



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



GOODYEAR
MORE DRIVEN.

2088 Stone Rose Drive
Rocky Mount, NC 27804

MARKETED BY:



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In Cooperation With:
Sands Investment Group North Carolina, LLC - Lic. # 29362
BoR: Amar Goli - Lic. # 310575

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present For Sale the 6,450 SF Goodyear Tire and Service Store Located at 2088 Stone Rose Drive in Rocky Mount, NC. With 4 Years Remaining on a Triple Net (NNN) Lease and Attractive Rent Increase, This Opportunity Provides For a Best-of-Class Investment With Income Growth of an Established Tenant.

OFFERING SUMMARY

PRICE	\$975,000
CAP	7.34%
NOI	\$71,604
PRICE PER SF	\$151.16
GUARANTOR	Personal

PROPERTY SUMMARY

ADDRESS	2088 Stone Rose Drive Rocky Mount, NC 27804
COUNTY	Nash
BUILDING AREA	6,450 SF
LAND AREA	0.64 AC
BUILT	1986



HIGHLIGHTS

- Tenant Has Over 33 Years of Operating History at This Location, Showing Commitment to the Site
- Deemed as an Essential Business
- Triple Net (NN) Lease With Minimal Landlord Responsibilities
- Very Attractive 2% Annual Rent Increases
- Below Market Rent
- Strategically Located on a Main Retail Corridor
- Situated Directly Across From Sam's Club and Starbucks
- Situated Just Off N Wesleyan Blvd Which Sees Traffic Count of Over 29,776 VPD
- Located 4-Miles From I-95 Which Sees Over 38,709 VPD
- Population of 59,113 Residents Making an Average Household Income of \$58,363 Within a 5-Mile Radius
- Nearby Tenants Include: Salvation Army, Ford Dealership, Lowe's, KFC, Dunkin', Panera Bread, Freddy's Steakburgers, Bojangles' and Hardee's



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	Goodyear Tires
PREMISES	A Building of Approximately 6,450 SF
LEASE COMMENCEMENT	August 1, 1987
LEASE EXPIRATION	July 31, 2024
LEASE TERM	4 Years Remaining
RENEWAL OPTIONS	1 x 5 Year
RENT INCREASES	2% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Automotive
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	ANNUAL BASE RENT	RENT PER SF
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6,450 SF	\$71,604	\$11.10
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ROCKY MOUNT



N Wesleyan Blvd



Davis-Little
Funerals





Studio 169

The Townes at
Westview Park

Sunset Ave

alorica

Ford

Davis-Little
Funerals

LOUISIANA
KITCHEN

POPEYES

Panera
BREAD

N Wesleyan Blvd

TIME FINANCING
SERVICE

Freddy's
STEAKBURGERS

CVS
pharmacy

McDonald's

Walgreens

sam's club

STARBUCKS
COFFEE

Bojangles

DUNKIN'

KFC

THE
SALVATION
ARMY

GOODYEAR
MORE DRIVEN.

target Starbucks Pier 1 imports PET SMART
 ZAXBY'S HOBBY LOBBY BURGER KING
 RED LOBSTER CVS pharmacy SHOE CARNIVAL MCDONALD'S
 LIDL MATTRESS FIRM CITITRENDS
 SALLY BEAUTY Rainbow CHUCK E. CHEESE'S
 COOK OUT MATTRESS Warehouse Pizza Hut

Walmart Supercenter FOOD LION CATO
 Walgreens Office DEPOT OfficeMax planet fitness metro by T-Mobile
 WELLS FARGO AutoZone SHEETZ cricket
 O'Reilly LANE BRYANT TACO BELL WOODFOREST
 DOLLAR TREE burkes OUTLET MAVIS WOODFORD TIRE AFFORDABLE DENTURES & IMPLANTS
 CVS pharmacy Rainbow CATHERINES Great Clips

belk JCPenney ALDI QUALITY
 ROSS DRESS FOR LESS rue21
 THE CHILDREN'S PLACE HIBBETT SPORTS Olive Garden DQ
 BAM! BUFFALO WILD WINGS Conn's Precision Tune Auto Care
 Dunham's Bath & Body Works VITAMIN WORLD
 AMERICAN EAGLE Applebee's PNC
 Rainbow Foot Locker VICTORIA'S SECRET
 OLLIE'S Bargain OUTLET claire's GNC
 SEPHORA FINISH LINE SHOE SHOW

FAMILY DOLLAR DOLLAR GENERAL
 WELLS FARGO Walgreens SONIC
 TACO BELL INTERSTATE 95 BB&T PAPA JOHN'S goodwill

LOWE'S IHOP
 Smithfield's CHICKEN 'N BAR-B-Q CIRCLE K

Kentucky Fried Chicken
 DUNKIN'

JOANN TSC TRACTOR SUPPLY CO BIG LOTS! HARBOR FREIGHT TOOLS
 Krispy Kreme F&W golden corral

sam's club Starbucks
 Hardee's
 Freddy's STEAKBURGERS Panera BREAD

GOODYEAR
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N Wesleyan Blvd

Sunset Ave

ROCKY MOUNT | NASH COUNTY | NC

Rocky Mount is a city in Edgecombe and Nash counties in the Atlantic coastal plain region of the U.S. state of North Carolina. The city's population is estimated to be 53,922 as of 2019, making it the 17th-most populous city in North Carolina. Rocky Mount is the principal city of the Rocky Mount metropolitan area, which includes Edgecombe and Nash counties, often called the "Twin Counties", and had an estimated population of 146,021 in 2018. Rocky Mount is also an anchor city of the Rocky Mount-Wilson-Roanoke Rapids Combined Statistical Area in northeast North Carolina with a total population of 297,726 as of 2018.

While historically strong in rail transportation, textiles and agriculture, the economy of Rocky Mount has diversified into biomedical pharmaceuticals and manufacturing in recent decades. Being at the juncture of a number of important highways and railway, distribution and logistics also play a key role in local business. The city also has a strong service sector as the home to a number of financial and customer support centers. Rocky Mount's location less than an hour away from Raleigh and the Research Triangle has attracted new companies looking to balance a skilled labor force with significantly lower costs of living and doing business. Forbes ranked the city as number six for cost of doing business on its list of Best Small Places For Business And Careers in 2018.

The city is home to multiple venues for the performing arts. The Imperial Centre for the Arts and Sciences hosts the Maria V. Howard Arts Center, a Children's Museum and Science Center, and a community theater. Rocky Mount Mills is a craft brewery incubator, the first of its kind on North Carolina, that is now home to many up-and-coming breweries and restaurants. In addition, the mill hosts summer music festivals and other events throughout the year. A Rocky Mount Railroad Museum has been in the planning stages for a number of years given the cultural significance of the railroad on the city.



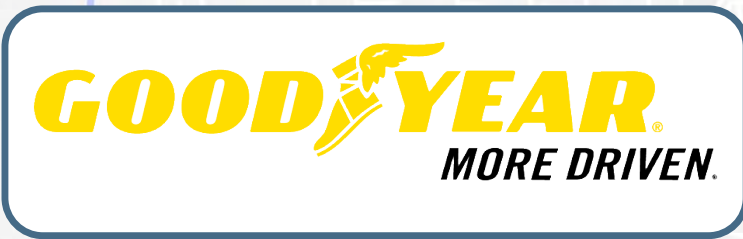
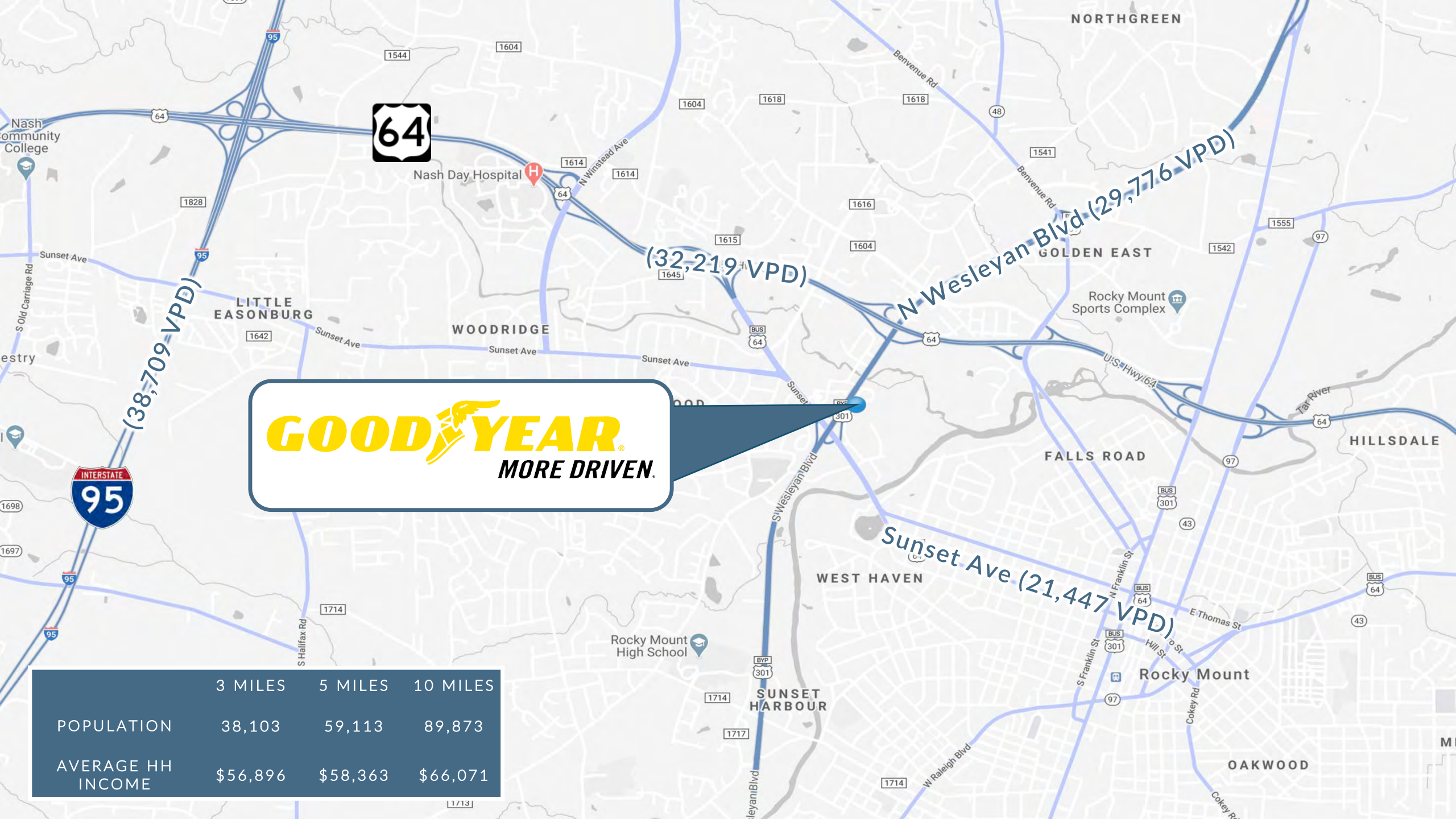
NASH COUNTY COURTHOUSE



ROCKY MOUNT MILLS



ROCKY MOUNT, NC



	3 MILES	5 MILES	10 MILES
POPULATION	38,103	59,113	89,873
AVERAGE HH INCOME	\$56,896	\$58,363	\$66,071

TENANT PROFILE

The Goodyear Tire & Rubber Company started in 1898 with just 13 workers producing bicycle and carriage tires. From that first bicycle tire, Goodyear quickly grew to become the world's largest tire company, a title it earned in 1916 when it adopted the slogan "More people ride on Goodyear tires than on any other kind."

The Goodyear Tire & Rubber Company is an American multinational tire manufacturing company founded in 1898 by Frank Seiberling and based in Akron, Ohio. Goodyear manufactures tires for automobiles, commercial trucks, light trucks, motorcycles, SUVs, race cars, airplanes, farm equipment and heavy earth-mover machinery. As of 2017, Goodyear is one of the top four tire manufacturers along with Bridgestone (Japan), Michelin (France) and Continental (Germany).

Today, Goodyear has facilities across the world and annual sales of more than \$15 billion. Goodyear is one of the world's leading tire companies with operations in most regions of the world and one of the most recognized brand names. Together with its U.S. and international subsidiaries, Goodyear develops, manufactures, markets, and distributes tires for most applications. It also manufactures and markets rubber-related chemicals for various applications.

Goodyear is one of the world's largest operators of commercial truck service and tire retreading centers. In addition, it operates approximately 1,100 tire and auto service center outlets where it offers its products for retail sale and provides automotive repair and other services. Goodyear manufactures its products in 46 facilities in 21 countries. It has marketing operations in almost every country around the world.



COMPANY TYPE
NASDAQ: GT



FOUNDED
1898



OF LOCATIONS
1,100+



HEADQUARTERS
Akron, OH



WEBSITE
goodyear.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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