



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Big Lots
2401 N Pearl Street
Tacoma, WA 98406

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 43,327 SF Big Lots Located at 2401 N Pearl Street in Tacoma, Washington. This Opportunity Includes a National Credit Tenant Perceived as One of the Most Desirable Within the Pacific Northwest Region Located in the Seattle Metropolitan Area, Providing For a Secure Investment.

OFFERING SUMMARY

| | |
|--------------|-------------|
| PRICE | \$4,740,000 |
| CAP | 5.95% |
| NOI | \$282,000 |
| PRICE PER SF | \$109.40 |
| GUARANTOR | Corporate |

PROPERTY SUMMARY

| | |
|-------------------|---|
| ADDRESS | 2401 N Pearl Street Tacoma, WA 98406 |
| COUNTY | Pierce |
| BUILDING AREA | 43,327 SF |
| LAND AREA | 3.95 AC |
| BUILT RENOVATED | 1986 1991 |



B I G L O T S

HIGHLIGHTS

- Big Lots is a National Credit Tenant and Perceived as One of the Most Desirable Tenants Within the Pacific Northwest Region
- Over 7 Years Remaining of Initial Term With Two (2) - Five (5) Year Options to Extend
- Big Lots Serves as the Shadow-Anchor Tenant Located in a High Density Shopping Center (NAP) Surrounded By a Highly Synergistic Mix of Amazon Resistant National Retail Tenants Which Draws in an Abundance of Traffic to the Center
- Significant Frontage and Visibility - Big Lots Contains the Most Visibility With the Shopping Center and Along N Pearl Street Making it the Highlight Amongst the Tenants
- Coupon Clipper Investment - STNL Asset, Providing a New Investor With Minimum Property Oversight and Management Making Big Lots a Pride of Ownership, Easy Asset to Own For Both In-State and Out-of-State Investors
- High-Barriers to Entry Within the Tacoma Market and Immediate Retail Corridor Creates Minimum Potential Future Development Ensuring the Long Term Success of Big Lots and the Neighboring Shopping Center Tenants
- Parking Lot Entry Points From Three-Four Lane Roads Creating Ease of Access For Traffic Flow In and Out of the Shopping Center to Assure the Success of Big Lots and Neighboring Tenants
- High Traffic Intersections - Big Lots is Strategically Located Right Between Two Signalized Intersections, With Westgate Blvd Directly to the South and N 26th Street Directly to the North Both of Which Create a Massive Flow of Traffic Throughout All Hours of the Day
- Tacoma is on the Puget Sound and is Just 32-Miles Southwest of Seattle Which Makes it the Largest Satellite City
- Tacoma Also Serves as the Center of Business Activity For the South Sound Region, Which Has a Population of Around 1 Million Residents
- Tacoma Port is Ranked Number 7 Out of 360 in the U.S. - Making This an Economic Hub of the West Coast
- Tacoma Has Been Named One of the Most Livable Areas in the United States and in 2006 Names the Most Walkable City in the Country
- Ideally Situated Within One of the Primary Retail Corridors For the Tacoma Market, Surrounded By National and Regional Credit Tenants Including: Safeway, Starbucks, Panda Express, Taco Bell, GameStop, McDonald's and Anytime Fitness



LEASE SUMMARY

| | |
|-------------------------|--|
| TENANT | Big Lots |
| PREMISES | A Building of Approximately 43,327 SF |
| LEASE COMMENCEMENT | June 8, 2016 |
| LEASE EXPIRATION | January 31, 2027 |
| LEASE TERM | 7+ Years Remaining |
| RENEWAL OPTIONS | 2 x 5 Years |
| RENT INCREASES | \$0.50/PSF Increase Every 5 Years |
| LEASE TYPE | Triple Net Lease (NNN) |
| PERMITTED USE | Retail |
| PROPERTY TAXES | Tenant's Responsibility |
| INSURANCE | Tenant's Responsibility |
| COMMON AREA | Tenant's Responsibility |
| ROOF & STRUCTURE | Landlord's Responsibility Within 10 Days of Written Notice From Tenant |
| PARKING LOT MAINTENANCE | Tenant's Responsibility |
| REPAIRS & MAINTENANCE | Tenant's Responsibility |
| HVAC | Tenant's Responsibility |
| UTILITIES | Tenant's Responsibility |

| SQUARE FOOTAGE | ANNUAL BASE RENT | RENT PER SF |
|----------------|------------------|-------------|
|----------------|------------------|-------------|

| | | |
|-----------|-----------|--------|
| 43,327 SF | \$282,000 | \$6.50 |
|-----------|-----------|--------|



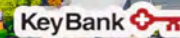


A detailed map of the Puget Sound region in Washington state, showing major cities, towns, and geographical features. The map includes labels for cities like Seattle, Bellevue, Tacoma, and Everett, as well as numerous smaller towns and islands. Major highways are marked with their respective numbers and shields. A large, semi-transparent white box with a dark blue border and a dark blue pointer is overlaid on the map, pointing towards Tacoma. Inside the box, the text "BIG LOTS!" is written in a bold, black, sans-serif font, with an orange exclamation mark. The word "BIG" is on the top line and "LOTS!" is on the bottom line. A small trademark symbol (TM) is located at the bottom right of the logo.

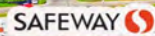
**BIG
LOTS!**™



N 26th St



Northwest ACE Hardware & Paint



N Pearl St









TACOMA | PIERCE COUNTY | WASHINGTON

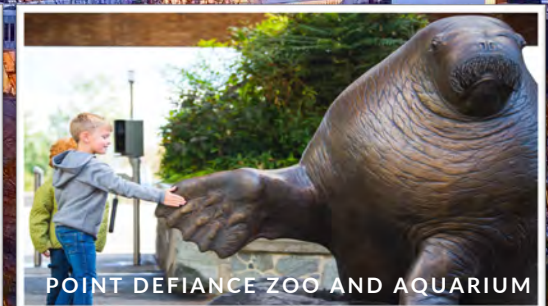
Tacoma is a mid-sized urban port city and the county seat of Pierce County in the state of Washington. The city is on Washington's Puget Sound, 32 miles southwest of Seattle, 31 miles northeast of the state capital, Olympia, and 58 miles northwest of Mount Rainier National Park. The population was 216,279 residents, according to the 2018 estimate census. Tacoma is the second-largest city in the Puget Sound area and the third-largest in the state. Tacoma also serves as the center of business activity for the South Sound region, which has a population around 1 million. Tacoma has been named one of the most livable areas in the United States.

Tacoma is the home of several international companies including staffing company True Blue Inc. (formerly Labor Ready), lumber company Simpson and the food companies Roman Meal and Brown and Haley. U.S. Oil and Refining operates an oil refinery on the tide flats in the Port of Tacoma. Built 67 years ago in Tacoma in 1952, it refines 39,000 barrels of petroleum per day. Due to the cities close proximity, Seattle's economy also affects Tacoma's. Seattle's economy is driven by a mix of older industrial companies, and "new economy" Internet and technology companies, service, design, and clean technology companies. The Port of Seattle, which also operates Seattle-Tacoma International Airport, is a major gateway for trade with Asia and cruises to Alaska. It also is the 8th largest port in the United States when measured by container capacity. Large companies continue to dominate the business landscape. Five companies on Fortune 500's 2017 list of the United States' largest companies are headquartered in Seattle: Internet retailer Amazon.com; coffee chain Starbucks; department store Nordstrom; freight forwarder Expeditors International of Washington; and forest products company Weyerhaeuser.

Tacoma is home to the Point Defiance Zoo and Aquarium and the Point Defiance Park for families to enjoy. The city is also home to the Museum of Glass and the Wild Waves Theme Park. Seattle is about a 40 minute drive from Tacoma, making it the perfect place to spend the day. Seattle is home to the vastness of Puget Sound, the outline of the Olympic Mountains off to the west and the colossal mass of Mount Rainier, the most prominent peak in the United States. Visitors can savour these views for hours, from the elevated Kerry Park, the famous Space Needle, the Columbia Center or the Waterfront. The city is home to the Pike Place Market, the first ever Starbucks, the Seattle Center, the Museum of Pop Culture, the Chihuly Garden and Glass and so much more for visitors to enjoy.



PIERCE COUNTY COURTHOUSE



POINT DEFIANCE ZOO AND AQUARIUM



N 26th St (12,607 VPD)

N 21st Street (15,266 VPD)

N Pearl St (29,956 VPD)



| | 3 MILES | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| POPULATION | 92,597 | 192,146 | 551,471 |
| AVERAGE HH INCOME | \$83,998 | \$80,450 | \$81,288 |

B I G L O T S

TENANT PROFILE

Big Lots!, Inc. is an American retail company headquartered in Columbus, Ohio with over 1,416 stores in 47 states. The Big Lots chain traces its history back to 1967 when Consolidated Stores Corporation was formed in Ohio by Sol Shank. In 1970 the company began operating as Consolidated International. Over the years the chain grew to include stores doing business as Big Lots, Odd Lots, Mac Frugal's Bargains* Closeouts, and Pic 'N' Save. In 2001 the array of store names and company identity were converted to a single national brand: Big Lots.

From the closeout store roots to the entrance into discount retailing, Big Lots core purpose of helping people save money on all kinds of products has stayed the same. But the needs of customers have expanded dramatically. Today, the company offers an extensive assortment of brand-name items and quality products, including food, furniture, seasonal items, electronics and accessories, home décor, toys, and gifts. The company is dedicated to friendly service, trustworthy value, and affordable solutions in every season and category – furniture, food, décor, and more.



COMPANY TYPE
NYSE: BIG



FOUNDED
1967



OF LOCATIONS
1,416+



HEADQUARTERS
Columbus, OH



WEBSITE
biglots.com

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 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.

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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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 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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