

**OFFERING  
MEMORANDUM**

**WILDCAT HARLEY-DAVIDSON**



**575**

**E Hal Rogers Parkway**

**LONDON KY**

**Colliers**



575KY  
E Hal Rogers Parkway  
LONDON

## Contacts

### **Peter Block**

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### **Broker of Record**

Kevin A. Schreiber  
The Shopping Center Group  
1215 Herr Lane  
Louisville, KY 40222

## Summary

Colliers International is pleased to present for sale a single tenant, net leased, sale leaseback of a Harley Davidson dealership located at 575 E Hal Rogers Parkway in London, Kentucky. The subject site is 9.55-acre improved with a 33,593-square foot Harley Davidson motorcycle dealership. The improvements were constructed in 2013 and feature the most recent Harley Davidson model for finishes and branding. The building contains approximately 70.2% office/showroom area, 29.8% parts/service area, 14 service bays and 166 parking spaces.

This facility was part of an acquisition by American Road Group, LLC, the parent, who owns and operates 5 dealerships and 4 merchandise stores. American Road Group, LLC will guarantee the performance of this facility.

The proceeds from this sale will be used to retire debt and free capital for further investment in the business. Upon close of escrow, Wildcat Harley Davidson, LLC dba Harley Davidson will execute a twenty year lease with four (4), five (5) year options with 8.00% increases every 5 years. This investment opportunity is being offered for sale at \$6,400,000 (5.625% cap rate).





## Details

### STRATEGIC LOCATION

- › Strategically serving central Midwest of the United States
- › Just West off the I75 on off ramp
- › Destination location
- › Great landsite
- › Abundance of parking

### STRONG INVESTMENT FUNDAMENTALS

- › Absolute NNN Lease with no landlord responsibilities
- › Under new established Harley Davidson operator
- › Parent guarantee
- › Extremely low rent to sales ratio
- › Phenomenal brand recognition

 **\$6,400,000**  
PRICE

 **5.625%**  
CAP RATE

 **\$360,000**  
NOI

 **20 YRS**  
LEASE TERM REMAINING

 **8% every 5 years**  
ESCALATIONS

 **Four, 5 year**  
OPTIONS

 **Parent**  
GUARANTEE



# Offering Details

## PROPERTY DESCRIPTION

PROPERTY ADDRESS	575 E Hal Rogers Parkway, London, Kentucky 40741
OFFERING PRICE	\$6,400,000
NOI	\$360,000
CAP RATE	5.625%
BUILDING SIZE	33,593 sf
LAND SIZE	9.55 acres
YEAR RENOVATED	2013

## LEASE SUMMARY

LEASE TYPE	NNN
LEASE TERM REMAINING	20 Years
RENT COMMENCEMENT	Close of Escrow
LEASE EXPIRATION	20 Years from COE
RENEWAL OPTIONS	4, 5 years
ESCALATIONS	8% every 5 years
GUARANTOR	Parent







# About Harley Davidson

Harley-Davidson or “Harley” an American motorcycle manufacturer founded in 1903 and is one of the world’s largest motorcycle manufacturers and an iconic brand widely known for its loyal following. The company markets its products worldwide, and also licenses and markets merchandise under the Harley-Davidson brand.



**REVENUE**  
\$4.05 billion



**HEADQUARTERS**  
Milwaukee, WI



**EMPLOYEES**  
5,000



**LOCATIONS**  
1,400



**OWNERSHIP**  
Public



**TENANT**  
Harley Davidson



**FOUNDED**  
1903



**CREDIT RATING**  
S&P BB+

[harley-davidson.com](http://harley-davidson.com)



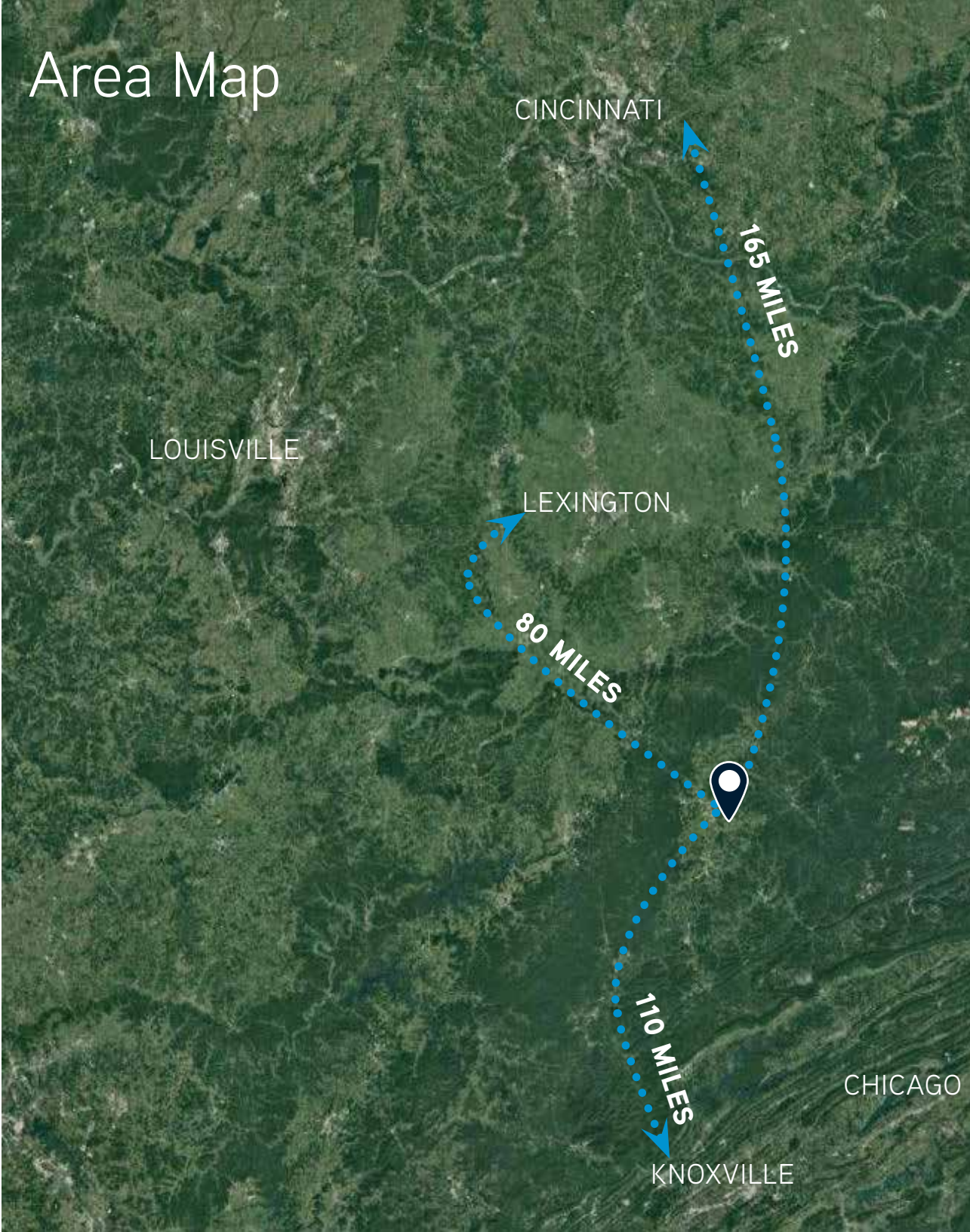
# Location Overview

The City of London is located in Laurel County, Ky. With over 8,000 residents, London has been named the Cycling Capital of Kentucky, Kentucky's 5th official Trail Town, has been certified as a Tree City by Tree City USA, and annually hosts the World Chicken Festival.

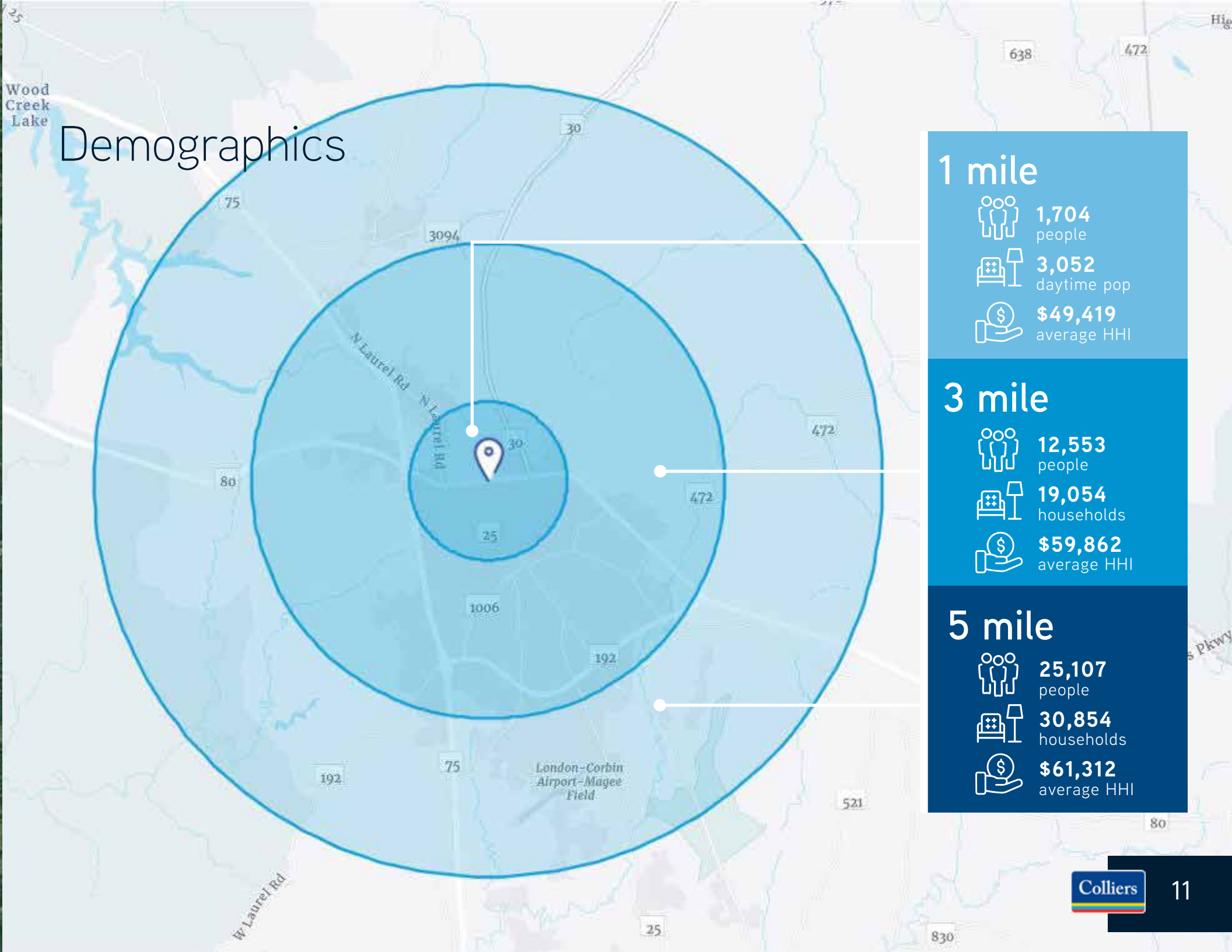
The City of London's rights were granted in the Commonwealth of Kentucky in February of 1836.

Local attractions include Levi Jackson Wilderness Road Park, Wildcat Off-Road Adventure Park, Laurel River Lake, Camp Wildcat Civil War Battlefield, and Sheltowee Trace Recreational Trail. The I-75 location makes London an ideal stop over point or an excellent home base when visiting such popular attractions as Cumberland Falls State Park, the Big South Fork, Renfro Valley Entertainment Center, Cumberland Gap

## Area Map

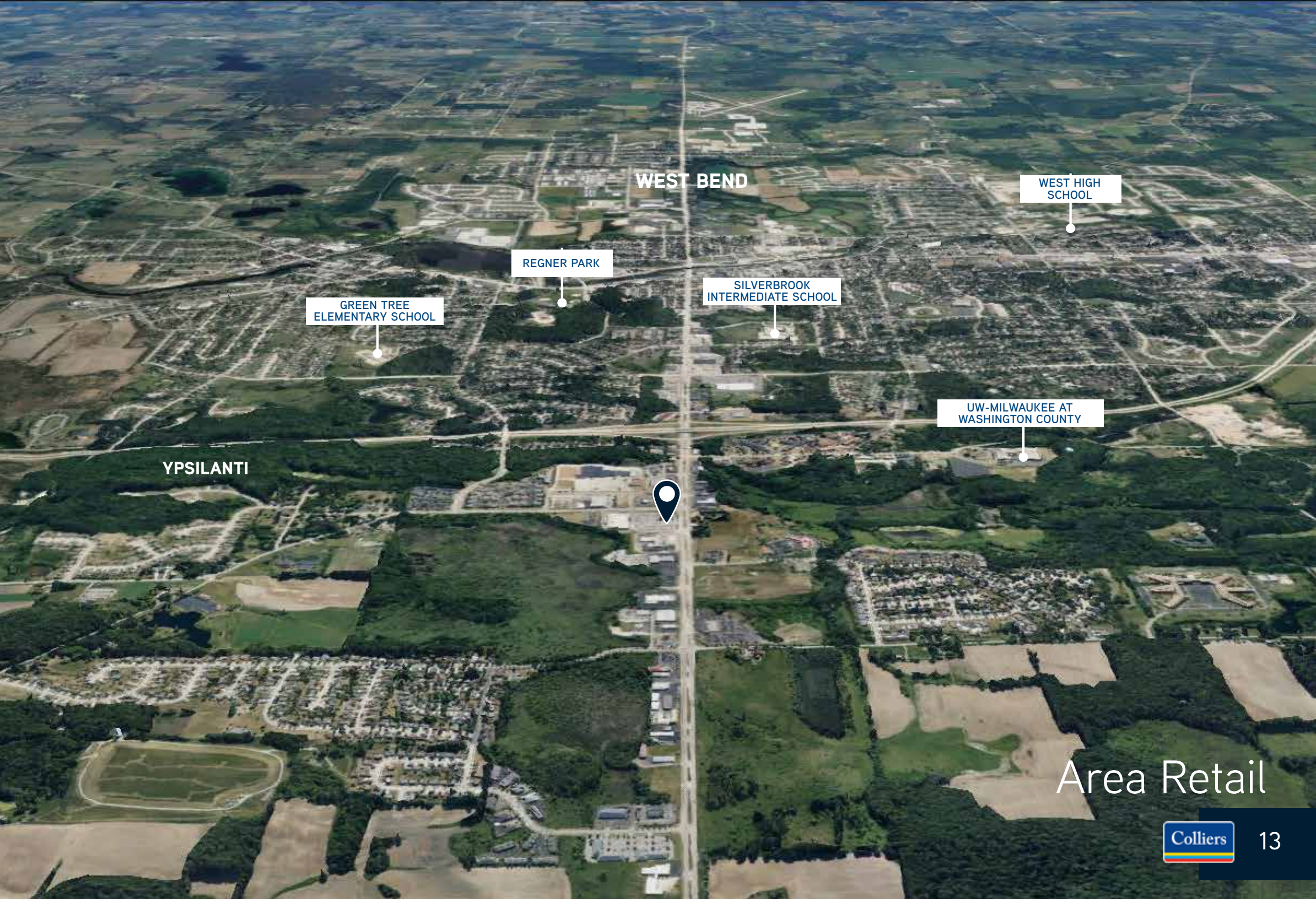


## Demographics





Site Plan







# Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 2111 S Mission St Mount Pleasant, MI. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International 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.

If you wish not to pursue negotiations leading to the acquisition of the property at 2111 S Mission St Mount Pleasant, MI or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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