



TRINITY

REAL ESTATE INVESTMENT SERVICES



TRACTOR SUPPLY - RARE ABS. NNN - 58 MILES TO WASHINGTON D.C.

1151 BALTIMORE BLVD, WESTMINSTER, MD 21157

\$8,677,000

5.0% CAP

TRINITYREIS.COM

Actual Property



WESTMINSTER, MD

\$8,677,000 | 5.0% CAP

- Rare Absolute NNN Tractor Supply Company Lease With 9+ Years Remaining on Current Term
- High Performing Relocation Store - Upgraded Construction
- Next Year's 4.6% Rental Increase Will Increase the Cap Rate to 5.23% (Assuming Full Price Offer)
- Large 6 Acre Lot with Great Frontage Along Highly Trafficked HWY (43,000+ VPD)
- Affluent 1 Mile Community With an Average Household Income of \$116,568
- Strong 5 Mile Demographics of 51,200+ Residents
- Situated on Dense Retail Corridor Near National Credit Tenants Including: The Home Depot, Target, Lowe's, Starbucks, McDonald's, & More
- Tractor Supply is a Highly Sought-After Net Lease Tenant & the Largest Operator of Rural Lifestyle Retail Stores in the U.S.
- Located in the National Capital Region/DMV Metropolitan Area, Comprised of Washington D.C., Maryland, and Virginia

EXCLUSIVELY MARKETING BY:

ERIC KELLEY

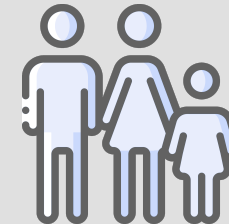
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$433,850
Rent Per SF:	\$20.00
Rent Commencement Date:	10/5/2007
Lease Expiration Date:	10/31/2030
Lease Term Remaining:	9+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



Tractor Supply Company was Founded in 1938 and is now a Leading Retailer With Annual Revenues of \$7.9B+



Offering Products Necessary to Care for Home, Land, and Animals, TSCO is Especially Popular in Rural Areas



As of March 2020, Tractor Supply Company Operates More Than 1,800 Stores With 33,000 Team Members

PROPERTY DETAILS:

Building Area:	21,688 SF
Land Area:	+/- 5.95 AC
Year Built:	2007
Guarantor:	Tractor Supply Co. (NASDAQ: TSCO)
Price Per SF:	\$400.08

LEASE ABSTRACT

1151 BALTIMORE BLVD | WESTMINSTER, MD

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term 4.7% & 5.3% Increase	Current - 10/31/2022	\$433,850	\$20.00	5.00%
	11/01/2022 - 10/31/2027	\$453,850	\$20.93	5.23%
	11/01/2027 - 10/31/2030	\$477,840	\$22.03	5.51%
Five (5), 5 - Year Options 5% Increase	11/01/2030 - 10/31/2035	\$500,000	\$23.05	5.76%
	11/01/2035 - 10/31/2040	\$525,000	\$24.21	6.05%
	11/01/2040 - 10/31/2045	\$551,250	\$25.42	6.35%
	11/01/2045 - 10/31/2050	\$578,813	\$26.69	6.67%
	11/01/2050 - 10/31/2055	\$607,754	\$28.02	7.00%

RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY TENANT

"Commencing on the Rent Commencement Date, and during the Term of the Lease, Tenant shall also be responsible for the payment of all real estate property taxes ("Property Taxes") assessed against the land and the Building to be constructed which comprise the Premises. Landlord shall furnish Tenant with a copy of each tax statement, and within ten (10) days after the receipt of same, Tenant shall deposit with Landlord the full amount of such Property Taxes as shown on such statement for payment by Landlord. Alternatively, and if Tenant so chooses, Tenant may pay the Property Taxes directly to the applicable taxing authority, provided that all such payments shall be made prior to the date of delinquency..."

INSURANCE

PAID BY TENANT

"Commencing in the Lease Commencement Date, Tenant shall procure and keep in effect during the Term public liability and property damage insurance..."

PARKING LOT & HVAC

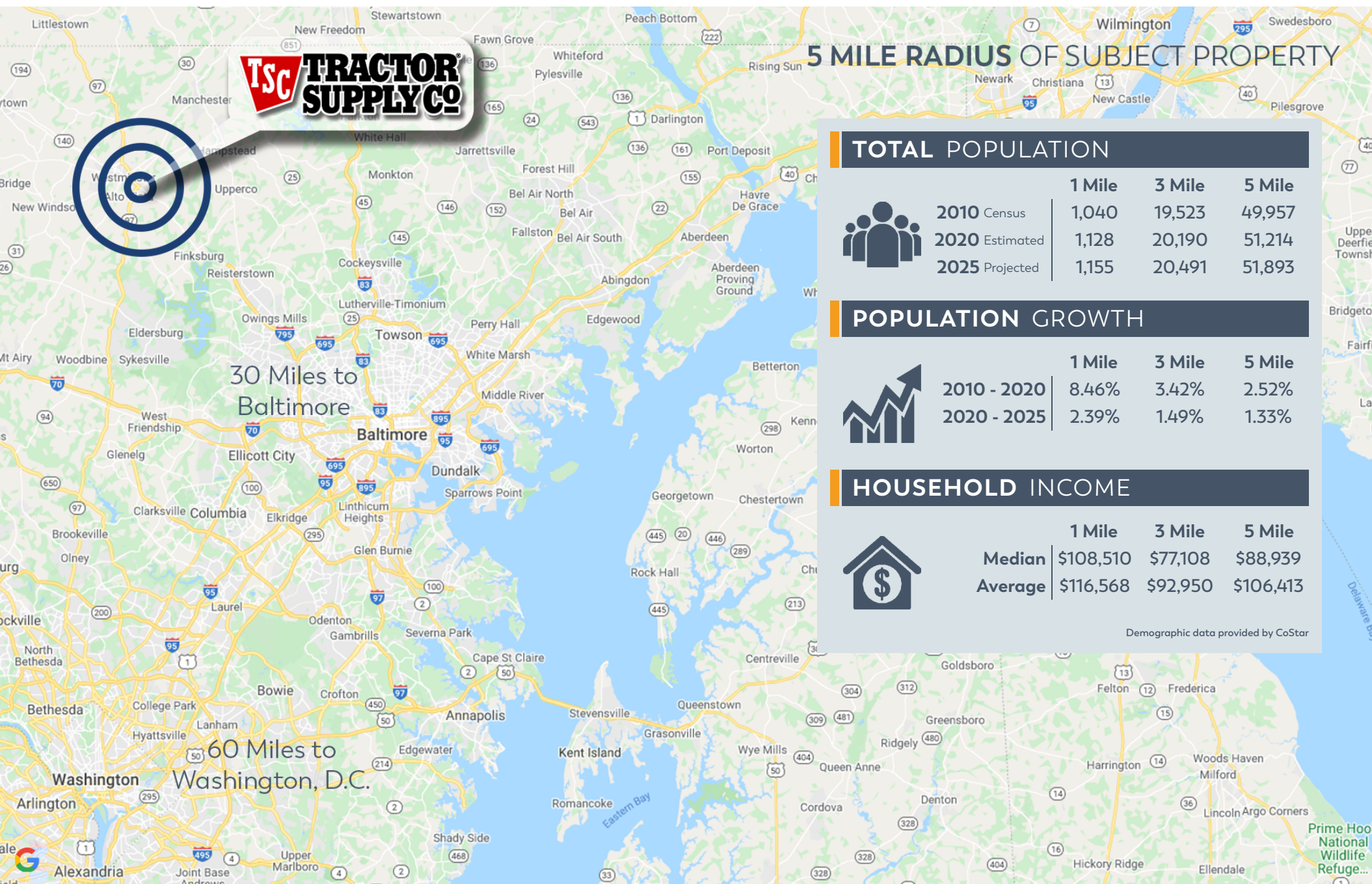
PAID BY TENANT

Tenant shall, at its own expense, maintain in good condition and repair the Premises, including, but not limited to, the interior and exterior of the Building, and make all repairs or replacements (including capital items) to all plumbing, mechanical, electrical, wiring, piping, fixtures, appliances, systems, roof, doors, equipment, planters, parking areas, driveways, walks and store water ponds which are reasonably necessary to keep the Premises in good and substantial repair during the entire Term..."

ROOF & STRUCTURE

PAID BY TENANT

Tenant shall, at its own expense, maintain in good condition and repair the Premises, including, but not limited to, the interior and exterior of the Building, and make all repairs or replacements (including capital items) to all plumbing, mechanical, electrical, wiring, piping, fixtures, appliances, systems, roof, doors, equipment, planters, parking areas, driveways, walks and store water ponds which are reasonably necessary to keep the Premises in good and substantial repair during the entire Term..."



RETAILER MAP

1151 BALTIMORE BLVD | WESTMINSTER, MD





1.4 Miles Away



Carroll Hospital



Lux Auto Car Dealer

TSC TRACTOR SUPPLY CO



Winters-Mill High School

State Police Department

CALIBER COLLISION

Baltimore Blvd. - 43,450+ VPD

ezStorage

Actual Property



Actual Property

Key Demographics 5 Miles



Total Population
2020
51,214



Projected Growth
2020 - 2025
1.33%



Baltimore Blvd. - 43,450+ VPD

Actual Property



Actual Property



Actual Property

TENANT OVERVIEW

1151 BALTIMORE BLVD | WESTMINSTER, MD



**TSC TRACTOR
SUPPLY CO.**



**82 Years
of Success**



**Publicly
Traded Co.**
NASDAQ: TSCO



\$4.13M
Average Unit's
Volume



\$7.91B
Annual Revenue



1,800+
Locations



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Actual Property



REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY MARKETING BY

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BROKER OF RECORD

BRIAN BROCKMAN

Bang Realty, Inc

MD #678573

Actual Property