

MATTHEW'S
REAL ESTATE INVESTMENT SERVICES



Save A Lot

5836 Main St. | Mount Jackson, VA 22842

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

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Executive Overview

Mount Jackson, VA 22842

INVESTMENT HIGHLIGHTS

- Low Price Point, High Yield Deal
- Single Tenant Grocer: **E-Commerce, Pandemic, and Recession-Proof**
- **Significant Capital Expenditures:** Within the past 24 months the roof has been replaced (TPO) and the parking lot received a seal coat restripe.
- **Priced well below replacement costs** at only \$51 per square foot.
- **Only Two Traditional Grocers in Trade Area:** Save A Lot is one of two traditional grocers that service the town of Mount Jackson, Virginia.
- Strong Average Household Income within a 5-mile radius at \$68,562
- **Double-Digit Cash on Cash Returns:** achievable with market financing.



LIST PRICE

\$550,964



CAP RATE

9.75%



TOTAL NOI

\$53,719



GROSS LEASABLE AREA

± 10,472 SF



LEASE TERM REMAINING

± 2 Years



MT. JACKSON CENTER
SHOPPING MALL

FOOD LION

DOLLAR GENERAL

FirstBank
Since 1894



MAIN ST
± 16,000 VPD





Financial Overview

Mount Jackson, VA 22842

INVESTMENT SUMMARY

LIST PRICE	\$550,964
NOI	\$53,719
CAP RATE	9.75%
TOTAL BUILDING AREA	±10,472 SF
TOTAL LOT SIZE	±0.624 ACRES
YEAR BUILT/RENOVATED	1960/2018

TENANT SUMMARY

TENANT NAME	Save A Lot
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Franchisee
LEAST TYPE	Gross Lease
ROOF AND STRUCTURE	Landlord Responsible
TERM REMAINING	±2 Years
ORIGINAL LEASE TERM	6 Years
RENT COMMENCEMENT	01/03/2017
LEASE EXPIRATION DATE	02/24/2023
INCREASES	No Increases
OPTIONS	Two, 2-Year Options

PARCEL MAP



FINANCIAL OVERVIEW

	TOTAL	\$ PSF
<u>Income:</u>		
Rental Income	\$60,000	\$5.73
Reimbursement Revenue	\$0	\$0.00
Effective Gross Revenue	\$60,000	\$5.73
<u>Expenses:</u>		
Real Estate Taxes	\$4,128	\$0.39
Insurance	\$2,153	\$0.20
Total Operating Expense	\$6,281	\$0.59
Net Operating Income	\$53,719	\$5.12



ANNUALIZED OPERATING DATA

LEASE YEARS	MONTHLY INCOME	ANNUAL INCOME	RENT/SF	CAP RATE
Current	\$5,000	\$60,000	\$5.73	9.75%
3/1/2023 - 2/28/2025	\$5,000	\$60,000	\$5.73	9.75%
3/1/2025 - 2/28/2027	\$5,000	\$60,000	\$5.73	9.75%



Tenant Overview



Mount Jackson, VA 22842



Save a lot

WEBSITE

savealot.com

LOCATIONS

± 1,300 Locations

HEADQUARTERS

St. Ann, Missouri

TENANT OVERVIEW

Save A Lot Food Stores Ltd. is an American discount supermarket chain store headquartered in St. Ann, Missouri, in Greater St. Louis. It is a subsidiary of Onex Corporation and has about **1,300 stores across 36 states in the United States with over \$4 billion in annual sales.**

Stores carry most grocery products, with an assortment of fresh, canned, and frozen produce, meat, meal products, household items, and everyday groceries. Save A Lot grocery stores sell national brands and private label brands at a discounted price. **A typical Save A Lot grocery store is 15,000 square feet** with items displayed in their cardboard shipping boxes.

Their stores are smaller and aisles are wider, making it easy to find items. Their small footprint means they carry the everyday items families need and to **get in and out of stores quicker than large supermarkets.**

Small stores **mean smaller operating expenses** - reduced rents, less labor, less cost to build, less cost to run on a day-to-day basis.

Area Overview

Mount Jackson, VA 22842

MOUNT JACKSON, VA

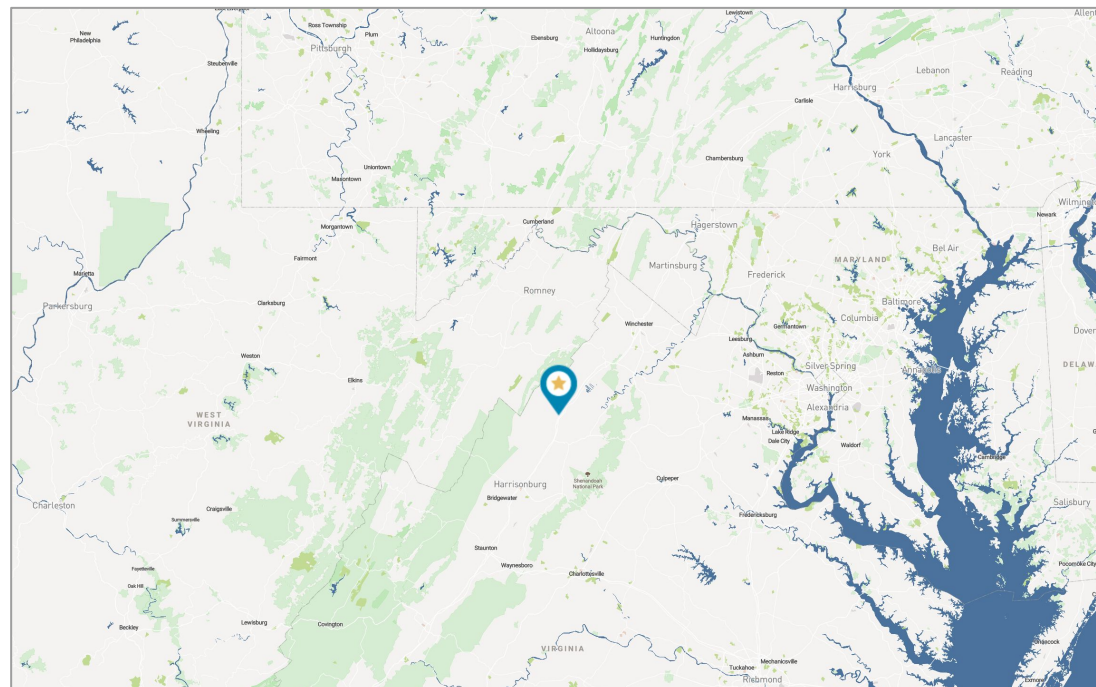
Mount Jackson lies near the center of the Shenandoah Valley, only 90 minutes from Northern Virginia and Washington D.C. The town has a history as a commercial and railroad hub in the region, with rich Civil War heritage and a historic district listed on the National Register of Historic Places. The Mount Jackson Historic District encompasses 125 buildings and contributing structures in the town. This includes a variety of commercial, residential, and institutional buildings dating primarily from the late-19th to the early-20th century, the era of the town's greatest prosperity.

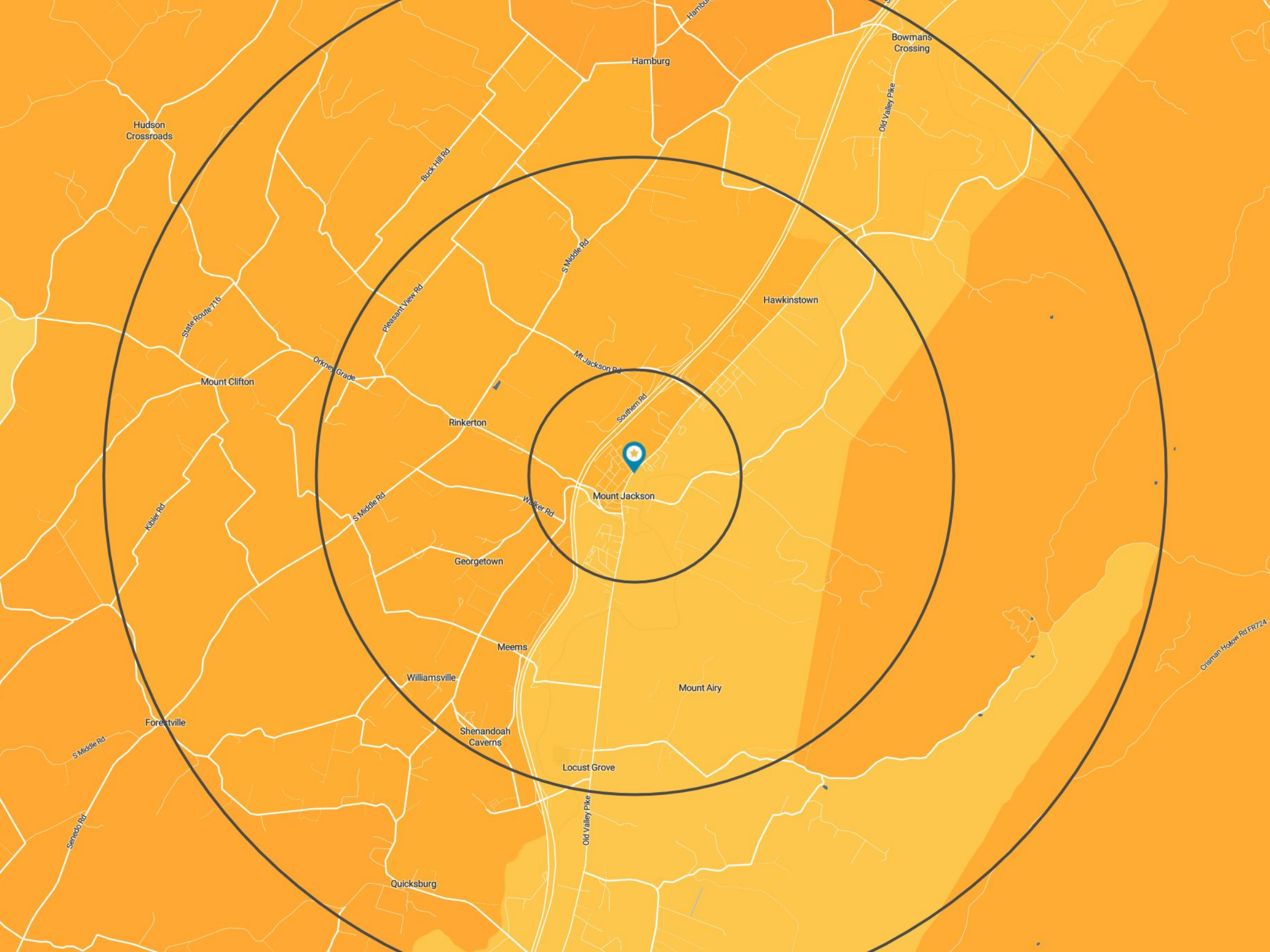
Mount Jackson hosts several businesses serving the region, including Holtzman Propane and Valley Fertilizer & Chemical Company. Bowman Andros Products has a fruit processing factory in Mt. Jackson. A recent successful enterprise located in the town is Route 11 Potato Chips.

DEMOGRAPHICS

POPULATION	2-MILE	5-MILE	10-MILE
2025 Projection	2,517	5,317	22,429
2020 Estimate	2,470	5,238	22,002
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2025 Projection	960	2,100	9,147
2020 Estimate	941	2,067	8,971
INCOME	2-MILE	5-MILE	10-MILE
Average Household Income	\$60,045	\$65,671	\$68,562

REGIONAL MAP





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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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