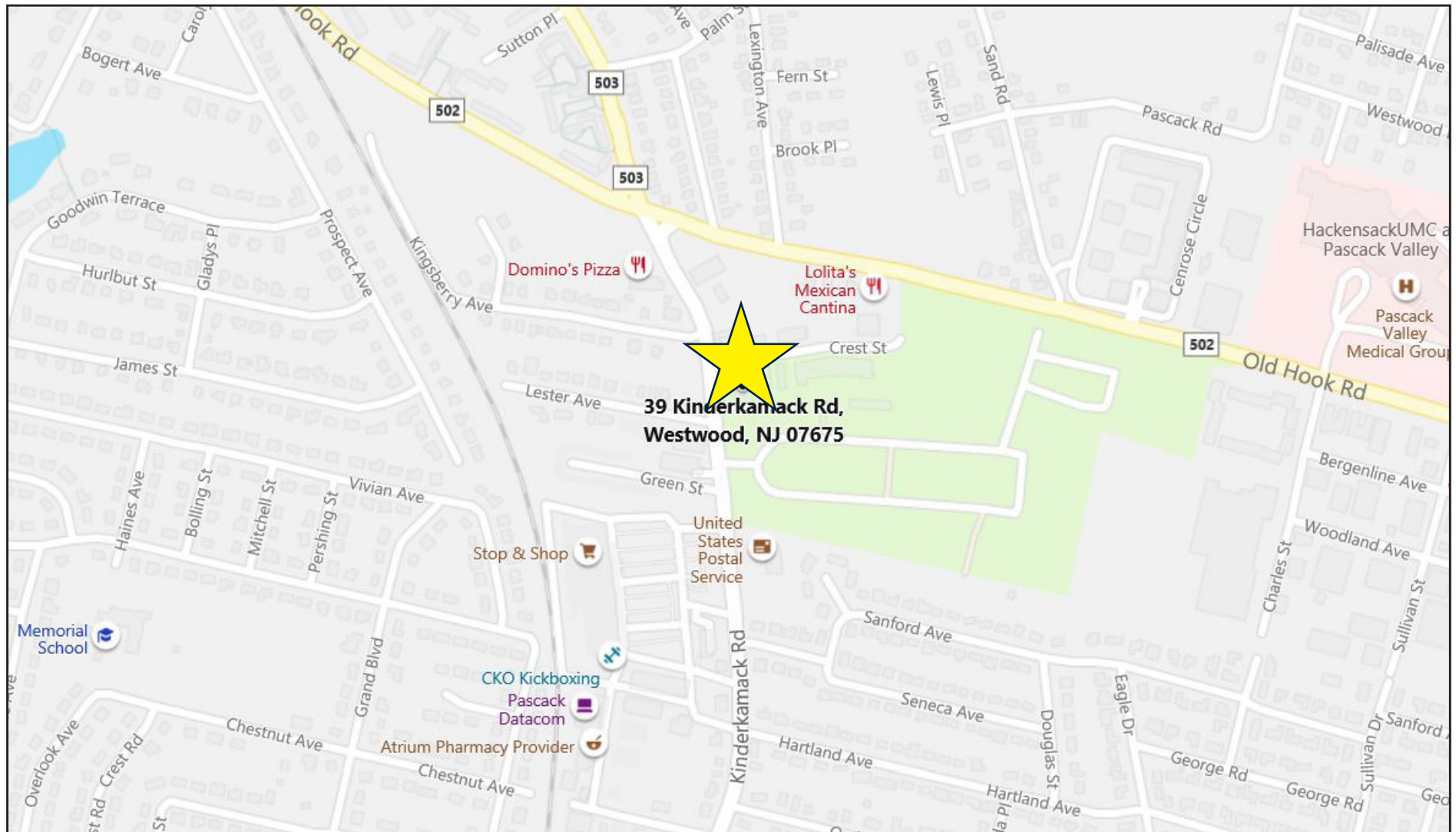
The subject property is a 9,325± square foot Goodyear service center located in Westwood, NJ, in Bergen County, a suburb of New York City.

There is an additional sublevel parking/storage area of 9,325± square feet. Kinderkamack Road is a main thoroughfare linking towns throughout Bergen County with a traffic count of 14,000 cars per day. It is also just steps away from the major intersection at Old Hook Road, another main thoroughfare, which reports traffic counts of over 13,000 cars per day in the location.

Property Aerial



Property Map



About Goodyear



Goodyear is one of the world's leading tire companies with operations in most regions of the world and one of the most recognized brand names. Together with its U.S. and international subsidiaries, Goodyear develops, manufactures, markets, and distributes tires for most applications. It also manufactures and markets rubber-related chemicals for various applications.

Goodyear is one of the world's largest operators of commercial truck service and tire retreading centers. In addition, it operates approximately **1,100 tire and auto service center outlets** where it offers its products for retail sale and provides automotive repair and other services. Goodyear manufactures its products in **47 facilities in 21 countries**. It has marketing operations in almost every country around the world.

THE GOODYEAR TIRE & RUBBER COMPANY (NASDAQ GT)

Sep 19, 2019 4:00 PM EDT

LAST PRICE \$13.53	CHANGE +0.22 (+1.65%)	OPEN \$13.26	DAY HIGH \$13.54	52-WEEK HIGH \$24.85
	VOLUME 2,747,728	PREVIOUS CLOSE \$13.31	DAY LOW \$13.21	52-WEEK LOW \$10.74



Investment Summary

INVESTMENT SUMMARY	
PROPERTY ADDRESS	39 Kinderkamack Road Westwood, NJ 07675
TENANT	Goodyear
LEASE TYPE	NNN
OWNERSHIP	Net Lease
LOT SIZE	0.6035 AC
BUILDING SIZE	9,325 SF
RENT COMMENCEMENT	11/1/2015
LEASE EXPIRATION	10/31/2030
RENEWAL OPTIONS	4 @ 5 Years
ANNUAL BASE RENT/NOI	\$324,000*
MOODY'S RATING	Ba3

RENT ESCALATIONS		
YEAR	INCREASE	RENT
1-5		\$324,000
6-10	\$32,400	\$356,400
11-15	\$35,640	\$392,040
Option 1: 16-20	\$39,204	\$431,244
Option 2: 21-25	\$43,124	\$474,368
Option 3: 36-30	\$47,437	\$521,805
Option 4: 31-35	\$52,181	\$573,986

* \$356,400 rent in place in 2020



1-3-5 mile Demographics

POPULATION	1 Mile	3 Miles	5 Miles
Population	16,674	86,300	261,928
Households	6,005	29,425	89,382
RACE & ETHNICITY			
American Indian & Alaska Native Alone	0.1%	0.0%	0.1%
Asian Alone	6.1%	8.3%	12.2%
Black Alone	3.9%	1.6%	1.5%
Native American & Other Pacific Islander Alor	0.0%	0.0%	0.0%
Some other Race Alone	0.1%	0.1%	0.1%
Two or More Races	0.6%	0.7%	1.0%
White Alone	83.8%	84.9%	79.3%
INCOME BY TYPE			
Median Household Income	97,342	108,615	103,230
Per Capita Income	46,190	49,524	48,218
Average Household Income	125,724	142,550	139,506
HOUSING UNITS			
Owner Occupied	73.3%	87.1%	82.3%
Renter Occupied	26.7%	12.9%	17.7%
Vacant	2.1%	1.5%	1.7%





Savlov Properties LLC was formed in February 2010 and is based in Hackensack, New Jersey. The Primary Mission of the company is total focus on net leased retail investments and new project developments.

A simple beginning with James E. Hanson Company and the Hanson Development Company focused on retail development. The second stage was a long term association with the Schhessnger Company with specialization with Industrial Properties. The third stage was the entry into real estate development with Bellmead Development Corp, a subsidiary of Chubb Insurance.

Mr. Savlov has over a 40 years career in all phases of the real estate industry with brokerage, marketing and build-to-suit transactions under his belt translated into decision to open his own boutique advisory and brokerage firm with a simple business plan:

One Customer at a time and One Investment project at a time.

...and hands on involvement throughout the entire transaction process

Savlov Properties targets retail investments which include, but are not limited to; CVS, Walgreens, Rite Aid and AutoZone.