



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Byrider

125 S Roosevelt Avenue
Burlington, IA 52601

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 26,712 SF Byrider Dealership and Service Center Located at 125 S Roosevelt Avenue in Burlington, Iowa. This Store is the #2 Performing Store in the Country and a Repeat Recipient of the Presidents Award, Given to the Top Performing Byrider Locations Every Year. This Location Boasts an Extremely Successful, 25+ Year Operating History. With a Brand New 10 Year Lease, 2% Annual Increases and a Strong Guaranteeing Entity, This Opportunity Provides For a Best-of-Class Investment With Income Growth of an Established Tenant in the Desirable Burlington, Iowa Market.

OFFERING SUMMARY

PRICE	\$2,307,692
CAP	6.50%
NOI	\$150,000
PRICE PER SF	\$86.39
GUARANTOR	Franchisee

PROPERTY SUMMARY

ADDRESS	125 S Roosevelt Avenue Burlington, IA 52601
COUNTY	Des Moines
BUILDING AREA	26,712 SF
LAND AREA	2.65 AC
YEAR BUILT RENOVATED	1968 1995

ACTUAL PROPERTY IMAGE



HIGHLIGHTS

- Strong 2% Annual Increases Act as a Great Inflation Hedge
- Byrider is America's Largest Buy-Here Pay-Here Network, Having Sold Over 1.2 Million Cars at More Than 140 Locations Around the Country
- This Store is the #2 Performing Byrider Location Out of Over 140 Locations
- Byrider is the Only Buy-Here Pay-Here, Used Car and Financing Franchised-Dealership Operation in the United States
- The U.S. Car Industry Has Seen Record Profits, With Consistent Year Over Year Volume
- This Location Has a 25+ Year Operating History and is a Repeat Recipient of the President's Award - Given to the Top Byrider Locations in the Country
- Sits on the Signalized Corner of S Hwy 61 and Division Street Seeing Over 21,366 VPD
- Strong Household Income of \$65,158 Within a 5-Mile Radius
- The Property Has Retail Synergies From Surrounding Tenants: ALDI, Hobby Lobby, Walgreens, O'Reilly Auto Parts, Dollar General and Dick's Sporting Goods



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	Byrider Franchising, Inc
PREMISES	A Building of Approximately 26,712 SF
LEASE COMMENCEMENT	Close of Escrow
LEASE EXPIRATION	10 Years From Close of Escrow
LEASE TERM	10 Years
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	2% Annually
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
26,712 SF	\$150,000	\$5.62





DAVENPORT



PEORIA



taco
john's

O'Reilly
AUTO PARTS

byrider



Applebee's
GRILL + BAR



Midwest
Eye Clinic

Culligan Water



Allstate
You're in good hands.

PROGRESSIVE
AGENT



Burlington
in Bloom

Diamond
Vogel

Mi Pueblo
Real

Division St

Blue Stone Cir



S Roosevelt Ave

Burlington
Trailways

MidWestOne
Bank

Sheares
Foods

FURNITURE ROW
Real Furniture. Real Value.

DENVER MATTRESS CO.
The easiest way to get the right mattress.

Water Works
Carwash

Walmart
Supercenter

MENARDS

Holiday Inn
Express



Godfather's Pizza

sears



SUBWAY

Great Clips

SUBWAY

MURPHY
USA

HARBOR
FREIGHT
TOOLS

KOHL'S

N Roosevelt Ave



Quick Lane
TIRE & AUTO CENTER

target

Marshalls

SHOE CARNIVAL

Bath & Body Works

maurices

Aspen Dental

HIBBETT
SPORTS

REGIS SALONS

claire's

rue21

Buckle

MasterCuts

LOWE'S



AutoZone

O'Reilly
AUTO PARTS



taco
john's

DENVER MATTRESS CO.



byrider

HOBBY LOBBY



Kentucky Fried Chicken

Advance
Auto Parts

CIRCLE K

Walgreens

Brown's
SHOE FIT CO.



JOANN

PET SUPPLIES PLUS

slumberland
FURNITURE



McALISTER'S
DELI



Little Caesars

DOLLAR GENERAL

FAREWAY
MEAT & GROCERY

Culver's

Hardee's



DUNN BROTHERS
COFFEE

CASEY'S
GENERAL STORE



The City of Burlington, incorporated in 1836 is located on the Mississippi River in the southeastern corner of the state. Burlington serves as the county seat of Des Moines County and as a regional trade center. The City of Burlington currently occupies a land area of 14 square miles. The community is beautifully situated on the bluffs of the river and has a rich heritage as a center of commerce and culture. Burlington is the center of a micropolitan area, which includes West Burlington and Middletown, Iowa, and Gulfport, Illinois. Burlington is the home of Snake Alley, a crooked street. The City of Burlington had a population of 24,470 as of July 1, 2021.

Burlington is a business-friendly community and home to many small and local businesses, but the city is also a home to larger international corporations. Burlington's roots are in transportation and manufacturing. Burlington's economy is based largely on manufacturing, served by U.S. Routes 34 and 61, privately held terminals on the Mississippi River and several freight rail lines. Major manufacturers include Case New Holland, American Ordinance- IAAAP, and Lance Private Brands. The largest employer in the area is the Great River Medical Center. Other employers include American Ordinance, Case New Holland, Federal Mogul Ignition Products and Great River Entertainment. Greater Burlington has been ranked by Site Selection Magazine as #2 for private sector projects per capita on the Mississippi River.

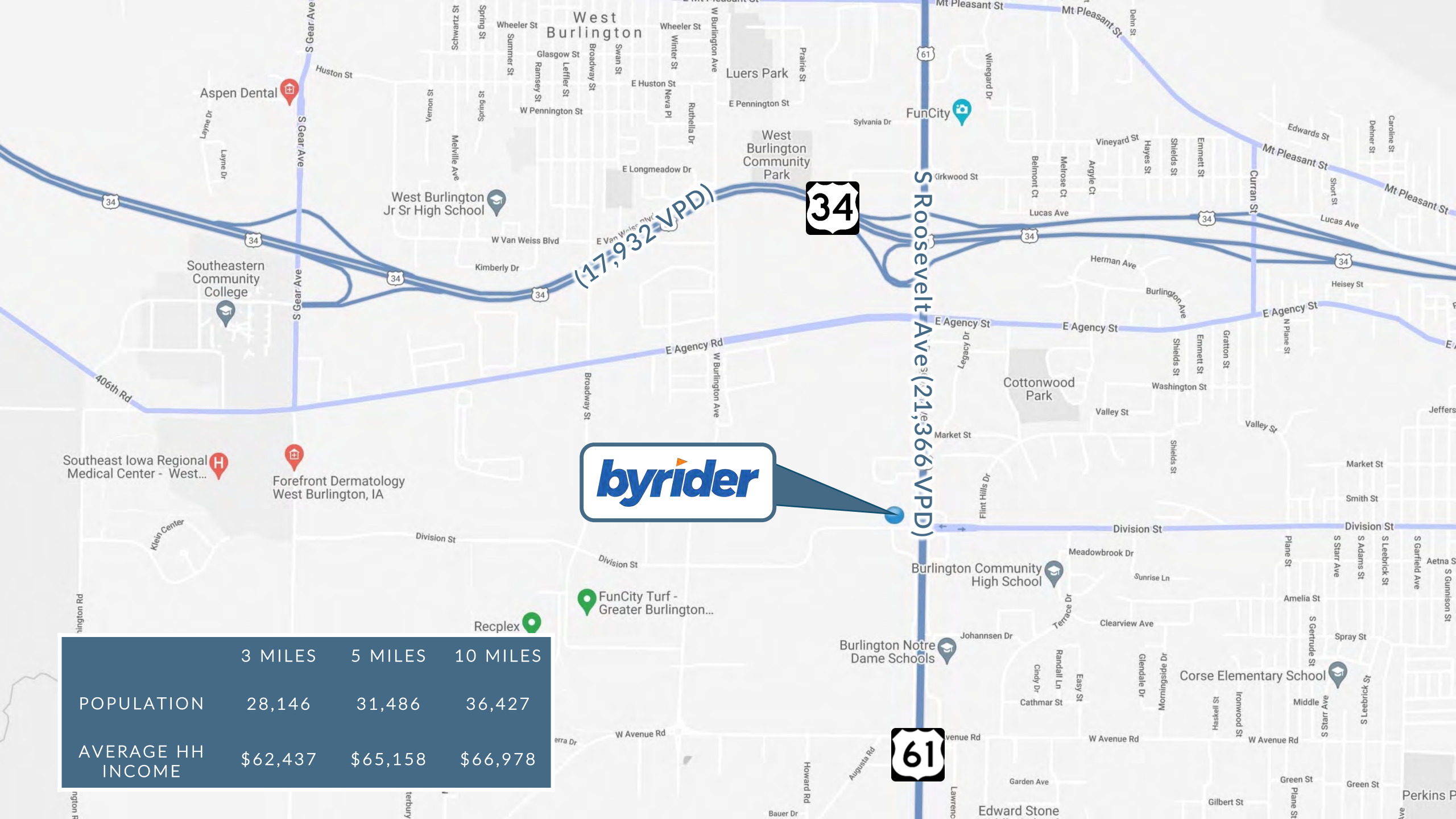
Tourists can visit the Des Moines County Historical Society during. Tourist can also visit the Big River State Forest, Delabar State Park, and the Nauvoo State Park. There are amusement and theme parks in the city where one can spend their leisure. The city also includes a number of churches like the Seventh Day Adventist Church, Trinity Evangelical Lutheran Church, and the Faith Presbyterian Church. The city also organizes the Des Moines County Fair, Heritage Days, and Memorial Jazz Fest every year. Southeast Iowa Symphony Orchestra is a regional treasure and performs several times each year. Burlington Civic Music brings vocal and instrumental musical performances, dance and theatrical stage productions to the Memorial Auditorium. Dankwardt Park provides an 18-hole disc golf course, off-leash dog park, playgrounds, ball fields, and other amenities.



GREAT RIVER MEDICAL CENTER



MEMORIAL AUDITORIUM



	3 MILES	5 MILES	10 MILES
POPULATION	28,146	31,486	36,427
AVERAGE HH INCOME	\$62,437	\$65,158	\$66,978

TENANT PROFILE

Byrider, one of America's largest buy-here-pay-here used car dealership and franchise systems, has sold more than 1.33 million cars at more than 140 locations across the country. Founded in 1989 as J.D. Byrider, the company recently rebranded and changed its name to Byrider. As part of its commitment to customer service, Byrider offers high-quality autos, trucks, and SUVs with on-site financing and features warranties and optional service plans with each vehicle sold. Each Byrider store features a state-of-the-art service department offering low-cost maintenance. Consumers who have been turned down for traditional bank financing are often able to "Buy, Finance and Drive On" with Byrider at www.byrider.com.

For the past 30 years, the Byrider convention has provided an opportunity for franchisees, suppliers and corporate leaders to join together from across the country for comradery and to acknowledge the significant achievements of individuals who have contributed to the company's success and celebrate historic milestones. We have helped more than one million customers secure financing, get into reliable vehicles and keep life moving forward.



COMPANY TYPE
Private



FOUNDED
1989



LOCATIONS
140+



HEADQUARTERS
Carmel, IN



WEBSITE
byrider.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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