



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Big Lots

6777 Winchester Rd  
Memphis, TN 38115



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# INVESTMENT SUMMARY

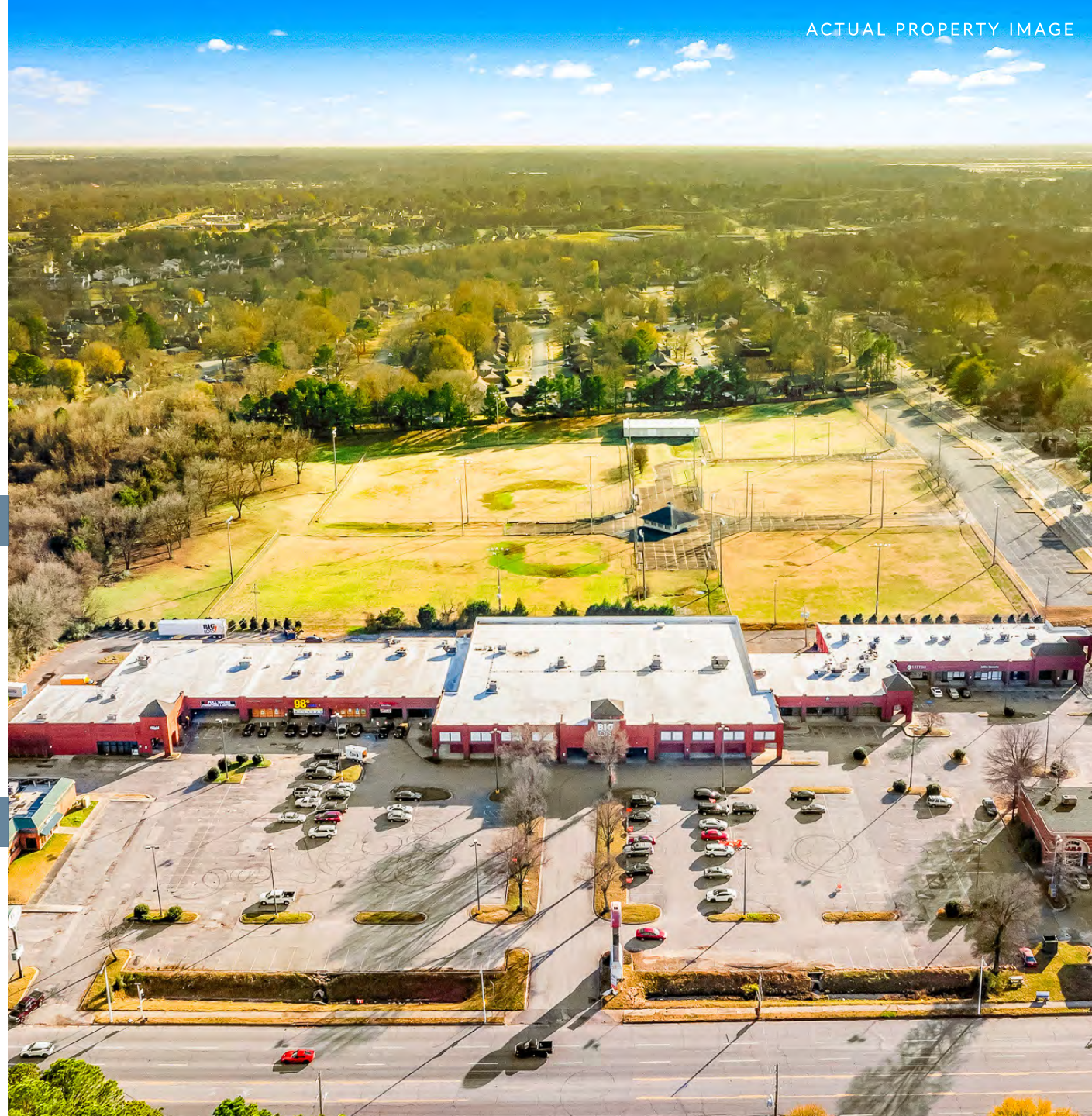
Sands Investment Group is Pleased to Present Exclusively For Sale the 40,396 SF Big Lots Located at 6777 Winchester Road in Memphis, TN. This Deal Includes a Single Tenant Big Lots With Long Term Occupancy History and Low Management, Stable Cash Flow Priced Below Replacement Cost, Providing For a Unique Investment.

## OFFERING SUMMARY

PRICE	\$1,702,000
CAP	7.50%
NOI	\$127,638
PRICE PER SF	\$42.13
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	6777 Winchester Rd Memphis, TN 38115
COUNTY	Shelby
BUILDING AREA	40,396 SF
LAND AREA	3.21 AC
BUILT	1989





# HIGHLIGHTS

## SINGLE TENANT BIG LOTS WITH LONG TERM OCCUPANCY HISTORY

- Publicly Traded, National Tenant – 100% Leased to Big Lots (NYSE: BIG) With a Market Cap of \$1.35 Billion
- Big Lots Was Founded in 1967 and Currently Has Over 1,428 Locations in 47 States; During the Pandemic, Big Lots Stock Experienced a Significant Increase in Value Along With Exponential Growth in Store Sales Nationally Proving to Be a National Needs Based Retailer
- Long Term Commitment – Over the Years Big Lots Had the Opportunity to Relocate Within the Retail Trade Area Yet Stayed Committed to the Property Proving the Success of This Location
- Big Lots Has Three Years Remaining on the Initial Lease Term With Four (4) – Five (5) Year Options to Renew

## LOW MANAGEMENT, STABLE CASH FLOW PRICED BELOW REPLACEMENT COST

- Given Big Lots Has Stayed Committed to This Location, a New Investor Should Have High Confidence That Big Lots Will Renew Their Lease Term Whether Through an Extension on the Initial Term or Rolling Into the Option Periods

- Gross Modified Lease Terms – Landlord Has Minimum Oversight For Roof, Structure and CAM
- Priced at \$42 Per Square Foot, the Property Will Trade Significantly Below Replacement Value Estimated at \$150 Per Square Foot
- Big Lots Has Fixed Rent Increases at the Start of Each Option Period Providing a New Investor a Hedge Against Inflation

## LOCATED IN QUALITY NEIGHBORHOOD SHOPPING CENTER CONSISTING OF SYNERGISTIC MIX OF TENANTS

- Big Lots Serves as the Anchor Tenant Amongst a Highly Complementary Mix of Retail Tenants Drawing in Consumers For Various Retail Needs
- Strategically Located in a Highly Visible, High Traffic Location With Over +36,000 Cars Per Day, Winchester Road is One of the Major Arterials Running East and West Through Memphis
- The Landings Apartment Complex, Located Directly Across Winchester Road Consists of 292 Units





ACTUAL PROPERTY IMAGE

# LEASE SUMMARY

TENANT	Big Lots
PREMISES	A Building of Approximately 40,396 SF
LEASE COMMENCEMENT	August 20, 2004
LEASE EXPIRATION	January 1, 2025
LEASE TERM	3+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	\$0.50/Sq Ft at Option Periods
LEASE TYPE	Gross
USE	Big Box
PROPERTY TAXES	Landlord Has a Pro Rata Share
INSURANCE	Landlord Has a Pro Rata Share
COMMON AREA	Landlord Has a Pro Rata Share
ROOF & STRUCTURE	Landlord Has a Pro Rata Share
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
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40,396 SF	\$181,782	\$4.50
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BIG LOTS

# INCOME & EXPENSES

INCOME SUMMARY	ANNUAL YEAR 1	PER SF
Gross Potential Rent Revenue	\$181,782.00	\$4.50
OPERATING EXPENSES	ANNUAL YEAR 1	PER SF
Real Estate Taxes	\$36,978.29	\$0.92
Insurance	\$9,918.00	\$0.25
Common Area Maintenance (Parking Lot Cleaning)	\$6,423.00	\$0.16
Non-Reimbursed Roofing Expense	\$825.00	\$0.02
TOTAL OPERATING EXPENSES	\$54,144.29	\$1.35
NET OPERATING INCOME – YEAR 1	\$127,637.71	\$3.15

ACTUAL PROPERTY IMAGE



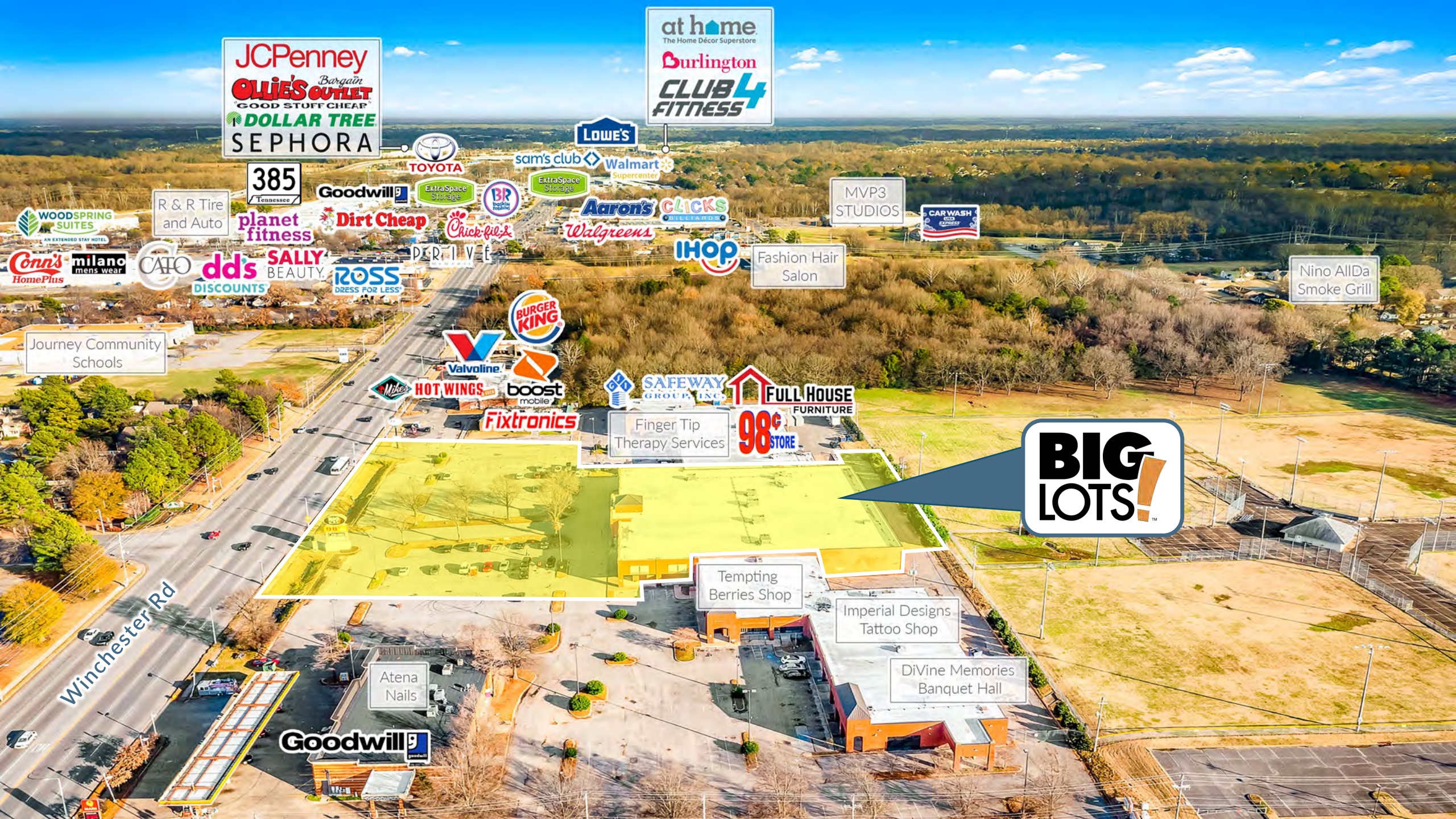












JCPenney  
OLLIE'S Bargain OUTLET  
GOOD STUFF CHEAP  
DOLLAR TREE  
SEPHORA

at home  
The Home Décor Superstore  
Burlington  
CLUB 4  
FITNESS

LOWE'S

sam's club Walmart  
Supercenter

385  
Tennessee

Goodwill

ExtraSpace  
Storage

BR  
Bicycle  
Racing

ExtraSpace  
Storage

R & R Tire  
and Auto

planet  
fitness

Dirt Cheap

Chick-fil-A

Aaron's

CLICKS  
BILLIARDS

MVP3  
STUDIOS

CAR WASH  
USA  
EXPERIENCE

WOODSPRING  
SUITES  
AN EXTENDED STAY HOTEL

Conn's  
HomePlus

milano  
mens wear

CATO

dd's  
DISCOUNTS

SALLY  
BEAUTY

ROSS  
DRESS FOR LESS

Walgreens

ihop

Fashion Hair  
Salon

Nino AllDa  
Smoke Grill

Journey Community  
Schools

BURGER  
KING

Valvoline

boost  
mobile

SAFETY  
GROUP, INC.

SAFETY  
GROUP, INC.

FULL HOUSE  
FURNITURE

Miller's

HOT WINGS

Fixtronic

Finger Tip  
Therapy Services

98c  
STORE

BIG  
LOTS!

Tempting  
Berries Shop

Imperial Designs  
Tattoo Shop

DiVine Memories  
Banquet Hall

Atena  
Nails

Goodwill

Winchester Rd





Winridge  
Elementary School

AMERICAN  
CAR CENTER

GOODYEAR  
AUTO SERVICE

KPOWER  
GLOBAL LOGISTICS

World Overcomers  
Church

MATTRESS & FURNITURE  
WANTHAUS

POPEYES

Rainbow

Chicken Coop  
Memphis

Kirby Pines  
LifeCare Community

SUPERLO  
FOODS

CVS  
pharmacy

CRYE-LEIKE  
REAL ESTATE SERVICES

DiVine Memories  
Banquet Hall

Imperial Designs  
Tattoo Shop

**BIG  
LOTS!**

REGIONS

FIRST HORIZON  
NATIONAL CORPORATION

Winchester  
Farmers Market

BANK OF AMERICA

Goodwill

Tempting Berries  
Shop

Shelby County  
Health Department

Rose's  
Nails

Waffle  
Mania

Atena  
Nails

MEMPHIS FURNITURE

Home  
Decor

SUBWAY

Save  
a lot  
food stores

DOLLAR  
GENERAL

Saint Francis  
Hospital - Memphis

FRESENIUS  
KIDNEY CARE

extended  
STAY  
AMERICA  
suites

Regional One Health

Icon Radio  
Network LLC

C.H. ROBINSON

Varsity  
BRANDS

Goodwill  
Walgreens  
Shapley  
SEW & VAC, INC.  
Pizza  
hut

Winchester Rd

Finger Tip  
Therapy Services

98¢  
STORE

FULL HOUSE  
FURNITURE

GSI

SAFEGWAY  
GROUP, INC.

Fixtronics



DOLLAR GENERAL CVS pharmacy  
HIBBETT SPORTS Rainbow  
POPEYES Little Caesars

THE HOME DEPOT ROSS DRESS FOR LESS five BELOW  
dd's DISCOUNTS Conn's  
LENNYS GRILL & SUBS CATO

planet fitness goodwill WOODSPRING SUITES  
Dirt Cheap SMOOTHIE KING  
ExtraSpace Storage Chick-fil-A

ALDI SONIC metro by T-Mobile

Marshalls JCPenney  
DICK'S SPORTING GOODS OLLIE'S OUTLET  
DOLLAR TREE ESPORTA FITNESS  
theVitamin Shoppe SEPHORA  
Arbys tropical CAFE

Kroger Hampton by Hilton TACO BELL  
HOMewood SUITES BY HILTON Checkers  
Kentucky Fried Chicken REGIONS

Winchester Rd

Bill Morris Pkwy

385  
Tennessee

Riverdale Rd

goodwill

BURGER KING Valvoline

sam's club

Walmart Supercenter

BIG LOTS!

Walgreens SHOE SHOW  
Aaron's Waffle House IHOP

at home Burlington  
MURPHY USA COOK OUT

LOWE'S COSTCO WHOLESALE  
PETSMART Ashley HOMESTORE  
Walgreens Firestone

LENNYS GRILL & SUBS  
BUFFALO WILD WINGS

Kirby Pkwy

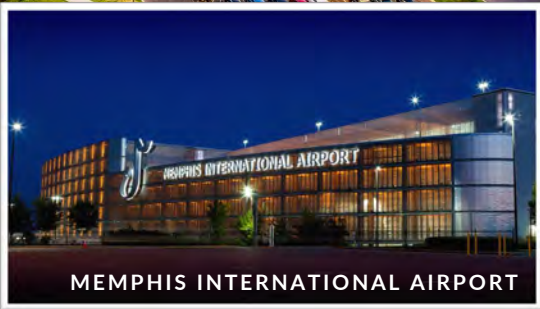


MEMPHIS | SHELBY COUNTY | TENNESSEE

Memphis is a growing city with several major company headquarters, including FedEx, AutoZone and International Paper. The many FedEx packages passing through makes Memphis International Airport the world's busiest cargo airport. High-tech industries, health care and biomedical research are also important segments of the city's economy. Known as the birthplace of the Blues and home of Elvis Presley, Memphis is one of America's top cities for tourism. The City of Memphis is the 2nd largest city in Tennessee with a population of 654,055 as of July 1, 2021.

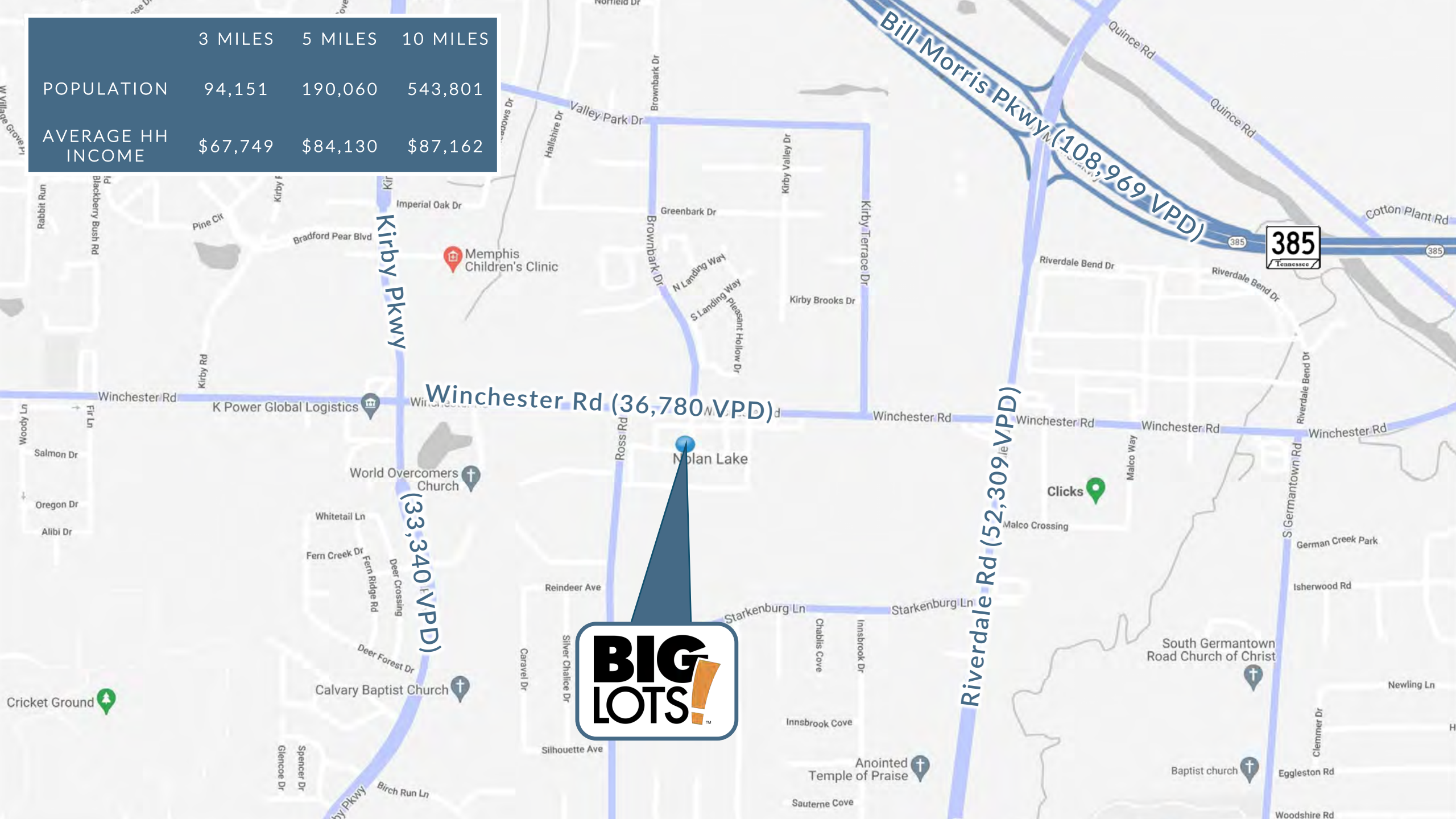
Memphis is ideally located for commerce in the transportation and shipping industry. Its access by water was key to its initial development, with steamboats plying the Mississippi river. The city has a growing economy due to location and low tax structure and right to work status. Three Fortune 500 companies, FedEx, AutoZone and International Paper Co. call Memphis home. These significant businesses have brought a large manufacturing industry. Because Memphis has been such an important city for transportation and shipping, it is attractive to businesses, especially those producing goods shipped nationwide. Memphis is home to headquarters and hub for FedEx, Ups, USPS as well as over 350 trucking companies. Memphis International Airport is the global "SuperHub" of FedEx Express and has the second largest cargo operations by volume of any airport worldwide, surpassed only by Hong Kong International Airport.

Many of the city's cultural attractions revolve around music, including the Memphis Music Hall of Fame (blues), Sun Studio (rockabilly), the Rock 'n' Soul Museum in the Gibson Guitar Plant and Graceland, the residence of Elvis Presley. Memphis also has the National Civil Rights Museum, housed in the former motel where Martin Luther King, Jr. was assassinated in 1968. Popular events include the commemoration of Elvis Presley's death in August, the International Blues Talent Competition in October and WC Handy's birthday in November. And nothing tops Memphis in May, where one of the nation's top barbecue competitions coincides with the Beale Street Music Festival. The NBA's Memphis Grizzlies play at 19,000-seat FedEx Forum in the northern part of downtown. For outdoor recreation, Overton Park has hiking and biking trails, tennis courts, a golf course and the Memphis Brooks Museum of Art. Beale Street and the Mid-America Ped Mall are prime locations for walking. Mud Island has beaches, a pool and great fishing. Martin Luther King Riverside Park, just southwest of downtown, is another good fishing spot.





	3 MILES	5 MILES	10 MILES
POPULATION	94,151	190,060	543,801
AVERAGE HH INCOME	\$67,749	\$84,130	\$87,162





# TENANT PROFILE

Headquartered in Columbus, Ohio, Big Lots, Inc. (NYSE: BIG) is a neighborhood discount retailer, operating 1,428 stores in 47 states, dedicated to friendly service, trustworthy value, and affordable solutions in every season and category – furniture, food, décor, and more. As well as a best-in-class ecommerce platform with expanded capabilities via BOPIS, curbside pickup, Instacart and Big Lots NOW with same day delivery. The company's product assortment is focused on home essentials: Furniture, Seasonal, Soft Home, Food, Consumables and Hard Home.

A Fortune 500 company and ranked #1 on Total Retail's 2020 Top 100 Omnichannel Retailers list, Big Lots' mission is to help people Live BIG and Save Lots. The company strives to be the BIG difference for a better life by delivering unmatched value to customers through the ultimate treasure hunt shopping experience, being a "best place to work" culture for associates, rewarding shareholders with consistent growth and top-tier returns, and doing good in local communities. They're committed to being the big difference for a better life by delivering unmatched value through surprise and delight, building a best place to work culture, rewarding shareholders with consistent growth, and doing good as they do well.



COMPANY TYPE  
NYSE: BIG



FOUNDED  
1967



# OF LOCATIONS  
1,428



HEADQUARTERS  
Columbus, OH



WEBSITE  
[biglots.com](https://biglots.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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