



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



United Rentals
48 Industrial Park
Hollister, MO 65672

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 10,540 SF United Rentals Located at 48 Industrial Park in Hollister, MO. This Deal Includes a Known Tenant That is the Largest Equipment Rental Company in the World With an Integrated Network of Over 1,357 Locations Worldwide, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,725,000
NOI	\$92,160
PRICE PER SF	\$163.66
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	48 Industrial Park Hollister, MO 65672
COUNTY	Taney
BUILDING AREA	10,540 SF
LAND AREA	2.20 AC
BUILT	1994



HIGHLIGHTS

- United Rentals is the Largest Equipment Rental Company in the World With an Integrated Network of Over 1,357 Locations Worldwide
- This Site Provides Strong Access to U.S. Route 65 Which is the Main North/South Artery in This Region
- This Site is Strategically Located Next to Tenants Such As: Menards, Sherwin Williams and Fastenal
- Just 6-Miles West is Table Rock State Park, Which Offers Many Outdoor Adventures Like Ski Boats, Paddle Boards, Fishing, Hiking, Cycling, Camping and Picnicking
- College of the Ozarks is Less Than 1-Mile Away and Serves Over 2,000 Students and Staff; It Offers Over 30 Academic Majors in Bachelor of Arts and Sciences Programs
- Demographics Include a Population of 29,369 Residents Making an Average Household Income of \$59,195 Within a 5-Mile Radius
- Neighboring Branson, MO, is a Long-Time Popular Destination Location For the Ozark Mountains, Collection of Entertainment Theatres Including Dolly Parton's Stampede and the Half-Scale Replica of the Titanic at the Titanic Museum
- Hollister is Rich in History and is Noted For Bringing in the First Iron Bridge, Paved Street, Electric Lights, Movie House, the First Registered Pharmacist to the County; Hollister Has Been in the National Register of Historical Sites Since 1978
- Nearby Tenants Include: Bass Pro Shops Angler's Lodge, Dollar Tree, Taco Bell, Walgreens, Lowe's, McDonald's, Sonic, O'Reilly Auto Parts, AutoZone, UPS, Tractor Supply and Shell



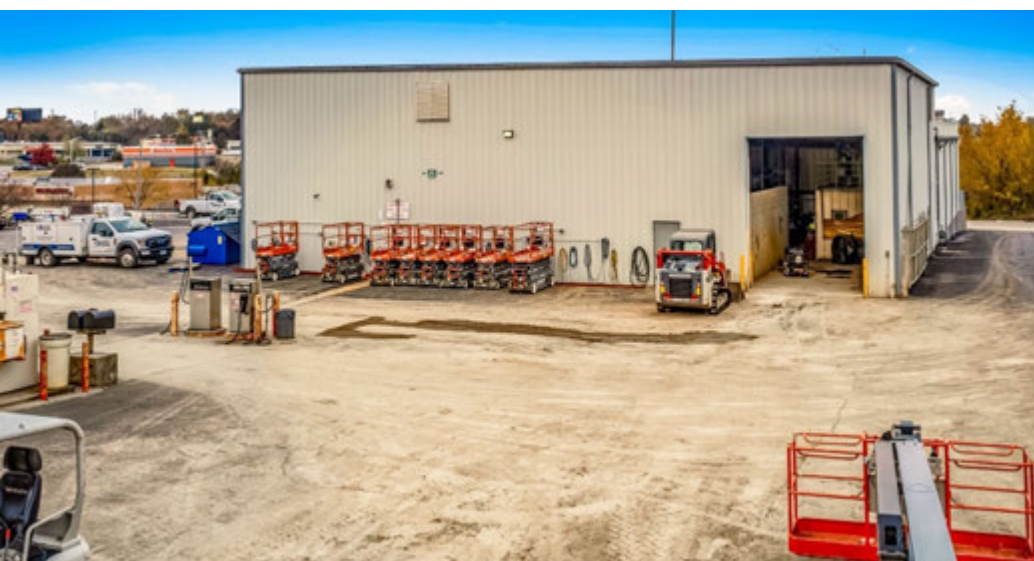
ACTUAL PROPERTY IMAGE

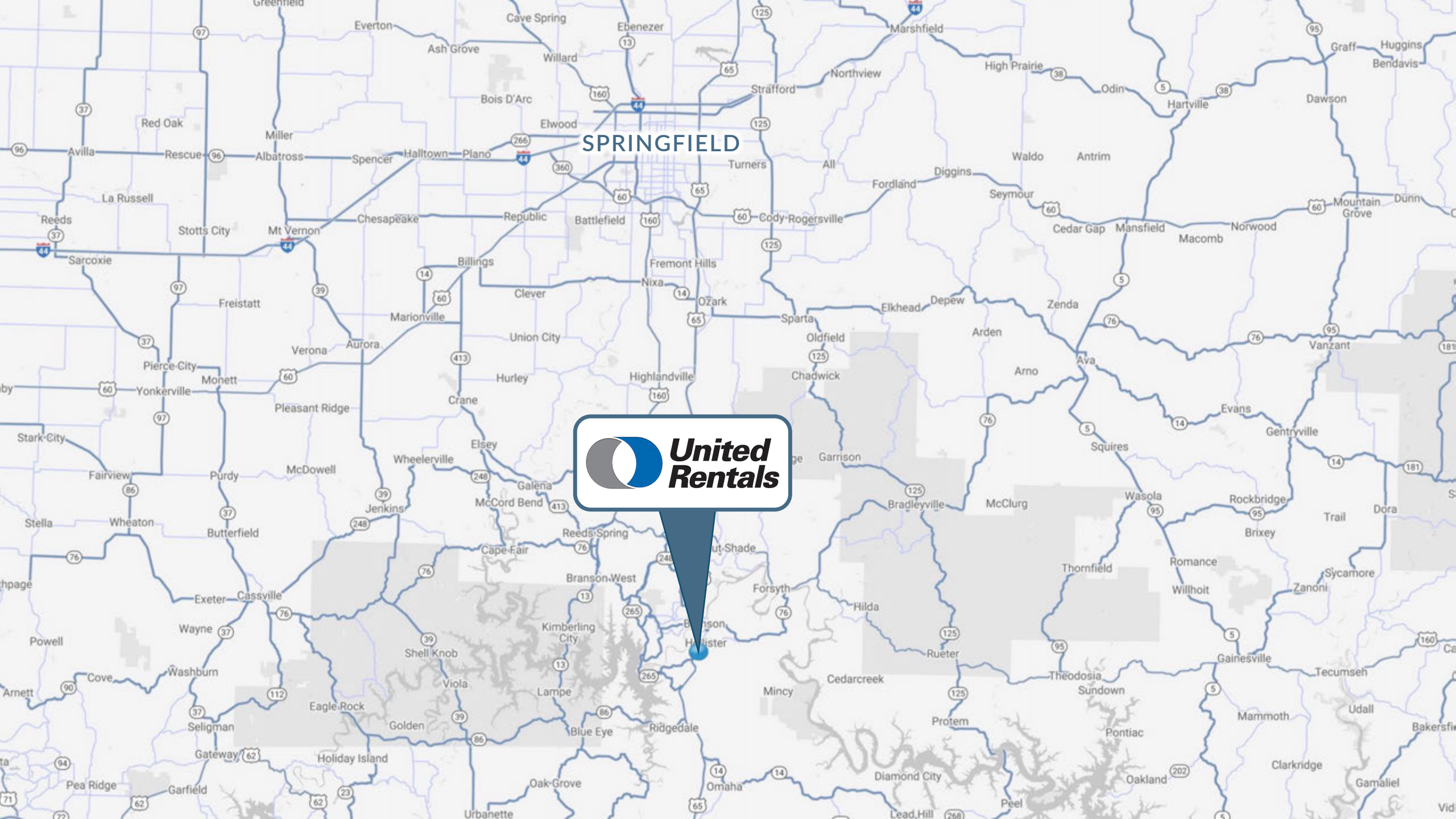
LEASE SUMMARY

TENANT	United Rentals
PREMISES	A Building of Approximately 10,540 SF
LEASE COMMENCEMENT	June 1, 2012
LEASE EXPIRATION	May 31, 2022
LEASE TERM	6+ Months Remaining
RENEWAL OPTIONS	1 x 5 Year
RENT INCREASES	CPI At Option
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	Landlord's Responsibility
HVAC	Landlord's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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10,540 SF	\$92,160	\$8.74
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SPRINGFIELD





Gaetz Tractor Museum

BUSINESS
65

New Life Temple

TSC TRACTOR SUPPLY CO

M. Graham Clark
Downtown Airport

PHILLIPS
66

Herrman
LUMBER COMPANY

BRANSON
ONVENTION CENTER
CNO

New Beginnings
Fellowship

Dillard's
Welding

PAY-LESS
RENTAL & SALES

SONIC

LOWE'S

Branson Calvary Apostolic
United Pentecostal Church

METRO Plains

RENTAL SUPPLY

ARROWHEAD
BUILDING SUPPLY INC

Hollister Police Department
and Public Works

O'Reilly AUTO PARTS

SUBWAY

Auto Zone

DOLLAR GENERAL

COUNTRY MART

Starbucks

PIZZA
Express

Starbucks

El Patio
Mexican Restaurant

TRUCK LIQUIDATION
WAREHOUSE

Birch Rd

Walgreens

Voxel Worx
Worldwide

United
Rentals

FASTENAL

C&D PLUMBING

Davis Eco Blas

Kivett's
Body Shop

SHERWIN
WILLIAMS

OZARK MOUNTAIN
PACKAGING

Outlaw's
AUTO GLASS

Industrial Park Dr

TCAD
PARAMEDICS

WAREHOUSE TIRE

Ozark
Auto Show

Patriot
Heat & Air



Taney
County surplus



Dailey
Enterprises



Complete Mobile
Home Center

Mastercorp



Ozark
Auto Show

Patriot
Heat & Air

WAREHOUSE TIRE



Industrial Park Dr





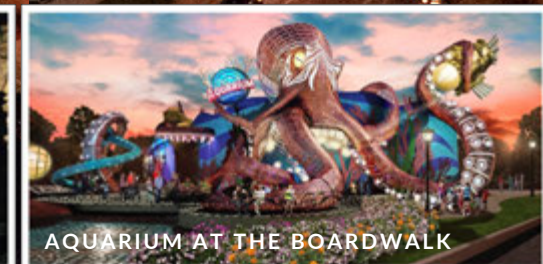
Hollister is a city in Taney County, Missouri. Hollister is part of the Branson, Missouri Micropolitan Statistical Area. According to the United States Census Bureau, the city has a total area of 6.84 square miles. The City of Hollister had a population of 4,503 as of July 1, 2021. Hollister is 2 miles away from the Taney County Seat Branson. Branson has long been a popular destination for vacationers from Missouri and around the country. The collection of entertainment theaters along 76 Country Boulevard (and to a lesser extent along Shepherd of the Hills Expressway), including Dolly Parton's Stampede, has increased Branson's popularity as a tourist destination. The City of Branson had a population of 12,132 as of July 1, 2021.

The largest industries in Hollister, MO are Retail Trade, Accommodation & Food Services, and Health Care & Social Assistance, and the highest paying industries are Finance & Insurance, Arts, Entertainment, & Recreation, and Professional, Scientific, & Technical Services. Branson's economy is beneficial to the city Hollister. Branson's economy still continues to focus on the seasonal tourism industry. Branson and the Tri-Lakes Area attracted millions of visitors in 2019 who contributed over \$2 billion into the local economy. The scene of many national fishing tournaments, Table Rock Lake is a freshwater fisherman's paradise. Fertile waters teeming with an assortment of America's top sport fish like bass and crappie make it the ideal spot for the novice and serious fisherman alike. Tourists and locals alike enjoy a unique shopping experience a Branson Landing as well as shopping the factory outlet stores located in Tanger Outlet Mall, and The Shoppes at Branson Meadows. Principal Employers of Branson include Herschend Family Entertainment, Kanakuk Kamps, Big Cedar/Top of the Rock/Bass Pro, Cox Health (Skaggs) among the top.

For the full Hollister experience, visitors simply must check out the historic downtown section of Hollister, which is brimming with old world English charisma, such as English-style pubs like Black Horse Pub. Downing Street, sharing its name with the famous street in London, is lined with quaint and mysterious antique shops like Ye Olde Antique & Flea Market and Green Lantern Antiques. Nearby, the College of the Ozarks allows visitors to its beautiful campus to experience the Ralph Foster Museum. Lake Taneycomo is famous for hosting elaborate sightseeing and entertainment cruises using authentic paddlewheel boats. Buffalo Ridge Springs Golf Course and the Branson Scenic Railway are another attractions in the area. The Titanic Museum showcases artifacts from the RMS Titanic wreckage. Branson hosts a number of festivals and events throughout the year, including the Branson Fest, the Festival of American Music and Crafts, Bluegrass & BBQ and Plumb Nellie Days. Aquarium at the Boardwalk will give visitors a unique up close experience to a world under the sea. With over 60 attractions, Big Air Trampoline keeps visitors jumping, diving and climbing all during their stay.



HOLLISTER, MO



AQUARIUM AT THE BOARDWALK



(28,289 VPD)

(38,052 VPD)

76

65



	3 MILES	5 MILES	10 MILES
POPULATION	14,743	29,369	57,585
AVERAGE HH INCOME	\$57,458	\$59,195	\$61,154

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. The company has an integrated network of 1,357 rental locations in North America and 11 in Europe. In North America, the company operates in 49 states, 10 Canadian provinces and other international locations. The company's approximately 18,250 employees serve construction and industrial customers, utilities, municipalities, homeowners and others. The company offers approximately 4,000 classes of equipment for rent with a total original cost of \$13.49 billion. 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
1,357



HEADQUARTERS
Stamford, CT



WEBSITE
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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