

CBRE



AT&T

3320 IRVIN COBB DRIVE | PADUCAH, KY 42003

EXCLUSIVE MARKETING ADVISORS

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A close-up photograph of a person's hands holding a dark-colored smartphone. The person is wearing a blue button-down shirt. The background is blurred, showing what appears to be an office setting with other people in blue shirts.

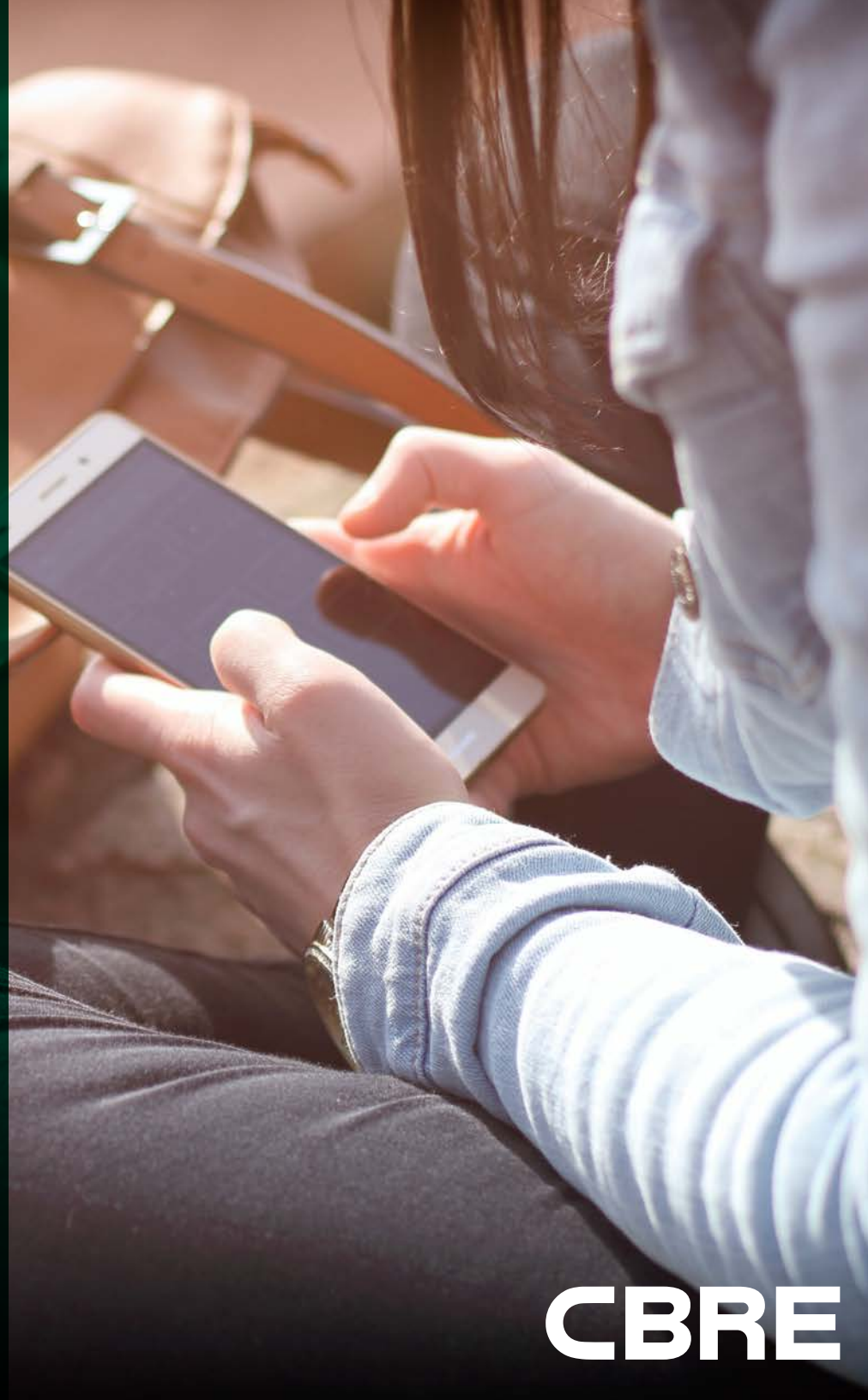
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OFFERING SUMMARY

PRICE: \$1,272,000

CAP RATE: 7.50%

NET OPERATING INCOME	\$95,400
YEAR BUILT	2017
GROSS LEASEABLE AREA	2,880 SF
LOT SIZE	1.06 ACRES
LEASE TERM	7 YEARS
LEASE COMMENCEMENT	FEBRUARY 2017
LEASE EXPIRATION	FEBRUARY 2024
REMAINING TERM	3+
LEASE TYPE	NN
ROOF & STRUCTURE	LANDLORD
RENT INCREASES	YES
OPTIONS	YES
OPTIONS TO PURCHASE	NO
GUARANTOR	PRIME COMMUNICATIONS



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INVESTMENT HIGHLIGHTS

New 2017 Construction

Small Price-Point Asset, Significantly Less Than Most On-Market AT&T Offerings – Allows investor to purchase an asset with strong real estate fundamentals that isn't artificially inflated due to a lease with tenant improvements

Strong Guarantor – The Franchisee operates over 2,000 AT&T mobility stores across the US. Prime Communications is the largest privately held AT&T Authorized retailer in the US

Rare 15% Rental Increase in Option – Strong Hedge Against Inflation

High Visibility, Easy Ingress/Egress & Strong Traffic Counts – Over 13,000 vehicles per day on Irvin Cobb and over 12,000 vehicles per day on US Business 60

Main Retail Corridor – Surrounding retailers include Wal-Mart, Dollar General, Dollar Tree, O'Reilly Auto Parts, Lowe's, Kroger, AutoZone, CVS, Dairy Queen, McDonald's, TrueValue, Walgreens, and more



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TENANT OVERVIEW

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TYPE:	Retail
NO. OF LOCATIONS:	2,000+
YEARS IN BUSINESS:	20
HEADQUARTERS:	Sugarland, TX
WEBSITE:	www.primecomms.com

Prime Communications has more than 2,000 locations coast-to-coast in 28 states. Prime is the largest privately held AT&T Authorized Retailer in the US. Established in 1999 and takes great pride in being one of AT&T's premier partners. Prime Communications create simple, easy-to-understand solutions for customers who are eager to connect with AT&T's latest technologies for personal and business communication, home entertainment and home automation. Whether it's the latest smartphone or tablet, DirecTV, or home Internet, the company enjoys its role as product experts in a wide array of categories. Its customer-centric style and sales process produces consistently strong sales volumes and guest satisfaction scores, and has earned repeated recognition from AT&T as a leading performer among its collective partners.



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PRIME COMMUNICATIONS

Salt Lake City - Spring Mobile, an authorized AT&T wireless retailer, announced that it has been successfully acquired by Prime Communications, L.P. for \$700 million, excluding transaction fees and customary working capital and indebtedness adjustments. Spring Mobile owns and operates 1,284 AT&T wireless stores and has operated as a division of GameStop Corp. (NYSE: GME) since 2013. With the acquisition today, Spring and Prime will collectively operate nearly 2,000 AT&T Wireless stores.

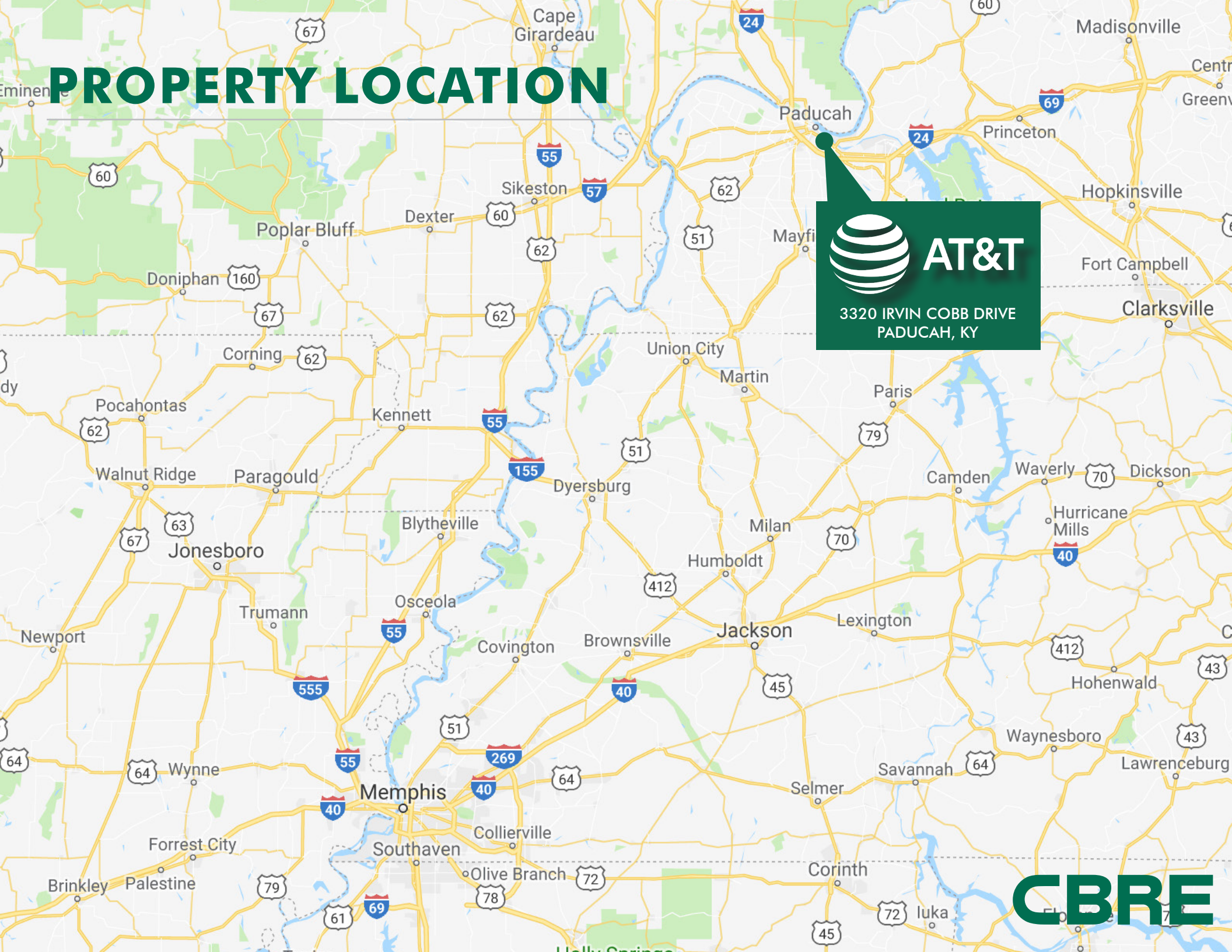
Prime Communications is based in Sugarland, Texas and will continue to operate offices in Salt Lake City.

Jason Ellis, CEO, and co-founder of Spring Mobile said, "We are excited to announce this acquisition and to begin 2019 with exciting new ownership. Over the years, we have worked closely with the Prime team and share a deep respect for one another. In coming together, we are now able to leverage our competitive position as AT&T's largest authorized retailer to bring the nation's best wireless products to more customers than ever before."

Source: Utah Business

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PROPERTY LOCATION



 **AT&T**
3320 IRVIN COBB DRIVE
PADUCAH, KY

PROPERTY AERIAL

Tennessee River
1 MILE



Kroger

LOWE'S

Aaron's

AutoZone

PENN STATION EAST COAST SUBS

Hoskins Coin & Gold Exchange

SNAP FITNESS 24-7

fast • convenient • affordable

CVS pharmacy

Los Amigos

Walmart

CATO **SALLY BEAUTY**

YOUR STYLE. DELIVERED.

BIG LOTS!

DOLLAR GENERAL

Trees n Trends
HOME, FASHION & MORE!

metro
by T-Mobile

Great Clips
IT'S GONNA BE GREAT™

GNC
LIVE WELL

WOODFOREST NATIONAL BANK

Jackson Hewitt TAX SERVICE

SONIC **BURGER KING**

SUBWAY

Wendy's **Pizza Hut**

Advance Auto Parts

REGIONS

ROOF BROTHERS
WINE BEER SPIRITS

GLOBAL WINE & SPIRITS

Doodles over here

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DEMOGRAPHICS

POPULATION (2019)

1 MILE	2,708
3 MILES	11,960
5 MILES	35,451
7 MILES	53,762

HOUSEHOLDS (2019)

1 MILE	1,141
3 MILES	5,120
5 MILES	15,559
7 MILES	23,439

AVG HH INCOME (2019)

1 MILE	\$44,142
3 MILES	\$44,599
5 MILES	\$57,544
7 MILES	\$66,255

ANNUAL POPULATION GROWTH RATE (1 MILE)

2010-2019	0.12%
2019-2024	0.02%

TRAFFIC COUNTS (VPD)

US BUSINESS 60	13,669
JOHN L PURYEAR DRIVE	14,649



WHY PADUCAH?

Paducah, originally called Pekin, offers a history and culture as deep as the rivers that surround it, and is as beautiful and culturally diverse as ever. Located at the confluence of the Tennessee and Ohio rivers, halfway between St. Louis, Missouri and Nashville, Tennessee, Paducah is a home rule-class city in and the county seat of McCracken County.

Paducah's attractive downtown is a key part of the allure for visitors from around the region. Not only will you find distinctive buildings, lively streets, and architecture of historical significance, but also memorable shopping and dining experiences from locally-owned retail businesses, that display their specialty goods proudly, to fine dining restaurants serving fresh, local food and wines. Overlooking the banks of the Ohio River, Paducah is a town proud of its river heritage, cultural diversity and full embrace of the arts. Downtown Paducah offers a wide variety of venues for arts and history, such as the nationally recognized Market House Theater, Yeiser Art Center, the Carson Center, Paducah Symphony Orchestra, the 'PAPA' Gallery, The River Discovery Center and the National Quilt Museum.

The Columbia Theatre constructed in 1927 is one of Paducah's unique gems on Broadway. As stated in the Columbia Theatre Concept Study, "Theatres such as the Columbia speak to the spirit of a place, helping tell the unique story of Paducah and its inhabitants. Generations of patrons hold these cherished memories close to their hearts and are willing to make great efforts to assure that the physical touchstone to these memories, the theatre itself, is not lost."

The Hotel Irvin Cobb located 600 Broadway was completed in 1929 and was at the core of the city's social and civic life for more than three decades. Named for the internationally known writer, journalist and humorist Irvin Cobb. The dominant structure boasts

eight-stories high designed in the extravagant Tudor Revival Style. Praised by Irvin Cobb on opening day, "From lobby to roof garden, there is no hotel on this continent nor in this world more exquisitely designed."

The Historic Market House located in the center of South Second Street was built in 1905 by local builder George Katterjohn and designed by local architect, W.L. Brainerd. It was always a thriving part of the community with produce vendors and merchants selling their goods up until the 1960s. It currently has become a cultural center with an art gallery, museum, and theater. On either side of the market house are some of Paducah's distinctive merchants and restaurants creating an inviting and relaxing atmosphere for visitors to linger.

The River Discovery Center is housed in a federal-style building that is listed on the National Register of Historic Places. The building is the oldest in downtown Paducah dating pre-Civil War and was completely restored in 2000. The beautifully furnished upstairs overlooks the confluence of the Ohio and Tennessee rivers and is restored to a Victorian era look. Downstairs houses the museum which teaches the public about the importance of our inland waterways as Paducah is considered the hub with most major towing companies based here. Through interactive exhibits, including a state-of-the-art boat simulator enjoyed by both children and adults, the Center educates in an entertaining engaging way.

DISCLAIMERS

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested par-

ties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

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