



ACTUAL SITE

BIG O TIRES

2135 NORTH DIERS AVENUE
GRAND ISLAND, NEBRASKA 68803

OFFERING MEMORANDUM

Represented by:
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INVESTMENT OVERVIEW

BIG O TIRES
GRAND ISLAND, NEBRASKA

NAME	BIG O TIRES
LOCATION	2135 North Diers Avenue Grand Island, Nebraska 68803
MAJOR CROSS STREETS	On N Diers Ave, South of W Capital Ave
TENANT	T & J TIRES AND ASSOCIATES, LLC
PURCHASE PRICE	\$3,000,000
CAP RATE	6.00%
ANNUAL RENT	\$180,000
GROSS LEASEABLE AREA	5,082 SF
RENTAL ESCALATIONS	10% every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	1998*
LOT SIZE	±0.92 Acre*
LEASE EXPIRATION	15 Years from Close of Escrow
OPTIONS	Two 5-Year Renewal Options

POINTS OF INTEREST

RETAIL | SHOPPING | ENTERTAINMENT: Pad site to a Walmart Supercenter & Menards; nearby retailers include Dick's Sporting Goods, Bed Bath & Beyond, Sam's Club, The Home Depot, Burlington, Dollar Tree, Hobby Lobby, Ashley HomeStore, Best Buy, Dillard's, Gordman's, Petco, Petsense, Shoe Carnival, Hibbett Sports, Harbor Freight Tools, Tractor Supply Co., Goodwill, AMC Theatres, Planet Fitness

HIGHER EDUCATION: 4 miles from Central Community College – Grand Island (a community college offering 22 career education programs with over 2,660 total enrollment)

HEALTH CARE: 2 miles from CHI Health St. Francis (a general medical & surgical hospital with 186 beds)

INVESTMENT HIGHLIGHTS

LEASE: Brand New 15-Year Absolute NNN Lease with Attractive 10% Rental Escalations Every 5 Years – Guaranteed by Two-Unit Operator Including J & T Tires and Associates, LLC

TENANT: Big O Tires Operates More than 450 Franchise Stores in 25 States

SEASONED LOCATION: Successfully Open & Operating Since 1998 With an Attractive 4.90% Rent to Sales Ratio

TRAFFIC COUNTS: Just off the Hard Corner in a Dense Retail Corridor where Traffic Counts Exceed 19,140 CPD

2019 DEMOGRAPHICS: Total Population (5-MI): 53,487 | Average HH Income (1-MI): \$76,454 | **Population Growth 2010-2019 (1-MI): 23.69%**



FINANCIAL ANALYSIS

SUMMARY

TENANT	T & J Tires and Associates, LLC	LOT SIZE	±0.92 Acre
PURCHASE PRICE	\$3,000,000	EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
CAP RATE	6.00%	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
GROSS LEASABLE AREA	5,082 SF		
YEAR BUILT	1998		

RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY	
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
T & J Tires and Associates, LLC	5,082	Years 1-5	Current	\$180,000	6.00%
		Years 6-10	10%	\$198,000	6.60%
		Years 11-15	10%	\$217,800	7.26%
					6.62% AVG ANNUAL RETURN

RENEWAL OPTIONS	1 st Option	10%	\$239,580
	2 nd Option	10%	\$263,538

TENANT OVERVIEW

BIG O TIRES
GRAND ISLAND, NEBRASKA

Big O Tires is an industry-leading tire and auto-repair franchise, offering total car-care services: oil change, brake repair, fluid services, wheel alignment, suspension systems repair, batteries and more. Big O's Preferred Fleet Care provides guaranteed service tailored to meet diverse business needs — big and small — ensuring fleets operate safely and profitably with limited downtime.

Since 1962, Big O Tires has built a strong foundation of trust with customers. That foundation has evolved the brand into one of North America's largest retail tire franchisors.

In 1996, Big O Tires joined forces with TBC Corporation, one of North America's largest marketers of automotive replacement tires.

Currently, there are **over 450 franchised locations in 25 states**.

Big O Tires is headquartered in Palm Beach Gardens, Florida.

<https://www.bigotires.com/>



PARENT COMPANY

For more than 60 years, TBC Corporation (TBC), one of North America's largest marketers of automotive replacement tires through a multi-channel strategy, has been a tire company ahead of the curve. Through worldwide operations spanning wholesale, retail, and franchise, TBC provides customers best-in-class brands and automotive maintenance and repair services with the underlying mission to exceed customer expectations. TBC serves wholesale customers in the United States, Canada and Mexico through TBC Brands, NTW, TBC International and TBC de Mexico.

Additionally, TBC responds to the needs of consumers in search of total car care at **more than 3,200 franchised and company-operated tire and automotive service centers under the brands NTB®, Tire Kingdom®, Big O Tires® and Midas®**.

<http://www.tbccorp.com/>

FACING SOUTHWEST



BIG O TIRES | GRAND ISLAND, NEBRASKA

FACING NORTHWEST



NORTHWEST
HIGH SCHOOL
719 STUDENTS



GameStop



THE STERLING APARTMENTS
222 UNITS

Walmart

OfficeMax

BIG O TIRES

DISCOUNT
TIRE

MIRROR
IMAGE

FIVE POINTS BANK

US HWY 281 17,607 CPD

281

BIG O TIRES | GRAND ISLAND, NEBRASKA

FACING NORTHEAST



GRAND ISLAND
SENIOR HIGH SCHOOL
2,483 STUDENTS

CASEY'S



HIBBETT
SPORTS

HARBOR FREIGHT

DOLLAR TREE

DICK'S
SPORTING GOODS

Burlington

petsense



taco john's



DISCOUNT
TIRE

281

US HWY 281 17,607 CPD

MIRROR
IMAGE

BIG O TIRES®

FIVE POINTS BANK

BED BATH & **BEYOND** petco
Dressbarn SHOE
MEN'S WEARHOUSE CARNIVAL

BIG O TIRES | GRAND ISLAND, NEBRASKA

FACING WEST

The Heritage
at Sagewood

ASSISTED LIVING
FACILITY



ENGLEMAN
ELEMENTARY
529 STUDENTS

AUTUMN PARK APARTMENTS
144 UNITS

THE STERLING
APARTMENTS
222 UNITS

MENARDS®

OfficeMax®

Walmart*

BIG O TIRES®

FIVE POINTS BANK

MIRROR
IMAGE



US HWY 281 17,607 CPD

BIG O TIRES | GRAND ISLAND, NEBRASKA

AERIAL



BIG O TIRES

Burlington **HARBOR FREIGHT**
DOLLAR TREE **INTERSTATE BATTERIES** **DICK'S** **HIBBETT**
Quality Tools at Ridiculously Low Prices Sporting Goods

W CAPITAL AVE 9,508 CPD



GRAND ISLAND VA MEDICAL CENTER
65 BEDS



GRAND ISLAND SENIOR HIGH SCHOOL
2,483 STUDENTS

DOLLAR GENERAL

SUPER SAVER

Walmart

petsense

Hardee's

Valentino's **Party City**
Goodwill **Habitat for Humanity** **ReStore**

taco john's

BED BATH & BEYOND **Dressbarn**
MEN'S WEARHOUSE™
SHOE CARNIVAL **PETCO**
Little Caesars



WEST LAWN ELEMENTARY
262 STUDENTS

OfficeMax

MENARDS

W STATE ST 14,240 CPD

Comfort INN

CARLOS O'KELLY'S
INSPIRED MEX

Aaron's

Sams CLUB

HOBBY LOBBY

TSC TRACTOR SUPPLY CO

POPEYES

Advance Auto Parts

planet fitness



jiffy lube

RUNZA

KFC

CONESTOGA MALL

A 612,000 SF SHOPPING MALL
 ANCHORED BY DILLARDS,
 BEST BUY & JCPENNEY W/ 55
 RETAIL SHOPS



WALNUT MIDDLE SCHOOL
818 STUDENTS



NEWELL ELEMENTARY
499 STUDENTS



GRAND ISLAND CENTRAL CATHOLIC SCHOOL
294 STUDENTS



WELLS FARGO

Cane's

Walgreens

Freddy's
STEAKBURGERS

BIG O TIRES | GRAND ISLAND, NEBRASKA

AERIAL CITY VIEW

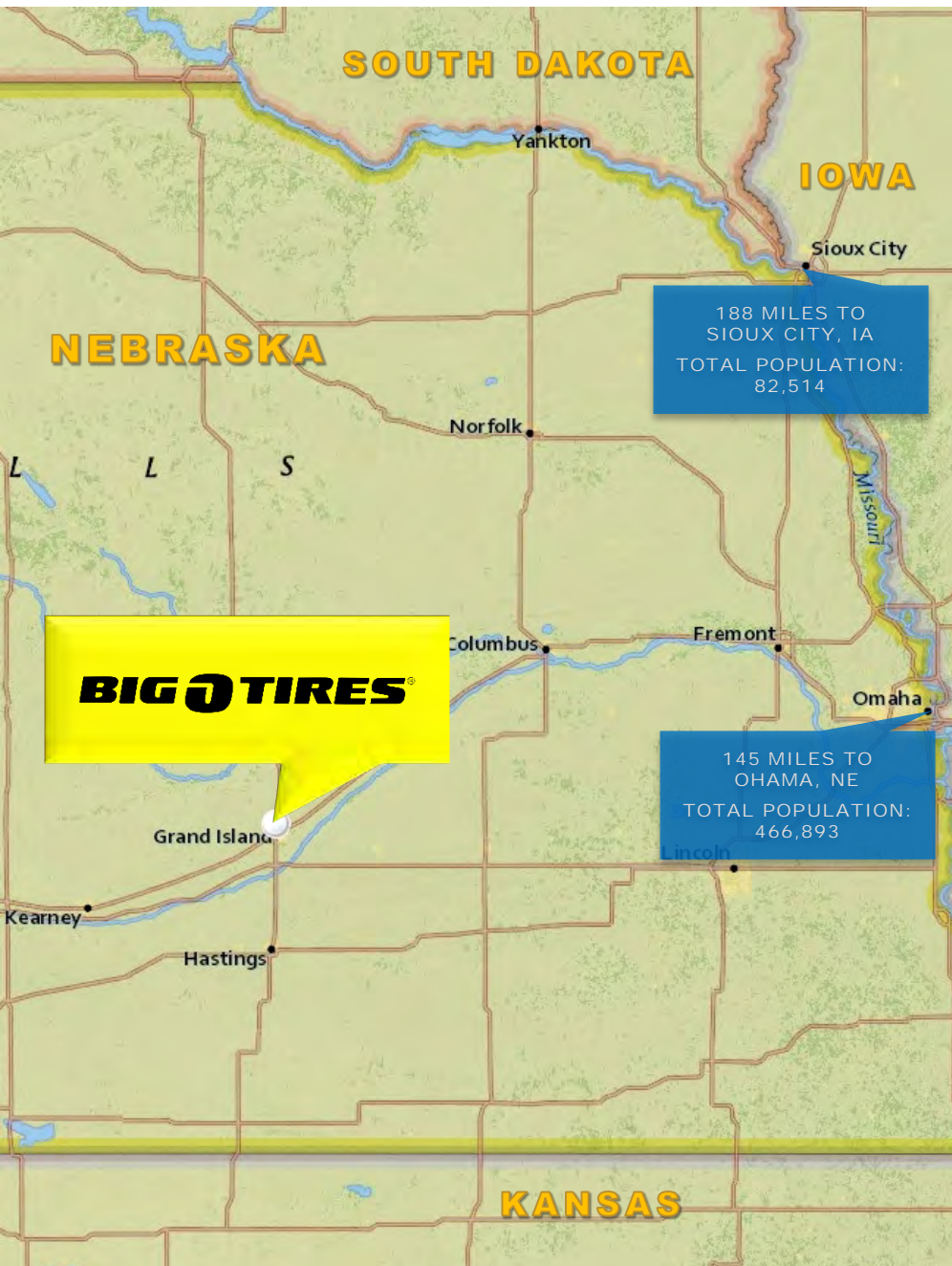
CENTRAL NEBRASKA
REGIONAL AIRPORT



BIG O TIRES | GRAND ISLAND, NEBRASKA

LOCATION OVERVIEW

BIG O TIRES
GRAND ISLAND, NEBRASKA




Grand Island is a city in and the county seat of Hall County, Nebraska. Grand Island is the principal city of the Grand Island metropolitan area, which consists of Hall, Merrick, Howard and Hamilton counties. The Grand Island metropolitan area has an official population of 83,472 residents. Interstate 80 is located four miles south of the city. US Highway 281 is the main north-south route in the city, running through the city's west edge south to Hastings, Nebraska, and north to O'Neill, Nebraska. US Highway 30 runs east-west through the center of Grand Island.

Central Community College is a multi-campus community college serving a 25-county area in central Nebraska — approximately 14,000 square miles with a population of more than 300,000. The Grand Island Campus offers 22 career education programs and academic transfer courses in 18 areas for students who want to transfer to a four-year college or university after completing their associate degree at CCC with total enrollment of 2,662.

CHI Health St. Francis has been Grand Island's hospital since 1887. Today, the 186-bed hospital is a regional referral center, with more than 100 physicians and more than 1,300 employees working together to build a healthier community. St. Francis is also part of the largest regional health care system in Nebraska and Southwest Iowa, CHI Health. The system includes 15 acute care hospitals, two psychiatric care facilities, and two physician-practice groups within a single, clinically integrated network.

TOP 5 EMPLOYERS IN GRAND ISLAND:

- 1) **JBS Beef Plan (Meat Processor) – 3,200 employees**
- 2) **CHI Health St. Francis (Healthcare) – 1,300 employees**
- 3) **Grand Island Public Schools (Public Education) – 1,250 employees**
- 4) **Hornady Manufacturing (Ammunition Supplier) – 751 employees**
- 5) **CNH Industrial America (Commercial Vehicle Mfg) – 679 employees**

	2019 DEMOGRAPHICS		
	1-MI	3-MI	5-MI
TOTAL POPULATION	6,964	38,389	53,487
POPULATION GROWTH 2010-2019	23.69%	6.32%	5.84%
DAYTIME POPULATION	6,840	37,230	52,108
HOUSEHOLD GROWTH 2010-2019	24.63%	6.73%	5.92%
AVERAGE HOUSEHOLD INCOME	\$76,454	\$61,688	\$63,863

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