



AUTO SERVICE PROPERTY FOR SALE

REPRESENTATIVE PHOTO

BIG O TIRES (TBC CORP.)

1271 Tasha Blvd, Shakopee, MN 55379

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BIG O TIRES (TBC CORPORATE GUARANTEE)

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CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

SALE PRICE **\$4,108,000**

CAP RATE **6.0%**

INVESTMENT SUMMARY

List Price:	\$4,108,000
NOI:	\$246,484
Cap Rate:	6.0%
Price / SF:	\$707.30
Building Size:	5,808 SF
Land Acreage:	.82 Acres
Year Built:	1998

LEASE SUMMARY

Lease Type:	Absolute Net (NNN)
Taxes / CAM / Insurance:	Tenant Responsibilities
Roof / Structure:	Tenant Responsibilities
Term Remaining:	10+ Years
Commencement Date:	November 9, 2001
Term Expiration:	September 30, 2030
Options:	Four (4), Five Years
Increases:	In Each Option Period
Guarantor:	TBC Corporation/NTW (Corporate Backed Lease)

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- Essential Business | Open & Operating During Pandemic Shut Down
- NNN Lease Structure - Zero Landlord Responsibilities
- Long Term Lease With 10+ Years Remaining
- Corporate Guarantee by TBC Corp./NTW (Sumitomo Corp.)
- Subject Property is Located in the Main Retail Corridor of Shakopee
- Average Household Income Within 1 Mile is \$97,000 +
- Population Within a 5 Mile Radius is 85,000 +
- Busy Traffic Counts That Boast in Excess of 16,000 + Vehicles Per Day
- Surrounded by National Retailers Such as: Walgreens, Kwik Trip, Speedway, Jiffy Lube, Arby's, Taco Bell, Cub Foods, Applebee's, Dairy Queen and Many More.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	14,799	37,997	85,299
Total Households	5,318	13,265	29,892
Average HH Income	\$97,080	\$105,377	\$130,636

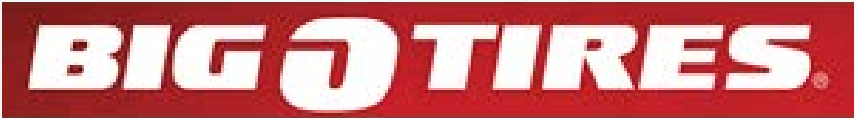
NOTE:

The purchase price is based on the next scheduled rent increase effective 02/01/2021.
Seller will credit the buyer the difference at Close of Escrow

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LEASE ABSTRACT



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ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
February 1, 2016 - January 31, 2021	\$224,076.48	\$18,673.04
February 1, 2021 - January 31, 2026	\$246,484.20	\$20,540.35
February 1, 2026 - January 31, 2029	\$271,132.56	\$22,594.38
February 1, 2029 - September 30, 2030	\$298,245.84	\$24,853.82
OPTION PERIODS		
Option 1: February 1, 2030 - January 31, 2034	\$298,245.84	\$24,853.82
Option 2: February 1, 2034 - January 31, 2039	\$328,070.40	\$27,339.20
Option 3: February 1, 2039 - January 31, 2044	\$360,876.96	\$30,073.08
Option 4: February 1, 2044 - January 31, 2049	\$396,964.44	\$33,080.37
Base Rent (5,808 SF)		\$38.58

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ADDITIONAL PROPERTY PHOTOS



SUMITOMO CORP. TENANT PROFILE



OVERVIEW

Company:	Big O Tires
Founded:	1962
Total Revenue:	\$5.3B
Net Income:	\$320.5M
Net Worth:	\$19.5B
Headquarters:	Palm Beach Gardens, Florida
Website:	www.sumitomocorp.com

TENANT HIGHLIGHTS

- The Lease is Guaranteed by TBC Corp.
- Sumitomo Corp. Purchased TBC Corp. in 2005
- Sumitomo Corp. Annual Revenues are in Excess of \$5B

TENANT OVERVIEW

Sumitomo Corp. Group conducts business activities in a wide range of industries on a global scale, with business units including Metal Products, Transportation and Construction Systems, Infrastructure, Media and Digital, Living Related and Real Estate, Mineral Resources, Energy and Chemical and Electronics.

With its global network and based on trust from companies in various industries and from consumers, Sumitomo Corporation engages in multifaceted business activities by making the most of its Integrated Corporate Strength. These business activities include sales of a variety of products and services, import and export, trilateral trade, and domestic and international business investment.

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BIG O TIRES TENANT PROFILE



OVERVIEW

Company:	Big O Tires
Founded:	1962
Headquarters:	Palm Beach Gardens, Florida
Website:	www.bigotires.com

TENANT HIGHLIGHTS

- 380+ Locations Nationally
- TBC Corporation | Largest Subsidiary Owned
- TBC Corporation is Owned By Sumitomo Corp. (S&P Rating "A-")

TENANT OVERVIEW

Big O Tires is North America's largest franchiser of tire retailers. It is headquartered in Palm Beach Gardens, FL, and has more than 380 franchises in 20 U.S. states. It sells its own Big O private brand tires and other brands. In addition to selling and servicing tires, wheels, and alignments, Big O Tires provides basic maintenance and replacement services such as oil changes, battery replacement, struts installation, and brake service.

In 1996, Big O Tires joined forces with one of the largest and most respected tire marketers in the nation when it became part of the TBC Retail Group, an automotive retail network comprised of some 1,200 Big O Tires, Tire Kingdom, Merchant's and NTB locations spanning 40 U.S. states. Big O's reach was broadened again in 2005, when TBC Corporation was acquired by Sumitomo Corporation of America, the largest wholly-owned subsidiary of Tokyo-based Sumitomo, one of the world's leading traders of goods and services.

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DEMOGRAPHICS

Population:	1 Mile	3 Mile	5 Mile
2024 Projection	13,563	37,039	87,892
2019 Estimate	12,926	34,918	82,800
2010 Census	12,651	31,775	74,012
Growth 2019-2024	4.93%	6.07%	6.15%
Growth 2010-2019	2.17%	9.89%	11.87%
2019 Population Hispanic Origin	1,686	3,714	6,753
2019 Population by Race:			
White	10,192	27,666	67,224
Black	1,025	2,456	4,320
Am. Indian & Alaskan	246	597	1,135
Asian	1,086	3,284	7,940
Hawaiian & Pacific Island	8	21	49
Other	370	894	2,132
U.S. Armed Forces:	6	8	21
Households:			
2024 Projection	4,905	12,986	30,800
2019 Estimate	4,677	12,241	29,017
2010 Census	4,586	11,110	25,984
Growth 2019 - 2024	4.87%	6.09%	6.14%
Growth 2010 - 2019	1.98%	10.18%	11.67%
Owner Occupied	3,231	9,049	23,271
Renter Occupied	1,446	3,192	5,746
2019 Avg Household Income	\$87,616	\$97,385	\$123,711



AERIAL



 16,252+



Vierling Drive E



Marshall Road

169

36,667+

RETAIL

Cub
FOODS

Great
Clip

ups

WELLS
FARGO

21,807+

Speedway

16,252+

TACO BELL

Vierling Drive E

Marshall Road

OLD NATIONAL
BANK

W

SUBJECT PROPERTY

taco
john's

Caribou
COFFEE

DQ

Applebee's

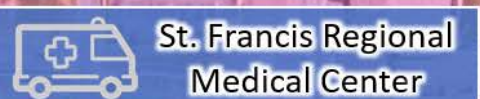
Arby's

RETAIL

Marschall Road

169

36,667+



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LOCATION OVERVIEW



SHAKOPEE, MINNESOTA

Located in the southwest corner of the Twin Cities metropolitan area, along the Minnesota River, Shakopee is a thriving community that offers the friendly, charming atmosphere of a small town and the advantages of a vibrant metropolitan area. Founded in 1857 as a booming river town, Shakopee is a city rich in history yet forward-thinking as new modes of transportation, enterprise, recreation and employment have made it a growing, modern suburb. With more than 40,000 residents, Shakopee is the county seat of Scott County, recently one of the fastest growing counties in the United States. Shakopee and nearby suburbs comprise the southwest portion of Minneapolis-Saint Paul, the sixteenth-largest metropolitan area in the United States, with 3.6 million people.

Shakopee is known as a regional entertainment destination, home to attractions such as Valleyfair Amusement Park and Canterbury Park Racetrack. It also has a unique downtown central business district, expansive business park, high-quality regional medical center and a diverse, top-notch school district.



REGIONAL

LOCATION



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