



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Harbor Freight
420 W Main Street
Gallatin, TN 37066

EXCLUSIVELY MARKETED BY:



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TABLE OF CONTENTS

04

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

06

LEASE ABSTRACT

Lease Summary
Rent Roll

07

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

12

AREA OVERVIEW

City Overview
Demographics

14

TENANT OVERVIEW

Tenant Profile

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 24,564 SF Harbor Freight Located at 420 W Main Street in Gallatin, Tennessee. This Opportunity Includes a 10 Year Modified Triple Net (NNN) Lease With *Minimal Landlord Responsibilities and a Corporate Guarantee, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$2,335,000
CAP	6.85%
NOI	\$160,000
PRICE PER SF	\$95.06
GUARANTOR	Corporate

*See Lease Abstract For Landlord Responsibilities

PROPERTY SUMMARY

ADDRESS	420 W Main Street Gallatin, TN 37066
COUNTY	Sumner
BUILDING AREA	24,564 SF
LAND AREA	2.00 AC
BUILT	1980



HIGHLIGHTS

- Corporate Guarantee From Harbor Freight Tools USA, Inc., a Delaware Corporation
- Harbor Freight Has a Credit Rating of Ba3 (Moody's)
- 10 Year *Modified Triple Net (NNN) Lease With Minimal Landlord Responsibilities
- Offering Three (5) Year Option Periods and 10% Rental Increases at Each Option Period
- Established Over 35 Years Ago, Harbor Freight Has Over 1,000 Locations in 48 States Serving Over 40 Million Satisfied Customers
- Located Off of W Main Street With an Average of 34,636 Vehicles Per Day
- Over 48,950 Residents Live Within a 5-Mile Radius With an Average Household Income of \$73,426
- Reader's Digest Has Honored Gallatin, Tennessee as the "Nicest Place in America"
- Recognized as One of the Top "Power Suburbs" in the United States, Gallatin Boasts High-Paying Jobs and Low Taxes; Economic Health, Rich in Education Excellence, a Thriving Arts Scene and a Vibrant Retail Environment Make Gallatin a Hub For Family Life
- Nearby Tenant's Include: CVS Pharmacy, Walgreens, Dollar General, Tractor Supply Co, Shell, Sherwin Williams, The UPS Store, DQ Grill & Chill, KFC, Popeyes, McDonald's, Taco Bell, Krystal and Many More

*Tenant Shall Have the One-Time Right to Terminate This Lease By Providing Landlord With a Written Notice Any Time Prior to the Expiration of the Seventy-Eighth (78th) Full Calendar Month Following the Rent Commencement Date; If Tenant Delivers the Early Termination Notice, This Lease Shall Terminate Effective as of That Date Which is the Last Day of the Eighty-Fourth (84th) Full Calendar Month Following the Rent Commencement Date



LEASE SUMMARY

TENANT	Harbor Freight Tools USA, Inc.
PREMISES	A Building of Approximately 24,564 SF
LEASE COMMENCEMENT	January 27, 2020
LEASE EXPIRATION	January 31, 2030 ¹
LEASE TERM	10 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% at Option Periods
LEASE TYPE	Modified Triple Net (NNN)
PERMITTED USE	Retail – Hardware Supplies
PROPERTY TAXES	Reimbursable to Landlord ^{2,3}
INSURANCE	Tenant's Responsibility Reimbursable to Landlord ²
COMMON AREA AND PARKING LOT	Tenant's Responsibility ^{2,4}
ROOF & STRUCTURE	Landlord's Responsibility ⁴
REPAIRS & MAINTENANCE	Tenant's Responsibility ^{2,4}
HVAC	Tenant's Responsibility ²
UTILITIES	Tenant's Responsibility

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
24,565 SF	\$160,000	\$6.51

¹ Tenant shall have the one-time right to terminate this lease by providing Landlord with a written notice any time prior to the expiration of the seventy-eighth (78th) full calendar month following the rent commencement date. If Tenant delivers the Early Termination Notice, this Lease shall terminate effective as of that date which is the last day of the eighty-fourth (84th) full calendar month following the rent commencement date.

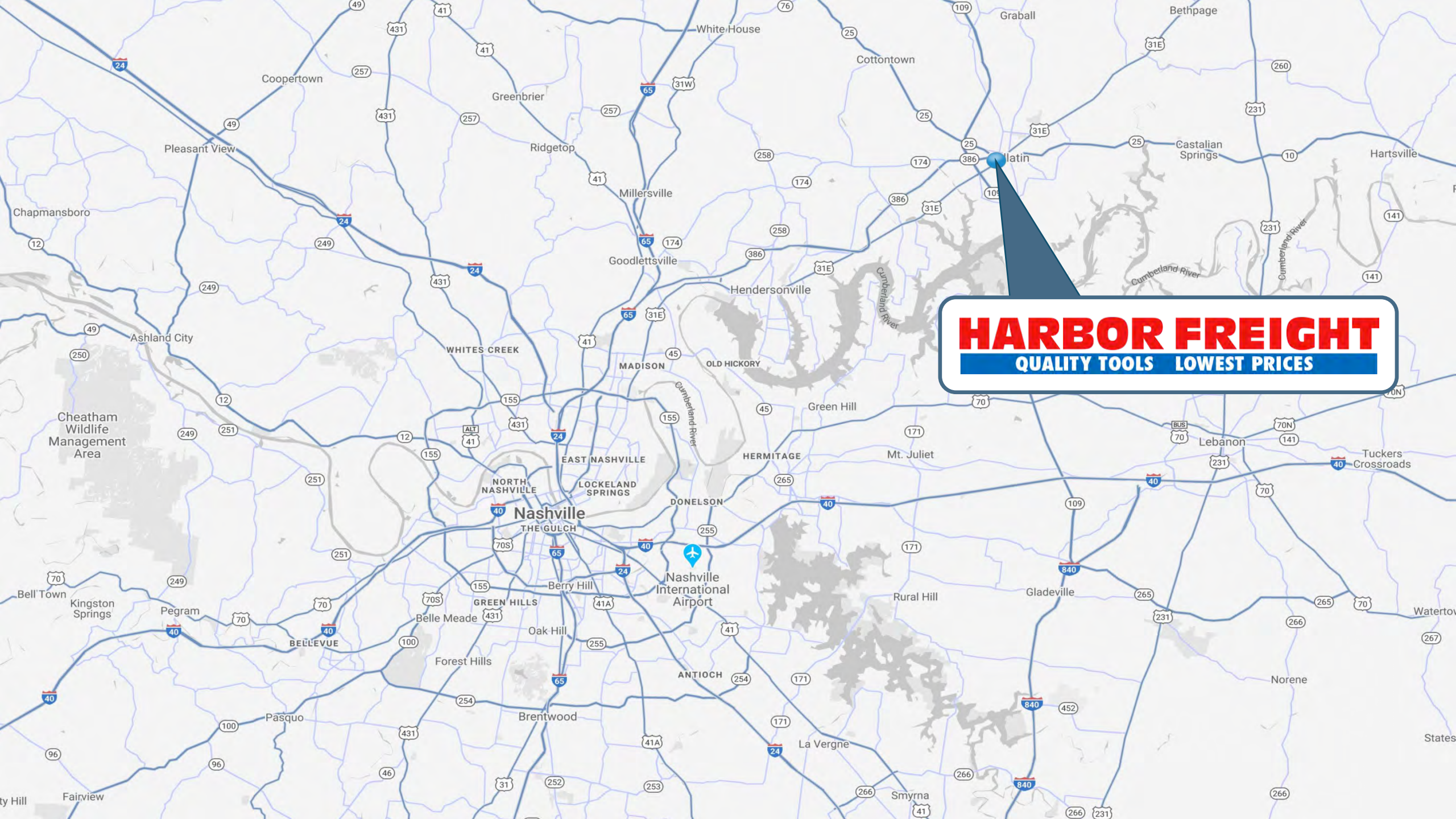
² Tenant and Landlord agree that Additional Rent Shall be capped at the Additional Rent Estimate through the end of the first full calendar year following the Rent Commencement Date. Thereafter, Additional Rent shall be the lessor of (x) actual Additional Rent, or (y) one hundred five percent (105%) of Tenant's Additional Rent obligation for the preceding year.

³ Estimated Property Tax Liability at the Effective Date per Section 8 of the lease agreement is \$13,357. Real Property Taxes shall not include: (i) an increase in Real Property Taxes (from and after the Effective Date) relating to, as a result of, or following a transfer of ownership of the Premises occurring during the primary term...all of the foregoing above being Landlord's obligation to pay without reimbursement.

⁴ Landlord shall be responsible for repair, maintenance, and replacement of the Building structural elements, concrete slab, exterior walls, roofs, roof coverings, foundations, utility pipes and conduits located in or below the floor slab of the Building or below the finished grade of the Premises, and repaving or replacing the parking areas (as compared to repairing, restriping, and resealing, the parking areas, which are Tenant's responsibility), for the replacement of the landscape irrigation system (if any), and for the replacement of the fire protection/sprinkler system.



ACTUAL PROPERTY IMAGES



HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES



Gallatin High School



RIPPY DENTAL

Walgreens

CVS pharmacy

McMillan Veterinary Clinic

WILSON Bank & Trust

BAKER MOTORS
QUALITY USED CARS

Kwik Stop

W Main St

31E

SUBWAY

Dos Margaritas

West End Missionary Baptist Church

Critter Clinic

Tennessee Laser Express



BIG LOTS!



Walmart



SONIC



Chick-fil-A

belk

verizon

GameStop



LITTLESTONE OF VILLAGE GREEN



O'Charley's



A & L Mobile Home Village

Buffalo P's



HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES



R C Owen
Company

U-HAUL

Advance
Auto Parts

PIZZA
PAPA JOHN'S

LEGACY
Inn
SUMNER

GIBSON
Furniture & Patio

Citizens Bank

Carle's APPLIANCE
PARTS & SERVICE INC.

NORTH LAKE
BARGAIN CENTER
"We Finance"

CHOICE
HOTELS

Wendy's

Howard's
Vitamin Store

CHINA
WOK

Little Caesars

Mi Guanajuato

Carriage
Drive In Cleaners

Byron's
SMOKEHOUSE

Kwik
STOP

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

Logo My Stuff
SCREEN PRINT & EMBROIDERY

DOLLAR
GENERAL

SUMNER
BANK & TRUST

JUMP for Joy
Dance Studio

Firestone

Krystal

Roger's Garden
& Landscaping

General Tire
Service
615-452-2552

Fam's
Motorsports

enterprise

EPIC
HOSPITALITY GROUP, LLC

McDonald's

31E

W Main St

Hammers
MOTORPLEX LLC
IF YOU KNOW TRUCKS, YOU KNOW HAMMERS

SUMNER
FARMERS
CO-OP

Buffalo
P's

West End Missionary
Baptist Church

HARBOR FREIGHT

QUALITY TOOLS LOWEST PRICES

DOLLAR GENERAL **AutoZone**
NAPA PIZZA **PAPA JOHN'S** Advance Auto Parts

FOOD LION Save a lot
FAMILY DOLLAR
REGIONS Arby's
SONIC SUBWAY
Hardee's Shell CAPTAIN D'S

TSC TRACTOR SUPPLY CO. BIG LOTS! burkes OUTLET
Waffle House POPEYES
HIBBETT SPORTS SHOE SHOW
BAYMONT INN & SUITES DQ Shell Valvoline FIRST TENNESSEE

Firestone
EconoLodge Krystal

McDonald's RAC
Little Caesars

CVS pharmacy
SUBWAY

Kroger DOLLAR TREE Starbucks
BURGER KING TACO BELL
PANDA EXPRESS IHOP
Kentucky Fried Chicken SHERWIN-WILLIAMS

Pizza Hut LENNY'S GRILL & SUBS BUFFALO WILD WINGS Arby's
HEARTLAND AspenDental MATTRESS FIRM
PACIFIC DENTAL SERVICES SportClips Tanera BREAD

Walmart Supercenter belk
ALDI Chick-fil-z Logan's ROADHOUSE ZAXBY'S
Hampton by HILTON Charleys SLEEP
QUALITY Cracker Barrel Great Clips

Hilton Garden Inn Bank of America verizon
FIFTH THIRD BANK REGIONS LET'S PIZZA
GNC LIVE WELL SONIC SALLY BEAUTY

109
Tennessee

31E

W Main St



NASHVILLE, TN

GALLATIN | SUMNER COUNTY | TENNESSEE

Gallatin is the county seat of Sumner County in the state of Tennessee. The population was estimated to be around 40,457 residents in 2018. Named for U.S. Secretary of the Treasury Albert Gallatin, the city was established on the Cumberland River and made the county seat in 1802. In 2017, Gallatin was named "The Nicest Place In America" by Reader's Digest. The city is located about 31 miles northeast of the state capital of Nashville, Tennessee. Nashville is home to about 691,243 people.

Several national companies have facilities or headquarters in Gallatin, including Gap, Inc., RR Donnelley, Beretta and Servpro Industries, Inc. The city is also home to Volunteer State Community College, a two-year college with more than 70 degree programs. Due to the cities proximity, Nashville's economy also affects Gallatin's. As the "home of country music", Nashville has become a major music recording and production center. The Big Three record labels, as well as numerous independent labels, have offices in Nashville. Nashville has been the headquarters of guitar company Gibson since 1984. Since the 1960s, Nashville has been the second-largest music production center in the U.S. Nashville's music industry is estimated to have a total economic impact of \$6.4 billion per year and to contribute 19,000 jobs to the Nashville area. The city is also home to Fortune 500 companies being Amazon, Bridgestone, Dell, Dollar General, Phillips, Nissan and Tractor Supply Company.

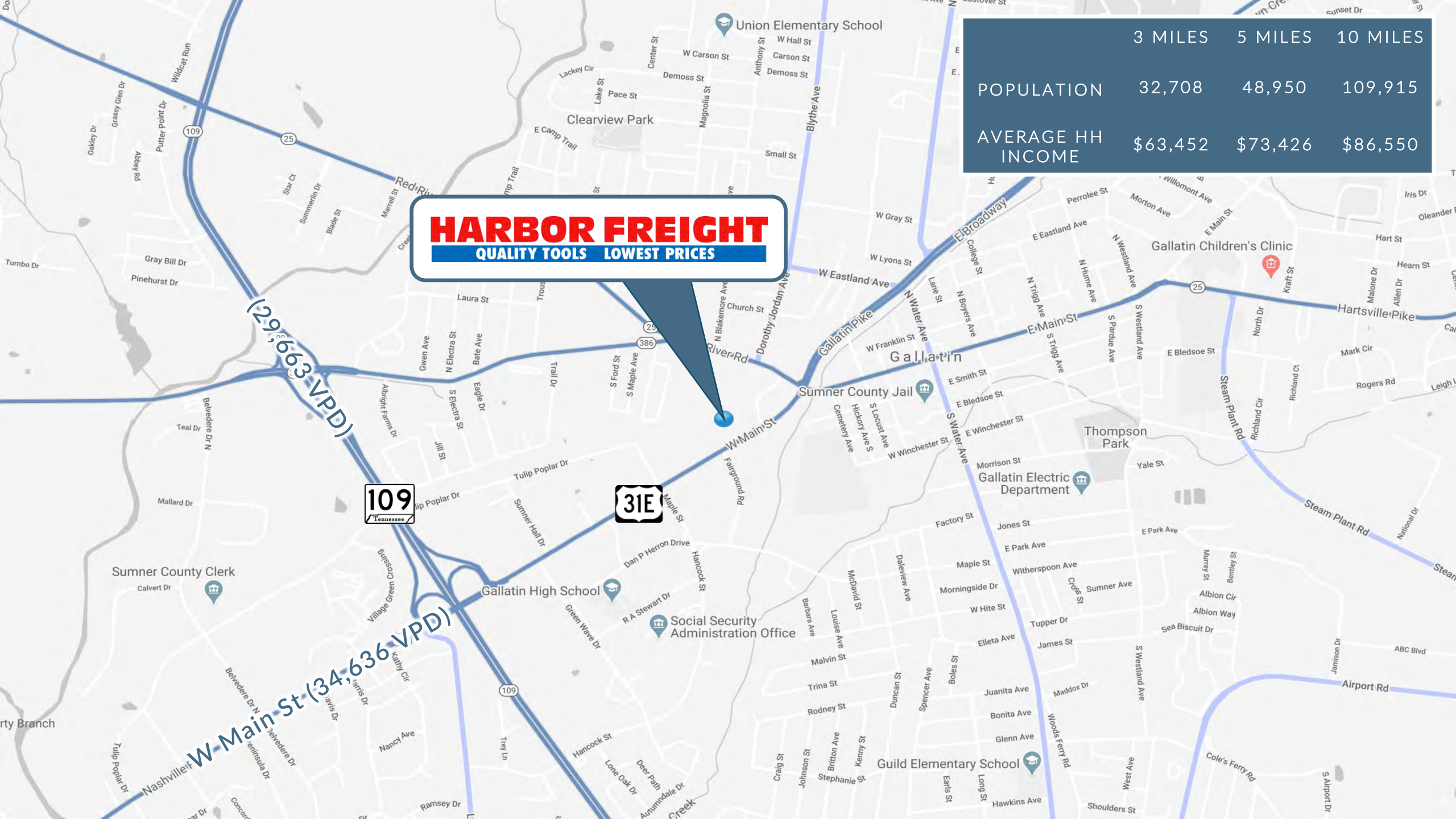
Gallatin is a 35 minute drive to downtown Nashville, which is a perfect place to spend the day. Just down the road, Nashville hosts a multitude of leading festivals, public events, and museums. Music City, USA is home to the stage of the Grand Ole Opry, which operates the longest-running live radio show in the world, as well as the one of a kind Country Music Hall of Fame and Museum. It is also the site of the Tennessee State Fair, an annual 9-day celebration that features rodeos, tractor pulls and variety of local musicians and craft brewers and restaurateurs. Nashville is home to the Melodious attractions like the the Musicians Hall of Fame and Museum and the Parthenon, which is a replica of the famous Greek structure that represents Nashville's role as the Athens of the South.



DOWNTOWN GALLATIN



GRAND OLE OPRY



HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

	3 MILES	5 MILES	10 MILES
POPULATION	32,708	48,950	109,915
AVERAGE HH INCOME	\$63,452	\$73,426	\$86,550

TENANT PROFILE

In 1977, when Harbor Freight Tools was started as a small family-owned business, they made a commitment to provide working people with great quality tools at the lowest prices. And for over 40 years, Harbor Freight Tools has done just that. From hand tools and generators, to air and power tools, from shop equipment to automotive tools, Harbor Freight offers more than 7,000 tools and accessories at quality levels that match or exceed competing brands, but at prices that are up to 80% less.

With over 1,000 stores and over 40 million satisfied customers, Harbor Freight Tools continues to grow, but they are still family owned and for over 3 decades their mission has remained the same: deliver an incredible assortment of great quality tools at the lowest prices. Harbor Freight Tools is a privately held discount tool and equipment retailer, headquartered in Calabasas, California, which operates a chain of retail stores, as well as a mail-order and e-commerce business. The company employs over 20,000 people in the United States and has locations in 48 states. On August 14th, 2019, they opened their 1,000th store in Louisville, Kentucky.



COMPANY TYPE
Private



FOUNDED
1977



OF LOCATIONS
1,000+



HEADQUARTERS
Calabasas, CA



WEBSITE
[harborfreight.com](https://www.harborfreight.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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