



**INTERACTIVE  
OFFERING MEMORANDUM**

**EXCLUSIVELY LISTED BY**

**BROKER OF RECORD**

Kyle Matthews  
License No. 80041 (GA)

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



# TABLE OF CONTENTS

---

**04** INVESTMENT HIGHLIGHTS

**05** FINANCIAL OVERVIEW

**10** TENANT OVERVIEW

**11** AREA OVERVIEW



# INVESTMENT HIGHLIGHTS

- » **Corporate Guaranty** - The lease is corporately backed by Harbor Freight Tools USA, Inc. who operates  $\pm 1,300$  locations nationwide with over 40M customers and  $\pm 23,000$  employees
- » **Passive Investment** - Brand New Construction 10 Year lease with landlord responsibilities limited to roof & structure
- » **Pandemic Proof, Essential Retail** – Harbor Freight remains vigilant through the rise of eCommerce and the Covid-19 pandemic, launching their own online platform and partnering with Synchrony (NYSE: SYF) to compete with online retailers and deliver their product to consumers despite the onset of Covid-19
- » **Retail Synergy** - Right off Freeway 319, the subject property is down the street national retailers such as Lowe's Home Improvement, The UPS Store, Starbucks, Home Depot, Publix Supermarket, Chick-fil-A, Walmart, and more



# FINANCIAL OVERVIEW

## HARBOR FREIGHT

QUALITY TOOLS LOWEST PRICES



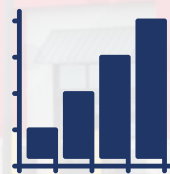
650 N VETERANS PKWY MOULTRIE, GA 31788

ADDRESS



\$3,274,000

PRICE



5.75%

CAP RATE



±15,000 SF

GLA



±2.00 AC

LOT SIZE

## FINANCING INQUIRIES

For financing options reach out to:

**PATRICK FLANAGAN**  
patrick.flanagan@matthews.com  
+1 (214) 550-0277

## TENANT SUMMARY

Tenant Name	Harbor Freight Tools USA, Inc.
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Landlord
Lease Commencement Date	8/9/2022
Original Lease Term	10 Years
Rent Commencement Date	10/4/2022
Lease Expiration Date	10/31/2032
Term Remaining on Lease	±10 Years
Increase	10% in the Options
Options	5, (5) Year Options

## ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current - 10/31/2032	\$15,687.50	\$188,250.00	5.75%
Option 1 (11/1/2032 - 10/31/2037)	\$17,262.50	\$207,150.00	6.33%
Option 2 (11/1/2037 - 10/31/2042)	\$18,987.50	\$227,850.00	6.96%
Option 3 (11/1/2042 - 10/31/2047)	\$20,875.00	\$250,500.00	7.65%
Option 4 (11/1/2047 - 10/31/2052)	\$22,962.00	\$275,544.00	8.42%
Option 5 (11/1/2052 - 10/31/2057)	\$25,262.50	\$303,150.00	9.26%





**SUBJECT PROPERTY**

ROWLAND DR

N VETERANS PKWY ± 17,000 VPD



THE JEWELER

BLESSING NAILS



COLQUITT COUNTY HIGH  
1,812 STUDENTS



SOUTHERN REGIONAL  
TECHNICAL COLLEGE  
2,569 STUDENTS



**SUBJECT PROPERTY**



N VETERANS PKWY ± 17,000 VPD

ROWLAND DR

## TENANT OVERVIEW



# HARBOR FREIGHT

## QUALITY TOOLS LOWEST PRICES

### TENANT OVERVIEW

Harbor Freight is a national retailer that specializes in the sale of high-quality tools and accessories at low price points. The privately held company operates over 1,000 stores across the country and had approximately \$5 billion in revenue in 2020. The DIY Home Improvement sector has remained resilient even in the face of the pandemic. Global Home Improvement market is expected to increase by \$300 billion over the next 5 years with a CAGR of 4.5% over the forecast period.

**COMPANY NAME**  
Harbor Freight



**OWNERSHIP**  
Private



**YEAR FOUNDED**  
1977



**INDUSTRY**  
Retail



**HEADQUARTERS**  
Calabasas, CA



**NO. OF EMPLOYEES**  
±20,000



**NO. OF LOCATIONS**  
±1,100



# AREA OVERVIEW



## DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2027 Projection	15,330	25,425	38,541
2022 Estimate	15,132	25,059	37,975
2010 Census	15,169	25,267	37,464
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2027 Projection	5,843	9,666	14,421
2022 Estimate	5,768	9,526	14,213
2010 Census	5,530	9,201	13,438
INCOME	3-MILE	5-MILE	10-MILE
2022 Average HH Income	\$41,598	\$46,630	\$51,208

## MOULTRIE, GA

The largest city in Colquitt County, Georgia, in the United States, is Moultrie. In Southwest Georgia, it ranks behind Thomasville and Albany as the third-largest city. 14,587 people called Moultrie home. Before the Georgia General Assembly incorporated it in 1859, it was known as Ochlockoney. The Moultrie Commercial Historic District, which is included on the National Register of Historic Places, is in downtown Moultrie. The Colquitt Theatre is in the neighborhood.

The Moultrie Commercial Historic District, which is included on the National Register of Historic Places, is in downtown Moultrie. The Colquitt Theatre is in the neighborhood.

It has been dubbed “The Antique Capital of South Georgia” because of its well-known antique shops. Saxby Chambliss, a former US senator, resides in Moultrie.

## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Harbor Freight** located at **650 N Veterans Pkwy, Moultrie, GA 31788** ("Property"). The 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 Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services 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 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 Matthews Real Estate Investment Services 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.

**EXCLUSIVELY LISTED BY**

---

**BROKER OF RECORD**

Kyle Matthews  
License No. 80041 (GA)

