OFFERING MEMORANDUM
INDUSTRIAL NNN INVESTMENT
12391 Randolph Ridge Lane | Manassas, VA

United Rentals

SIG

SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

Table of Contents:

INVESTMENT SUMMARY
Investment Highlights

PROPERTY OVERVIEW
Location Map
Aerial Map
Retail Map

AREA OVERVIEW
City Overview

TENANT PROFILE
Lease Abstract

FINANCIAL ANALYSIS
Rent Roll

CONFIDENTIALITY AGREEMENT

Exclusively Marketed By:

BLAKE GASTELUM

Lic # SL3284346

843.416.2023 | DIRECT

blake@SIGnnn.com

CHRIS SANDS

Lic # 01387583

310.498.8200 | DIRECT

chris@SIGnnn.com

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

Price	$4,075,000
Cap Rate	9.00%
NOI	$365,482
Total Building Area	10,400 SF
Total Land Area	121,968 SF
Years Remaining	3.3 Years

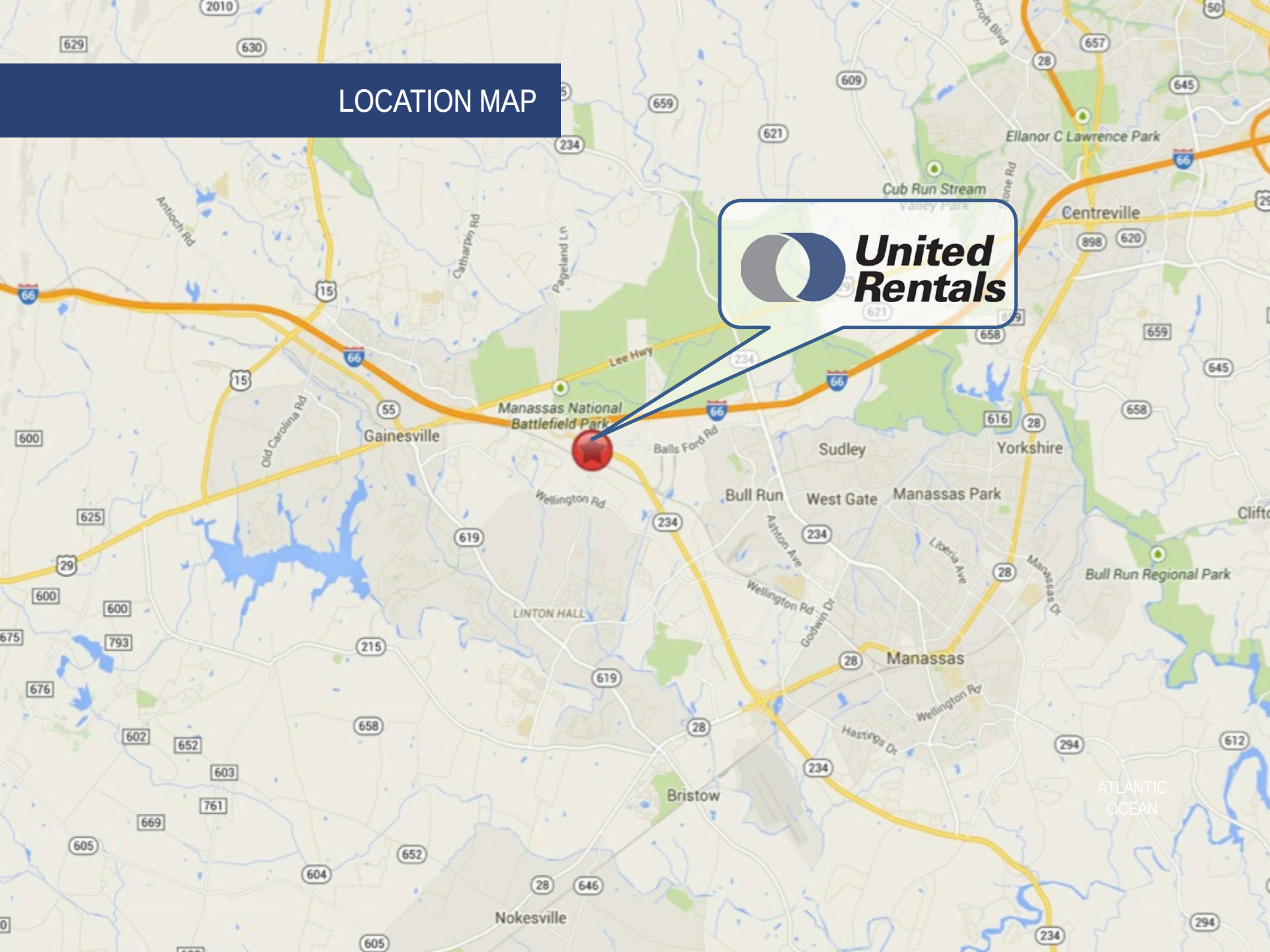
DEMOGRAPHICS

Trade Area Profile Statistics	1 - MILE	3 - MILE	5 - MILE
POPULATION ESTIMATE	2,124	45,722	126,320
AVERAGE H.H. INCOME	$91,345	$110,354	$118,317

INVESTMENT HIGHLIGHTS

- Strong History – 7 Years at this Location & Built to Suit
- NNN Lease - Minimal Landlord Responsibilities
- 10% Rent Increases in May 2018
- National Credit Tenant: B+ Standard & Poor's Rating
- Strong Growth in NOVA/DC Market
- Strong Location Off I-66; Located Along Major DC Arterial in Wellington Industrial Park and 20 Miles to Dulles International Airport
- Dense Infill Location – Over 124,000 People within 5-Mile Radius & Average Household Income of Over $100K
- Robust Economy with Unemployment of 4.6% Labor Force of 235,615

LOCATION MAP



AERIAL MAP

Pageland Ln
66
234
Randolph Ridge Ln
Cushing Rd
Prince William Pkwy
Ballsford Rd
Belinski Way
General Mcclellan Rd
United Rentals

RETAIL MAP

FASTENAL
STRONGHOLD
SUPPLY, INC.
VECTOR SECURITY
Vermeer
Mid Atlantic
Bobcat
United
Rentals
W
HV
HV TECHNOLOGIES, Inc.
JOHNSTONE

MANASSAS, VA

Just outside of Washington, D.C., lies a small city that feels like home - the City of Manassas. It's 10 square miles of homes, the arts, entertainment and community events. With more than 38,000 residents, the City serves as a transportation and business hub that offers great restaurants and shops and fun community events. Incorporated in 1975, the City of Manassas is thirty miles southwest of the Nation's Capital and surrounded by Prince William County. From education to entertainment to reduced commute times, Prince William County offers the quality of life that is key to retention of top-notch employees. Highlights of the community include the Hylton Performing Arts Center, the Manassas National Battlefield Park, Prince William Forest National Park, and The National Museum of the Marine Corps near Quantico.

The second largest county in the Commonwealth of Virginia, Prince William County lies at the center of Northern Virginia's 1.1 million workers. PWC is located just 20 minutes from Dulles International Airport, less than 30 miles from the heart of Washington, DC. Prince William County is the community of choice for business location and expansion offering unmatched access to workforce and unparalleled quality of place right in the heart of your key markets.

The second largest county in the Commonwealth of Virginia, Prince William County lies at the center of Northern Virginia's 1.1 million workers. PWC is located just 20 minutes from Dulles International Airport, less than 30 miles from the heart of Washington, DC. Prince William County is the community of choice for business location and expansion offering unmatched access to workforce and unparalleled quality of place right in the heart of your key markets.

TENANT PROFILE

COMPANY PROFILE

PUBLIC COMPANY	NYSE:URI
FOUNDED	1997
# OF LOCATIONS	880+
HEADQUARTERS	Stamford, CT
S & P RATING	B+

United Rentals (NYSE:URI) was founded in 1997 and quickly became the world's largest equipment rental provider. Today, our company continues to build on its industry leadership with a best-in-class range of resources and the largest customer service network of its kind in North America.

United Rentals deploys over $8 billion of fleet (original equipment cost) through more than 880 branches, a centralized reservation service and online capabilities. Our branches are fully integrated through technology, allowing them to collaborate on solving customer needs. and site challenges. Their expertise, together with our company's commitment to safety, are compelling competitive advantages.

United Rentals' customer base is a diverse mix of construction and industrial companies, utilities, municipalities, government agencies and others. Most of our customers align with three categories: approximately 52% are non-construction, such as industrial; 44% are non-residential construction; and 4% are residential.

LEASE ABSTRACT

TENANT	United Rentals, Inc.
PREMISES	A building of approximately 10,400 SF in Manassas, VA. APN: 7497-93-812
LEASE COMMENCEMENT	May 31, 2008
LEASE EXPIRATION	May 10, 2018
LEASE TERM	3.3 years remaining
RENEWAL OPTIONS	Three (3) – Five (5) Year Options
RENT INCREASES	10% at Options
LEASE TYPE	NNN (Triple Net)
USE	Heavy Equipment Rental

PROPERTY TAXES	Tenant Pays Directly
INSURANCE	Tenant Pays Directly
ROOF & STRUCTURE	Landlord Responsibility
REPAIRS & MAINTENANCE	Tenant Pays Directly
UTILITIES	Tenant Pays Directly

RENT ROLL

TENANT NAME	BUILDING SQUARE FOOTAGE	LOT SQUARE FOOTAGE	ANNUAL RENT/SF (LOT SF)	% OF PROPERTY	LEASE TERM		RENTAL RATES			
					BEGIN	END	MONTHLY	ANNUALLY	INCREASES	OPTIONS
United Rentals	10,400 SF	121,968 SF	$3.00 PSF	100%	5.31.08	5.30.18	$30,456	$365,472	10% at Options	3 x 5

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.

Exclusively Marketed By:

BLAKE GASTELUM

Lic # SL3284346

843.416.2023 | DIRECT

blake@SIGnnn.com

CHRIS SANDS

Lic # 01387583

310.498.8200 | DIRECT

chris@SIGnnn.com

Broker of Record: USRealty.com Lic # 0226020162