



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



United Rentals

2716 Old Wrightsboro Road  
Wilmington, NC 28405



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,200 SF United Rentals Located at 2716 Old Wrightsboro Road in Wilmington, NC. This is an Excellent Opportunity to Invest in an Industry Leading Tenant Who Just Renewed Their Lease at a High Yield.

## OFFERING SUMMARY

PRICE	\$625,000
CAP	7.06%
NOI	\$44,100
PRICE PER SF	\$195.31
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	2716 Old Wrightsboro Road Wilmington, NC 28405
COUNTY	New Hanover
BUILDING AREA	3,200 SF
LAND AREA	1.98 AC
BUILT	1972





# HIGHLIGHTS

- Tenant Has Executed its First 5 Year Option, Showing Commitment to This Site
- United Rentals Reported 2019 Annual Revenues of Over \$9 Billion
- It is the Largest Equipment Rental Company in the World With an Integrated Network of Over 885 Rental Locations Worldwide
- Strategically Located Near the Wilmington International Airport and Other Industrial Tenants Such as Fastenal, Southco Pipe Supply, Compact Power and Baker Roofing Company
- Strong Demographics With a Population of 92,499 Residents Making an Average Household Income of \$57,307 Within a 5-Mile Radius
- Less Than 15 Minutes to the New Centre Mall and University Centre Mall With National Tenants Like Walmart, Target, Lowe's, HomeGoods, Best Buy, Sam's Club, Academy, Costco and Much More
- Just 6-Miles Away From the University of NC at Wilmington Which Serves Over 20,000 Students and Staff
- Wilmington is a Port City in Southeastern North Carolina and is the Eighth Most Populated City in the State; Its Historic Downtown is Along the Cape Fear River and Has Been Ranked as the "Best American Riverfront" Making it a Tourist Hotspot
- Nearby Tenants Include: Pizza Hut, Food Lion, Taco Bell, Lowe's, McDonald's, Dollar General, Advance Auto Parts, Family Dollar, Ace Hardware, FedEx, Shell, Planet Fitness and More





ACTUAL PROPERTY IMAGE

# LEASE SUMMARY

TENANT	United Rentals
PREMISES	A Building of Approximately 3,200 SF
LEASE COMMENCEMENT	March 9, 2015
LEASE EXPIRATION	June 30, 2025
LEASE TERM	~5 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	5% at Options
LEASE TYPE	Double Net (NN)
PERMITTED USE	Industrial
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Shared Responsibility
HVAC	Shared Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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3,200 SF	\$44,100	\$13.78
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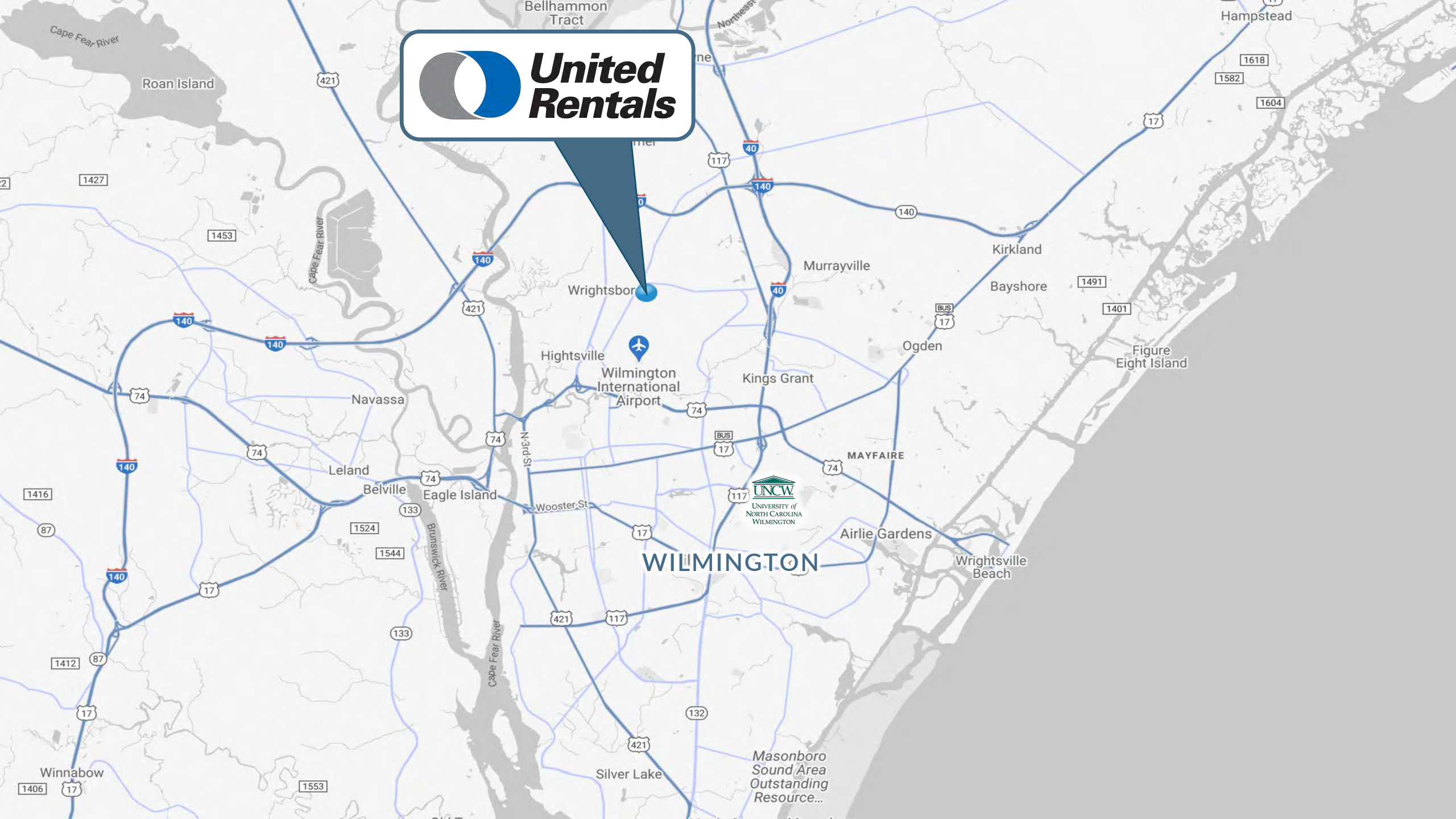








**United  
Rentals**







Junky Monkey



Ultimate Faith Church



Southco Inc



Waldkirch & Saunders

Old Wrightsboro Rd







Wilmington VA  
Health Care Center



Old Wrightsboro Rd



Southco Inc

Waldkirch  
& Saunders





**ACE FOOD LION**  
**DOLLAR GENERAL** **Advance Auto Parts**  
**FAMILY DOLLAR** **Exxon**  
**Pizza Hut** **SUNOCO** **McDonald's**

**United Rentals**

N Kerr Ave

**target** **COSTCO WHOLESALE** **Party City**  
**PET SMART** **Academy Sports & Outdoors**  
**DUNKIN'** **CVS pharmacy**  
**Olive Garden** **SPORTSMAN'S WAREHOUSE** **BONEFISH GRILL** **Comfort Suites**  
**Starbucks** **ihop** **Chick-fil-A** **6**  
**SLEEP** **RODEWAY INN** **COUNTRY INN & SUITES** **QUALITY**  
**Red Roof** **Waffle House** **SHOE CARNIVAL** **SALLY BEAUTY** **T**  
**Builders FirstSource** **Jason's Deli** **Mobil**

**FAMILY DOLLAR** **SUBWAY**  
**DOLLAR GENERAL** **DUNKIN'**  
**TACO BELL** **McDonald's** **KANGAROO EXPRESS** **Lowes FOODS** **bp**  
**Walgreens** **PNC**

**planet fitness** **TACO BELL** **SONIC** **Church's** **CITITRENDS**  
**Advance Auto Parts** **FAMILY DOLLAR** **bp** **TAKE 5** **McDonald's**  
**amc** **FOOD LION** **Walgreens** **Bojangles** **metro by T-Mobile** **Howard Johnson** **MIDAS**  
**O'Reilly AUTO PARTS** **DOLLAR GENERAL** **SUBWAY**

**LOWE'S** **JOANN** **petco** **HomeGoods**  
**Staples** **BED BATH & BEYOND** **ROSS DRESS FOR LESS** **ANYTIME FITNESS**  
**Starbucks** **OLD NAVY** **TJ-MAXX** **sam's club**  
**MATTRESS FIRM** **ROOMS TO GO** **OUTBACK STEAKHOUSE**  
**Lowes** **STAYBRIDGE SUITES** **cicis pizza** **WINGATE** **BEST BUY**  
**CLUE'S OUTLET** **Hallmark** **Applebee's** **golden corral**  
**DOLLAR TREE** **SoccerCare Self Storage** **GNC**  
**Jersey Mike's** **SMOOTHIE KING** **First Citizens Bank** **SportClips**  
**cricket** **Exxon** **CAIO** **verizon** **BB&T**  
**T** **bp** **rue21** **Great Clips**

**Walmart Supercenter** **Checkers** **Holiday Inn Express**  
**THE HOME DEPOT** **KIRKLAND'S** **BAYMONT INN & SUITES**  
**Holiday Inn** **KOHL'S**  
**COURTYARD** **AutoZone**  
**WINGATE BY WYNDHAM** **Quick Lane TIRE & AUTO CENTER** **Days Inn** **BUFFALO WILD WINGS** **Arby's**  
**Kentucky Fried Chicken** **TEXAS ROADHOUSE** **extended STAY AMERICA** **PANDA EXPRESS**  
**CARRABBA'S ITALIAN GRILL** **Rocky Road** **Hampton by Hilton**  
**Comfort INN** **CUBESMART self storage** **Exxon** **MURPHY USA** **HOOTERS**







## WILMINGTON | NEW HANOVER COUNTY | NC

Wilmington is a port city and the county seat of New Hanover County in coastal southeastern North Carolina. With a population of 123,744 in 2019, it is the eighth most populous city in the state. Wilmington is the principal city of the Wilmington MSA, a metropolitan area that includes New Hanover and Pender counties in southeastern North Carolina. In 2014 Wilmington's riverfront was ranked as the "Best American Riverfront" by readers of USA Today. Wilmington is the home of EUE Screen Gems Studios, the largest domestic television and movie production facility outside California. "Dream Stage 10," the facility's newest sound stage, is the third-largest in the US.

Wilmington's industrial base includes electrical, medical, electronic and telecommunications equipment; clothing and apparel; food processing; paper products; nuclear fuel; and pharmaceuticals. Wilmington is part of North Carolina's Research coast, adjacent to the Research Triangle Park in Durham, NC. Also important to Wilmington's economy is tourism due to its close proximity to the ocean and vibrant nightlife. Located on the Cape Fear River, which flows into the Atlantic Ocean, Wilmington is a sizable seaport, including private marine terminals and the North Carolina State Ports Authority's Port of Wilmington. Companies with their headquarters in Wilmington include Live Oak Bank and HomeInsurance.

Wilmington is a port city in North Carolina. It's known as a gateway to Cape Fear Coast beaches like Wrightsville, with its strong surf, and Carolina, with its long boardwalk. Part of downtown's Historic District, the Riverwalk is lined with restaurants, galleries and shops. It runs along the Cape Fear River, where the Battleship North Carolina is moored. Artifacts on the ship explore WWII naval combat history. The World War II battleship USS North Carolina is held as a war memorial; moored across from the downtown port area, the ship is open to public tours. Other attractions include the Cape Fear Museum, and the Wilmington Hammerheads United Soccer Leagues soccer team.

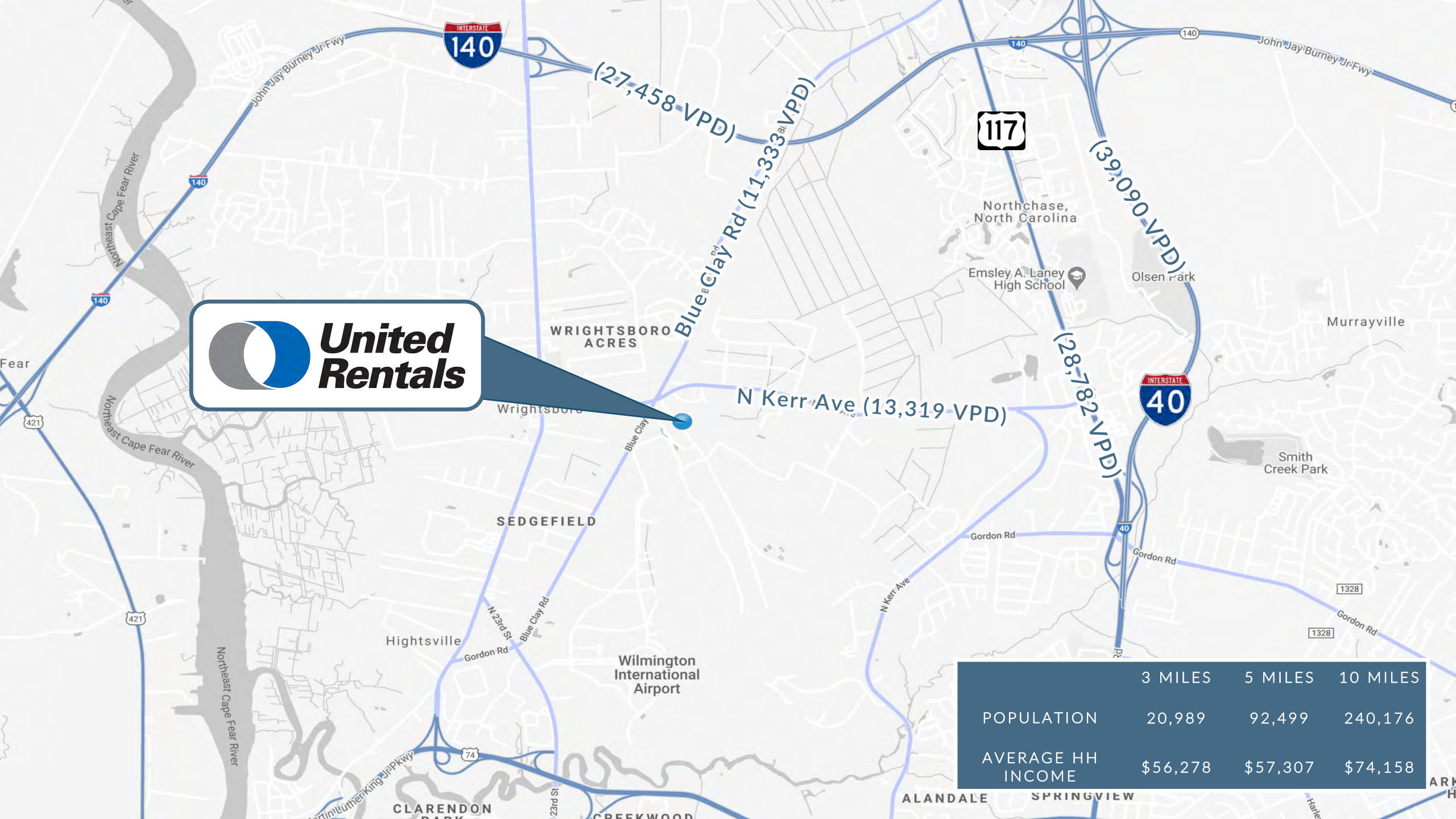


WILMINGTON HAMMERHEADS



WILMINGTON SEAPORT





	3 MILES	5 MILES	10 MILES
POPULATION	20,989	92,499	240,176
AVERAGE HH INCOME	\$56,278	\$57,307	\$74,158



UNITED RENTALS

# TENANT PROFILE

United Rentals, Inc. (NYSE: URI) is the world's largest equipment rental company, with about 13 percent of the North American market share as of 2019. It owns the largest rental fleet in the world with about 660,000 rental units totaling about \$14.2 billion in original equipment cost (OEC). The company has a workforce of approximately 18,800 employees, and operates 1,186 locations across 49 U.S. states, 10 Canadian provinces, Puerto Rico and four European countries. Our branches are fully integrated through technology, allowing them to collaborate on solving customer needs.

Today, our company continues to build on its industry leadership with a best-in-class range of resources and the largest customer service network of its kind in North America. United Rentals is primarily a provider of construction and industrial equipment: trucks, aerial work platforms, counterbalance forklifts, reach forklifts, earth movers, compressors, homeowner equipment, and similar devices. Together, these are considered general and aerial rentals, and they make up the bulk of URI's rental fleet and customer base.



COMPANY TYPE  
NYSE: URI



FOUNDED  
1997



# OF LOCATIONS  
1,186+



HEADQUARTERS  
Stamford, CT



WEBSITE  
[unitedrentals.com](https://unitedrentals.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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