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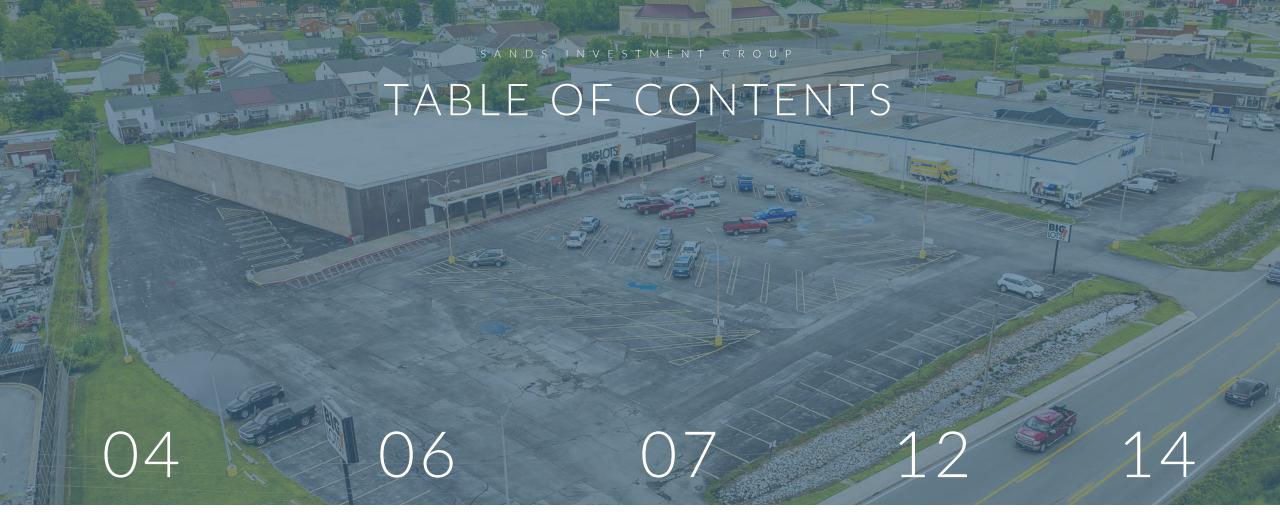
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INVESTMENT OVERVIEW

Investment Summary Investment Highlights

LEASE ABSTRACT

Lease Summary Rent Roll PROPERTY OVERVIEW

Property Images Location, Aerial & Retail Maps AREA OVERVIEW

City Overview Demographics

TENANT OVERVIEW

Tenant Profile

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# INVESTMENT SUMMARY

ParaSell and Sands Investment Group Are Pleased to Present Exclusively For Sale the 35,229 SF Big Lots Located at 1350 Stafford Drive in Princeton, WV. This Investment Opportunity Includes a Single Tenant Big Lots With Long Term Occupancy History and Minimal Management, Stable Cash Flow Priced Below Replacement Cost, Providing For a Unique Investment.

#### OFFERING SUMMARY

PRICE \$2,351,954

CAP 6.74%

NOI \$158,531

PRICE PER SF \$66.76

GUARANTOR Corporate

#### PROPERTY SUMMARY

ADDRESS 1350 Stafford Dr
Princeton, WV 24740

COUNTY Mercer
BUILDING AREA 35,229 SF
LAND AREA 4.0 AC
YEAR BUILT 1977



# HIGHLIGHTS

## SINGLE TENANT BIG LOTS WITH 26+ YEAR OCCUPANCY HISTORY WITH ABOVE NATIONAL AVERAGE STORE SALES

- 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 1,440 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
- Big Lots Took Over the Building From Kroger Co. in 1996 and Has Operated at This Location For Over 26 Years
- Store Sales Have Proven Big Lots is a Market Leading Retailer Within Princeton and This Location Well Above the National Average

## 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
- Big Lots is Priced at \$66.76 PSF Well Below Replacement Cost

#### BIG LOTS IS A NATIONAL LEADING DISCOUNT NEEDS RETAILER

- As Inflation Continues and Consumer Spending Trends Change and Adopt, More People Will Shop at Discount Retailers Such as Big Lots
- Over the Past Three Years the Company's Revenue Surged as Customers Flocked to Its Stores and E-Commerce Portals Resulting in an Annual Average Revenue Per Share Growth Rate of 13.00%
- Big Lots Currently Has a 2022 TTM Revenue of \$5.90 Billion and EBITDA of \$0.25 Billion Reflecting a Margin of 4.24%

## LOCATED ON MAIN RETAIL CORRIDOR CONSISTING OF SYNERGISTIC MIX OF TENANTS

- Strategically Located Between the Main Highways Hwy 19 and Hwy 460;
   Big Lots is Located on Main Retail Corridor For Princeton, WV
- Located Within Primary Retail Corridor Consisting of High Barriers to Entry and Low Probability For Direct Retail Competitors to Enter the Market
- Big Lots Serves as the Anchor Tenant Amongst a Highly Complementary Mix of Retail Tenants Drawing in Consumers For Various Needs
- Neighboring Tenants Include: Walgreens, McDonald's, Aaron's, Hardee's and Truist



# LEASE SUMMARY

TENANT Big Lots

PREMISES A Building of Approximately 35,229 SF

LEASE COMMENCEMENT January 6, 1976

LEASE EXPIRATION October 31, 2026

LEASE TERM 4+ Years Remaining

RENEWAL OPTIONS 2 x 5 Years

\$0.50/SF At Options RENT INCREASES

LEASE TYPE Triple Net (NNN)

PROPERTY TAXES

INSURANCE

COMMON AREA

ROOF & STRUCTURE

REPAIRS & MAINTENANCE

HVAC

USE

UTILITIES

RIGHT OF FIRST REFUSAL

Tenant's Responsibility Tenant's Responsibility Landlord's Responsibility

Tenant's Responsibility

Big Box

No

Landlord's Responsibility

Tenant's Responsibility

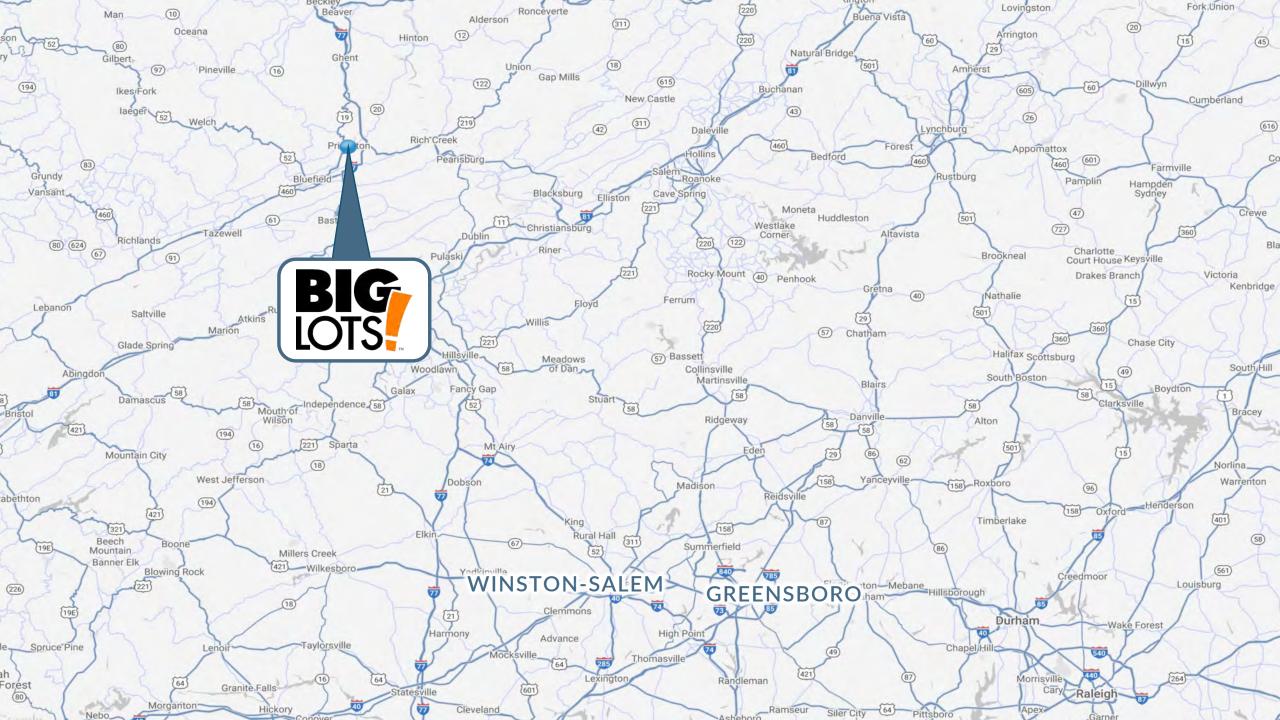
Tenant's Responsibility

SQUARE	ANNUAL	RENT
FOOTAGE	BASE RENT	PER SF
35,229 SF	\$158,530.50	\$4.50



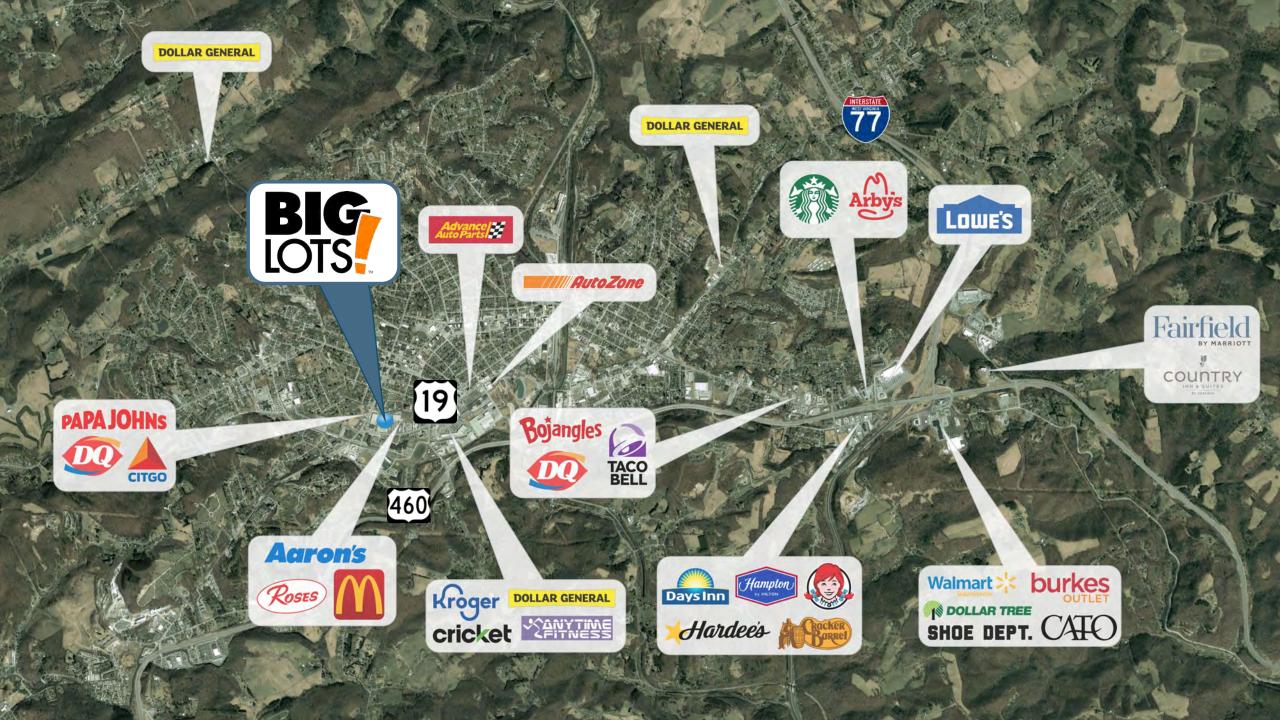














### PRINCETON | MERCER COUNTY | WEST VIRGNIA

Princeton, is a city in and the county seat of Mercer County, West Virginia. The city is coined the "Heart of Mercer County" or the "Jewel of the South" in past decades. It is part of the Bluefield, WV-VA micropolitan area. The City of Princeton offers progressive development in a fine community where families can live safely and serenely. Princeton also serves at the "Gateway to Four Seasons Country" with honor and pride, realizing our importance as a strategic location for the entire area. Princeton is well-known throughout the state as one of West Virginia's bright spots because of our progressive attitude and immeasurable potential. According to the United States Census Bureau, the city has a total area of 3.05 square miles. The City of Princeton had a population of 5,927 as of July 1, 2021.

Blessed with beautiful surroundings in the southern part of the state, Princeton offers a special quality of life for families and an ideal location for business and industry. The City of Princeton is uniquely positioned to take advantage of major opportunities that other municipalities can only dream about. The signs of economic prosperity and progress are everywhere. Princeton remains West Virginia's "business friendly" city. Princeton is a prime location situated along two major transportation corridors – Interstate 77 and US Route 460. The education, health and social service industry employs more Princeton residents than any other industry. In the retail sector, Chain stores like Walmart, Lowe's the hotel and restaurants are a part of Princeton's economy. Higher education and healthcare services are now the predominant fields of employment in the county. Also a number of small machinist shops, suppliers to the coal industry, and other entities employee laborers in the county. Top employers in the area include: Mercer County Board of Education, Princeton Community Hospital Association, Inc., Echosphere LLC, Bluefield Regional Medical Center, Wal-Mart Associates Inc

The cultural hub The Chuck Mathena Center contains a 1,000-seat theater and meeting rooms for civic groups and events. Concerts, comedies and dance are also performed at the center. Princeton Railroad Museum focuses on the Virginia Railway and the Norfolk Western Line. r Robert B. McNutt House is currently the oldest house in Princeton and the headquarters of the Princeton Mercer County Chamber of Commerce. H.P. Hunnicutt Field is named for the founders of the H.P. And Anne S. Hunnicutt Fondation. Princeton has been awarded an Appalachian League franchise. Nestled on the shores of a picturesque lake in Mercer County, Glenwood Recreational Park is a little-known gem. The park offers residents and visitors a wide range of recreational activities which will appeal to all members of the family. Other attractions include: Out of the Box Room Escape, Cheap Thrill Records, HMSHost and the Lake Shawnee Amusement Park. The Princeton Street Fair will feature Live Music and other exciting performances, waterslides, lazer tag, The Meltdown, a car show, a live art mashup, a petting zoo & more!







# TENANT PROFILE

Big Lots!, Inc. is an American retail company headquartered in Columbus, Ohio with 1,440 stores in 47 states. The Big Lots chain traces its history back to 1967 when Consolidated Stores Corporation was formed in Ohio by Sol Shenk. In 1970 the company began operating as Consolidated International. Over the years the chain grew to include stores doing business as Big Lots, Odd Lots, Mac Frugal's Bargains\* Closeouts, and Pic 'N' Save. In 2001 the array of store names and company identity were converted to a single national brand: Big Lots.

From the closeout store roots to the entrance into discount retailing, Big Lots core purpose of helping people save money on all kinds of products has stayed the same. But the needs of customers have expanded dramatically. Today, the company offers an extensive assortment of brand-name items and quality products, including food, furniture, seasonal items, electronics and accessories, home décor, toys, and gifts. The company is dedicated to friendly service, trustworthy value, and affordable solutions in every season and category – furniture, food, décor, and more.











FOF LOCATIONS 1,440





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