



SHADOW ANCHORED

100% Occupied Investment Opportunity

HOBBY LOBBY

& SHOPS AT
CANTON EXCHANGE



2243, 2247 CUMMING HIGHWAY
CANTON GEORGIA (ATLANTA MSA)

ACTUAL SITE



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FINANCIALS

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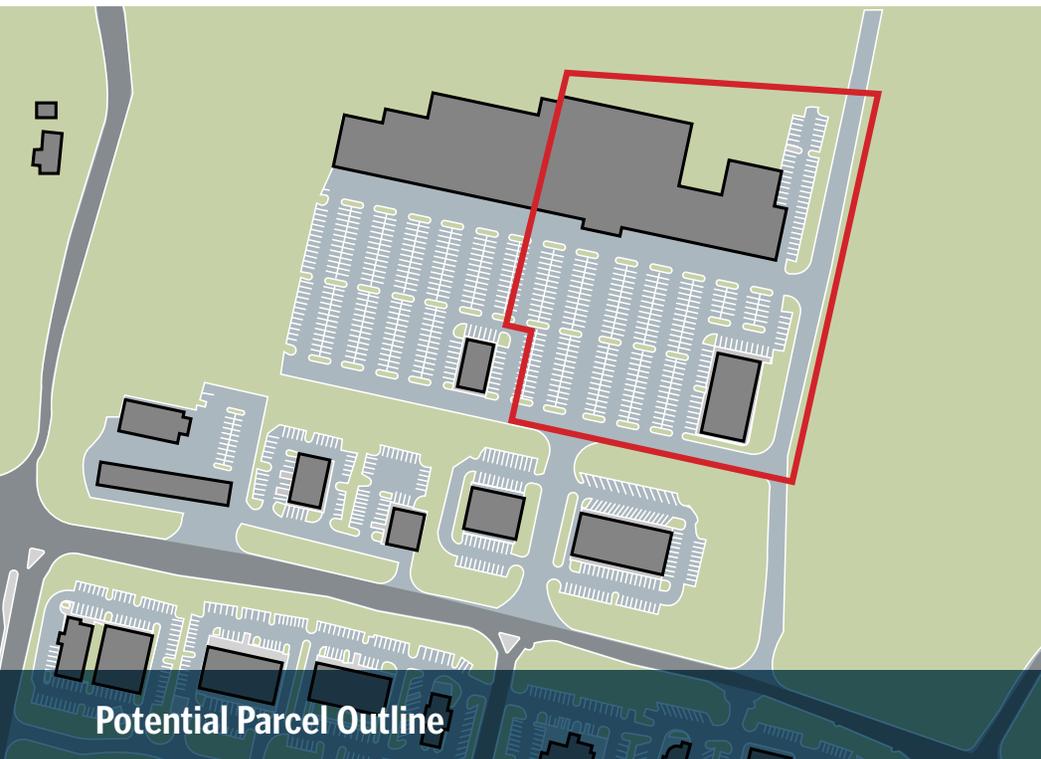




SRS Investment Properties Group is pleased to present the opportunity to acquire the fee simple interest in Hobby Lobby & Shops at Canton Exchange, a 100% occupied retail center located in Canton, GA (Atlanta MSA). Canton Exchange Shops is anchored by Hobby Lobby, Party City, Tuesday Morning (all corporate) and features a multi-tenant outparcel that was completed in March 2019. Additionally, the retail center is shadow anchored by HomeGoods and Planet Fitness. Seven of the eight tenants (97% of GLA) signed a 10-year or longer lease that expire in 2028 or later, demonstrating their commitment to the site. All tenants are also on NNN leases, limiting expense leakage for a new investor.

Hobby Lobby & Shops at Canton Exchange is located along at the signalized hard corner intersection of Cumming Highway (25,400 VPD) and Northside Cherokee Boulevard, and is just off Interstate 575 (54,800 VPD) with convenient on/off ramp access. Cumming Highway, a major arterial that connects the cities of Canton to Cumming, will be undergoing a road widening project, which will increase the lane count to 6 to accommodate projected increased traffic counts. The subject property benefits from crossover shopping from the shadow anchors of HomeGoods and Planet Fitness, as well as the numerous shops pads and adjacent retailers, which includes tenants Five Guys, T-Mobile, Verizon, AT&T, Dunkin Donuts, Race Trac Fuel Station, and more (all NAP). Additionally, the subject property is directly across from Canton Marketplace, an institutionally owned 800,000 SF power center anchored by Target, Lowe's Home Improvement, Kohl's, Dick's Sporting Goods, Bed Bath and Beyond, T.J. Maxx, Best Buy, and more which further drives consumer traffic to the trade area. The affluent 10 mile trade area is supported by a population of exceeding 189,000 residents with an average household income of over \$106,000, with Canton Exchange Shops drawing from a wide trade area.





Potential Parcel Outline

Offering

PRICING	\$14,232,000
Nov 2019 NET OPERATING INCOME	\$996,224
CAP RATE	7.00%
OCCUPANCY:	100%
ANCHOR TENANTS:	Hobby Lobby (corporate) Tuesday Morning (corporate) Party City (corporate)

Property Specifications

RENTABLE AREA	86,600 SF
PROPERTY ADDRESS	2243, 2247 Cumming Hwy, Canton, GA 30115
YEAR BUILT	2018 & 2019
OWNERSHIP	Fee Simple (Land and Building)

100% Occupied | Hobby Lobby, Party City & Tuesday Morning

- 100% occupied center comprised of two buildings
- 87% of the GLA are backed by corporate guarantees
- All tenants have rental increases, which generates NOI growth and hedges against inflation

Road Widening Project | Signalized, Hard Corner Intersection | Near I-575 (54,800 VPD) | Multiple Points Of Ingress/Egress

- The site is located along Cumming Highway (25,400 VPD) and is just off of Interstate 575 (54,800 VPD) with convenient on/off ramp access
- Proposed road widening project features will increase the existing 4 lanes to 6 to accommodate the projected increased traffic counts on Cumming Highway, which connects the cities of Canton to Cumming
- Road widening project construction expected to start in 2022
- 2 points of access, both along Cumming Highway

2018 & 2019 Construction | Modern Design & Facade

- Modern building built with high quality materials and attractive facade work
- High quality construction creates the ideal consumer experience and provides for stronger tenant retention and sales performance

Directly Across From Canton Marketplace | 800,000 SF Power Center

- Directly across from Canton Marketplace, an 800,000 SF power center anchored by Target, Lowe's Home Improvement, Kohl's, Dick's Sporting Goods, Bed Bath and Beyond, T.J. Maxx, Best Buy, PetSmart, and more
- Other tenants within the center include Five Below, Ulta Beauty, Rack Room Shoes, Mattress Firm, Office Max, Chipotle, Starbucks, and more
- Increases consumer traffic to the subject property and promotes crossover shopping

Northside Hospital-Cherokee | \$280 Million Hospital Opened in 2017 | 118-Bed, Full-Service Community Hospital 1-Mile South Of The Subject Property

- The new 118-bed, full-service community hospital has approximately 700 physicians and 2,000 employees
- See page 16 for more details

Dense Population In 10-Mile Trade Area | Six Figure Incomes

- More than 189,000 residents and in excess of 44,000 employees support the 10-mile trade area
- \$106,000 average household income



Location

Located in
Cherokee County, Georgia



Access

Cumming Highway /
State Highway 20:
2 Access Points



Traffic Counts

Cumming Highway /
State Highway 20:
25,400

Interstate 575:
54,800



Improvements

There is approximately
86,600 SF
of existing building area.



Parking

There are approximately
380 parking spaces with a ratio
of 4.38 for every 1,000 SF of
space.

Reciprocal parking with rest of
center.



Year Built

2018 & 2019



Zoning

GC: General Commercial



CANTON MARKETPLACE - 800K SF

NORTHSIDE HOSPITAL CHEROKEE
\$280M HOSPITAL - 118 BEDS

INTERSTATE 575

54,800
CARS PER DAY

CUMMING HWY

NORTHSIDE CHEROKEE BLVD.

LOWE'S

KOHL'S
expect great things

CVS pharmacy

ZAXBY'S

TARGET

KIRKLAND'S
TJ-maxx
five BEL'W
BED BATH &
BEYOND
OfficeMax

DICK'S
SPORTING GOODS
ULTA
BEAUTY
DOLLAR
TREE
BEST BUY

Olive Garden

Starbucks

CHIPOTLE
MEXICAN BOWL

Chick-fil-A

EXPRESS
OIL CHANGE
10 MINUTE SERVICE

Newk's
Sprint
tropical CAFE
WOODSTOCK
OUTLET
DUNKIN'
DONUTS

at&t
T-Mobile
FIVE GUYS
BURGERS and FRIES
sleep number

verizon

RaceTrac

planet
fitness

DOLLAR
TREE

PET SUPERMARKET

25,400
CARS PER DAY

HomeGoods

HOBBY LOBBY
Party City
Tuesday Morning





HOBBY LOBBY
 & SHOPS AT
 CANTON EXCHANGE

54,800
 CARS PER DAY

25,400
 CARS PER DAY

five BELOW KIRKLAND'S ULTA BEST BUY
 MATTRESS FIRM KOHL'S expect great things
 TJ-MAXX BED BATH & BEYOND LOWE'S
 OfficeMax DICK'S SPORTING GOODS PET SMART
 DOLLAR TREE TARGET

NORTHSIDE HOSPITAL CHEROKEE
 \$280M HOSPITAL - 118 BEDS

CANTON MARKETPLACE - 800K SF

PIVOT

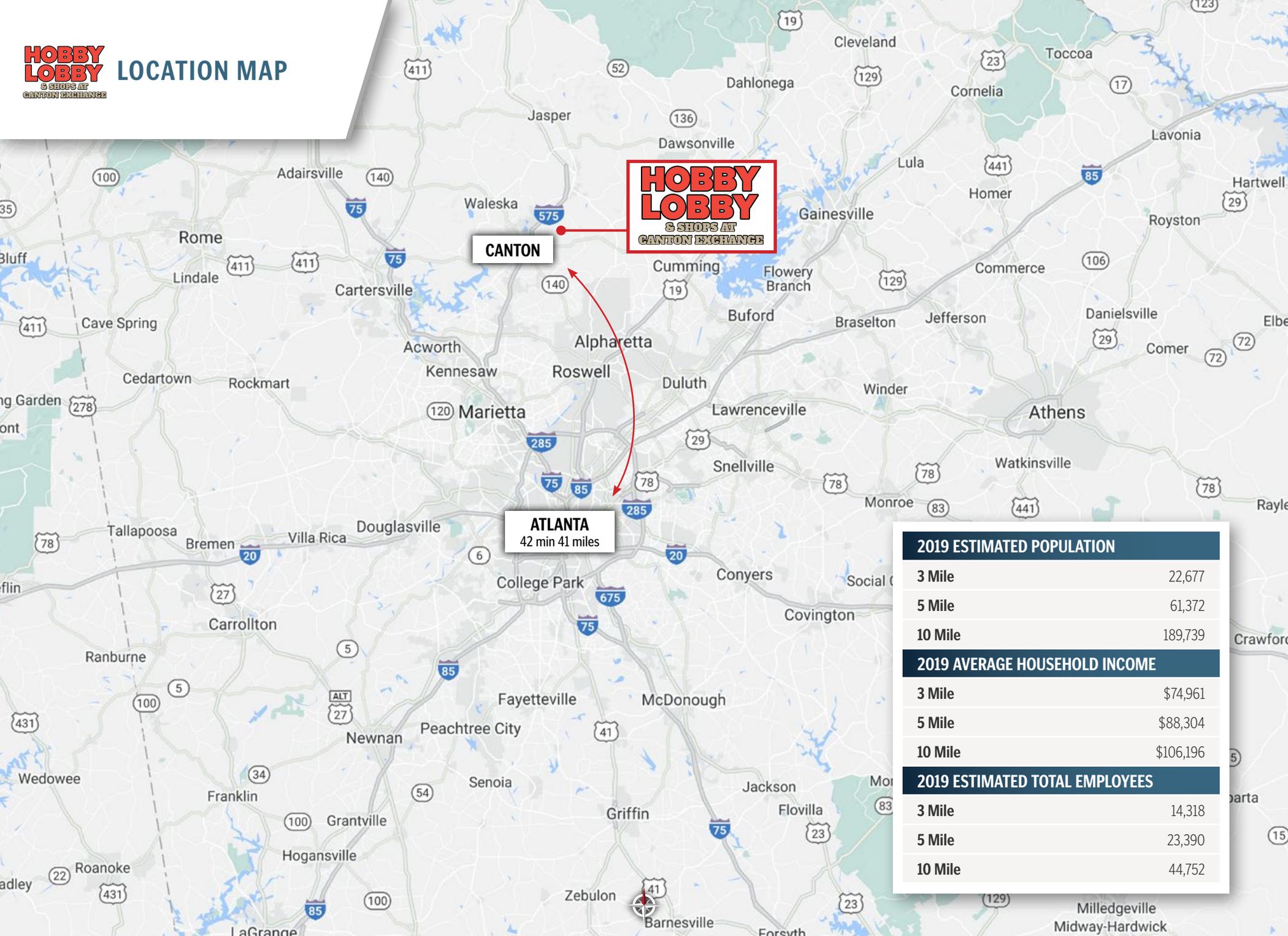
INTERSTATE 575

CUMMING HIGHWAY / STATE HIGHWAY 20

DOLLAR GENERAL Dickerson Driving



STE	NAME	SF
05	Hobby Lobby	55,000
06	Party City	8,000
07	Tuesday Morning	12,000
S1	De Allende Mexican Kitchen	2,840
S2	Pita Mediterranean	1,600
S3	SoHo Nails	2,560
S4	Salon Lafaye	2,000
S5	Your Pie	2,600



CANTON

HOBBY LOBBY
5 SHOPS AT CANTON EXCHANGE

ATLANTA
 42 min 41 miles

2019 ESTIMATED POPULATION	
3 Mile	22,677
5 Mile	61,372
10 Mile	189,739
2019 AVERAGE HOUSEHOLD INCOME	
3 Mile	\$74,961
5 Mile	\$88,304
10 Mile	\$106,196
2019 ESTIMATED TOTAL EMPLOYEES	
3 Mile	14,318
5 Mile	23,390
10 Mile	44,752



Canton, Georgia

Canton is a city in and the county seat of Cherokee County, Georgia, United States. The City of Canton had a population of 28,766 as of July 1, 2018. Canton ranks in the upper quartile for Population Density when compared to the other cities, towns and Census Designated Places (CDPs) in Georgia.

Museums such as the William Weinman Mineral Museum, Southeastern Railway Museum, Marietta/Cobb Museum of Art, Roselawn Museum, and Marietta Museum of History are located in the city. The city is also home to The Children's Park and Family Refuge, Lake Altoona Beach, and Tanglewood Farm. There are a number of golf courses in the community such as the Woodmont Golf Club, Canterbury Golf Club, and White Columns Golf Club. Churches in the city include the First Methodist Episcopal Church South, Saint Paul Cemetery, and Zion Baptist Church. Riverfest is an annual event that is celebrated by the city in the month of September.

Cherokee County is perfectly located 30 miles north of Atlanta where "Metro Meets the Mountains." The county is now 434 square miles in area, and with a population of about 225,000, it is the 7th largest of Georgia's 159 counties. When people think of Cherokee County, Georgia, they often think of its rugged beauty and eclectic community. For example, the county boasts over 2,000 acres of parks and greenspace. And under the \$90 Million Parks, Recreation, and Greenspace Bond which was successfully approved by the citizens of Cherokee County on the November 4, 2008 election ballot, funds will continue to be used to improve existing parks and develop brand new parks for active recreation and passive enjoyment.

The Cherokee County Airport (FAA LOC ID: 47A) is located adjacent to I-575 7 miles northeast of downtown Canton. A redevelopment project currently underway includes an already completed 10,000-square-foot (930 m²) terminal, the ongoing lengthening of the runway from its current 3,414 to 5,000 feet (1,041 to 1,524 m), a new parallel taxiway, instrument landing equipment, and new hangars. The new facilities will accommodate 200 hangared corporate aircraft and provide 100 tie-downs for smaller aircraft.

In addition to the county's natural beauty and recreation, Cherokee County is one of Georgia's most exciting markets. Cherokee County offers a well educated and well equipped workforce, exceptional transportation, and a host of financial incentive programs necessary for sustainable, longterm growth. For professionals and their families, Cherokee County offers a diverse range of housing, impressive healthcare, excellent education, low property taxes, and cultural opportunities necessary for comfortable living and continuous personal growth. There are 5 main municipalities in Cherokee County: Canton, Woodstock, Ball Ground, Holly Springs, and Waleska.



New \$280M Canton Hospital to Undergo \$43M Expansion After Two Years

The new Northside Hospital-Cherokee is committed to advancing health care in Cherokee County, and is located 1 mile south of the subject property

The 118-bed, full-service community hospital has approximately 700 physicians and 2,000 employees

The \$280 million new Northside Hospital-Cherokee replaced its predecessor that was built in Canton in 1960

The hospital was granted a certificate of need from the Georgia Department of Community Health in November to add the two new floors to the main hospital tower

The \$43 million project is expected to be completed by November, 2018, and is located 1 mile south of Canton Exchange

The hospital is also expanding its parking deck to almost double the number of spaces, adding an additional 625 spots to reach a total of about 1,500 spots



Atlanta, Georgia

Atlanta is Georgia's capital and most populous city, as well as the economic and cultural hub of the Atlanta metropolitan area. It also ranks 10th economically in the nation with a GDP of \$276 billion. The estimated population of Atlanta in 2016 is 463,878.

According to 2015 US Census estimates, Atlanta's population is roughly 463,878 in the city, up from 456,002 in the prior year's estimate.

Atlanta's population represents the residents of the city proper, although the urban population is 4.5 million and the Atlanta metropolitan area is home to 5.6 million, making it the 9th largest in the United States. The Combined Statistical Area is even larger at 6.2 million.

Atlanta has a population density of 630 people per square mile, or 243 per square kilometer.

Atlanta is a rapidly growing city, and its metropolitan area exceeded 5.5 million for the first time in 2013. While the area's growth is not as high as it was in the 1990s and early 2000s, it's higher than the previous year and this growth is expected to continue as Atlanta attracts new people.

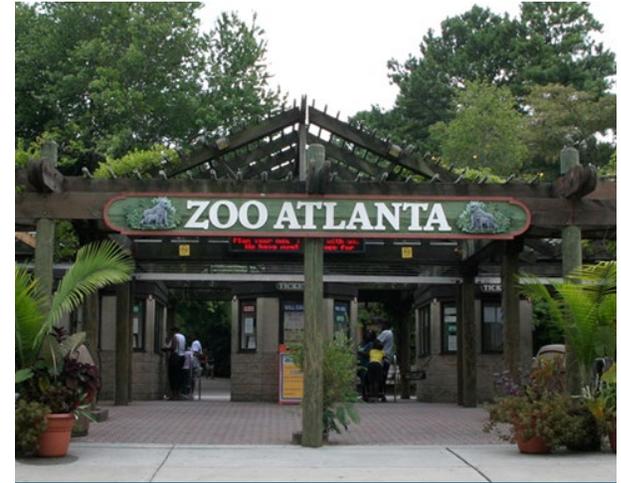
The U.S. Census Bureau found that metro Atlanta was the 6th fastest growing metro area in the country from 2012 to 2013. It's projected that metro Atlanta's population will reach over 8 million by 2020..



GEORGIA AQUARIUM



CENTENNIAL OLYMPIC PARK



ZOO ATLANTA



LEGOLAND DISCOVERY CENTER



MERCEDES-BENZ STADIUM



STONE MOUNTAIN PARK

	3 MILE	5 MILES	10 MILES
2019 Estimated Population	22,677	61,372	189,739
2024 Projected Population	24,871	68,663	211,597
2010 Census Population	19,487	47,475	153,947
Projected Annual Growth 2018 to 2023	1.86%	2.27%	2.20%
Historical Annual Growth 2010 to 2018	1.65%	2.81%	2.29%
2019 Estimated Households	6,697	16,537	53,169
2024 Projected Households	7,691	21,107	64,781
2010 Census Households	4,128	8,574	31,640
Projected Annual Growth 2018 to 2023	1.51%	2.67%	2.16%
Historical Annual Growth 2010 to 2018	4.96%	6.79%	5.33%
2019 Estimated White	74.90%	82.00%	85.70%
2024 Estimated Black or African American	8.20%	7.10%	6.20%
2019 Estimated Asian or Pacific Islander	0.90%	1.40%	1.90%
2019 Estimated American Indian or Native Alaskan	0.90%	0.60%	0.40%
2019 Estimated Other Races	11.60%	6.10%	3.30%
2019 Estimated Hispanic	24.40%	14.40%	9.30%
2019 Estimated Average Household Income	\$74,961	\$88,304	\$106,196
2019 Estimated Median Household Income	\$53,865	\$65,794	\$82,532
2019 Estimated Per Capita Income	\$25,309	\$30,352	\$36,446
2019 Estimated Total Businesses	1,112	2,098	4,931
2019 Estimated Total Employees	14,318	23,390	44,752



RENT ROLL

Suite #	Tenant Name	Size SF	Pro				Pro				Rental Increases				Lease Start Date	Lease End Date	Market Rent \$/SF/Yr	Lease Options
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Rata (\$)	Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr				
Inline																		
05	Hobby Lobby (corporate)	55,000	64%	\$39,188	\$0.71	\$470,250	\$8.55	46%	Jul-23	6%	\$41,479	\$0.75	\$497,750	\$9.05	Jul-18	Oct-33	\$8.55	4 (5-Year) Opt 1: \$552,750 Opt 2: \$580,250 Opt 3: \$607,750 Opt 4: \$635,250
									Jul-28	6%	\$43,771	\$0.80	\$525,250	\$9.55				
06	Party City (corporate)	8,000	9%	\$8,333	\$1.04	\$100,000	\$12.50	10%	Jul-23	10%	\$9,167	\$1.15	\$110,000	\$13.75	Jul-18	Jun-28	\$12.50	3 (5-Year) Opt 1: \$121,040 Opt 2: \$133,120 Opt 3: \$146,400
07	Tuesday Morning (corporate)	12,000	14%	\$13,500	\$1.13	\$162,000	\$13.50	16%	Jul-23	10%	\$14,850	\$1.24	\$178,200	\$14.85	Jul-18	Jun-28	\$13.50	3 (5-Year) Opt 1: \$195,960 Opt 2: \$212,520 Opt 3: \$237,120
Shops Space																		
S1	De Allende Mexican Kitchen & Tequila Bar	2,840	3%	\$6,153	\$2.17	\$73,840	\$26.00	7%	Nov-23	10%	\$6,769	\$2.38	\$81,224	\$28.60	Nov-18 (est)	Oct-28	\$26.00	2 (5-Year) Opt 1: \$89,346 Opt 2: \$95,452
S2	Pita Mediterranean Street Food	1,600	2%	\$3,365	\$2.10	\$40,384	\$25.24	4%	Nov-20	3%	\$3,466	\$2.17	\$41,595	\$26.00	Nov-18 (est)	Oct-28	\$26.00	2 (5-Year) 3% Annual Increases

Suite #	Tenant Name	Size SF	Pro				Pro				Rental Increases				Lease Start Date	Lease End Date	Market Rent \$/SF/Yr	Lease Options
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Rata (\$)	Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr				
S3	Salon Lafaye	2,000	2%	\$3,542	\$1.77	\$42,500	\$21.25	4%	Nov-23	10%	\$3,896	\$1.95	\$46,750	\$23.37	Nov-18 (est)	Oct-28	\$26.00	2 (5-Year) Opt 1: \$51,425 Opt 2: \$56,568
S4	SoHo Nails	2,560	3%	\$5,333	\$2.08	\$64,000	\$25.00	6%	Nov-21 Nov-22	2% 2%	\$5,440 \$5,548	\$2.13 \$2.17	\$65,280 \$66,576	\$25.50 \$26.01	Nov-18 (est)	Oct-23	\$26.00	1 (5-Year) 2% Annual Increases
S5	Your Pie	2,600	3%	\$5,688	\$2.19	\$68,250	\$26.25	7%	Nov-23	10%	\$6,256	\$2.41	\$75,075	\$28.88	Nov-18 (est)	Oct-28	\$26.00	2 (5-Year) Opt 1: \$82,602 2% Ann. Inc. Afterwards Opt 2: \$91,000 2% Ann. Inc. Afterwards
Total Occupied		86,600	100%	\$85,102	\$0.98	\$1,021,224	\$11.79	100%										
Total Vacant		0	0%	\$0		\$0		0%										
Total / Wtd. Avg:		86,600	100%	\$85,102	\$0.98	\$1,021,224	\$11.79	100%										

Notes

1) Party City Co-Tenancy: If a) Hobby Lobby or HomeGoods are not operating for business or b) less than 65% of the Floor Area for the Shopping Center, tenant may begin paying alternate rent (4% of sales) on the 151st day. If con-tenancy is not cured for 12 consecutive months, Tenant must terminate the lease with 30-day notice or resume base rent.

2) Party City Sales Kickout: If Tenant sales are less than \$1,050,000 in the 4th lease year, Tenant has a one time termination right within the the first 60 days in Year 5.

3) Tuesday Morning Sales Kickout: If Tenant sales are less than \$1,250,000 in the 5th lease year, Tenant has a one time termination right within the first 90 days of Year 6.

REIMBURSEMENT SUMMARY

Suite #	Tenant Name	Size SF	Pro Rata (SF)	Prop. Taxes	Ins.	CAM	Mngmt.	Admin Fee	Reimbursement PSF	Reimbursement Annual	Notes
05	Hobby Lobby	55,000	64%	Net	Net	Net	-	-	\$2.73	\$150,064	Controllable CAM (excludes snow and utilities) cannot exceed by 103% over previous year.
06	Party City	8,000	9%	Net	Net	Net	-	10%	\$2.81	\$22,448	10% admin on CAM. Controllable CAM (excludes utilities, security, and snow) cannot increase by more than 105% over the previous year.
07	Tuesday Morning	12,000	14%	Net	Net	Net	-	10%	\$2.81	\$33,673	10% admin on CAM. Year 1 CAM cannot exceed \$1.40 / SF for the first calendar year. Controllable CAM (excludes utilities, snow) cannot increase by more than 105% over the previous year.
S1	De Allende Mexican Kitchen	2,840	3%	Net	Net	Net	Net	15%	\$3.14	\$8,904	15% admin on CAM.
S2	Pita Mediterranean	1,600	2%	Net	Net	Net	Net	15%	\$3.14	\$5,016	15% admin on CAM.
S3	SoHo Nails	2,560	3%	Net	Net	Net	Net	15%	\$3.14	\$8,026	15% admin on CAM.
S4	Salon Lafaye	2,000	2%	Net	Net	Net	Net	15%	\$3.14	\$6,271	15% admin on CAM.
S5	Your Pie	2,600	3%	Net	Net	Net	Net	15%	\$3.14	\$8,152	15% admin on CAM.
Total Occupied		86,600	100%			Total Occupied			\$2.80	\$242,554	93%
Total Vacant		0	0%			Total Vacant			\$0.00	\$0	0%
Total / Wtd. Avg:		86,600	100%			Total Reimbursement			\$2.80	\$242,554	93%
						Total Operating Expenses			\$3.02	\$261,435	100%

For the Years Ending	\$ / SF Month 1	Annualized Mar-20	Year 1 Feb-2021	Year 2 Feb-2022	Year 3 Feb-2023	Year 4 Feb-2024	Year 5 Feb-2025	Year 6 Feb-2026	Year 7 Feb-2027	Year 8 Feb-2028	Year 9 Feb-2029	Year 10 Feb-2030	Year 11 Feb-2031
Potential Gross Revenue													
Base Rental Revenue	\$11.79	\$1,021,216	\$1,021,620	\$1,023,273	\$1,025,822	\$1,070,383	\$1,103,264	\$1,106,008	\$1,108,821	\$1,111,704	\$1,162,081	\$1,204,127	\$1,209,928
Absorption & Turnover Vacancy		0	0	0	0	0	0	0	0	0	(14,053)	0	0
Scheduled Base Rental Revenue	\$11.79	1,021,216	1,021,620	1,023,273	1,025,822	1,070,383	1,103,264	1,106,008	1,108,821	1,111,704	1,148,029	1,204,127	1,209,928
Expense Reimbursement Revenue	\$2.80	242,554	242,554	249,753	257,170	264,923	272,872	280,977	289,325	297,924	305,025	315,126	324,498
Total Potential Gross Revenue	\$14.59	1,263,770	1,264,174	1,273,026	1,282,992	1,335,305	1,376,136	1,386,985	1,398,146	1,409,628	1,453,054	1,519,253	1,534,427
General Vacancy	(\$0.08)	(6,507)	(6,515)	(6,568)	(6,640)	(6,839)	(7,162)	(7,240)	(7,320)	(7,402)	(6,329)	(8,160)	(8,302)
Effective Gross Revenue	\$14.52	1,257,263	1,257,659	1,266,458	1,276,352	1,328,466	1,368,973	1,379,745	1,390,826	1,402,226	1,446,725	1,511,093	1,526,125
Operating Expenses													
Property Taxes	\$1.81	156,617	156,617	161,316	166,155	171,140	176,274	181,562	187,009	192,619	198,398	204,350	210,480
Insurance	\$0.14	12,452	12,452	12,826	13,210	13,607	14,015	14,435	14,868	15,314	15,774	16,247	16,734
CAM	\$0.78	67,213	67,213	69,229	71,306	73,445	75,649	77,918	80,256	82,664	85,143	87,698	90,329
Management	\$0.29	25,145	25,153	25,329	25,527	26,569	27,379	27,595	27,817	28,045	28,935	30,222	30,523
Total Operating Expenses	\$3.02	261,427	261,435	268,700	276,199	284,761	293,317	301,510	309,950	318,642	328,249	338,516	348,066
Net Operating Income	\$11.50	995,836	996,224	997,759	1,000,154	1,043,705	1,075,656	1,078,234	1,080,876	1,083,584	1,118,476	1,172,577	1,178,059
Leasing & Capital Costs													
Tenant Improvements	-	0	0	0	0	0	0	0	0	0	14,593	0	0
Leasing Commissions	-	0	0	0	0	0	0	0	0	0	17,458	0	0
Total Leasing & Capital Costs	-	0	0	0	0	0	0	0	0	0	32,051	0	0
Debt Service	-	(356,164)	(356,164)	(356,164)	(520,433)	(520,433)	(520,433)	(520,433)	(520,433)	(520,433)	(520,433)	(520,433)	(520,433)
Cash Flow After Debt Service & Before Taxes	-	639,673	640,061	641,596	479,721	523,272	555,223	557,801	560,443	563,151	565,992	652,144	
Occupancy Trends													
Average Physical Occupancy	-	86,600	86,600	86,600	86,600	86,600	86,600	86,600	86,600	86,600	86,173	86,600	
Average Physical Occupancy - %	-	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	99.51%	100.00%	
Cap Rate	-	7.00%	7.00%	7.01%	7.03%	7.33%	7.56%	7.58%	7.59%	7.61%	7.86%	8.24%	
Cash/Cash	-	12.84%	12.85%	12.88%	9.63%	10.51%	11.15%	11.20%	11.25%	11.31%	11.36%	13.09%	

PRICING SUMMARY	
Pricing:	\$14,232,000
Price PSF:	\$164
Year 1 Net Operating Income:	\$996,224
Year 1 Cap Rate:	7.00%
Year 1 Cash/Cash:	12.85%
Leveraged IRR:	14.56%
Unleveraged IRR	8.10%

POTENTIAL 1ST LOAN		
Loan Amount:	\$9,251,000	65%
Down Payment:	\$4,981,000	35%
Payment (Interest Only)	(\$356,164)	
Payment (Interest + Princ)	(\$520,433)	
Interest Rate:	3.85%	
Loan Term:	10 Years	
Amortization Period:	30 Years	
Interest Only Period:	2 Years	

EXIT	
Exit Price:	\$15,707,000
Exit Cap:	7.50%
Loan Balance at Sale	\$7,757,789

CASH FLOW	YEAR 0	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Purchase Price	(14,232,000)										
Loan Amount	9,251,000										
Cash Flow		640,061	641,596	479,721	523,272	555,223	557,801	560,443	563,151	565,992	652,144
OLB at Sale											(7,757,789)
Sale Price											15,707,000
Total Cash Flow	-4,981,000	640,061	641,596	479,721	523,272	555,223	557,801	560,443	563,151	565,992	8,601,355

GENERAL INFORMATION	ARGUS ENTERPRISE
Analysis Start Date	3/1/2020
Term	10 Years
Inflation	3%
Market Rent Growth	3%
General Vacancy	2%
Expense Growth	3%
Property Tax Growth	3%

MARKET ASSUMPTIONS	ANCHOR	PAD SHOPS
Criteria	>8,000 SF	< 8,000 SF
Market Rent	See Rent Roll	See Rent Roll
Rental Increases	10% Every 5 Years	3% Annual
Lease Term	10 Years	5 Years
Rental Abatements	None	None
Renewal Probability	70%	70%
Vacant Space Turnover	9 Months	6 Months
Expense Recapture	NNN, 10% Admin, No MGMT	Full Pass-Through
Tenant Improvements (PSF)		
New	\$15	\$15
Renewal	\$0	\$0
Leasing Commissions		
New	6%	6%
Renewal	3%	3%

NOTES

1. Taxes, Insurance, and CAM per 2019 operating statement, allocated on a \$ / SF basis.
2. Management calculated at 2% of EGR.
3. General vacancy excludes Hobby Lobby, Tuesday Morning, and Party City.
4. Analysis assumes all tenants will exercise their option periods.



Hobby Lobby

www.hobbylobby.com

Company Type: Private

Locations: 800+



Hobby Lobby is the largest privately owned arts-and-crafts retailer in the world. 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. Hobby Lobby Stores is based in Oklahoma City, Oklahoma.



Party City

Company Type: Public

(NYSE: PRTY)

2018 Employee: 10,300

2018 Revenue: \$2.43 Billion

2018 Net Income: \$123.26 Million

2018 Assets: \$3.64 Billion

2018 Equity: \$1.04 Billion



Party City Holdco Inc. is the leading party goods company by revenue in North America and the largest vertically integrated supplier of decorated party goods globally by revenue. The Company is a popular one-stop shopping destination for party supplies, balloons, and costumes. In addition to being a great retail brand, the Company is a global, world-class organization that combines manufacturing and sourcing operations, with multi-channel retailing strategy and e-commerce retail operations.



Tuesday Morning Corporation

Company Type: Public

(NASDAQ: TUES)

2018 Employees: 1,770

2018 Revenue: \$1.10 Billion

2018 Assets: \$376.3 Million

2018 Equity: \$180.3 Million



Tuesday Morning Corporation operates as a retailer of upscale decorative home accessories, housewares, seasonal goods, and gifts in the United States. The company offers various products, such as home décor, furniture, bed and bath, kitchen, toys, crafts, pets, and seasonal goods. It also provides a range of branded merchandise, including Peacock Alley, Sferra, Lenox, Waterford, and Hartmann.



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

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*Statistics are for 2018

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