



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



WELLS
FARGO



Aspen Dental
2615 S Center Street
Marshalltown, IA 50158

EXCLUSIVELY MARKETED BY:



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In Cooperation With
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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,500 SF Aspen Dental Located at 2615 S Center Street in Marshalltown, IA. This Opportunity Provides a Strong Corporate Guarantee and a Well-Known Brand in the Dental Healthcare Space. This Property Boasts a Strong Location in a High Traffic Area.

OFFERING SUMMARY

PRICE	\$1,354,838
CAP	7.75%
NOI	\$105,000
PRICE PER SF	\$387.10
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	2615 S Center Street Marshalltown, IA 50158
COUNTY	Marshall
BUILDING AREA	3,500 SF
LAND AREA	0.8 AC
BUILT	2016



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- Long-Term 6 Year Corporate Guaranteed Lease
- Strategically Located Directly Across the Street From the Marshalltown Mall and Walmart Supercenter
- Located Directly on Highway 14 (S Center St), Which is the Main Retail Corridor Through Marshalltown
- Excellent Demographics With a Population of Over 29,165 Residents Making an Average Household Income of \$65,963 Within a 5-Mile Radius
- Under 3-Miles From the Elmwood Country Club and Neighborhood, Frank Lloyd Wright Historical Marker and the Legion Memorial Park
- Marshalltown Sits Between Cedar Rapids to the East (1 Hour) and Des Moines to the West (1 Hour)
- Top Employers in Marshalltown Include: JBS USA (2,400 Employees), Emerson Electric (1,135 Employees), Marshalltown Community School District, Lennox Industries, Walmart, City of Marshalltown and Marshalltown Community College
- Aspen Dental is Located in a Dense Residential Neighborhood Which Also Includes Several Nearby Schools: Hoglan Elementary, Marshalltown Community College, Fisher Elementary, Marshalltown High, St Francis Catholic School and Lenihan Intermediate School
- Nearby Tenants Include: Burger King, Subway, ALDI, Advance Auto Parts, Wells Fargo, UPS, Hobby Lobby, JCPenney, Arby's, Papa Murphy's, Goodwill, Kay Jewelers, Domino's, AT&T and Walmart Supercenter



LEASE SUMMARY

TENANT	Aspen Dental
PREMISES	A Building of Approximately 3,500 SF
LEASE COMMENCEMENT	July 30, 2015
LEASE EXPIRATION	March 31, 2026
LEASE TERM	6 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% At Each Option
LEASE TYPE	NN
PERMITTED USE	Medical
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Shared Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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3,500 SF	\$105,000	\$30.00
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ACTUAL PROPERTY IMAGES

A map of Iowa showing major cities and highways. A blue pin is placed on the map near Marshalltown, with a callout box containing the AspenDental logo. The logo is in a blue serif font with a registered trademark symbol. The map shows major cities like Des Moines, Cedar Rapids, and Iowa City, as well as numerous smaller towns and a network of highways.

AspenDental®

CEDAR RAPIDS

DES MOINES

HOBBY LOBBY

usbank

SHOE sensation

JCPenney

FRIDLEY THEATRES

U.S. Cellular



AspenDental®

WELLS FARGO

S Center St

14



MARSHALLTOWN, IA



ALDI **DOLLAR GENERAL** **SHERWIN-WILLIAMS**
BURGER KING **Advance Auto Parts**
Comfort INN **SUBWAY** **Pizza Ranch**

HyVee **U-HAUL** **JIMMY JOHN'S SANDWICHES**

14

DQ **jiffy lube**

AspenDental®

JCPenney **HOBBY LOBBY**
Bath & Body Works **planet fitness** **DOLLAR TREE** **Arby's**
Papa Murphy's **Great Western Bank** **SHOE sensation**

WELLS FARGO

slumberland FURNITURE **Kentucky Fried Chicken** **TACO BELL**
Applebee's **Aaron's**

S Center St

30

MENARDS **BW | Best Western Hotels & Resorts** **sears** **Hampton by HILTON** **BAYMONT INN & SUITES** **Culver's**
Super 8 **CASEY'S GENERAL STORE** **Holiday Inn Express**

McDonald's

Walmart Supercenter **maurices** **goodwill** **Wendy's**
Perkins RESTAURANT & BAKERY **SUBWAY** **Great Clips** **motel 6**
SALLY BEAUTY **DUNKIN'** **Domino's** **AT&T** **metro by T-Mobile** **GNC LIVE WELL**



DES MOINES, IA

MARSHALLTOWN | MARSHALL COUNTY | IA

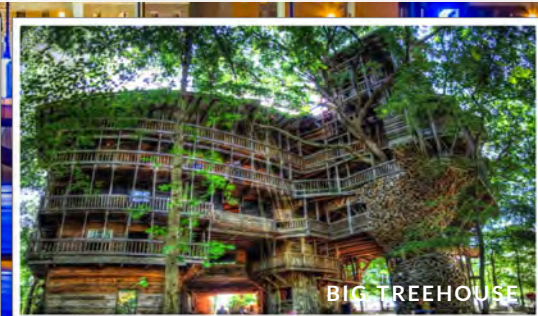
Marshalltown is a vibrant small city nestled in the heart of Iowa in Marshall County. It is situated off Highways 30 and 14 and is approximately 50 miles northeast of Des Moines, the Capital City of Iowa. The city encompasses approximately 12.28 square miles. The city's 2018 estimate population was about 27,068 residents. The city lies between Cedar Rapids and Des Moines, which is the state's capital. Des Moines population was 216,853 residents as of the 2018 population estimate. The five-county metropolitan area is ranked 89th in terms of population in the United States with 655,409 residents according to the 2018 estimate by the United States Census Bureau, and is the largest metropolitan area fully located within the state.

The city is home to the Marshalltown Company, a manufacturer of American tools for many construction and archaeological applications. The Marshalltown Company has been in business for over 125 years and is one of the top producers of construction tools in the world. The Big Treehouse is a large tourist attraction located outside of Marshalltown that brings people to visit the city and helps the economy. A great deal of investment has been made in downtown Marshalltown in recent years. As a result, a question has arisen as to the market potential of attracting new housing development into the downtown. It is projected that through 2020 there will be an increase in commercial retail space by 131,000 square feet.

The Big Treehouse is a 5,000 square foot tree house begun by a college student in 1983 at the Shady Oaks Campground outside Marshalltown, Iowa. It is a tourist attraction that has been enlarged and made more elaborate over the years. The city is an hours drive away from Des Moines, which is the perfect city to spend the day. Des Moines is home to the gold-domed Iowa State Capitol building which is among the 19th- and early-20th-century landmarks of the East Village area. The Des Moines Art Center is noted for its contemporary collections and Pappajohn Sculpture Park. Local produce and live music are draws at the Downtown Farmers' Market. The Greater Des Moines Botanical Garden has outdoor plant displays and a geodesic dome.



MARSHALLTOWN, IA



BIG TREEHOUSE

AspenDental®

14

MARSHALLTOWN
MALL

S Center St (19,567 VPD)

30

(9,840 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	22,899	29,165	34,251
AVERAGE HH INCOME	\$65,707	\$65,963	\$67,417

TENANT PROFILE

Aspen Dental Management, Inc. (ADMI) is a dental support organization (DSO)— a dental practice management corporation that provides business support and administrative services in the U.S. Aspen Dental practices are committed to treating patients with the compassion and respect they deserve at an affordable price.

The Aspen Dental brand, was founded in 1998 by Robert Fontana, who continues to serve as chief executive. ADMI licenses the “Aspen Dental” brand name to the independently owned and operated dental practices that use its business support services. Aspen Dental-branded practices are committed to breaking down the barriers so that patients can get the care they need today. With nearly 700 offices in 38 states, Aspen Dental practices provide a wide range of general dentistry and denture-related services and offer patient-friendly programs and services, including convenient locations, onsite labs and extended hours. Together, Aspen Dental practices cared for more than 1.7 million patients in 2018.



COMPANY TYPE
Subsidiary



FOUNDED
1998



OF LOCATIONS
600+



HEADQUARTERS
Syracuse, NY



WEBSITE
aspental.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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