



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

In Cooperation With HCBRE LLC,
a Wyoming Licensed Broker #223200



FedEx Ground

701 33rd Street
Cody, WY 82414

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 22,896 SF FedEx Ground at 701 33rd Street in Cody, Wyoming. With Over 5 Years on a Double Net (NN) Lease Located in an Opportunity Zone, This Deal Provides For a Best-of-Class Investment on an Established Tenant With an S&P Investment Grade Credit Rating of “BBB”.

OFFERING SUMMARY

PRICE	\$4,257,000
CAP	6.00%
NOI	\$255,420
PRICE PER SF	\$185.93
GUARANTOR	FedEx Ground Package Systems

PROPERTY SUMMARY

ADDRESS	701 33rd Street Cody, WY 82414
COUNTY	Park
BUILDING AREA	22,896 SF
LAND AREA	6.0 AC
BUILT	2015



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- FedEx Corp (NYSE: FDX), S&P Investment Grade Credit Rating of “BBB”
- Double Net Lease (NN) With Minimal Landlord Responsibilities
- Site is Located in an Opportunity Zone
- Cody Was Recently Ranked in 2019 as “Wyoming’s 2nd Best Town to Live In”
- Located Adjacent to the Alternate U.S. Route 14 Which Sees Traffic Counts of Over 9,900 VPD
- Situated 54-Miles From the Yellowstone National Park East Entrance, Which is One of the Most Popular Parks in the United States; The Park Receives Around 4 Million Visitors Each Year
- Cody is Host to the Cody Stampede Rodeo, Which is a Professional Rodeo Cowboys Association Rodeo and is One of the Largest in the Nation; Many of the Top Cowboys in the Country Visit the City to Attend
- Nearby Tenants Include: Sherwin-Williams, Starbucks, Burger King, Wendy’s, Walmart Supercenter, Aaron’s, Anytime Fitness, AutoZone, Dollar Tree and More



LEASE SUMMARY

TENANT	FedEx Ground
PREMISES	A Building of Approximately 22,896 SF
LEASE COMMENCEMENT	July 15, 2015
LEASE EXPIRATION	August 1, 2025
LEASE TERM	5+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	10% at Option 1; 5% at Option 2
LEASE TYPE	Double Net (NN)
PERMITTED USE	Industrial/Distribution
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE
FOOTAGE

22,896 SF

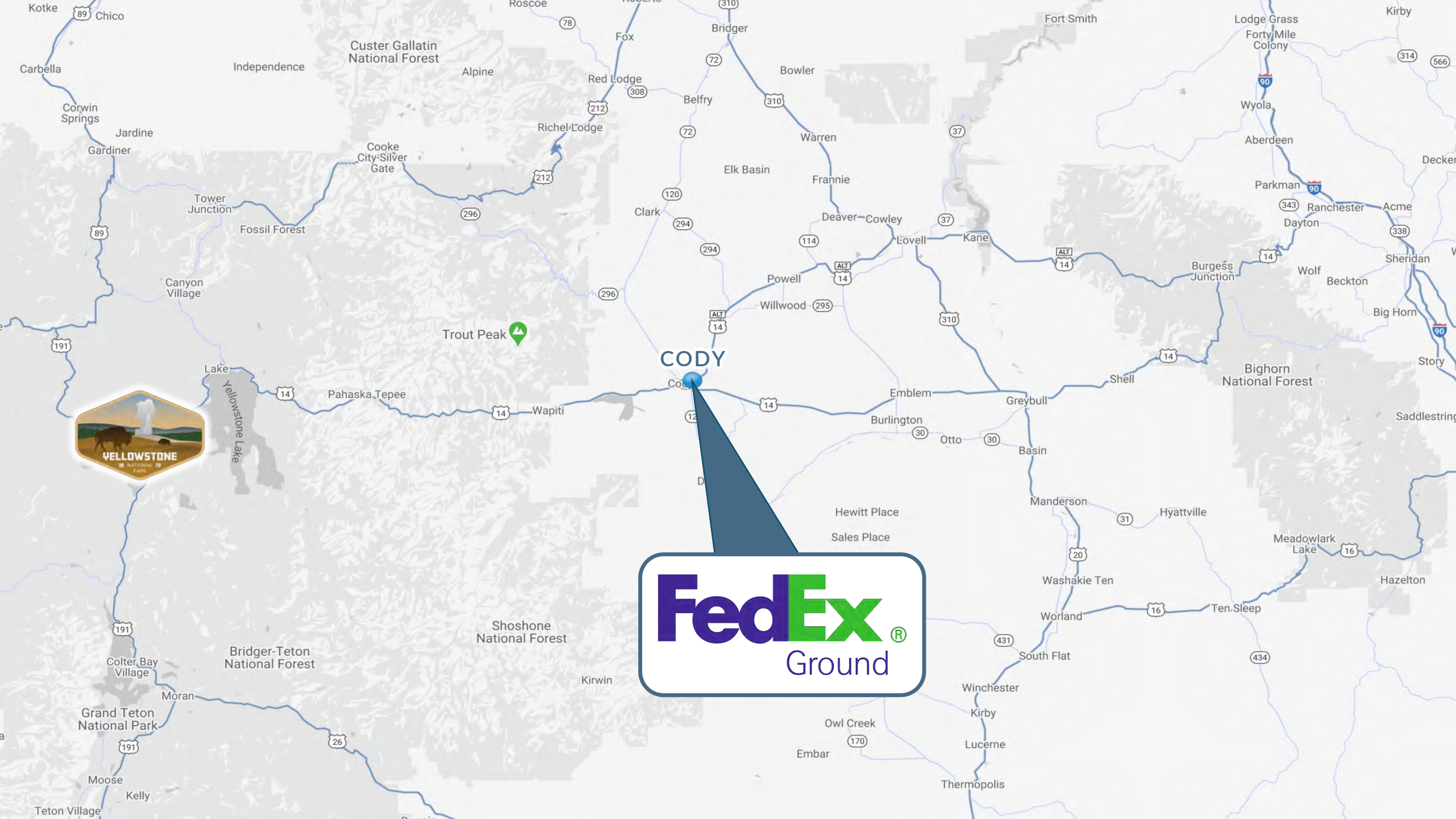
ANNUAL
BASE RENT

\$255,420

RENT
PER SF

\$11.16

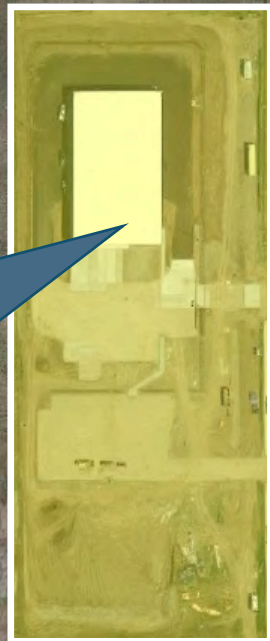






SHERWIN-WILLIAMS

33rd St



FedEx
Ground

Date St



T-O ENGINEERS

Joe's Auto



Triple L
Sales

WOODWARD
Tractor & Rental, Inc.



Norseman
Designs West

Cottonwood
Storage

Northwest Rural
Water District

Walmart Supercenter ANYTIME FITNESS

Aaron's AutoZone

Little Caesars DOLLAR TREE

TSC TRACTOR SUPPLY CO Pinnacle Bank

O'Reilly AUTO PARTS AmericInn Sinclair

SUBWAY Exxon Mobil

maurices Walgreens

GLACIER BANK Pinnacle Bank

BANK OF THE WEST BNP PARIBAS usbank

Mobil Exxon Holiday Inn

Builders FirstSource NAPA Comfort INN

WELLS FARGO

SHERWIN-WILLIAMS

True Value

FedEx Ground

Arby's

sears

Super 8 BW Best Western Hotels & Resorts

GLACIER BANK DQ

Pizza hut

Albertsons

ACE Papa Murphy's TAKE 'N' BAKE PIZZA

taco john's McDonald's BURGER KING Starbucks

SUBWAY GLACIER BANK RODEWAY INN

Sheridan Ave



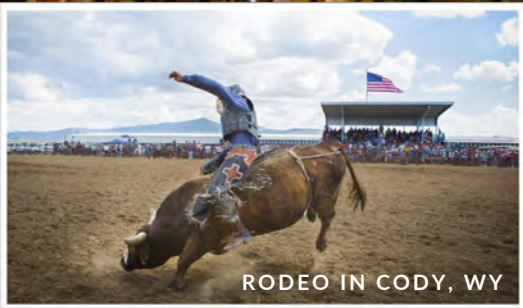
YELLOWSTONE REGIONAL AIRPORT
CODY, WYOMING

CODY | PARK COUNTY | WYOMING

Cody is a city in Northwest Wyoming and the county seat of Park County in the state of Wyoming. The city is named after Colonel William Frederick "Buffalo Bill" Cody for his part in the founding of Cody in 1896. Cody is the host to the Cody Stampede Rodeo. The Stampede is a Professional Rodeo Cowboys Association rodeo and is one of the largest rodeos in the nation that is held over the Independence Day Holiday. Many of the top cowboys in the country visit Cody to attend. The city is located 30 miles to the Yellowstone National Park.

The primary industry in Cody is tourism. Hotels, restaurants and shops cater to travelers coming to visit the West and Yellowstone Park. Cody has several art galleries, with some notable local painters and artists living in the area. Cody is fast becoming a hub for Outdoor Recreation. The Shoshone River runs through town offering Class I-V kayaking and whitewater rafting. Shoshone Canyon offers over 300 rock climbing routes, while Cedar Mountain boasts nearly 600 boulder problems. Cody hosts nearly 50 miles of single track, with a large amount of it accessible by bike from town. A bike park was recently completed with Jump and Drop lines as well as a Pump track. Another industry is western style furniture, with several small furniture makers producing custom pieces. The oil industry seems to wax and wane over the years in the Cody area. Just to the south of Cody are large deposits of gypsum. Cody is set to be the new headquarters for Kanye West's Yeezy brand as of 2019.

Themes surrounding Cody's pioneer and Cowboy and Western history are common in the cultural events and activities in the area. The Buffalo Bill Center of the West, is a large and modern facility located near the center of the city. It contains five museums in one, including the Draper Natural History Museum, the Plains Indian Museum, the Cody Firearms Museum, the Whitney Western Art Museum and the Buffalo Bill Museum which chronicles the life of William F. Cody, for whom the historical center is named. The historical center maintains large collections. It is a favorite stopping point for tourists passing through the town, on their way to or from Yellowstone. Rodeo is important in the culture in Cody, which calls itself the "Rodeo Capital of the World".



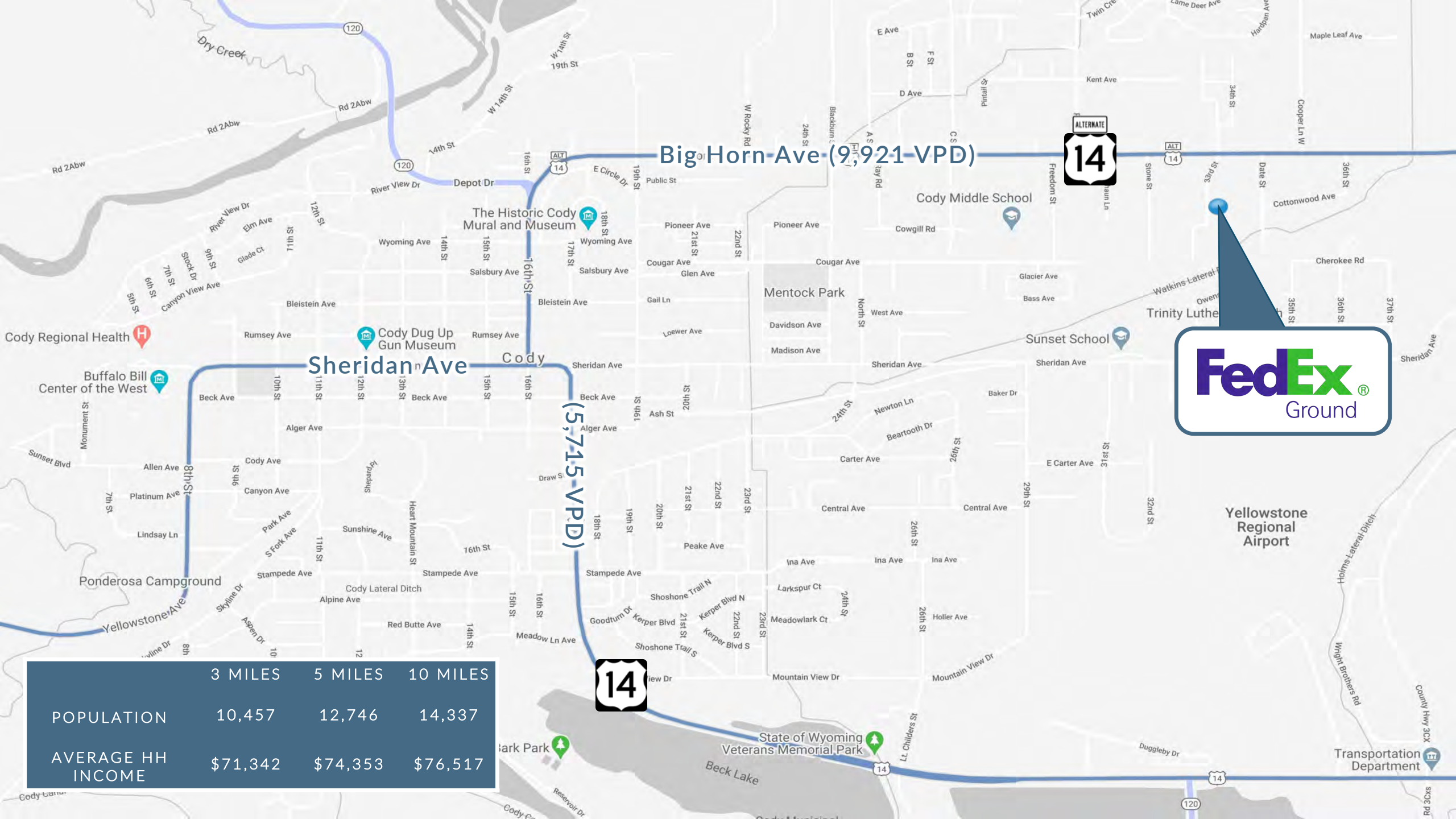
RODEO IN CODY, WY



YELLOWSTONE NATIONAL PARK



CODY, WY



Big Horn Ave (9,921 VPD)

Sheridan Ave

(5,715 VPD)



	3 MILES	5 MILES	10 MILES
POPULATION	10,457	12,746	14,337
AVERAGE HH INCOME	\$71,342	\$74,353	\$76,517

TENANT PROFILE

FedEx was once just a tiny delivery company; now this Fortune 500 Company shows no signs of slowing down. The company is an American multinational courier delivery services headquartered in Memphis, TN. The company is known for its overnight shipping service and pioneering a system that could track packages and provide real-time updates on package location (to help in finding lost packages), a feature that has now been implemented by most other carrier services.

FedEx provides a broad portfolio of transportation, e-commerce and business services through companies competing collectively, operating independently and managed collaboratively, under the respected FedEx brand. These companies are included in four business segments, one being: FedEx Express. FedEx Express is the world's largest express transportation company, offering time-definite delivery to more than 220 countries and territories, connecting markets that comprise more than 90% of the world's gross domestic product. The FedEx Express segment also includes FedEx Trade Networks, Inc., which provides international trade services, specializing in customs brokerage and global ocean and air freight forwarding; FedEx SupplyChain Systems, Inc., which offers a range of supply chain solutions; and Bongo International, LLC, which is a leader in cross-border enablement technology and solutions.

Unmatched air route authorities and transportation infrastructure, combined with leading-edge information technologies, make FedEx Express the world's largest express transportation company, providing fast services for more than 3.6 million shipments each business day. FedEx is now at 150 stores within Walmart locations. There are now over 2,000 FedEx Office locations inside hotel and convention centers, OnCampus sites at universities and corporate campuses across the country and 32 FedEx SameDay City markets serving more than 1,900 cities.



COMPANY TYPE
NYSE: FDX



FOUNDED
1971



OF LOCATIONS
2,000+ Offices



HEADQUARTERS
Memphis, TN



WEBSITE
[fedex.com](https://www.fedex.com)

CONFIDENTIALITY AGREEMENT

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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.



ACTUAL PROPERTY IMAGE

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