



Actual Location

Exclusively offered by:

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Listed in conjunction with:

ARNOLD REALTY GROUP, LLC

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INVESTMENT OVERVIEW AND LEASE SUMMARY

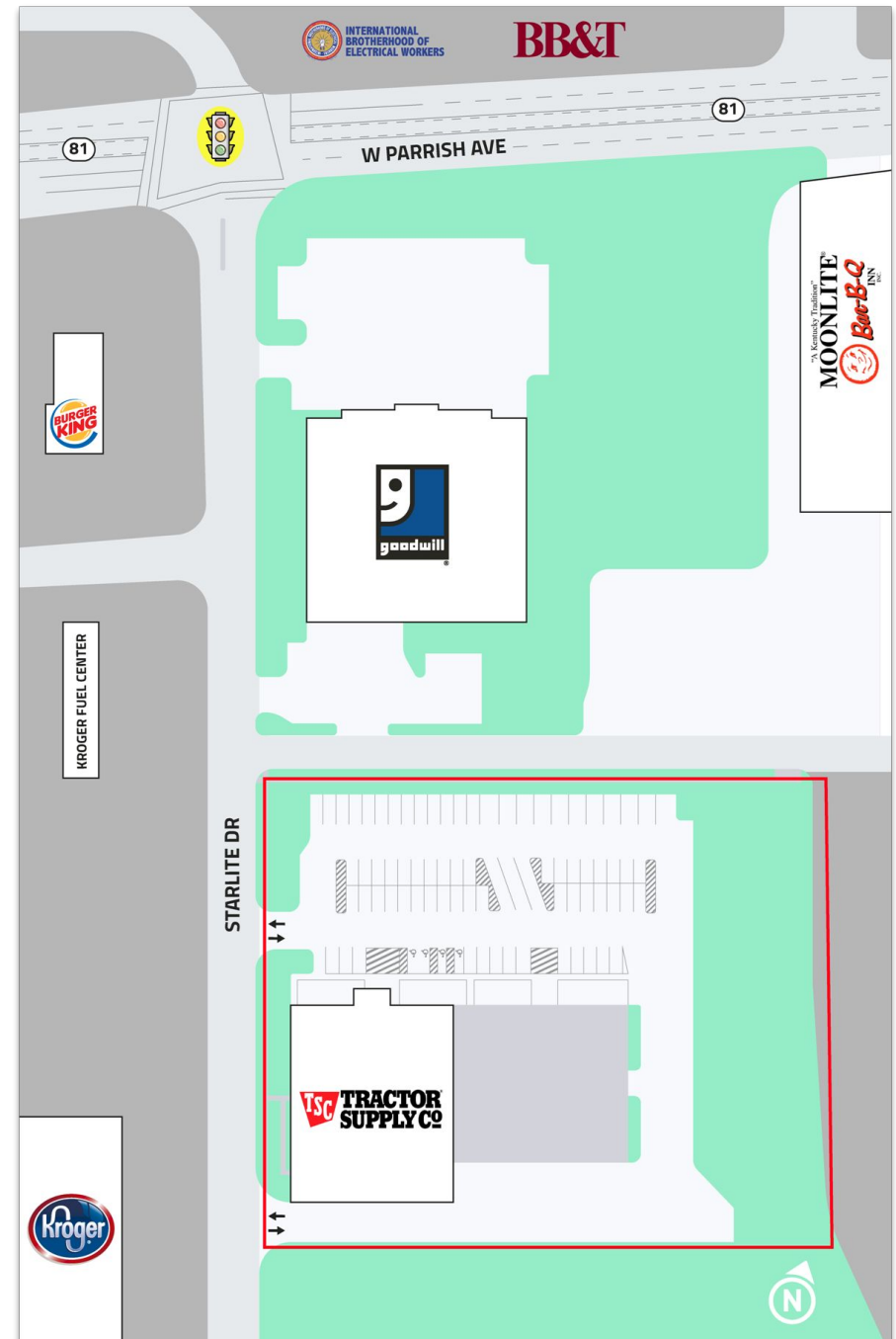
TENANT	Tractor Supply Corporate	ASKING PRICE \$4,629,000 5.75% Cap Rate	PROPERTY DETAILS	
PROPERTY ADDRESS	1671 Starlite Drive Owensboro, KY 42301		19,097 Square Feet	3.54 Acres
YEAR BUILT	2015		2015 Year Built	10% Rent Increases
BASE RENT AMOUNT	\$266,200			
RENT INCREASES	10% every 5 years			
RENT COMMENCEMENT	February 28, 2015	RENT SCHEDULE		
INITIAL LEASE TERM EXPIRATION	February 28, 2030			
LEASE TERM	15 years			
REMAINING LEASE TERM	9+ years			
LEASE TYPE	NN			
EXTENSION OPTIONS	4 five year			
LANDLORD RESPONSIBILITIES	Roof, parking areas, building foundation and structure			
INSURANCE	Reimbursed by tenant			
PROPERTY TAXES	Reimbursed by tenant			
OPERATING EXPENSES	Reimbursed by tenant			
		LEASE YEAR	ANNUAL RENT	PERCENTAGE INCREASE
		YEAR 6-10	\$266,200	10%
		YEAR 11-15	\$292,820	10%
		OPTION 1	\$322,102	10%
		OPTION 2	\$354,312	10%
		OPTION 3	\$389,743	10%
		OPTION 4	\$428,717	10%

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. It is the Buyer’s responsibility to verify the information and the Buyer will bear all risks of any inaccuracies.



PROPERTY HIGHLIGHTS

- 15 year corporate lease with 9+ years remaining
- Rare 10% rent increases every 5 years
- Limited landlord responsibilities
- Full concrete block building
- Successful and growing tenant:
 - \$8.35B 2019 Revenue and 1,850+ locations
- 2015 Construction
- Excellent location adjacent to Kroger Grocery store and surrounded by national and regional tenants
- Located at signalized intersection
- Convenient access only ½ mile from highway 60 on/off ramp
- AADT of 15,013 on Parrish Avenue
- 65,000+ residents within 5 miles
- \$65,000+ average household income within 5 miles



Aerial Map



SITE PHOTOS



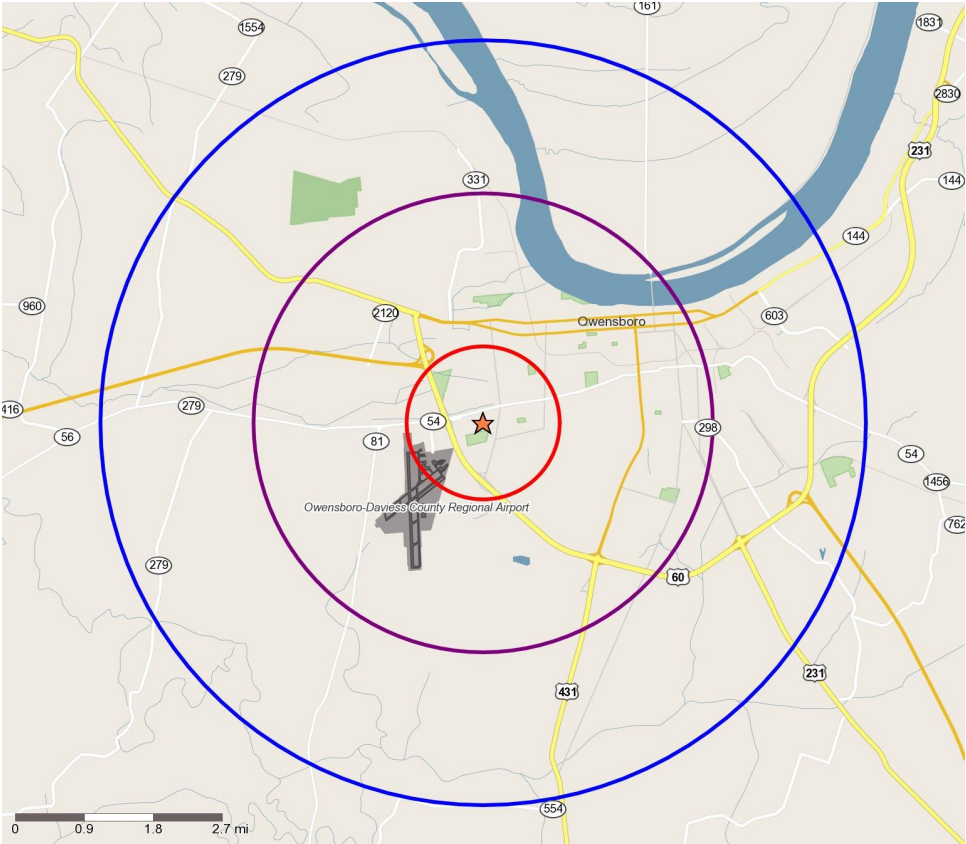
DEMOGRAPHICS

	1 mile(s)	3 mile(s)	5 mile(s)
Total Population	7,353	47,122	65,213
Female Population	52.08%	52.13%	52.18%
Male Population	47.92%	47.87%	47.82%
Population Median Age	42.5	37.6	37.8
Employed Civilian Population 16+	3,780	23,070	31,778
% White Collar	53.0%	51.3%	52.8%
% Blue Collar	47.0%	48.7%	47.2%
Total Q3 2019 Employees	1,703	22,014	32,573
Population Growth 2019-2024	-0.02%	1.21%	1.96%
Average Household Income	\$66,903	\$61,845	\$65,178
Median Household Income	\$50,720	\$46,656	\$47,401
Per Capita Income	\$29,891	\$27,168	\$28,022
Avg Income Growth 2000-2010	20.91%	19.45%	17.96%
Avg Income Growth 2019-2024	16.36%	16.24%	16.91%
Hhld Growth 2000-2010	4.60%	3.68%	6.32%
Hhld Growth 2019-2024	1.29%	1.94%	2.69%

TRAFFIC COUNTS

15,013 VPD

At Parrish Avenue



TENANT OVERVIEW



Tractor Supply Company is the largest operator of rural lifestyle retail stores in the United States. They offer a vast selection of products for home improvement, agriculture, lawn and garden maintenance, and livestock, equine and pet care. No other big-box retailer can match the width of products and depth of staff knowledge.

It is a highly sought after brand and net leased asset because of its growth and financial strength. Tractor Supply dominates their market nationwide.

Tractor Supply stores are primarily located in towns outlying major metropolitan markets and in rural communities. They have 1,850+ stores in 49 states.

The Company also owns Petsense, a 180+ store national chain specializing in pet supplies



NASDAQ: TSCO

Ticker Symbol

29,000

Employees

\$8.35 Billion

Annual Revenue

1,850+

Number of Locations

OWENSBORO, KY

Owensboro is the industrial, medical, retail and cultural hub of western Kentucky. The city is strategically located on the southern banks of the Ohio River, which provides the backdrop to the Downtown Revitalization initiative and Riverfront Master Plan. The \$270 million project includes the Owensboro Convention Center, two hotels, world renowned Smothers Park, and the International Bluegrass Music Center.

It is the fourth largest city in Kentucky and the county seat of Daviess County. Construction has commenced on the I-69 spur and I-64 / I-65 corridor linking Owensboro to the interstate system. The Owensboro–Daviess County Regional Airport serves access to the international air transportation system.

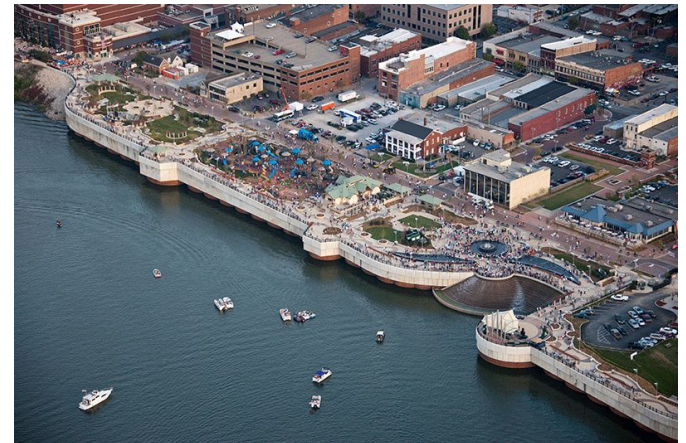
Owensboro is home to two private, four-year colleges, Brescia University and Kentucky Wesleyan College, one public community college, Owensboro Community and Technical College, and the Western Kentucky University Owensboro extended campus.

The Owensboro area is fortunate to have an excellent hospital that is rated among the top five percent in the nation - Owensboro Health. This organization serves eleven counties in Kentucky and southern Indiana.

Owensboro hosts more than 20 annual festivals, including the world-famous International Bar-B-Q Festival, ROMP bluegrass music festival, Big O Music Fest and the Western Kentucky Botanical Garden Daylily Festival. Along with our fun festivals, there are unique attractions and special events in Owensboro nearly every week of the year.

Owensboro was designated as the Sports Illustrated 50th Anniversary Sportstown for its sports and recreation options. Owensboro offers outstanding facilities and complexes capable of hosting youth and adult tournaments for baseball, softball, soccer, tennis, hockey and more, and individual options include ice skating, disc golf, hiking and trail biking.

Centrally located among numerous midwestern cities, Owensboro's hospitality, attractions, world-class convention center and extraordinary riverfront make it a winning choice for conventions and meetings of any kind.





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