

# RENTA WHEEL

5017 Two Notch Road, Columbia, South Carolina

\$505,000 | 9.50% CAP  
6+ Year Franchise NNN Lease



## NAI Columbia

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# NAI Columbia

## CONTACT INFORMATION

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NAI Columbia (“Broker”) in its capacity as Exclusive Agent for the “Owner”, is presenting you with this Confidential Offering Memorandum in connection with the sale of “Owner’s” fee interest in the Dollar General located at 3272 York Street, Sharon, South Carolina.

This Memorandum was prepared by “Broker” and has been reviewed by “Owner.” It contains selected information pertaining to the Properties and does not purport to be all-inclusive or to contain all of the information which prospective investors may desire. All financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of the “Owner” and “Broker”. Additional information and an opportunity to inspect the Property will be made available upon request. Neither “Owner” nor “Broker”, nor any of their respective directors, officers, advisors or affiliates have made 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 obligations shall arise by reason of this Memorandum or its contents.

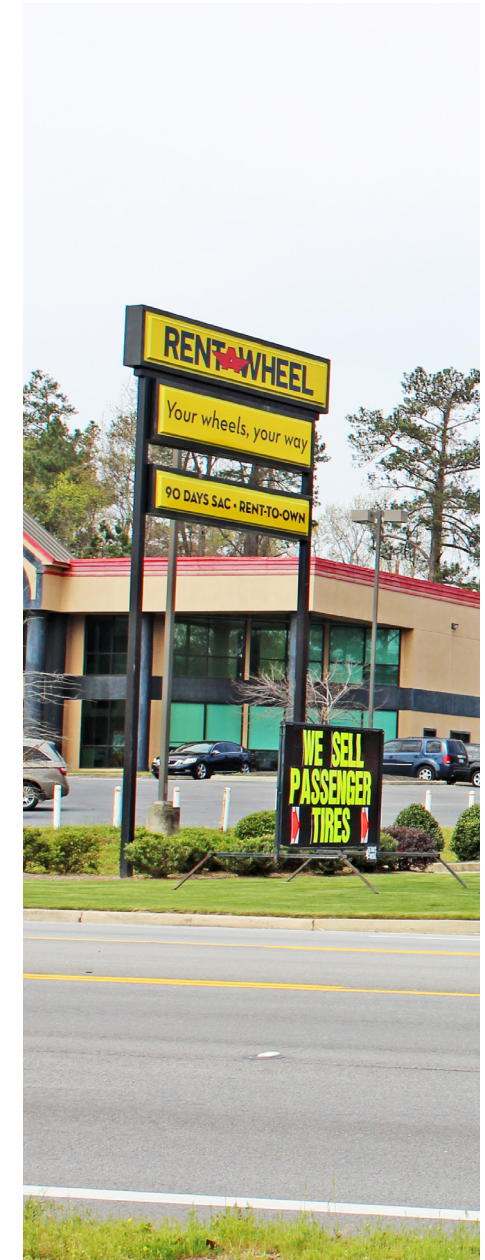
Any sketches, plats, or drawings included in the offering are included to assist the reader in visualizing the Property. “Broker” has made no survey of the Property and assumes no responsibility in connection with such matters.

“Broker” has had neither a legal review relating to title of the Property nor an engineering review with regard to the physical and mechanical integrity of the Property performed, and no representations with respect to either are made hereby. The Properties are being sold “as is,” subject to full inspection by the prospective purchaser but without representation and warranties with respect to the physical conditions of the Properties.

“Owner” expressly reserves the right, at its 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. “Owner” shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Properties unless and until written agreement(s) for the purchase of the Properties have been fully executed, delivered and approved by “Owner” and any conditions to the “Owner’s” obligations thereunder have been satisfied or waived.

This Memorandum has been prepared for limited distribution on a confidential basis. To respect this desire for confidentiality, the recipient agrees that the Memorandum and its contents are of a proprietary nature, that the recipient will hold and treat it in the strictest confidence and that the recipient will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of “Owner” and “Broker”, nor will the recipient use the Memorandum or any of its contents in any fashion or manner detrimental to the interest of the “Owner”, its affiliates or “Broker”.

In the Memorandum, certain documents are described in summary form. The summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved. The purchaser is expected to review independently all such documents. All information concerning the Properties furnished to the recipient will be used solely for the purpose of evaluating a possible purchase of the Property. Therefore, the recipient agrees to keep all information strictly confidential, provided however, that any of such information may be disclosed to directors, officers, employees and representatives of the recipient who require knowledge of such information for the purpose of evaluating a possible purchase of the Properties (it being understood that such directors, officers, employees and representatives of the recipient shall be informed of the confidential nature of such information and shall be directed to treat such information as strictly confidential).



## Investment Summary

Location:	5017 Two Notch Road, Columbia, SC 29204
Price   CAP Rate:	\$505,000   9.5% CAP (In-Place) At year 6, 10.70% CAP
Building Size:	±4,071 Square Feet
Site Size:	±0.42 Acres
Year Built:	1989, Renovated 2015
Landlord Responsibilities:	Roof and structure, underground utilities, any maintenance to the HVAC system (expense greater than the first \$1,000 per year)



## Lease Summary

Tenant:	Rent A Wheel rentawheel.com	Option Periods:	(2) 5-Year Options Option 1: \$60,132 Option 2: \$66,132
Lease Term:	Approximately 6+ years on an original 10- year lease term	Property Taxes:	Tenant
Lease Commencement:	July 1, 2015	Property Insurance:	Tenant
Lease Expiration:	June 30, 2025	Property Maintenance:	Tenant, Except for maintenance, repair and replacement of HVAC systems exceeding \$1,000.00 per year
Lease Structure:	NNN		
Current Rent:	Year 1-5: \$48,132 Year 6-10: \$54,132		

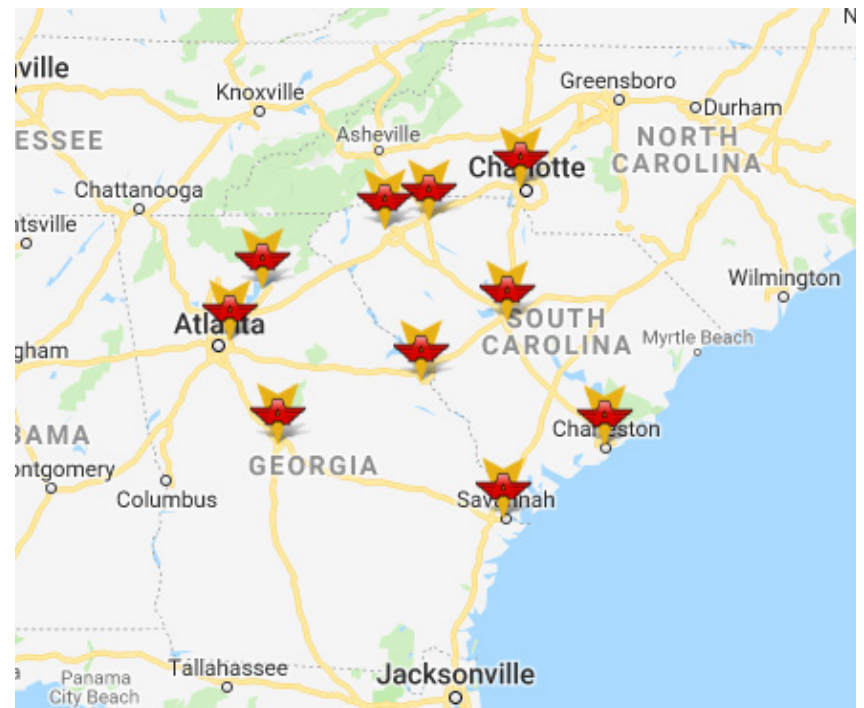
# RENT A WHEEL RENT A TIRE

YOUR WHEELS. YOUR WAY.

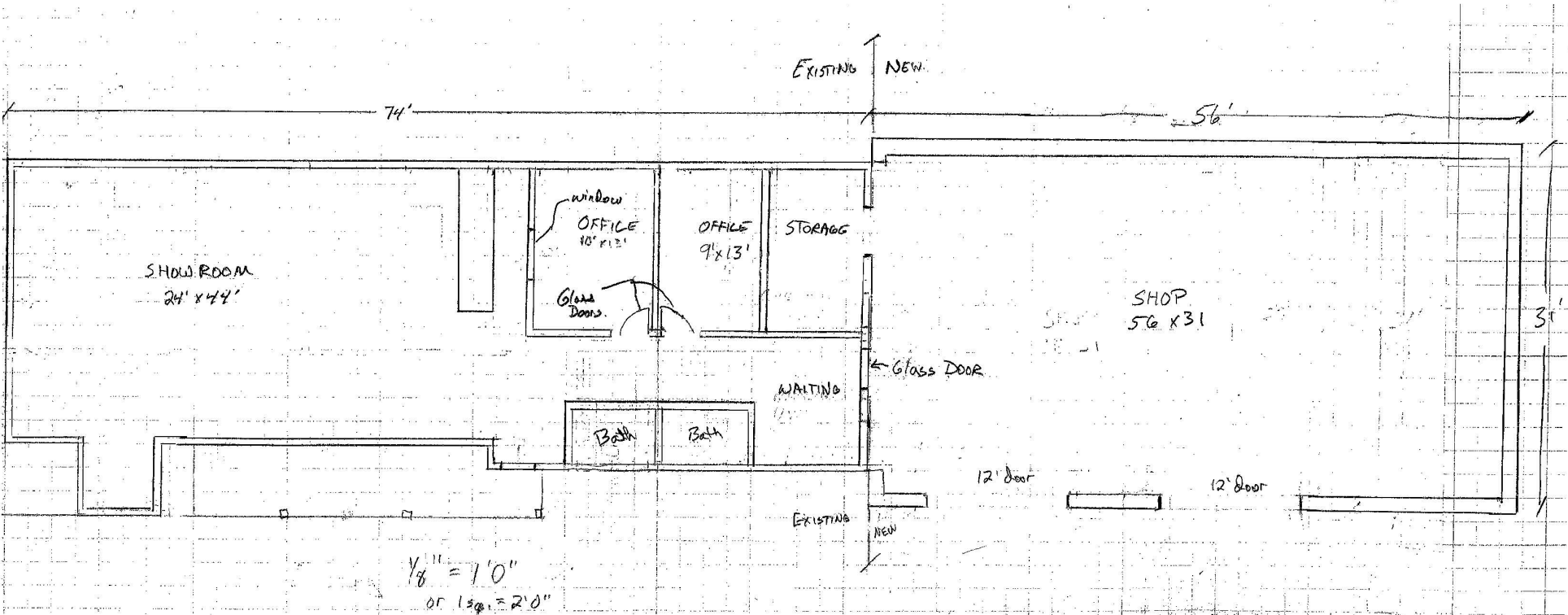
Founded in 1996, Rent A Wheel started with one store in California. Since its modest beginning, the company has become the largest Rent-To-Own Custom Wheel and Tire Retailer in the nation with over 120 stores across 15 states. The company is also the 7th largest independently owned tire dealer in the country.

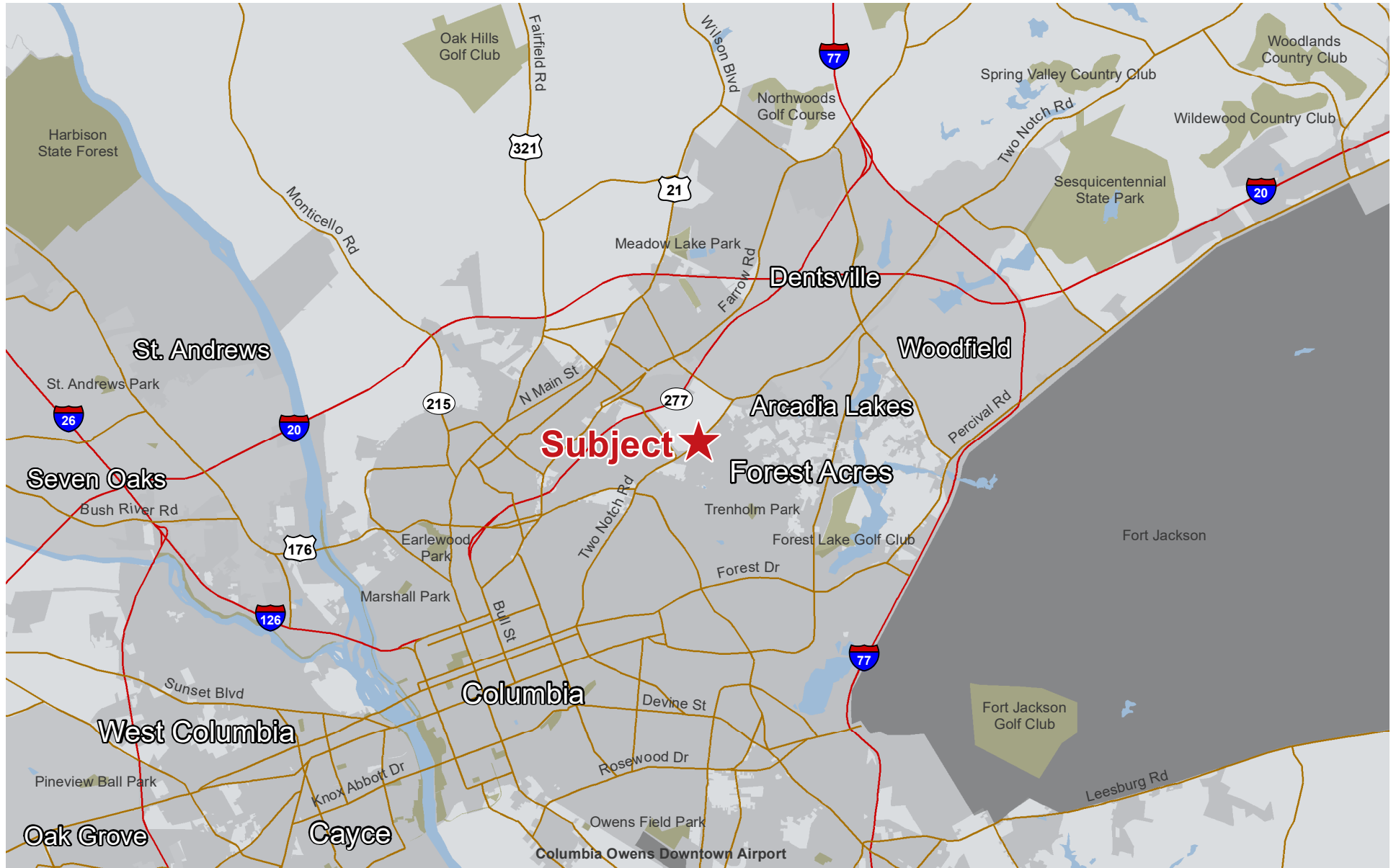
Rent A Wheel was founded on the principle of providing the highest quality product and service for a fair price. With nearly 18 years of straight-up, real world experience, we understand who our customers are. That's why we combined our mission with the offer of a rent-to-own option. Many customers buy our products and services at retail to take advantage of our low prices.

However, many customers like the flexibility of a rent-to-own transaction. This "no obligation to buy" agreement gives customers the opportunity to try the wheels and tires and return them for any reason, or they can buy them within 120 days for the same retail price as if they bought them the first day, or continue with the low payments and buy the wheels and tires at any time over the first year at 50% off the remaining agreement value. With Rent A Wheel's flexible programs, stylish product offerings and unique brand positioning, we are confident that our franchise program offers today's entrepreneur more potential for growth and profit than at any other time in Rent A Wheel's history.

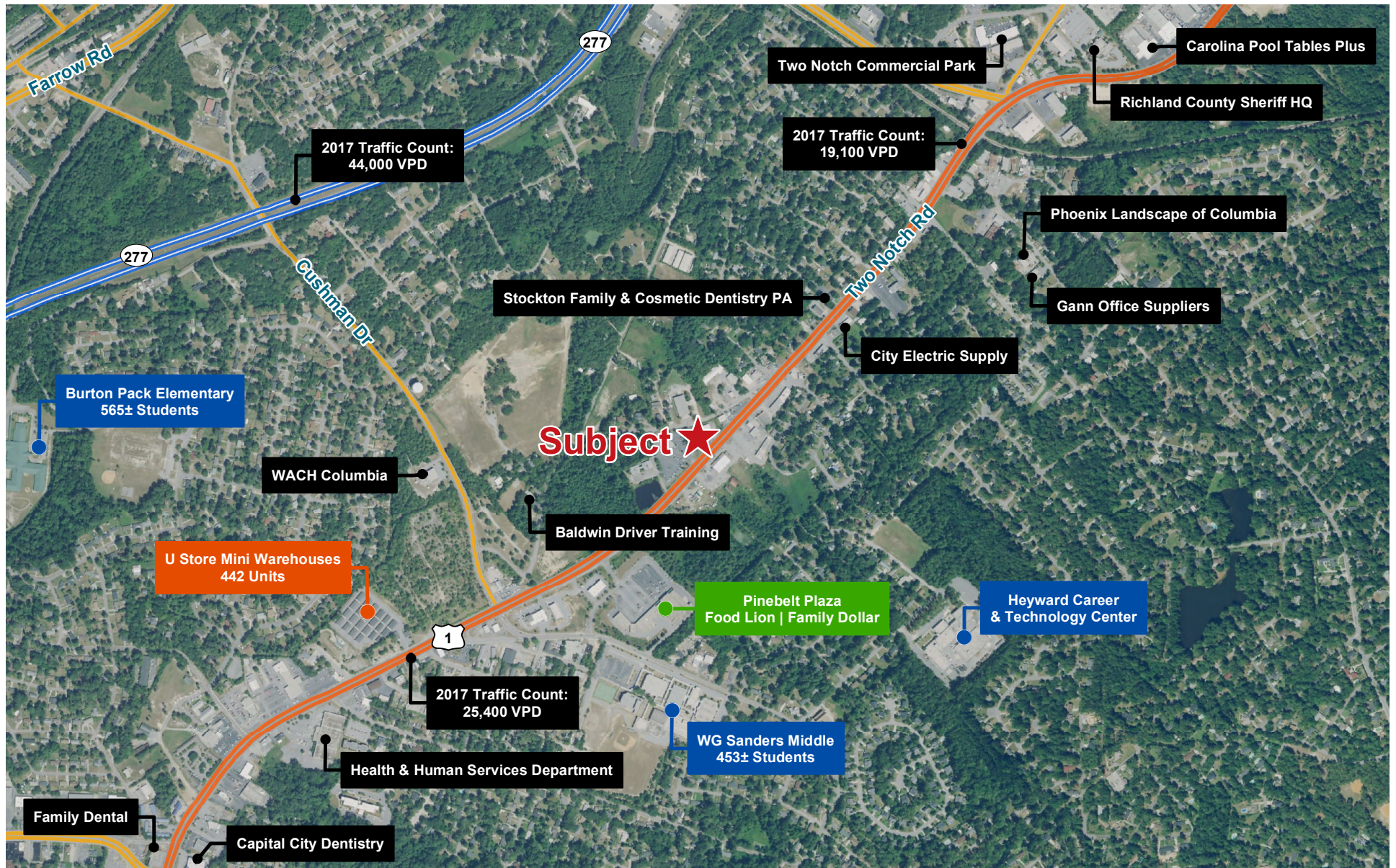
















5017 Two Notch Road, Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2018 Age Dist.				Median Household Income			
2010 Census	9,144	74,131	165,674	0 - 4	9.0%	5.7%	5.3%	2018 Estimate	\$30,192	\$40,355	\$41,832
2018 Estimate	9,540	77,188	174,682	5 - 9	7.7%	5.3%	4.8%	2023 Projection	\$32,989	\$45,645	\$47,619
2023 Projection	9,852	79,763	181,654	10 - 14	6.1%	5.1%	4.5%	Average Household Income			
% Chg. 2018-2023	3.3%	3.3%	4.0%	15 - 19	6.1%	9.6%	9.7%	2018 Estimate	\$42,762	\$66,192	\$65,391
				20 - 24	8.2%	9.7%	14.7%	2023 Projection	\$48,215	\$73,986	\$73,297
Households				25 - 34	14.0%	13.0%	16.4%	Per Capita Household Income			
2010 Census	3,624	30,227	64,564	35 - 44	10.4%	10.4%	10.4%	2018 Estimate	\$18,037	\$28,286	\$27,682
2018 Estimate	3,779	31,764	68,870	45 - 54	10.3%	11.0%	9.6%	2023 Projection	\$20,155	\$31,547	\$30,919
2023 Projection	3,900	32,952	72,106	55 - 64	12.3%	13.0%	10.8%	2018 Household Income Dist.			
				65 - 74	8.7%	9.7%	7.7%	Less than \$15,000	25.2%	19.7%	17.3%
Families				75 - 84	4.6%	5.1%	4.0%	\$15,000 - \$24,999	14.6%	12.2%	12.1%
2010 Census	2,174	16,175	32,623	85+	2.6%	2.6%	2.1%	\$25,000 - \$34,999	17.0%	12.3%	12.7%
2018 Estimate	2,206	16,378	33,452	Median Age				\$35,000 - \$49,999	13.8%	13.5%	14.6%
2023 Projection	2,253	16,753	34,431	2010 Census	32.8	35.0	29.7	\$50,000 - \$74,999	13.6%	14.6%	16.2%
				2018 Estimate	34.1	36.6	31.1	\$75,000 - \$99,999	8.6%	9.7%	9.7%
2018 Dist. by Race & Ethnicity				2023 Projection	34.8	37.5	31.8	\$100,000 - \$149,999	5.4%	9.5%	9.4%
White Alone	22.0%	42.7%	47.2%	Average Household Size				\$150,000 - \$199,999	1.1%	3.8%	3.5%
Black Alone	75.0%	53.1%	45.1%	2010 Census	2.42	2.22	2.20	\$200,000 and Up	0.7%	4.8%	4.4%
American Indian Alone	0.2%	0.2%	0.3%	2018 Estimate	2.42	2.21	2.20				
Asian Alone	0.4%	1.3%	2.4%	2023 Projection	2.43	2.21	2.19	2018 Business Data			
Pacific Islander Alone	0.0%	0.0%	0.1%					Total Businesses:	284	4,786	8,297
Some Other Race Alone	0.8%	1.0%	2.4%	2018 Housing Data				Total Employees:	2,760	71,566	126,485
Two or More Races	1.6%	1.7%	2.5%	Owner Occ. Housing Units	1,711	16,172	30,395				
Hispanic Origin (Any Race)	2.2%	2.7%	5.7%	Renter Occ. Housing Units	2,068	15,592	38,475				

Source: ESRI Business Analyst Online