

Lowe's

2600 N Main Street | High Point, NC



DRONE VIDEO



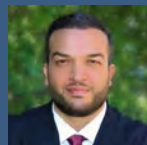
**5 YEARS
REMAINING**



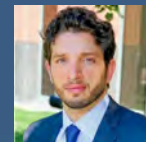
**STRONG DEMOS
109K PEOPLE IN 5 MILES**



**CORPORATE
GUARANTEE
(S&P BBB+)**



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**Offered At
UNPRICED**

PROPERTY SUMMARY

Price	Request for Bid
Net Operating Income	\$768,276
Lease Type	Double Net
Property Size	125,357-Square Feet
Lot Size	13.89 Acres
Year Built / Renovated	1994
Zoning	Commercial
Type of Ownership	Fee Simple
Property Type	Net-Leased Home Improvement

INVESTMENT OVERVIEW



INVESTMENT HIGHLIGHTS

- NET-LEASED LOWE'S (S&P BBB+) | 5 YEARS REMAINING
- MINIMAL LANDLORD RESPONSIBILITIES | LOW-RISK INVESTMENT
- 135,357-SQUARE FEET | SITUATED ON NEARLY 14 ACRES
- (6) 5-YEAR OPTIONS | 5% INCREASES EACH 5-YEAR PERIOD
- LOWE'S (S&P BBB) CORPORATE GUARANTEE
- FORTUNE 500 COMPANY | 7,900 LOCATIONS | \$73.79B REVENUE
- LOWE'S AT SITE SINCE 1992 | 30+ YEAR OCCUPANCY
- FEE SIMPLE ASSET | OFFERED FREE & CLEAR OF DEBT
- BELOW MARKET RENT AT \$6 PER SQUARE FOOT
- STRONG AND GROWING DEMOS | 109k PEOPLE IN 5-MILE RADIUS
- \$69K AVERAGE HOUSEHOLD INCOME | ABOVE NATIONAL AVERAGE
- LIMITED COMPETITION | ONLY LOWE'S IN CITY SERVING AREA
- NEAREST LOWE'S IS 10+ MILES AWAY | 25-MINUTE DRIVE
- 25-MINUTE DRIVE TO PIEDMONT TRIAD INTERNATIONAL AIRPORT
- LOCATED IN PIEDMONT TRIAD REGION | 1.6M PEOPLE
- RETAILERS IN IMMEDIATE VICINITY INCLUDE: WALMART SUPERCENTER, PUBLIX, CHICK-FIL-A, HOBBY LOBBY, HOME DEPOT, STARBUCKS, TJ MAXX, ROSS DRESS FOR LESS, HARRIS TEETER, TACO BELL, WALGREENS, WENDY'S, WAFFLE HOUSE AND MORE.

INVESTMENT SALES FINANCIALS

THE INVESTMENT

PROPERTY	Lowe's
PROPERTY ADDRESS	2600 N Main Street High Point, NC 27265
PRICE	Request for Bid
CAP RATE	N/A
NET OPERATING INCOME	\$768,276*

PROPERTY INFO

PROPERTY CATEGORY	Net Leased Home Improvement
TENANT	Lowe's
RENT INCREASES	5% Every 5 Years
GUARANTOR	Corporate Guarantee
LEASE TYPE	NN
RENT COMMENCEMENT	5/1/1995
RENT EXPIRATION	4/30/2027
ORIGINAL LEASE TERM	20 Years
TERM REMAINING	5 Years
RENEWAL OPTIONS	(6) 5-Year Options
LANDLORD RESPONSIBILITY	Roof & Structure
TENANT RESPONSIBILITY	CAM, Insurance, Taxes

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT PSF
CURRENT	\$760,916	\$63,409	\$6.07
5/1/27 - 4/30/32	\$798,961	\$66,580	\$6.37
5/1/32 - 4/30/37	\$838,909	\$69,909	\$6.69
5/1/37 - 4/30/42	\$880,854	\$73,404	\$7.02
5/1/42 - 4/30/47	\$924,896	\$77,074	\$7.37
5/1/47 - 4/30/52	\$971,140	\$80,928	\$7.74
5/1/52 - 4/30/57	\$1,019,697	\$84,974	\$8.13

*NOI factors additional ATM Income of \$550/monthly

*Credit Union ATM expires 9/30/2024



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING MEMORANDUM
LOWE'S (S&P BBB+) | HIGH POINT, NC

PROPERTY PHOTOS



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PROPERTY PHOTOS



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JONNA GROUP
REAL ESTATE INVESTMENT SERVICES

Colliers
INTERNATIONAL

PROPERTY PHOTOS



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PROPERTY PHOTOS



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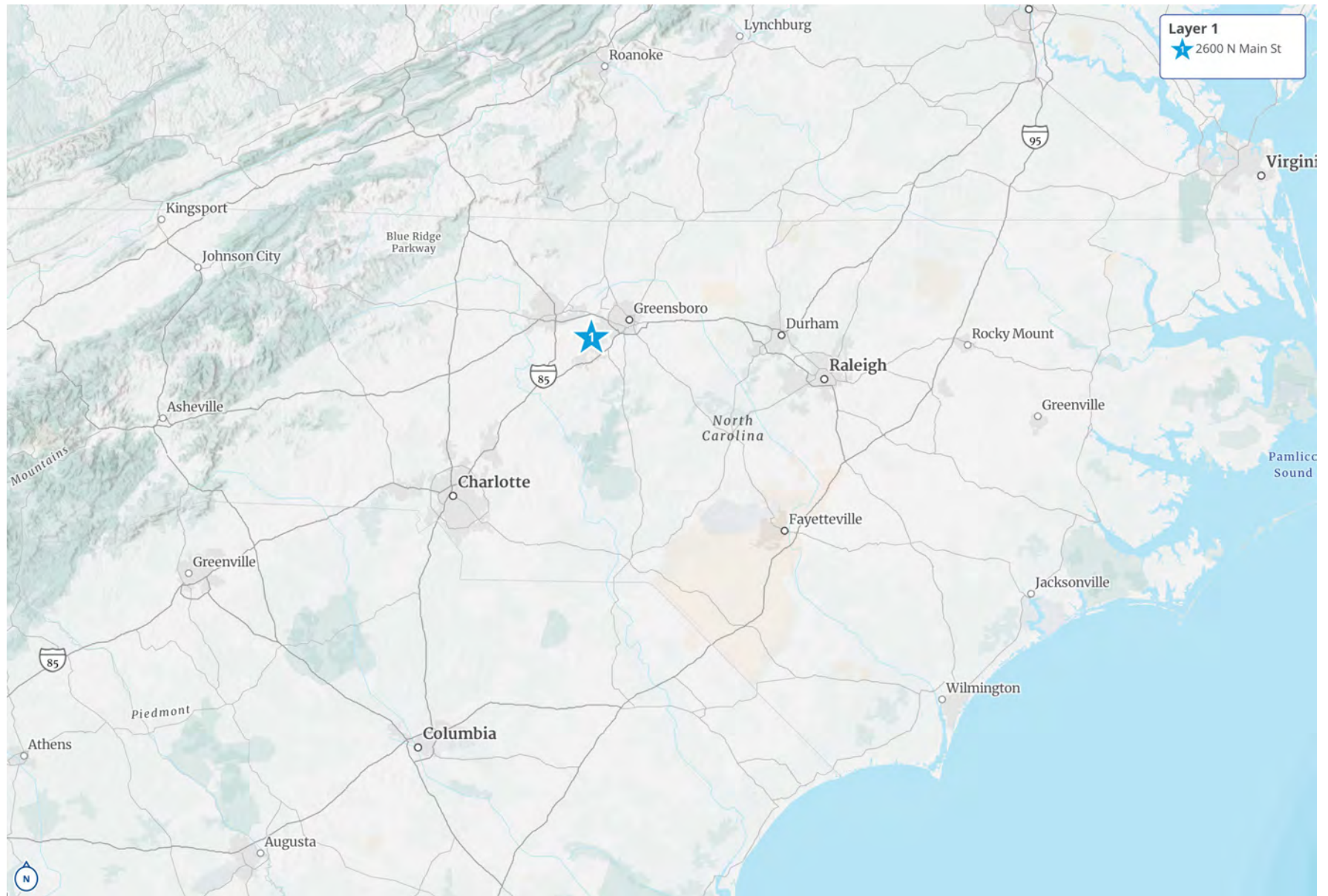


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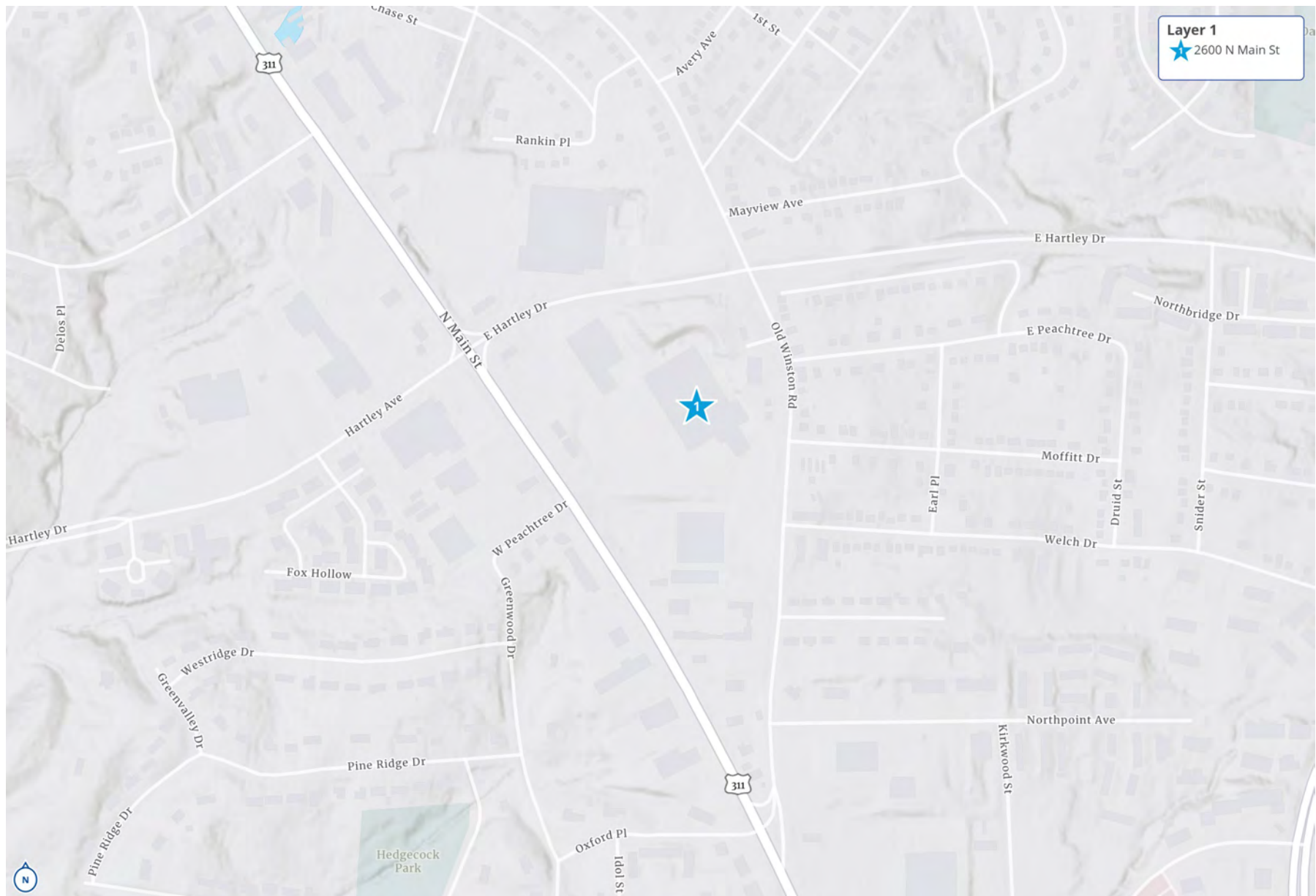
RETAIL AERIAL



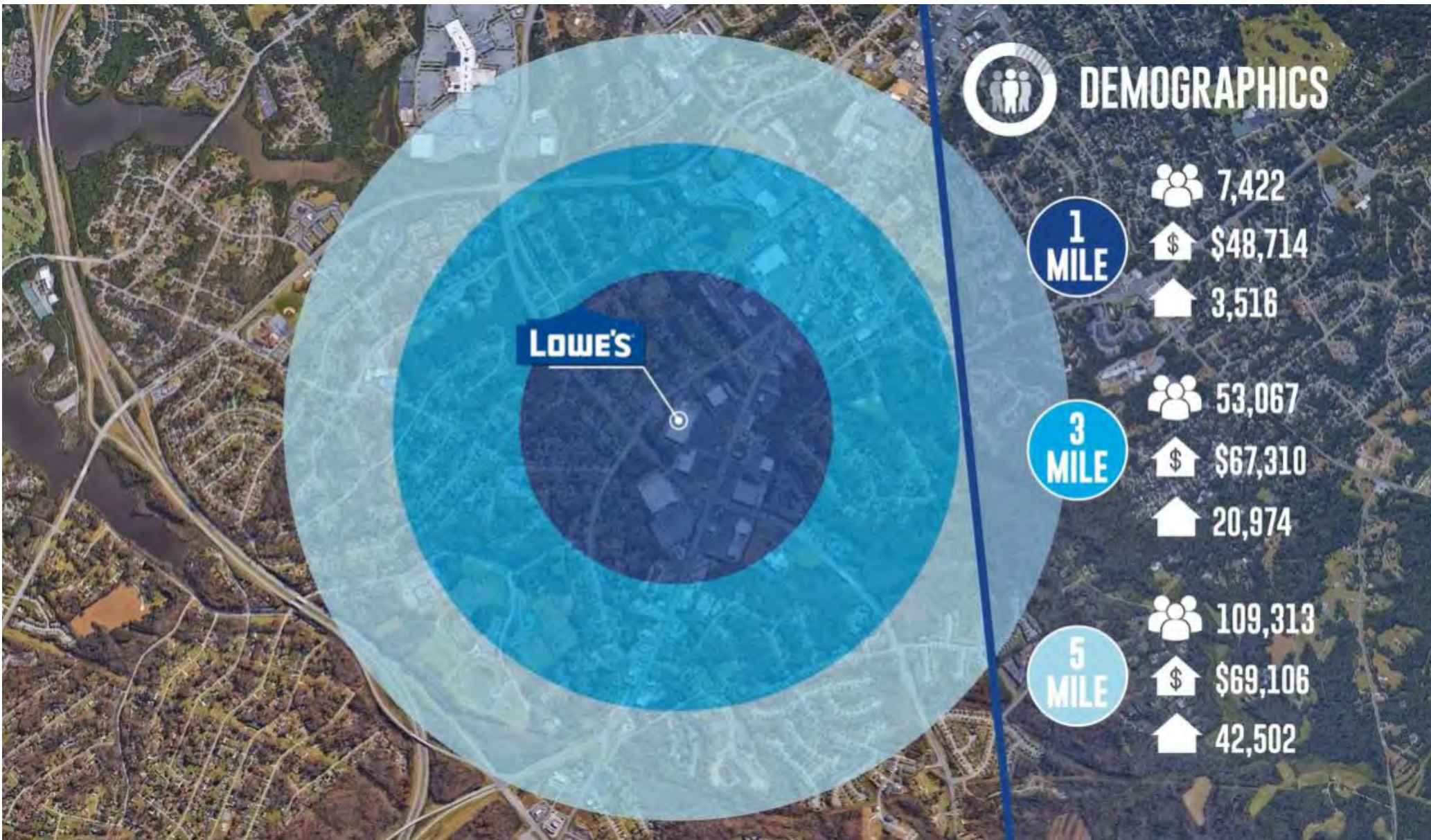
REGIONAL OVERVIEW



LOCAL OVERVIEW

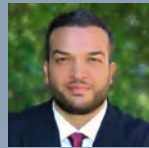


LOCATION DEMOGRAPHICS

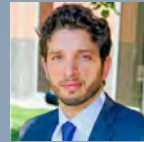




Colliers
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