



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



GOODYEAR
MORE DRIVEN.

1200 NY Route 112
Port Jefferson Station, NY 11776

EXCLUSIVELY MARKETED BY:



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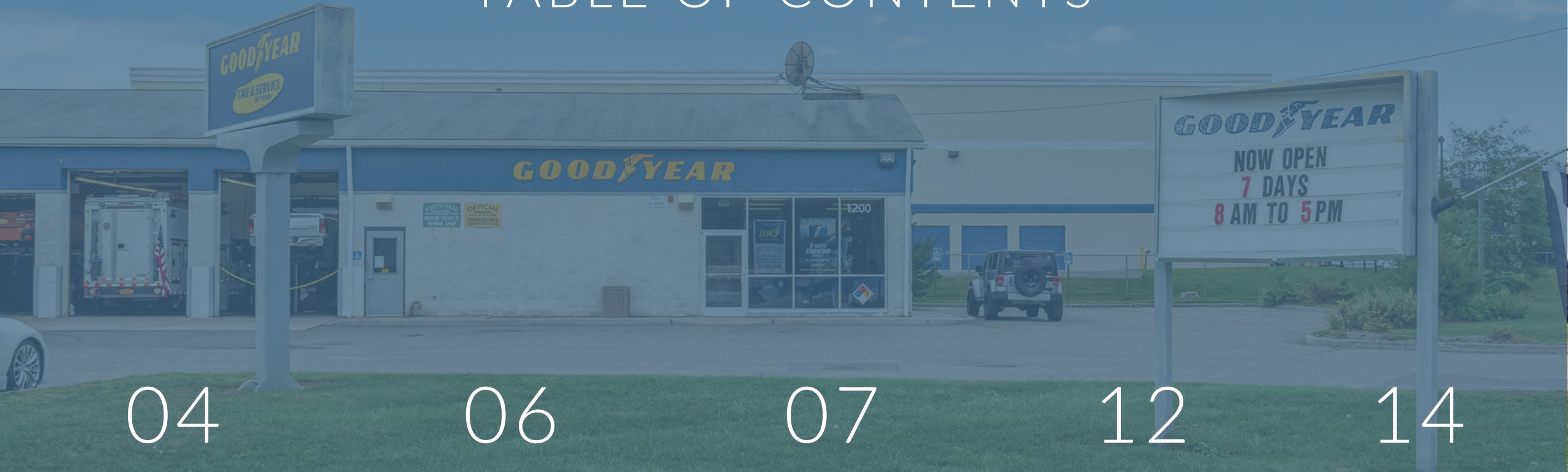
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In Cooperation with Venture Retail Partners, LLC
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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 5,600 SF Goodyear Tire and Rubber Company Located at 1200 NY Route 112 in Port Jefferson Station, NY. This Opportunity Provides For a Best-of-Class Investment of an Established Tenant in a Very Desirable New York Market.

OFFERING SUMMARY

PRICE	\$3,500,000
CAP	6.17%
NOI	\$216,000
PRICE PER SF	\$625
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	1200 NY Route 112 Port Jefferson Station, NY 11776
COUNTY	Suffolk
BUILDING AREA	5,600 SF
LAND AREA	1.0 AC
YEAR BUILT	1998



HIGHLIGHTS

- Strong Operating History of Over 20 Years, Showing Commitment to Location
- Goodyear Corporate Guarantee \$1.8 Billion Market CAP
- Deemed an Essential Business - E-Commerce, Recession and COVID Proof Tenant
- Heavy Barrier to Entry Market
- Situated on NY Route 112 Which Sees Over 17,545 Vehicles Per Day
- Located Near the Comsewogue High School
- Strong Demographics- Population of Over 441,300 Residents Within a 10-Mile Radius Making an Average Household Income of \$125,044
- Port Jefferson is Located 60-Miles to New York City
- Nearby Tenants Include: PetSmart, Chipotle, Papa John's, Staples, T.J. Maxx, Dollar Tree, Walmart, Kohl's, Starbucks, Taco Bell and More



LEASE SUMMARY

TENANT	Goodyear Tire & Rubber Company
PREMISES	Approximately 5,600 SF
LEASE COMMENCEMENT	June 2, 1997
LEASE EXPIRATION	September 30, 2023
LEASE TERM	~3 Years Remaining
RENEWAL OPTIONS	None
RENT INCREASES	None
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
5,600 SF	\$216,000	\$38.57

ACTUAL PROPERTY IMAGE





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Sterling Woods



St. Charles Hospital
Catholic Health Services
At the heart of health

Comsewogue High School

North Shore Certified



Port Jeff Sports



Patchogue Rd

Spotlight Automotive

Liberty Auto Repair

Galante Martial Arts



John F. Kennedy
Middle School

IMYS
DISCOUNT TIRE

Galante
Martial Arts

Spotlight
Automotive

Liberty Auto
Repair



Sound
Gastroenterology

FARRELL
STORAGE

Patchogue Rd

112

GOODYEAR
MORE DRIVEN.

Americas
Best Value Inn



Old Town Rd



PORT JEFFERSON STATION | SUFFOLK COUNTY | NY

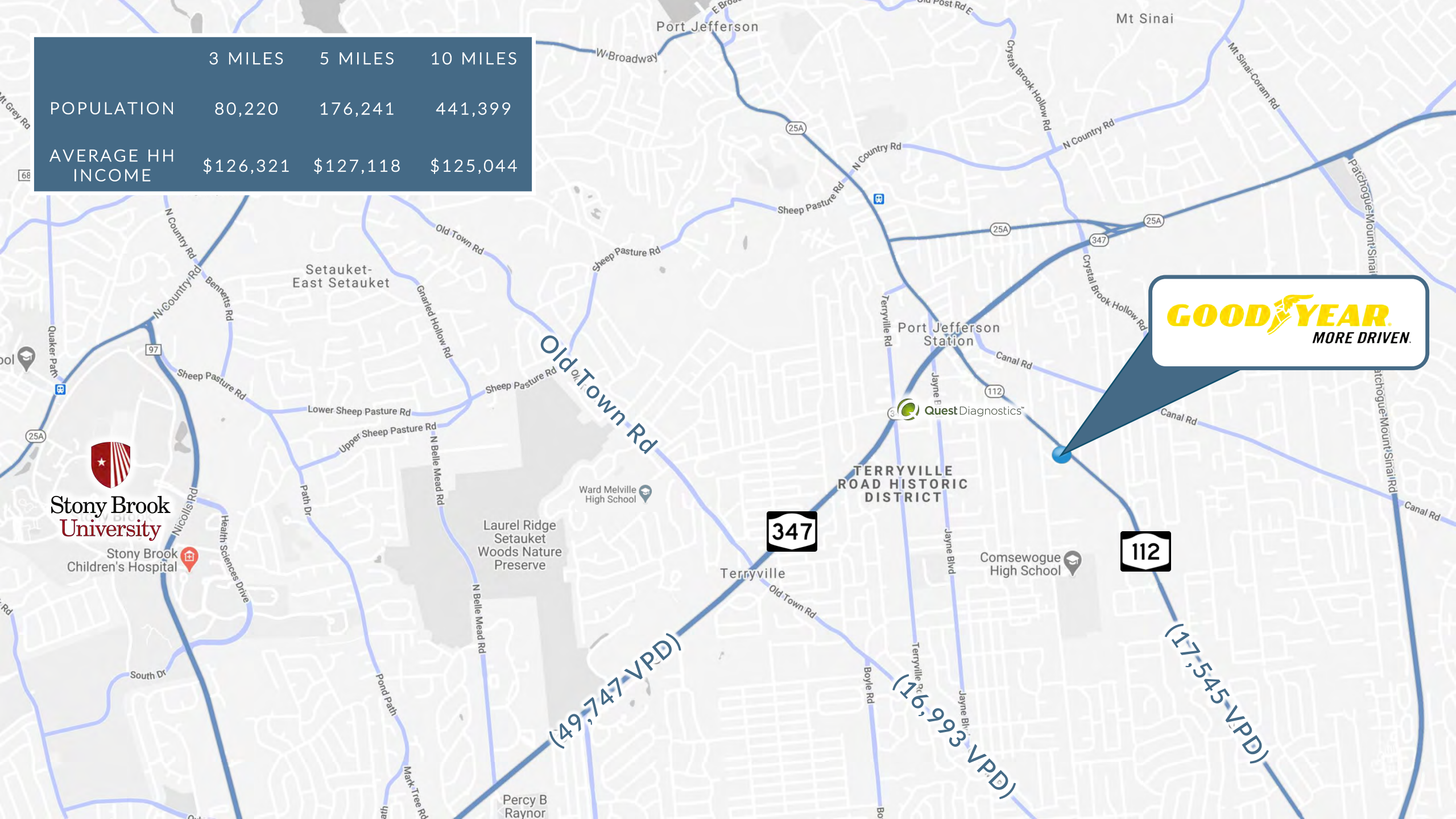
Port Jefferson Station (Port Jefferson) is a village in the Town of Brookhaven in Suffolk County, New York on the North Shore of Long Island. Officially known as the Incorporated Village of Port Jefferson, the population was 8,145 as of the 2019 estimate United States Census. Port Jefferson is 60 miles to New York City. New York City is one of the most famous city's in the world and it is the most populous city in the entire U.S., with an estimated 2019 population of about 8,399,000 residents. New York City has been described as the cultural, financial, and media capital of the world, significantly influencing commerce, entertainment, research, technology, education, politics, tourism, art, fashion, and sports.

Port Jefferson was first settled in the 17th century and remained a rural community until its development as an active shipbuilding center in the mid-19th century. The village has since transitioned to a tourist-based economy. The port remains active as terminus of the Bridgeport & Port Jefferson Ferry, one of two commercial ferry lines between Long Island and Connecticut, and is supplemented by the terminus of the Long Island Rail Road's Port Jefferson Branch. It is also the center of the Greater Port Jefferson region of northwestern Brookhaven, serving as the cultural, commercial and transportation hub of the neighboring Port Jefferson Station, Belle Terre, Mount Sinai, Miller Place, Poquott, and the Setaukets. New York City's economy affects Port Jefferson's. New York City is a global hub of business and commerce, as a center for banking and finance, retailing, world trade, transportation, tourism, real estate, new media, traditional media, advertising, legal services, accountancy, insurance, theater, fashion, and the arts in the United States.

Port Jefferson is a beautiful, historic town located on the North Shore of Long Island where the smell of salt in the air and the sound of the Long Island Ferry is never too far in the distance. Many of the historic buildings and homes still standing in Port Jefferson belonged to prominent sailors and shipbuilders in the area. Today, Port Jefferson is widely known as a popular tourist spot in Suffolk County, as well as a transport hub thanks to the Bridgeport and Port Jefferson Steamboat Company, which takes hundreds of passengers to and from Connecticut each day. Port Jeff is busiest in the summer, but it also draws many tourists for unique events like the Charles Dickens Festival, which is held every December. What makes Port Jefferson so popular is not just its beautiful waterfront views, but also the accessibility of the shops, restaurants, and resources in the town.



	3 MILES	5 MILES	10 MILES
POPULATION	80,220	176,241	441,399
AVERAGE HH INCOME	\$126,321	\$127,118	\$125,044



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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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