



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Sleep Number

1767 North Highway 17

Mount Pleasant, SC 29464

EXCLUSIVELY MARKETED BY:



DAN HOOGESTEGER

Lic. # 01376759

310.853.1419 | DIRECT
dan@SIGnnn.com



ANDY CHANA

Lic. # 01896459

310.853.1316 | DIRECT
andy@SIGnnn.com



AMANDA REEVES

Lic. # 84221

843.608.9585 | DIRECT
amanda@SIGnnn.com



DOUG ROLAND

Lic. # 73064

706.814.2217 | DIRECT
doug@SIGnnn.com

238 Mathis Ferry Rd, Suite 102
Mount Pleasant, SC 29464
844.4.SIG.NNN
www.SIGnnn.com

In Cooperation With
Sands Investment Group Charleston, LLC Lic # 20891
BoR: Chris Sands - Lic # 300021

TABLE OF CONTENTS

04

06

07

12

16

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

Demographics
City Overview
Developments

TENANT OVERVIEW

Tenant Profile

© 2019 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy, however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the Free Standing Net Lease Sleep Number Building With Minimal Landlord Responsibilities in the Heart of Mount Pleasant, Just Outside of Charleston, SC. Mount Pleasant is One of the Fastest Growing Municipalities in the Nation Growing 31% From 2010 to 2018.

OFFERING SUMMARY

PRICE	\$3,560,000
CAP	5.90%
NOI	\$210,040
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	1767 North Highway 17 Mount Pleasant, SC 29464
COUNTY	Charleston
LAND AREA	0.42 AC
BUILT	2019



HIGHLIGHTS

- Brand New Construction 10-Year Lease Term With Two (5 Year) Options
- Corporate Guaranteed Lease – (NASDAQ: SNBR)
- NN Lease With Minimum Landlord Responsibilities
- Strong Rental Increases – 10% Every 5 Years and At Options
- Mount Pleasant Has Been One of the Fastest Growing Cities in America According to the U.S. Census Bureau (2017) With a Staggering Population Growth Rate of 27.5%
- “Mount Pleasant Gained More Residents Than Any Other S.C. Town or City in 2018, According to Newly-Released Census Estimates” - Mount Pleasant Grew 31%, From 67,961 to 89,338 Residents From 2010 to 2018 - [\(Read More Here\)](#)
- Close Proximity to a Brand New High School Being Constructed – Beckham High School
- Superior Location on N Hwy 17 - Sees Over 49,300 VPD
- Continued Growth in Mount Pleasant Projected to Be 1.95% Annually For the Next 5 Years
- Very Affluent Area – Over 88,723 Residents With an Above Average Household Income of \$127,963 Within a 5-Mile Radius
- Average Home Value is \$700,000 in Mount Pleasant
- Located Directly Across From the Newly Developed “Indigo Square” and Adjacent to Mount Pleasant’s Town Center
- Charleston, SC Voted Number 1 City in the U.S. and Number 2 City in the World By Conde De Nast
- Nearby Retailers Include: Publix GreenWise Market, Blaze Pizza, Club Pilates, Corepower Yoga, Boxcar Betty’s, AT&T, Lowe’s, Belk, Regal Cinemas, Athleta, Lulu Lemon, Francesca's, Bed Bath and Beyond, Ulta, Victoria's, Secret, Old Navy, Gap, Barnes & Nobles, Pier 1 Imports, Longhorn Steakhouse, Raising Cane's and More

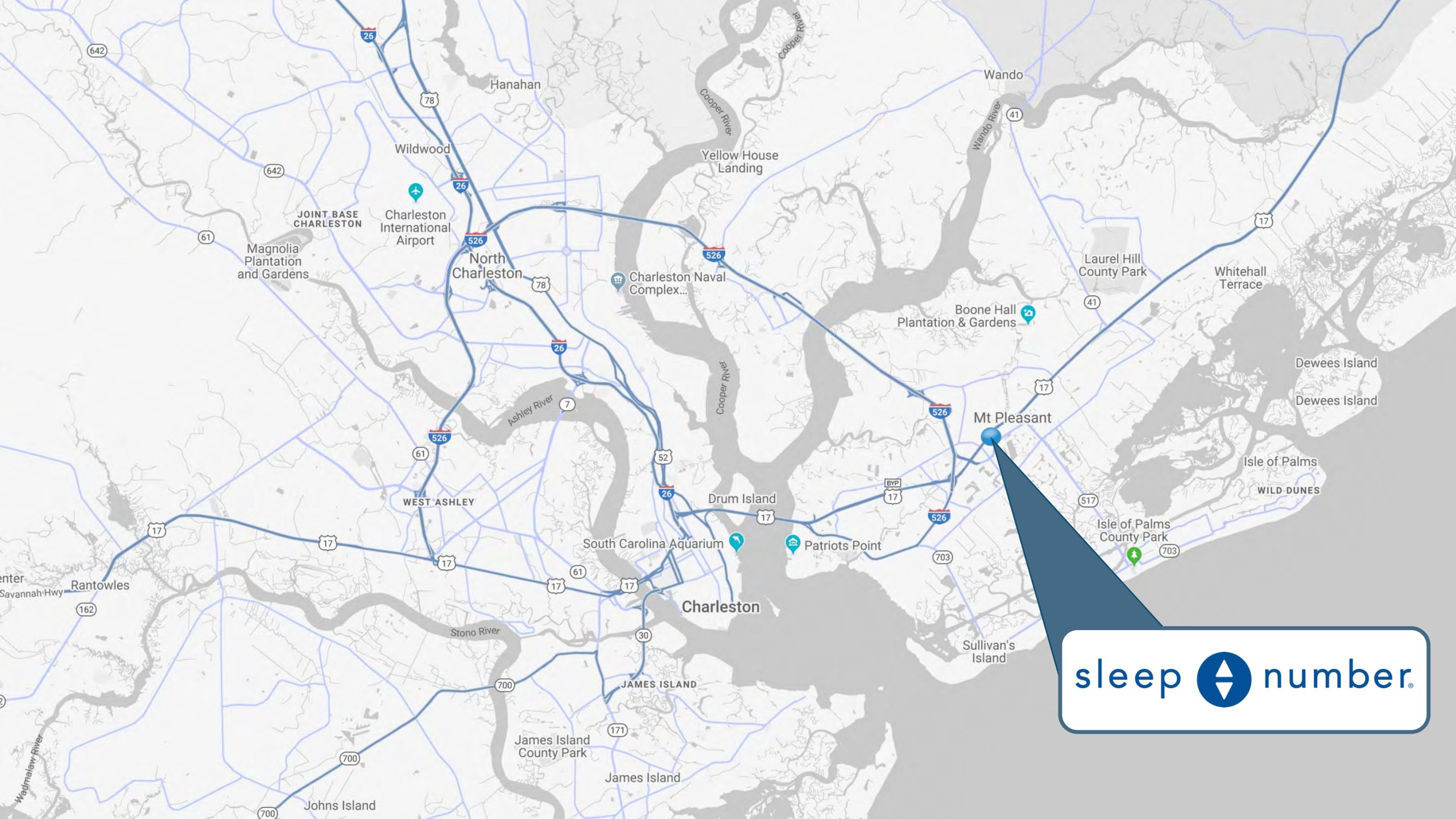


LEASE SUMMARY

TENANT	Sleep Number
LEASE COMMENCEMENT	June 29, 2019
LEASE EXPIRATION	June 30, 2029
LEASE TERM	9+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	10% Every 5 Years and At Options
LEASE TYPE	NN
PERMITTED USE	Retail
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



ACTUAL PROPERTY IMAGES



sleep  number.



HOME2
SUITES BY HILTON

Walgreens

CACTUS CAR WASH

GreenWise
MARKET

BLAZE PIZZA

BOXCAR BETTY'S

AT&T

ExtraSpace
Storage

FIVE GUYS

FedEx

IHOP

17

Pier 1 imports

Cane's

SHULER
VETERINARY CLINIC

FRIDAYS

LONGHORN
STEAKHOUSE

ULTA

ARHAUS
your home

MATTRESS
FIRM

BED BATH &
BEYOND

Sprint

CHAPS

PORTRAIT
INNOVATIONS
portraits.com

LOWE'S

State Farm

America's
MATTRESS

MATTRESS
FIRM

belk zoë's KITCHEN PF. CHANG'S MARBLE SLAB ICE CREAM MIMI'S TOSCANAN Chicken

Apricot Lane REEDS SOUTH STATE

Copper Penny HARRY WINSTON

Palmetto Moon VICTORIA'S SECRET BARNES & NOBLE TSWINE

chico's GAP Bath & Body Works GNC EGAN'S SPIRITS TACO BELL

PANDORA las olas {B} J.S.A. BANK J.Jill Vanity Fs. Comfort SUITES

LOFT ATHLETA Soma REGAL Residence INN MEN'S WEARHOUSE

Bank of America UPS

Mount Pleasant
Gardens

sleep  number.

ARTHUR RAVENEL
JR. BRIDGE

CHARLESTON PORT



True Value

COURTYARD
BY MARRIOTT

Southampton Pointe
Condominium

DUNKIN'



Bojangles



Beckham
High School

The Anchorage
APARTMENTS



Grooming Designers
& East Cooper Pet Motel

Olive Branch
AME Church



MATTRESS
FIRM

America's
MATTRESS



AT&T

BLAZE PIZZA

BOXCAR BETTY'S

Recitals
Hair Salon

State Farm

SHULER
VETERINARY CLINIC



POOM'S
GreenWise
MARKET

sleep  number



9ROUND 30 MIN KICKBOX FITNESS

Chick-fil-A

planet fitness

SONIC

Pizza Hut

Exxon SUBWAY

Shell



PET SMART

Stein Mart

Meat's southwest grill

WELLS FARGO

McALISTER'S DELI

Great Clips

CRUNCH

Harris Teeter

CVS pharmacy

Broken Egg Cafe

SOUTH STATE BANK

toby

Tuesday Morning

CAMBRIA

metroPCS

SYNOVUS

LifeStorage



CVS pharmacy

True Value

Bojangles

MATTRESSFIRM

BLAZE PIZZA

Starbucks

HOME 2

ExtraSpace Storage

NTB

Walgreens

LOWE'S

BARNES & NOBLE

OLD NAVY

VICTORIA'S SECRET

BED BATH & BEYOND

toby

belk

ihop

ULTA

Pier 1 imports

REGAL

claire's

LOFT

Bath & Body Works

Cane's

FIVE GUYS

QDOBA

BURGER KING

GAP

RELAX THE BACK

ETHAN ALLEN

Bank of America

zoës KITCHEN

PF. CHANG'S

LONGHORN STEAKHOUSE

FIT BODY BOOT CAMP

Residence Inn Marriott

RACK ROOM SHOES

Comfort Suites

mercato's Pizzeria

Hampton

Sprint

TACO BELL

ATHLETA

chico's

MATTRESSFIRM

lululemon

Buckle

Great Clips

TALBOTS

GNC

SOUTH STATE BANK

verizon

J.P.S. A. BANK

Shell

HYATT PLACE

EUROPEAN WAL CENTER

JJILL

MEN'S WEARHOUSE

WHITEHOUSEBLACKMARKET

THE HOME DEPOT

Starbucks

goodwill

Harris Teeter

HOBBY LOBBY

Rockwell

KANGAROO EXPRESS

AutoZone

ExtraSpace Storage

Holiday Inn Express

IOP Connector

sleep number.

Advance Auto Parts

DUNKIN'

SUNOCO

TREAD QUARTERS

Precision Tune Auto Care

TIRE CHOICE AUTO SERVICE CENTERS

Walmart Supercenter

Michael's

HomeGoods

Office DEPOT

OfficeMax

Marshalls

TJ-maxx

MATTRESSFIRM

O'Reilly AUTO PARTS

petco

SUBWAY

carter's

WELLS FARGO

Little Caesars

LANE BRYANT

five BEL'W

HYATT house

TARGET

Starbucks

F45

HOMESWOOD SUITES BY HILTON

FAMOUS HAIR

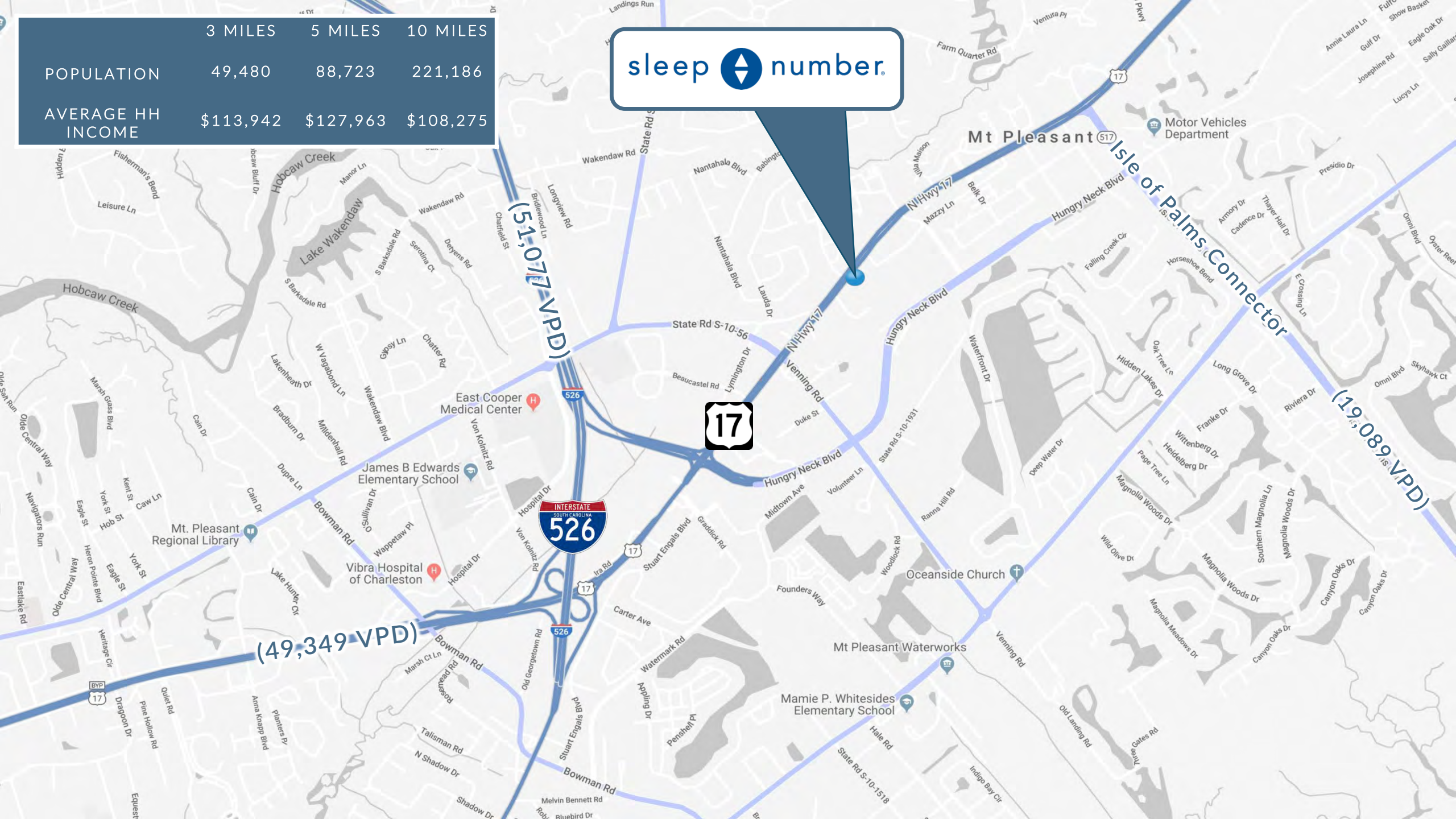
KANGAROO EXPRESS

Harris Teeter

CVS pharmacy

	3 MILES	5 MILES	10 MILES
POPULATION	49,480	88,723	221,186
AVERAGE HH INCOME	\$113,942	\$127,963	\$108,275

sleep  number.



MOUNT PLEASANT | CHARLESTON COUNTY | SC

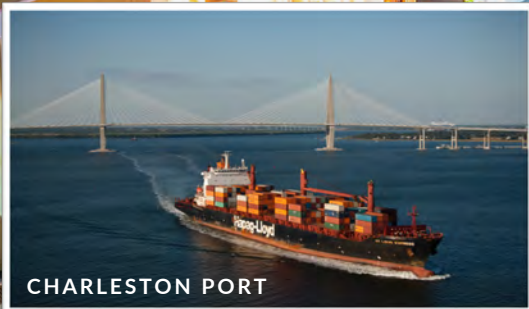
Mount Pleasant is a large suburban town in Charleston County in SC. It is the fourth largest municipality and largest town in SC, and is one of the state's fastest-growing areas. The city is at the foot of the Arthur Ravenel Bridge and Patriots Point, which includes the World War II aircraft carrier USS Yorktown. Charleston is the oldest and largest city in South Carolina. Charleston's 2018 estimated population is 136,208 residents. The city is also the principal city in the Charleston–North Charleston–Summerville MSA. The population of the Charleston metropolitan area, comprising Berkeley, Charleston, and Dorchester Counties, was counted by the 2018 estimate at 775,831 residents - making it the 74th largest metropolitan statistical area in the U.S. Charleston has also been voted the #1 City in the World" by Travel & Leisure for the last 4 years.

The Charleston region ranked as one of the top 10 places in the U.S. for job seekers last winter. With companies like Boeing, Benefitfocus, Daimler, and Snagajob adding thousands of new jobs to the region, it's no surprise Charleston made the list. People are seeking locations where "housing costs are relatively lower, climates are more temperate and job growth has been at or above national average." With 90 miles of coastline, the Charleston metro certainly fits the bill, averaging 43 newcomers a day. The city has two shipping terminals, owned and operated by the South Carolina Ports Authority, which are part of the 4th-largest container seaport on the East Coast and the thirteenth largest container seaport in North America. Last year, the city received over 7 million visitors, which caused an economic impact of about \$7.37 billion.

Known for its rich history, well-preserved architecture, distinguished restaurants and mannerly people, Charleston is a popular destination and has received a large number of accolades, including "America's Most Friendly City" by Travel + Leisure in 2011 through 2013 and 2014 by Condé Nast Traveler, and also "the most polite and hospitable city in America" by Southern Living magazine. According to US News, Charleston is ranked number 8 in the "25 Best Places People are Moving to in 2018" and is ranked 38 in the "Best Places to Live 2018". Charleston is a major tourist destination, with a considerable number of luxury hotels, hotel chains, inns, and bed and breakfasts, and a large number of restaurants serving Lowcountry cuisine and quality shopping. Charleston is also an important art destination, named a top-25 arts destination by AmericanStyle magazine.



COLLEGE OF CHARLESTON



CHARLESTON PORT



CHARLESTON, SC

DEVELOPMENTS

MOUNT PLEASANT TOWNE CENTER

- Located at I-526 and Highway 17 Immediately Adjacent to the Subject Property, Mount Pleasant Towne Centre is the Premier Mixed-Use Lifestyle Center in Charleston, SC
- The 500,000+ SF Open-Air Upscale Shopping Center is Set on 51 Acres With Over 65 Stores and Restaurants and a 16-Screen Movie Theatre
- A Mix of National, Regional and Local Retailers Draw Residents and Visitors in the Lowcountry to Mount Pleasant Towne Centre and Offer a Unique Assortment Including Athleta, Belk, Burton's Grill, P.F. Chang's China Bistro, Grimaldi's Pizzeria, Napa Mount Pleasant, REEDS Jewelers, Soft Surroundings, Southern Living Store, ULTA Beauty, Vestique and Regal Palmetto Grande Cinemas

DEPARTMENT STORES 37 Belk	23 StylExchange 63 Traveling Chic Boutique 50 Versona 31 Vestique 26 Victoria's Secret 45 White House Black Market	JEWELRY 5 Claire's 36 Pandora 57 REEDS Jewelers	SPECIALTY SHOPS 21 Barnes & Noble 35 Carolina Gourmet of Mount Pleasant 34 Hairy Winston Pet Boutique 38 Palmetto Moon 56 Peloton 59 Sunglass Hut 9 Wine Cellar Wine & Gifts
MEN'S & WOMEN'S FASHION 41 Buckle 27 GAP 32 Las Olas 22 Old Navy 29 Southern Tide by M. Dumas & Sons	FOOD & RESTAURANTS 67 Burton's Grill 61 First Watch 65 Grimaldi's Pizzeria 60 Hustle Smoothie Bar 51 Jon Smith Subs 68 LongHorn Steakhouse 66 P.F. Chang's 4 Qdoba 17 Savi Cucina + Wine Bar 7 Sweet Julep's Candy & Gifts 19 TCBY 69 TGI Fridays 64 Zoës Kitchen	SHOES 47 Rack Room Shoes HOME ENTERTAINMENT 10 GameStop HOME FURNISHINGS 71 Arhaus 49 Bed Bath & Beyond 70 Pier 1 Imports MOVIE THEATER 8 Regal Palmetto Grande Stadium 16	SERVICES 24 CycleBar 13 Edward Jones Investments 75 Hyatt Place 2 LensCrafters 40 Management Office 73 Security 52 Sprint
WOMEN'S FASHION 33 Apricot Lane 42 Athleta 46 Chico's 43 Copper Penny 54 Francesca's 53 J. Jill 39 Lizard Thicket Boutique 30 LOFT 44B lululemon 11 Millie Lynn Boutique 20 Mix by Copper Penny 62 Soft Surroundings 55 Soma	CHILDREN'S FASHION 28 GAP Kids / baby GAP	HEALTH & BEAUTY 25 Bath & Body Works 14 European Wax Center 6 GNC 15 LUSH 12 Sandals Nail & Spa 16 Stella Nova Spa Salon 48 Ulta Beauty	MEN'S FASHION 72 Belk Mens 58 Jos. A. Banks 1 Men's Wearhouse



DEVELOPMENTS

INDIGO SQUARE

- Located in the Heart of the Retail Shopping District of Mount Pleasant Along US-17 Across From the Subject Property - Indigo Square is a 51,000 SF Retail Project – Fully Opening in Spring 2019
- The Development is Anchored By GreenWise Market, a Publix Super Market Concept, With Other Chic Wellness and Restaurant Tenants Including: CorePower Yoga, Club Pilates, Blaze Pizza and Boxcar Betty's
- Accompanying the Residential Community is The Haven at Indigo Square - Sits in Close Proximity to Sullivan's Island, Isle of Palms, and is Less Than 20 Minutes Away From Downtown
- Residents Can Take Advantage of the Haven at Indigo Square's Proximity to Mount Pleasant Towne Center, Along With a Wide Array of Building Amenities Such as a Resort-Style Heated Pool, iMac Computer Stations and a Pet Wash Station



S L E E P N U M B E R

TENANT PROFILE

Sleep Number is a U.S.-based manufacturer that manufactures the Sleep Number and Comfortaire beds as well as foundations and bedding accessories. The company is based in Minneapolis, Minnesota. In addition to its Minnesota headquarters, Sleep Number has manufacturing and distribution facilities in South Carolina and Utah. Sleep Number has been a pioneer in the mattress industry, most notably in biometric sleep tracking and adjustability. Proving the connection between quality sleep, health, and wellbeing, the company has improved more than 11 million lives by individualizing sleep experiences, and it continues to transform the industry.

The leader in sleep innovation, Sleep Number delivers proven, quality sleep through effortless, adjustable comfort and biometric sleep tracking. Sleep Number's revolutionary 360® smart bed and proprietary SleepIQ® technology platform are proving the connection between sleep and well-being. With one of the most comprehensive databases of biometric consumer sleep data, and as the winner of J.D. Power's 2018 Mattress Satisfaction Report, Sleep Number is improving lives by individualizing sleep experiences. And with a commitment to improving the lives of over 20 million youth by 2025, Sleep Number is redefining the future of health and wellness – for everyone. The company has over 580 Sleep Number® stores located in all 50 states with over 4,300 team members. The company's annual revenue in 2018 was over \$1.5 Billion.



COMPANY TYPE
NASDAQ: SNBR



FOUNDED
1987



OF LOCATIONS
580+



HEADQUARTERS
Plymouth, MN



WEBSITE
sleepnumber.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.



EXCLUSIVELY MARKETING BY:

DAN HOOGESTEGER

Lic. # 01376759

310.853.1419 | DIRECT

dan@SIGnnn.com

ANDY CHANA

Lic. # 01896459

310.853.1316 | DIRECT

andy@SIGnnn.com

AMANDA REEVES

Lic. # 84221

843.608.9585 | DIRECT

amanda@SIGnnn.com

DOUG ROLAND

Lic. # 73064

706.814.2217 | DIRECT

doug@SIGnnn.com



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

In Cooperation With
Sands Investment Group
Charleston, LLC Lic # 20891
BoR: Chris Sands - Lic # 300021



Sleep Number

1767 North Highway 17
Mount Pleasant, SC 29464