



SANDS INVESTMENT GROUP
NET INVESTMENTS · NET RESULTS



Big Lots
6727 Evergreen Way
Everett, WA 98203

EXCLUSIVELY MARKETED BY:



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TABLE OF CONTENTS

04

06

07

12

14

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 44,423 SF Big Lots Located at 6727 Evergreen Way in Everett, Washington. This Opportunity Includes a Long-Term, Stabilized National Retail Tenant With Over 10 Years Remaining Located in the Seattle Metropolitan Area, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$6,174,000
CAP	5.75%
NOI	\$355,000
PRICE PER SF	\$138.98
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	6727 Evergreen Way Everett, WA 98203
COUNTY	Snohomish
BUILDING AREA	44,423 SF
LAND AREA	3.00 AC
BUILT	1992



B I G L O T S

HIGHLIGHTS

- Long-Term, Stabilized National Retail Store Tenant With Over 10 Years Remaining on Initial Lease Term
- Fixed Rent Increases of 12.5% Throughout the Initial Term and 5% Rent Increases Throughout the Options Provide a New Investor With a Hedge Against Future Inflation Offering a Very Valid Return Over the Anticipated Hold Period
- Well Known Retailer - Big Lots Has Earned a Very Reputable Name Throughout the Country, Specifically in the Pacific Northwest and is a Publicly Traded Company (NYSE: BIG)
- Coupon Clipper Investment - STNL Asset, Providing a New Investor With Minimum Property Oversight and Management
- Ideal 1031 Exchange Upleg, Delivered Debt-Free With Sellers Able to Accommodate a Quick Close to Meet the Tight Time-Frames of Trade Buyers
- Outparcel Pad Approved For Ground Up Development at the Corner Location of Evergreen Way & Madison Street Presenting Tremendous Upside Potential For Additional Income Stream
- The Property is Positioned For Tremendous Potential Future Upside With the Current Rent at \$0.66 PSF/MO, Nearly Half of What Current Market Rent is For Most National and Regional Tenants Within the Everett Market
- Strategic Location Just a Short Distance From Interstate I-5 and Immediately Off the Intersection of Evergreen Way and Madison Street, a Major Retail Arterial Home to Several National Credit Tenants
- Pride of Ownership, "Trophy" STNL Asset Located Within the Heart of Everett, One of the Most Desirable Communities of the Seattle Metro Area
- Everett is Located 25 Minutes From Downtown Seattle, Which Has Become One of the Largest Tech Company Headquarters Cities Outside of the San Francisco Area
- Airplane Manufacturer Boeing Has a Significant Presence in Everett, Including a Large Manufacturing Plant That is the World's Largest Building By Volume



LEASE SUMMARY

TENANT	Big Lots
PREMISES	A Building of Approximately 44,423 SF
LEASE COMMENCEMENT	March 25, 2019
LEASE EXPIRATION	January 31, 2030
LEASE TERM	10+ Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	12% on 02/01/2023 & 02/01/2026, 5% Every 5 Years in Options
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
PARKING LOT MAINTENANCE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

SQUARE
FOOTAGE

ANNUAL
BASE RENT

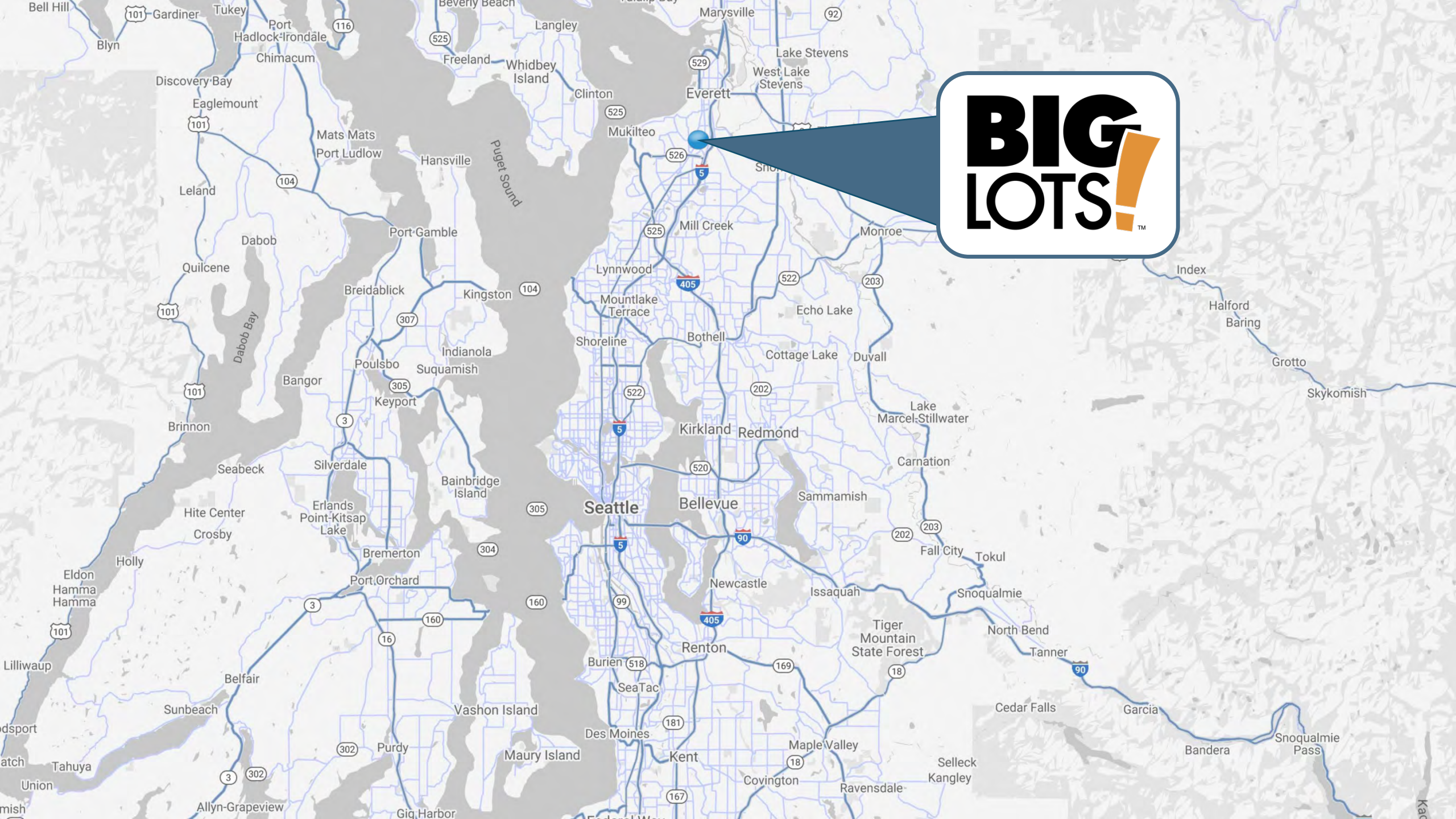
RENT
PER SF

44,423 SF

\$355,000

\$7.99







NEW LIFE CHURCH

**BIG
LOTS!**



Beverly Village
Apartments

Williams Investments-Apartments

Cash America Pawn

Windermere
PROPERTY MANAGEMENT

Village By
the Lake

JOE'S
GLASS CO.



Peoples Bank
A higher level of service.

OPEN 24H
MEMOS

VISION QUEST BOOKSTORE
& FITNESS CENTER

Walgreens



Madison St

Madison Avenue Pub



PATTY'S EGGNEST RESTAURANT

Development
Site

Evergreen Way



SS BARGAIN AUDIO
CAR STEREO EQUIPMENT SALES & INSTALLATION



Evergreen Way



Development Site





Madison St



Evergreen Way

526



Everett is the county seat and the largest city of Snohomish County in the state of Washington. It is located 25 miles north of Seattle and is one of the main cities in the metropolitan area and Puget Sound region. Everett is the seventh-largest city in Washington state and had a total population of 111,262 residents at the 2018 estimate census. The city is located at the mouth of the Snohomish River along Port Gardner Bay, an inlet of Possession Sound. Everett remains a major employment center for Snohomish County, but has also become a bedroom community for Seattle in recent decades. It is connected to Seattle by Interstate 5 and various public transit services at Everett Station, including the Sounder commuter train, Amtrak, and commuter buses.

Airplane manufacturer Boeing has a significant presence in Everett, including a large manufacturing plant that is the world's largest building by volume. Toymaker Funko is also headquartered in Everett. Due to the cities close proximity, Seattle's economy also affects Everett'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.

Everett is home to the Future of Flight Museum, which is an airplane assembly building owned by Boeing. The museum located on the north-east corner of Paine Field and it is the largest building in the world by volume. Seattle is about a 30 minute drive from Everett, 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.



SNOHOMISH COUNTY COURTHOUSE



FUTURE OF FLIGHT MUSEUM

**BIG
LOTS!**

Madison St (16,551 VPD)

(38,533 VPD)

(191,046 VPD)

(95,780 VPD)



	3 MILES	5 MILES	10 MILES
POPULATION	92,123	195,729	548,779
AVERAGE HH INCOME	\$75,836	\$84,897	\$98,587

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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