

# OFFERING MEMORANDUM

996 Barn St. | Hooversville PA



SANDS INVESTMENT GROUP

**Table of Contents**

Investment Summary

Rent Roll

Location Map

Aerial Map

Investment Overview

Lease Abstract

Tenant Profile

Area Overview

Confidentiality Agreement

**Exclusively Marketed By**

**ANN BULLOCK**

*Lic# 01769587*

**949.701.1354 | DIRECT**

*ann@SIGnnn.com*

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**DAN HOOGESTEGER**

*Lic# 01376759*

**310.774.3772 | DIRECT**

*dan@SIGnnn.com*

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**DONOVAN MACKEY**

*Lic# AM065636*

Sands Investment Group believes the information contained herein to be reliable. However, we make no guarantees, representations or warranties of any kind, expressed or implied regarding this information; including, but not limited to content, accuracy & reliability. Investors should consult a tax and legal advisor, as well as verify ALL information prior to the investment.



# INVESTMENT SUMMARY

996 Barn St. | Hooversville PA



## OFFERING SUMMARY

<b>PRICE</b>	<b>\$1,249,703</b>
COST/ BUILDING SF	\$156
COST/ LAND SF	\$12.11
<b>NOI</b>	<b>\$96,852</b>
<b>CAP RATE</b>	<b>7.75%</b>

## PROPERTY SUMMARY

<b>ADDRESS</b>	996 Barn St. Hooversville, PA 15936
APN	S18-022-012-00
COUNTY	Somerset
BUILDING AREA	8,000 SF
LAND AREA	103,237 SF
BUILT	2014

## SUMMARY & OVERVIEW

Sands Investment Group is pleased to exclusively offer for sale a single tenant net leased Family Dollar in Hooversville, PA.

This discount store location is in Somerset County, Pennsylvania, a rural part of the Johnstown, PA MSA.

The built-to-suit property consists of 8,000 SF on 2.37 acres of land. There is a 10 Year NN Lease in place with minimal landlord responsibility and 10% rent increases at each option period.

The Lease gives Family Dollar six 5-year Renewal Options.



# RENT ROLL

996 Barn St. | Hooversville PA



TENANT NAME	SIZE		MONTHLY RENT				LEASE TERM				
	SF	% OF TOTAL	BASE RENT	RENT / SF	ANNUAL RENT	% OF TOTAL	INCREASE DATES	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Family Dollar	8,000	100%	\$8,071	\$12.12	\$96,852	100%	At Options	10%	4.1.14	3.31.24	6 x 5 year
<b>TOTAL / WTD AVG</b>	<b>8,000</b>	<b>100%</b>	<b>\$8,071</b>	<b>\$12.12</b>	<b>\$96,852</b>	<b>100%</b>					



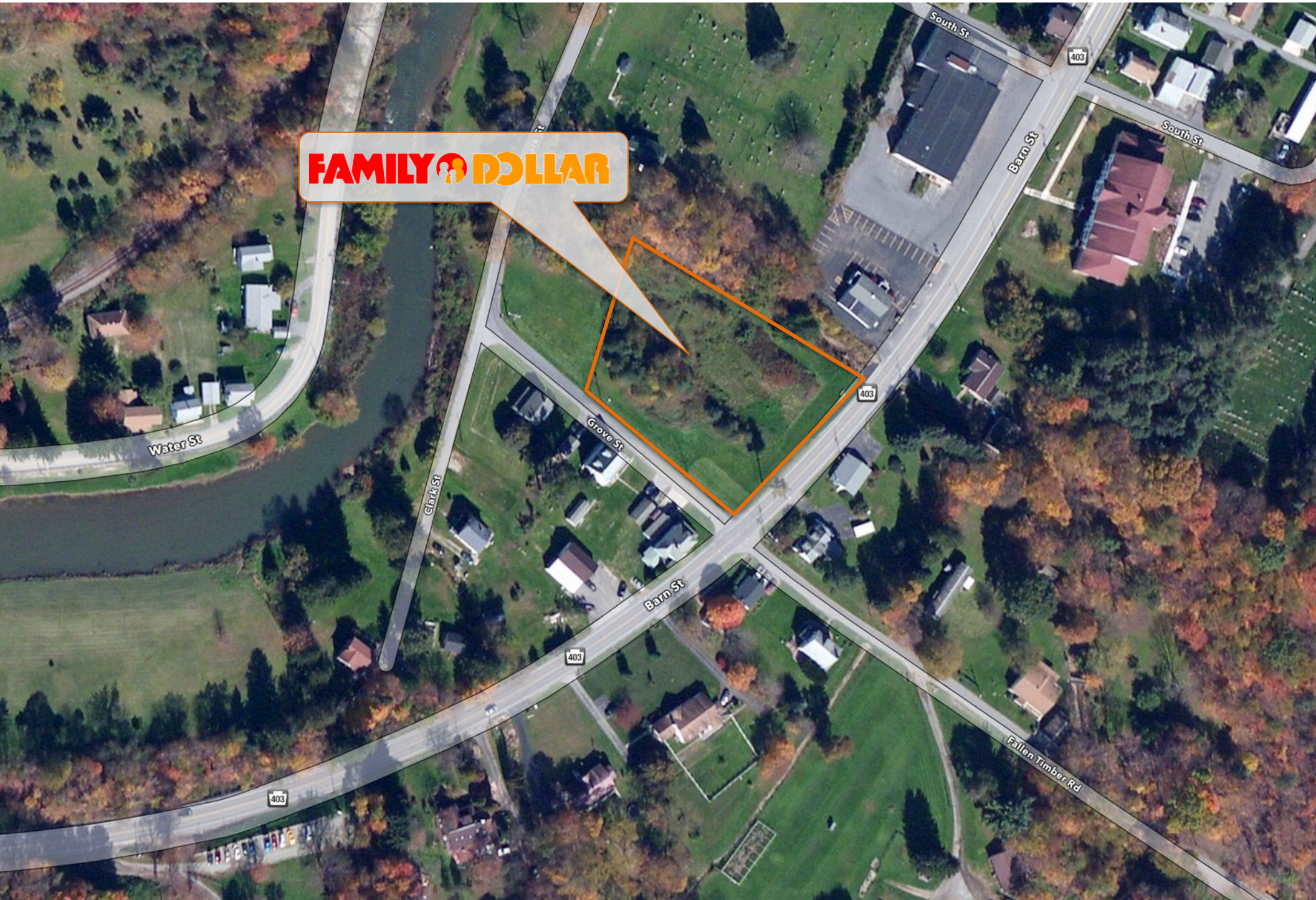


# LOCATION MAP

996 Barn St. | Hooversville PA









## INVESTMENT OVERVIEW

996 Barn St. | Hooversville PA

### INVESTMENT HIGHLIGHTS

- Family Dollar Built-to-Suit Construction with Brand New 10-Year Lease
- 10% Rental Increase at Options; Six 5-Year Options to Renew in Place
- Excellent Location Along Main Thoroughfare in Small Town with Few Retail Options



### DEMOGRAPHICS

	1 - MILE	3 - MILE	5 - MILE
POPULATION ESTIMATE	639	2,461	5,607
AVERAGE H.H. INCOME	\$31,249	\$41,093	\$38,213

### TRAFFIC COUNT

	Barn St.
VEHICLES PER DAY	1,800

*Traffic count recorded by ESRI*



# LEASE ABSTRACT

996 Barn St. | Hooversville PA

## LEASE TERM

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LEASE TERM	10 Years Remaining
TENANT	Family Dollar
PREMISES	A building of approximately 8,000 sf in Hooversville, PA
LEASE COMMENCEMENT	4.1.2014
LEASE EXPIRATION	3.31.2024
RENEWAL OPTIONS	(6) x 5 Years
INCREASES	10% at Option Periods
LEASE TYPE	Double Net (NN)
PROPERTY TAXES	Paid by Tenant
INSURANCE	Paid by Tenant
REPAIRS & MAINTENANCE	Paid by Tenant
ROOF & STRUCTURE	Paid by Landlord
UTILITIES	Paid by Tenant

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## ESTIMATED OPERATING INFORMATION

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GROSS POTENTIAL RENT	\$96,852
EXPENSE REIMBURSEMENT	____ NN
EFFECTIVE GROSS INCOME	\$96,852
LESS EXPENSES	____ NN
NET OPERATING INCOME	\$96,852

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# TENANT PROFILE

996 Barn St. | Hooversville PA



## FAMILY DOLLAR STORES, INC.

Family Dollar Stores, Inc. operates one of the fastest growing chains of self-service retail discount stores primarily for low and middle income consumers in the United States.

## COMPANY OFFERINGS

The company offers consumables, including household chemicals, paper products, food products, health and beauty aids, hardware and automotive supplies, and pet food and supplies; and home products, comprising domestics, which include blankets, sheets, and towels, as well as house wares, giftware products, and home décor products.



## AREA OVERVIEW

996 Barn St. | Hooversville PA

Hooversville is located in southwest Pennsylvania. Hooversville is part of Somerset County and has 0.61 square miles of land area and has no water area. As of 2010, the total Hooversville population was 779.

Hooversville median household income was \$27,404 in 2012 and has shrunk by 0.63% since 2000. The income growth rate is much lower than the state average rate of 30.32% and is much lower than the national average rate of 26.32%.

Hooversville median house value was \$73,000 in 2012. The house value growth rate is higher than the national average rate of 51.67%.

On average, the public school district that covers Hooversville is better than the state average in quality.





## 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.



# FAMILY DOLLAR



**ANN BULLOCK**

Lic# 01769587

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[ann@SIGnnn.com](mailto:ann@SIGnnn.com)

**DAN HOOGESTEGER**

Lic# 01376759

**310.774.3772 | DIRECT**

[dan@SIGnnn.com](mailto:dan@SIGnnn.com)

**DONOVAN MACKEY**

Lic# AM065636