

TRACTOR SUPPLY CO.

1945 Marx Way
Anderson, CA



Actual Photo

CONFIDENTIALITY: Tenant requires that all terms and conditions of the Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

Contact Co-Owner/Broker:

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The information herein, while not guaranteed as to accuracy or completeness, has been secured from sources deemed reliable.

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PURCHASE PRICE: \$5,974,000 Annual Rent: \$346,500 (**5.80% Cap.Rate**) (\$314/sq.ft.)
POSSIBLE FINANCING: \$3,584,000± Debt Service: \$199,177 (3.75% interest, 30-yr. amortization)
DOWN PAYMENT: \$2,390,000± Cash Flow: \$147,323 (**6.16% Cash-on-Cash Return**)

Purchase Price and Cap.Rate are based on sale comparables and the 6/1/20 scheduled Annual Rent. Seller will credit Buyer for any shortfall between the 6/1/20 Annual Rent and the Annual Rent at closing. Buyers should form their own opinion regarding any possible expenses not covered by Tenant.

AREA:

BUILDING (2015) 19,031 sq.ft. + 15,000 sq.ft. outdoor fenced display area
LAND 3.15 acres
PARKING 102 spaces (including 4 handicap)

LEASE: 10+ years remain of 15-year initial term Leases expiring May 31, 2030 plus three 5-year options and one 4-year 11-month option. Tenant is responsible for the real estate taxes, insurance, and most of the maintenance of the property. Landlord's responsibilities include maintaining the roof (15-year initial warranty), structure, parking lot surface, pylon/monument sign(s) base, and exterior utility lines; and landlord liability insurance. **Rent increases 10% every 5 years**, including options. The following rent increase is scheduled for June 1, 2025. Tenant has a 30-day Right of First Refusal to purchase the property.

TENANT: Founded in 1938, Tractor Supply Company, a Delaware corporation (NASDAQ: TSCO), is the largest operator of retail farm and ranch stores in the United States with 1,790 stores in 49 states, focused on supplying the lifestyle needs of recreational farmers and ranchers. It also serves the maintenance needs of those who enjoy the rural lifestyle, as well as tradesmen and small businesses. Stores are located primarily in towns outlying to major metropolitan markets and in rural communities. They offer the following comprehensive selection of merchandise: livestock and pet products, including those necessary for their health, care, growth, and containment; maintenance products for agricultural and rural use; hardware and tool products; seasonal products, including lawn and garden power equipment; truck, trailer and towing products; and work/recreational clothing and footwear for the entire family. Tractor Supply Company also owns and operates 177 Petsense stores in 26 states. Petsense is a small-box pet specialty supply retailer focused on meeting the needs of pet owners, primarily in small to mid-size communities, and offering a variety of pet products and services. In 2018, Tractor Supply Company generated \$7.9 billion net sales, \$532 million net income, and a \$1.6 billion stockholders' equity.

LOCATION: The Tractor Supply Co. store was constructed and **opened in 2015**. It is well-located just off of and visible from both California State Highway 273 (**22,000± traffic count** daily average) and Interstate Highway 5 (**55,000± traffic count** daily average). Other major retailers in Anderson include Walmart Supercenter, Safeway, Rite Aid, and Ace Hardware; and the Shasta Gateway Outlets, which includes, Eddie Bauer, Dress Barn, Boot Barn, Famous Footwear, Vans Outlet, Maurices, Pendleton, rue21, Grocery Outlet, and Valley Cinemas. The 10-mile trade area has a 2019 estimated **90,680 population** and **\$74,582 average household income**.

Anderson is located in Shasta County, approximately 200 miles north of San Francisco, 150 miles northwest of Sacramento, and 10 miles southeast of Redding. Anderson has a rich history in timber, ranching and agriculture. In recent years, Anderson has been adding many retail jobs, especially with the opening of a new Walmart Supercenter across the street from the Shasta Outlets. Shasta County is the second highest producing county of timber in California, including the headquarters of Sierra Pacific Industries, the largest timber company in California and second largest in the country. Among the many tourist attractions in Shasta County are Shasta Lake and Mount Lassen.

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PALO
CEDRO

JUNCTION

Redding
Municipal
Airport



CAMPING WORLD

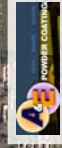


5 / (55,000 AADT)



Sacramento River

SACRAMENTO
(150 miles)



273 / (22,000 AADT)



Shasta
Outlets

Downtown
Anderson

Volonte
Park

Shasta District
Fairgrounds

SAN FRANCISCO
(205 miles)

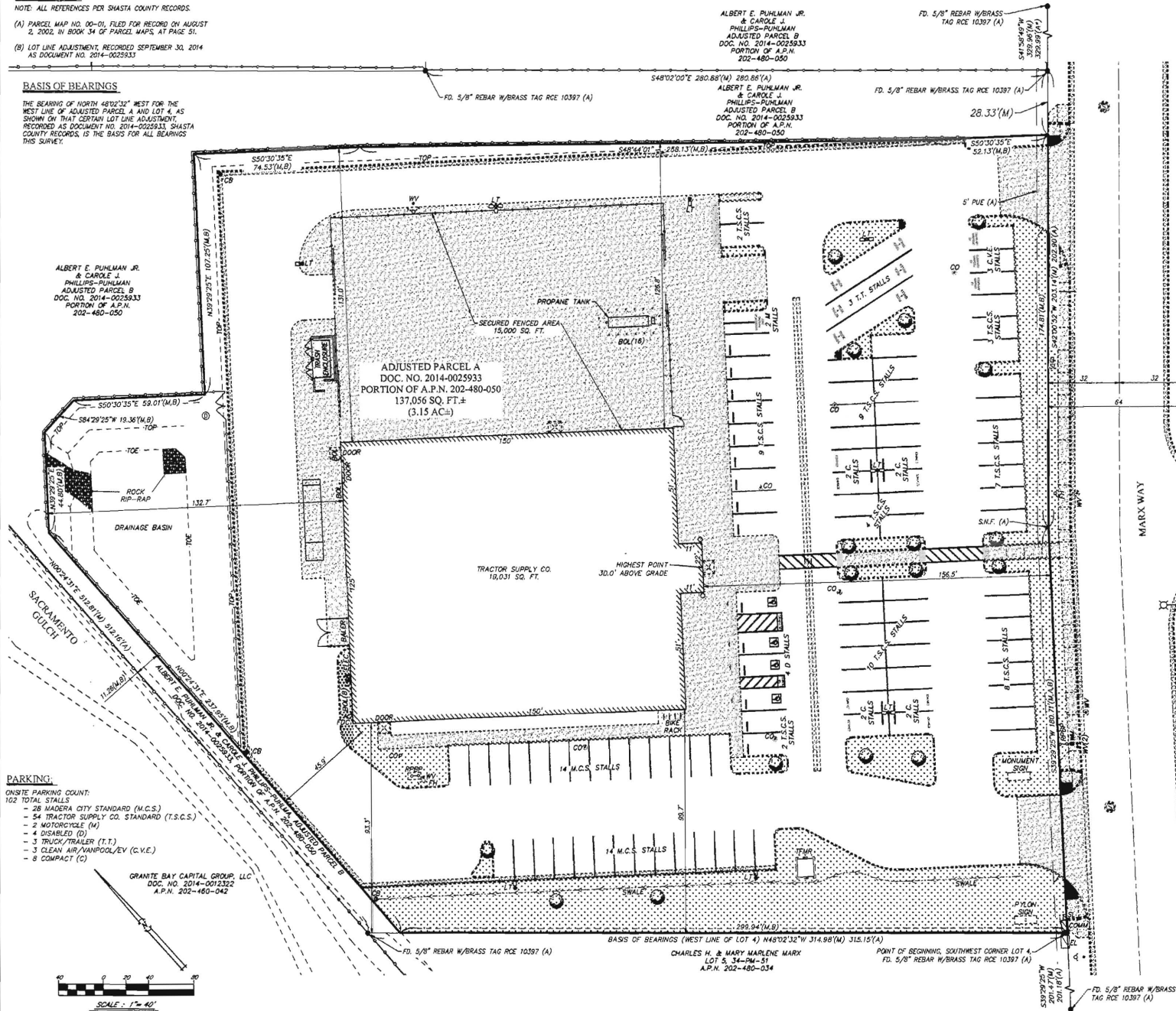


REFERENCES

NOTE: ALL REFERENCES PER SHASTA COUNTY RECORDS.
 (A) PARCEL MAP NO. 00-01, FILED FOR RECORD ON AUGUST 2, 2002, IN BOOK 34 OF PARCEL MAPS, AT PAGE 51.
 (B) LOT LINE ADJUSTMENT, RECORDED SEPTEMBER 30, 2014 AS DOCUMENT NO. 2014-0025933

BASIS OF BEARINGS

THE BEARING OF NORTH 48°02'32" WEST FOR THE WEST LINE OF ADJUSTED PARCEL A AND LOT 4, AS SHOWN ON THAT CERTAIN LOT LINE ADJUSTMENT, RECORDED AS DOCUMENT NO. 2014-0025933, SHASTA COUNTY RECORDS, IS THE BASIS FOR ALL BEARINGS THIS SURVEY.



LEGEND

- INDICATES FOUND 1/4" IRON PIPE TAPPED U.S. 5665, UNLESS OTHERWISE NOTED.
- P.U.E. INDICATES PUBLIC UTILITIES EASEMENT
- M.C.R. INDICATES MADERA COUNTY RECORDS
- O.R. INDICATES OFFICIAL RECORDS
- P.M. INDICATES PARCEL MAP
- (M) MEASURED AS NOTED ON THIS MAP
- I.P. INDICATES IRON PIPE
- S.N.F. INDICATES SEARCHED, NOTHING FOUND
- SURVEY BOUNDARY
- EXISTING BUILDING
- EXISTING VERTICAL CURBING
- EXISTING CURB & GUTTER
- EXISTING CURB, GUTTER & SIDEWALK
- EXISTING VALLEY GUTTER
- EXISTING AREA OF AC PAVING
- EXISTING AREA OF CONCRETE
- EXISTING CHAIN LINK FENCE
- EXISTING IRON FENCE
- EXISTING MASONRY WALL
- EXISTING SIGN
- BOLL. EXISTING BOLLARD
- W. EXISTING WATER VALVE
- F.H. EXISTING FIRE HYDRANT
- F.D.C. EXISTING FIRE DEPARTMENT CONNECTION
- P.V. EXISTING POST INDICATOR VALVE
- O-R.P.V. EXISTING REDUCED PRESSURE BACKFLOW PREVENTER
- W. EXISTING WATER METER
- S.S. EXISTING SANITARY SEWER MANHOLE
- S.S. EXISTING SANITARY SEWER CLEANOUT
- S.S. EXISTING STORM DRAIN MANHOLE
- C.B. EXISTING CATCH BASIN
- S.L. EXISTING SITE LIGHT
- T.P. EXISTING STREET ELECTRIC
- T.F. EXISTING TRANSFORMER
- ELEC. EXISTING ELECTRICAL MCB METER/MAIN
- R. EXISTING STREET LIGHT ELECTRIC BOX
- G.M. EXISTING GAS METER
- EL. EXISTING ELECTRICAL VAULT
- COM. EXISTING COMMUNICATION VAULT
- TOP EXISTING TOP OF SLOPE
- TOE EXISTING TOE OF SLOPE
- M.C.S. MADERA CITY STANDARD
- T.S.C.S. TRACTOR SUPPLY COMPANY STANDARD
- M. MOTORCYCLE
- D. DISABLED
- T.T. TRACTOR/TRAILER
- C.V.E. CLEAN AIR/VAN/POOL/VEH
- C. COMPACT
- EXISTING TREE, SPREAD TO SCALE
- EXISTING STUMPING
- EXISTING LANDSCAPING BARK
- EXISTING LANDSCAPING ROCK

HAWKINS & ASSOCIATES
 ENGINEERING, INC.
 436 MITCHELL ROAD
 MODESTO, CA 95354
 PH. (209) 575-4295
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ALTA/ACSM LAND TITLE SURVEY
 V P INVESTMENTS

TRACTOR SUPPLY COMPANY
 A.P.N. 202-480-050-000 (PORTION)
 CITY OF ANDERSON, SHASTA COUNTY, CALIFORNIA

BY: RCH
 CHK: KJO
 DATE: APRIL 30, 2015

SHEET
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