

2-TENANT NNN LEASED

Investment Opportunity

PROMENADE

AT NORTHWOODS

HOBBY LOBBY. BOOT BARN



7800 RIVERS AVENUE

CHARLESTON SOUTH CAROLINA

ACTUAL SITE

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5

INVESTMENT SUMMARY

Offering Summary | Investment Highlights

9

PROPERTY OVERVIEW

Aerials | Site Plan | Location Map

17

AREA OVERVIEW

Demographics

19

FINANCIALS

Rent Roll | Pricing Summary | Brand Profiles





SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in Promenade at Northwoods, a 2-tenant, 65,000 SF, NNN leased investment property located in North Charleston, South Carolina. The primary tenant, Hobby Lobby Stores, Inc., occupies 85% of the GLA through 2026. Their lease features rental increases of \$0.50/SF in 2021 and at the beginning of each of the 3 (5-year) option periods. The remaining 15% is occupied by Boot Barn, Inc. through 2026. Boot Barn also has scheduled rental increases of 10% in 2021 and at the beginning of each of the 2 (5-year) option periods. Both leases are corporate guaranteed, and both leases are NNN with tenants reimbursing for taxes, insurance, and common area maintenance, limiting expense leakage for a new investor. This offering presents the unique opportunity to acquire real estate within a major MSA with a steady, diversified rental income stream and zero short-term rollover.

Promenade at Northwoods is located along Rivers Avenue, a major north/south retail thoroughfare traveling throughout North Charleston, averaging 36,000 vehicles passing by daily. Hobby Lobby serves as an anchor within a larger shopping center, with other notable tenants including Gander Mountain Outdoors, Party City, Ollie's Bargain Outlet, Moe's Southwest Grill, and more. Strong tenant synergy promotes crossover shopping within the center. Directly across Rivers Avenue is the Northwoods Mall, a super regional mall with more than 130 stores spanning 773,000 SF across approximately 85 acres of land, further increasing consumer draw to the immediate trade area. Moreover, the site is positioned within close proximity to the Charleston International Airport, most recently reporting 44.7M passengers in 2018. Joint Base Charleston is also nearby, which services approximately 90,000 active-duty, reserve civilian personnel, family members and retirees, providing a direct consumer base to draw from. The subject trade area is supported by nearly 144,000 residents and more than 57,000 employees. Residents within 1 mile boast a healthy average household income of \$76,000.



PROMENADE
AT NORTHWOODS

OFFERING SUMMARY



Parcel Map

Offering

PRICING	\$8,020,000
NET OPERATING INCOME	\$549,360
CAP RATE	6.85%
CASH/CASH	8.93%
TENANTS	Hobby Lobby (Corporate) Boot Barn (Corporate)
LEASE TYPE	NNN
OCCUPANCY	100%

Property Specifications

RENTABLE AREA	65,000 SF
LAND AREA	6.00 Acres
PROPERTY ADDRESS	7800 Rivers Avenue, North Charleston, SC 29406
YEAR BUILT / REMODELED	1987 / 2016
PARCEL NUMBER	484-00-00-112
OWNERSHIP	Fee Simple (Land & Building)



100% Occupied | Corporate Guaranteed Leases | Scheduled Rental Increases

- 2-tenant building 100% occupied by national tenants
- 85% occupied by Hobby Lobby Stores Inc. through 2026 with a \$0.50/SF rental increase in 2021 and at the beginning of each of the 3 (5-year) option periods
- Remaining 15% occupied by Boot Barn Inc. through 2026 with a 10% rental increase in 2021 at the beginning of each of the 2 (5-year) option periods
- NNN leases limit expense leakage for a new investor
- Rare opportunity to acquire real estate within a major MSA with a steady, diversified rental income stream and zero short-term rollover

Major Thoroughfares | Excellent Visibility & Access | Northwoods Mall (773,000 SF) | Dense Retail Corridor

- Located along Rivers Avenue, a major north/south commuter thoroughfare averaging 36,000 VPD
- Convenient nearby access to Interstate 26 (165,900 additional VPD)
- Anchor to a larger shopping center featuring other notable tenants including Gander Outdoors, Party City, Ollie's Bargain Market, and more
- Directly across from Northwoods Mall, a super regional mall featuring more than 130 stores spanning 773,000 SF
- Increases consumer draw to the immediate trade area

Charleston International Airport | Joint Base Charleston

- 10 minutes from Charleston International Airport, most recently reporting 44.7M passengers in 2018
- 5 miles from Joint Base Charleston, servicing approximately 90,000 active-duty, reserve civilian personnel, family members and retirees
- Provides direct consumer base to draw from

Demographics In 5-mile Trade Area | Healthy 1-Mile AAHI

- More than 866,400 residents and 402,700 employees support the 5-mile trade area
- Healthy \$76,000 average household income within 1 mile



Location

Located in
North Charleston, SC
Berkeley County



Access

Rivers Avenue/
U.S. Highway 52 & 78
2 Access Points



Traffic Counts

Rivers Avenue/
U.S. Highway 52 & 78
36,000 Cars Per Day

Interstate 26
165,900 Cars Per Day



Improvements

There is approximately 65,000
SF of existing building area



Parking

There are approximately
309 parking spaces
on the owned parcel.
The parking ratio is
approximately 4.75 stalls per
1,000 SF of leasable area.



Parcel

Parcel Number: 484-00-00-112
Acres: 6.00
Square Feet: 261,360 SF



Year Built

1987

Year Renovated

2016



Zoning

B-2: General Business



**SOUTH
STATE
BANK**

36,000
CARS PER DAY

**American
Red Cross**

**CAMPING WORLD
RV & OUTDOORS**

Arby's

CHEVROLET

**InTown
SUITES**

LINCARE
A Linde company

ROPER ST. FRANCIS
PHYSICAL THERAPY Powered by **ATI**

DOLLAR GENERAL

CHINA BUFFET

PROMENADE
AT NORTHWOODS
HOBBY LOBBY, BOOT BARN

OLLIE'S Bargain
OUTLET
GOOD STUFF CHEAP

COASTAL family
orthodontics

**GANDER
OUTDOORS.**



PROMENADE
AT NORTHWOODS
HOBBY LOBBY. BOOT BARN

MILLER-MOTTE
TECHNICAL COLLEGE

RIVERS AVE./U.S. HIGHWAY 78 & 52

In
Town
SUITES

L LINCARE
A Lunde company

NORTH RIVERS
MEDICAL ASSOCIATES

36,000
CARS PER DAY

PROMENADE
AT NORTHWOODS
HOBBY LOBBY, BOOT BARN

DOLLAR GENERAL

SOUTH STATE
BANK

TRUE
Q

CO★STAL family
orthodontics

ROPER ST. FRANCIS
HEALTHCARE

GANDER
RV&OUTDOORS

Once upon a child

NORTHWOODS MALL

JCPenney belk planet fitness
CARRABBA'S ITALIAN GRILL. at&t H&M



Party City

Meat's
MART

PLATO'S
CLOSET

SportClips
HAIRCUTS

LUMBER
LIQUIDATORS
FLOORING COMPANY

Chick-fil-A

DQ

WELLS
FARGO

ROPER ST. FRANCIS
HEALTHCARE

EAGLE LANDING BLVD.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population:	8,385	62,994	143,695
Average Household Income:	\$75,846	\$65,696	\$68,540
Estimated Employees:	8,248	32,533	57,009



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
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PROMENADE
AT NORTHWOODS
HOBBY LOBBY. BOOT BARN

36,000
CARS PER DAY

BEST BUY
KIRKLAND'S
BARNES & NOBLE
PET SMART

Walmart
Supercenter

BED BATH & BEYOND
Office DEPOT
TARGET
ROSS
DRESS FOR LESS

Party City

THE HOME DEPOT

LOWE'S

NORTHERN
TOOL & EQUIPMENT
CITITRENDS

at home
The Home Décor Superstore

YRC
FREIGHT

CHARLESTON
INTERNATIONAL AIRPORT
44.7M PASSENGERS - 2018

INTERSTATE 26

165,900
CARS PER DAY

GUSTA'S
Italian Restaurant & Bar

PODS

NTW

Lineage

W.W. Williams
CONSIDER IT DONE.

MANER
Fence & Security

PLATINUM

CREGGER
COMPANY, INC.

ACESCO

UNITED STATES
POSTAL SERVICE

DOLLAR GENERAL

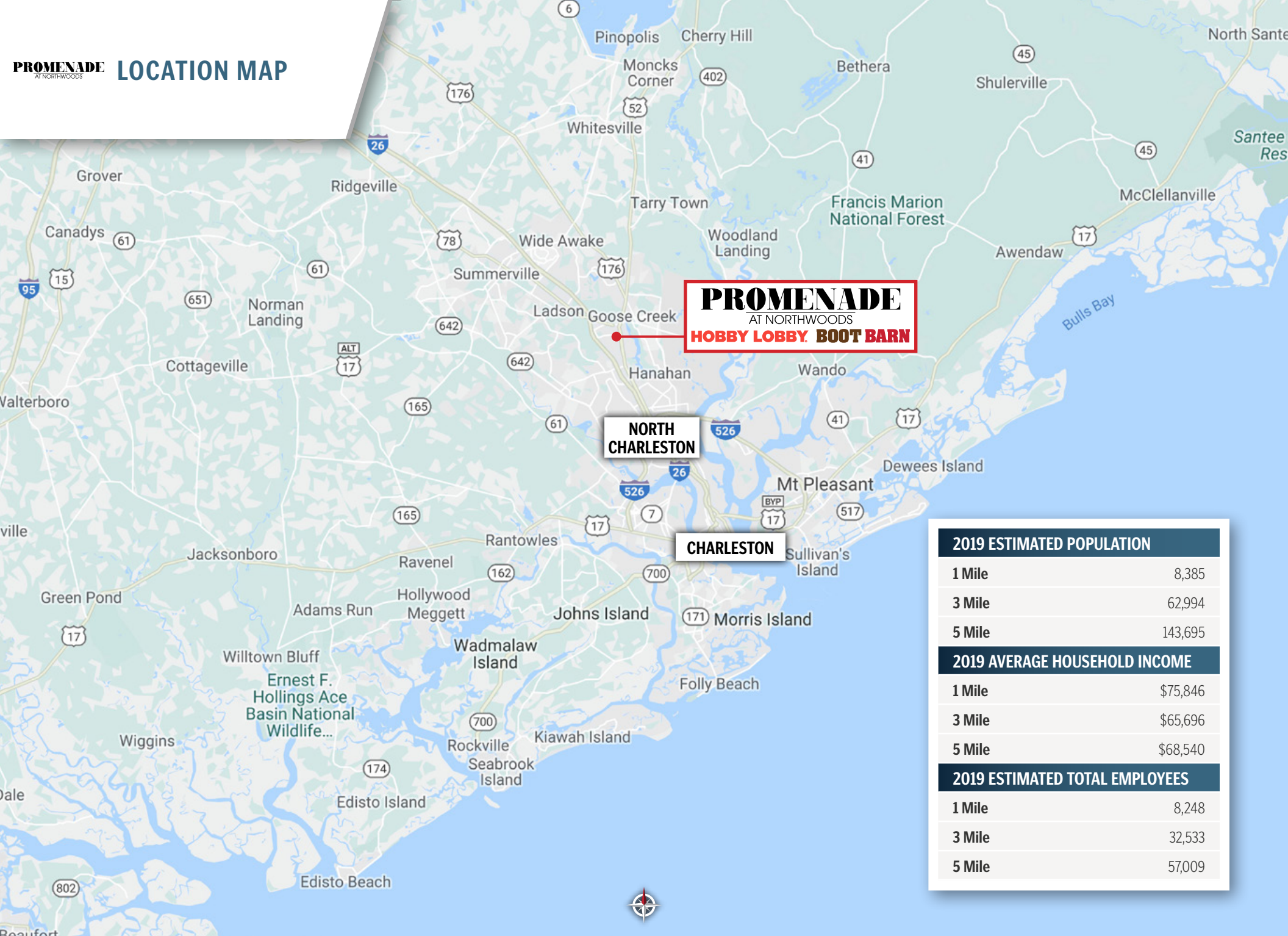
38,600
CARS PER DAY

STATE HIGHWAY 642





PROMENADE
AT NORTHWOODS LOCATION MAP



2019 ESTIMATED POPULATION	
1 Mile	8,385
3 Mile	62,994
5 Mile	143,695
2019 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$75,846
3 Mile	\$65,696
5 Mile	\$68,540
2019 ESTIMATED TOTAL EMPLOYEES	
1 Mile	8,248
3 Mile	32,533
5 Mile	57,009



North Charleston, South Carolina

North Charleston is the 3rd largest city in South Carolina with a population of 116,867 as of July 1, 2019. The city's diverse economy is attributed to its unique blend of trade, manufacturing and service businesses and government. Local industry is characterized by the production of a wide range of products, including: paper, automobile components, health care, housewares, tools, machinery and electronics equipment and airplane components. Major non-manufacturing employers include those providing aerospace, defense, education, financial, transportation, marine, health care, food distribution and retail sales services. Tourism remains a vital segment of the local MSA economy. Principal employers of the City are Boeing, Kapstone, South Carolina Electric & Gas, North Charleston Joint Venture, Ingevity, Tangcr Properties, Charleston/North Charleston MSA LP, Cummins, Trident Medical Center and Odljell Tenninals Charleston.

Comprised of three counties - Berkeley, Charleston, and Dorchester - the Charleston Metro Area is an economically diverse market located on the U.S. Atlantic coast approximately halfway between New York and Miami. The region's strong economic performance was recently touted in the Milken Institute's 2018 Best Performing Cities report, ranking the Charleston Metro Area #16 overall in the 'Large U.S. Cities' category and #5 for one-year high-tech GDP growth. Milken points out that Charleston's economic diversity makes it less vulnerable to external shocks, and its steady population growth helps support the region's future economic prosperity. In 2018, more than \$1.1 billion in capital investment and 2,000 new jobs were announced by 30+ companies – about 40% were new to the region and 60% were already local. The first phases of Volvo Cars' and Mercedes-Benz Vans' manufacturing plants became fully operational, together adding almost 2,000 new jobs. Job gains in the region are expected to continue, adding 6,000 to 8,000 net new jobs per year particularly in production, hospitality, medical, business operations and information technology.

Charleston was once again ranked the #1 travel destination in the U.S. by Travel + Leisure readers, and the tourism industry remains strong. More than 600 new hotel rooms were added in 2018, with another 1,200 planned or proposed for 2019.

Joint Base Charleston and the region's military presence overall remain strong with approximately 20,000 total civilian and active-duty personnel. South Carolina ranks #19 in defense spending as a percentage of state GDP, according to the Federal Office of Economic Adjustment. Billions of dollars in defense industry payroll and contract spending flow into South Carolina, with the Charleston region being the biggest benefactor.

Records were set locally in 2018 at both the Port of Charleston and at Charleston International Airport and both predict continued gains over the next two years. The deepening of Charleston Harbor will make it the deepest harbor on the East Coast, and with British Airways adding Charleston International Airport's first transatlantic flight, the region's global importance has never been stronger. The 2019-2020 forecast for the region indicates continued economic expansion, though at a more moderate pace than in recent years. The nation has seen 10 years of expansion since the Great Recession, soon to become the longest period of economic expansion in U.S. history. Barring any unforeseen circumstances, there is no recession forecasted for the immediate future.

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Estimated Population	8,385	62,994	143,695
2024 Projected Population	9,058	69,013	157,175
2010 Census Population	7,304	53,988	122,159
Projected Annual Growth 2019 to 2024	1.56%	1.84%	1.81%
Historical Annual Growth 2010 to 2019	1.54%	1.6%	1.82%
2019 Estimated Households	3,777	23,904	53,131
2024 Projected Households	4,084	26,175	58,136
2010 Census Households	3,302	20,694	45,356
Projected Annual Growth 2019 to 2024	1.58%	1.83%	1.82%
Historical Annual Growth 2010 to 2019	1.48%	1.5%	1.77%
2019 Estimated White	58.78%	54.15%	55.82%
2019 Estimated Black or African American	26.01%	29.78%	30.21%
2019 Estimated Asian or Pacific Islander	7.51%	5.04%	4.29%
2019 Estimated American Indian or Native Alaskan	0.55%	0.6%	0.55%
2019 Estimated Other Races	3.2%	8.98%	7.14%
2019 Estimated Hispanic	6.58%	14.98%	13.08%
2019 Estimated Average Household Income	\$75,846	\$65,696	\$68,540
2019 Estimated Median Household Income	\$54,734	\$50,789	\$52,114
2019 Estimated Per Capita Income	\$33,813	\$25,004	\$25,569
2019 Estimated Total Businesses	557	2,195	4,242
2019 Estimated Total Employees	8,248	32,533	57,009



Suite #	Tenant Name	Size	Pro					Pro Rata (\$)	Rental Increases						Lease Start Date	Lease End Date	Options Remaining		
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr		Increase		Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr					
									Date	Inc.									
1900	Hobby Lobby (Corporate)	55,000	85%	\$35,521	\$0.65	\$426,250	\$7.75	75%	Mar-21	6.5%	\$37,813	\$0.69	\$453,750	\$8.25	Feb-16	Feb-26	3 (5- Year) Opt 1: \$8.75 PSF/Yr Opt 2: \$9.25 PSF/Yr Opt 3: \$9.75 PSF/Yr		
1930	Boot Barn (Corporate)	10,000	15%	\$12,083	\$1.21	\$145,000	\$14.50	25%	Apr-21	10.0%	\$13,292	\$1.33	\$159,500	\$15.95	Mar-16	Mar-26	2 (5-Year) Opt 1: \$17.55 PSF/Yr Opt 2: \$19.30 PSF/Yr		
Total Occupied		65,000	100%	\$47,604	\$0.73	\$571,250	\$8.79	100%											
Total Vacant		0	0%	\$0		\$0		0%											
Total / Wtd. Avg:		65,000	100%	\$47,604	\$0.73	\$571,250	\$8.79	100%											

PROPERTY SPECIFICATIONS	
Rentable Area	65,000 SF
Land Area	6.00 Acres
Property Address	7800 Rivers Avenue North Charleston, SC 29406
Year Built / Remodeled	1987 / 2016
Parcel Number	484-00-00-112
Ownership	Fee Simple (Land & Building)



Suite #	Tenant Name	Size SF	Pro Rata (SF)	Prop. Taxes	Ins.	CAM	Mngmt.	Admin Fee	Reimbursement PSF	Reimbursement Annual	Notes
1900	Hobby Lobby	55,000	85%	Net	Net	See Note	-	0%	\$2.98	\$163,941	Tenant pays first year CAM of \$1.00/ft, which shall not be increased more than 3% each calendar year. Does not pay MGMT or Admin fees. Tenant does not reimburse for roof, structure, foundation.
1930	Boot Barn	10,000	15%	Net	Net	Net	-	10%	\$3.09	\$30,900	Tenants PRS of reimbursements during the first calendar year shall not exceed \$3.00/ft. Controllable CAM (excluding taxes, insurance, utilities, security, snow) shall not increase more than 5% each year. Pays admin fee on CAM, excluding utilities. Tenant does not reimburse for roof, structure, foundation.
Total Occupied		65,000	100%			Total Occupied			\$3.00	\$194,841	90%
Total Vacant		0	0%			Total Vacant			\$0.00	\$0	0%
Total / Wtd. Avg:		65,000	100%			Total Reimbursement			\$3.00	\$194,841	90%
						Total Operating Expenses			\$3.33	\$216,731	100%



PRICING SUMMARY

For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.

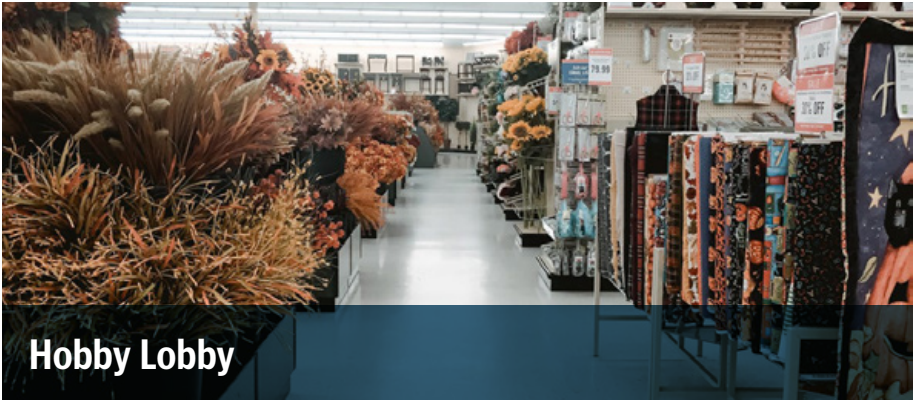
OPERATING CASH FLOW	IN-PLACE
Potential Rental Revenue:	\$571,250
Potential Reimbursement Revenue:	\$194,841
Gross Potential Revenue:	\$766,091
Less Expenses:	(\$216,731)
Net Operating Income:	\$549,360
Less Loan Payment:	(\$298,652)
Cash Flow:	\$250,708

OPERATING EXPENSES	IN-PLACE	PSF/YR
Taxes:	\$86,971	\$1.34
Insurance:	\$35,750	\$0.55
CAM:	\$71,027	\$1.09
Management:	\$22,983	\$0.35
Total:	\$216,731	\$3.33

PRICING SUMMARY	
Price:	\$8,020,000
PSF:	\$123
Net Operating Income:	\$549,360
Cap Rate:	6.85%
Cash/Cash:	8.93%

POTENTIAL NEW LOAN	
Loan Amount (65%):	\$5,213,000
Down Payment (35%):	\$2,807,000
Payment (annual):	(\$298,652)
Interest Rate:	4.00%
Amortization:	30 years
Maturity:	10 years

NOTES
1) Taxes are per the Charleston County 2019 tax bill.
2) Insurance expenses are estimated at \$0.55/ft per leases.
3) CAM expenses are estimated at \$1.00/ft per first year lease estimates, inflated at 3% each year per Hobby Lobby CAM expense cap.
4) Management is calculated at 3% of EGR.



Hobby Lobby

hobbylobby.com

Company Type: Private

Locations: 850+

HOBBY LOBBY®

Hobby Lobby, with more than 850 stores is the largest privately owned arts-and-crafts retailer in the world with over 37,500 employees and operating in forty-six states. Hobby Lobby is primarily an arts-and-crafts store but also includes hobbies, picture framing, jewelry making, fabrics, floral and wedding supplies, cards and party ware, baskets, wearable art, home accents and holiday merchandise. Corporate headquarters include over 10 million-square-feet of manufacturing, distribution, and an office complex in Oklahoma City. Mardel Christian and Education Supply, an affiliate company, offers books, Bibles, gifts, church and education supplies as well as homeschooling curriculum. Hobby Lobby also maintains offices in Hong Kong, Shenzhen, and Yiwu, China.



Boot Barn

Company Type: Public (NYSE:BOOT)

2018 Employees: 1,300

2018 Revenue: \$776.85 Million

2018 Net Income: \$39.02 Million

2018 Assets: \$636.08 Million

2018 Equity: \$264.16 Million

BOOT BARN

Boot Barn Holdings, Inc., a lifestyle retail chain, operates specialty retail stores in the United States. The company's specialty retail stores offer western and work-related footwear, apparel, and accessories for men, women, and kids. It offers boots, shirts, jackets, hats, belts and belt buckles, handbags, western-style jewelry, rugged footwear, outerwear, overalls, denim, and flame-resistant and high-visibility clothing. The company also provides gifts and home merchandise. It operates 248 stores in 33 states. Boot Barn Holdings, Inc. also sells its products through e-commerce Websites, including bootbarn.com; sheplers.com; and countryoutfitter.com. The company was formerly known as WW Top Investment Corporation and changed its name to Boot Barn Holdings, Inc. in June 2014. Boot Barn Holdings, Inc. was founded in 1978 and is based in Irvine, California.



NATIONAL NET LEASE GROUP

SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.

275+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated to retail

1500+

RETAIL LISTINGS
in 2018

\$2.6B

TRANSACTION
VALUE
in 2018

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

*Statistics are for 2018