

SINGLE-TENANT CORPORATE VERIZON WIRELESS

ACTUAL PROPERTY SHOWN

NEW 10-YEAR LEASE EXTENSION – WALMART OUTPARCEL



3090 E. Franklin Boulevard, Gastonia, NC 28056





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Prominent 1 Acre Outparcel to Franklin Square

MATTRESS FIRM

verizon

32,000



Walmart
Save money. Live better.



E. Franklin Blvd.



Major Retail Corridor - Walmart Supercenter Outparcel



verizon ✓

- GASTONIA NISSAN
- GASTONIA CHRYSLER DODGE JEEP RAM
- petco
- DICK'S SPORTS GOODS
- TJ-maxx
- TARGET
- Office DEPOT
- Panera BREAD
- CHIPOTLES MEXICAN BOWL
- Starbucks
- Buffalo Wild Wings
- Olive Garden
- Morgans Shoes
- Steak 'n Shake
- TOYS R US
- BABIES R US
- THE HOME DEPOT
- Michael's Where Creativity Happens
- DISCOUNT TIRE
- FAMOUS HAIR
- SALLY BEAUTY SUPPLY
- LUMBER LIQUIDATORS HARDWOOD FLOORS FOR LESS
- DOLLAR TREE
- INTERSTATE 85
- Walmart Save money. Live better.
- chili's
- Krispy Kreme DOUGHNUTS
- McDonald's
- LESLIE'S SWIMMING POOL SUPPLIES
- MATTRESS FIRM
- BEST BUY
- GNC
- H&R BLOCK
- OneMain Lending Made Personal
- PEPBOYS AUTO
- ROSS DRESS FOR LESS
- BED BATH & BEYOND
- LOWE'S Home Improvement Warehouse

Investment Highlights

- **Corporate Verizon Wireless Store.** In contrast to many other competing net leased wireless properties being offered which are franchise leased and operated, the subject offers a rare opportunity to acquire a corporate leased and operated store (NYSE: [VZ](#)), S&P "BBB+ Stable".
- **Early Lease Extension.** After 10-years of successful operations at this location, the tenant has extended their firm term another 10-years with the ability to control the property for two (2) five (5) year periods to renew the lease.
- **Rare 10 Year Lease w/o Termination.** The subject property's lease does not contain the typical right for the tenant to terminate during the initial ten year lease term, which is rare compared to other similar offerings.

Investment Highlights (cont'd.)

- **Expensive to Replicate.** Given the scarcity of one acre outparcels along Franklin Blvd. combined with the high quality build out by the tenant, the property would be very costly to replicate which limits the tenant's relocation options in the market.
- **#1 Leader in Wireless Category.** Verizon Wireless is a top tier wireless utility provider alongside AT&T Wireless and is widely considered by analysts as the #1 best in class provider within its category.
- **Internet Resistant Service Use.** Wireless stores have proven to be stable for the long term in requiring brick and mortar stores. The process of buying and programming phones and plans is difficult to replicate online.

INVESTMENT HIGHLIGHTS

- Corporate Verizon Wireless
- 10 Year Lease, No Termination
- Early Lease Extension
- Expensive to Replicate
- #1 Leader in Wireless
- Internet Resistant Service Use
- Attractive Yield
- Easy to Manage
- Large One Acre Outparcel
- Anchored by Walmart
- #1 retail corridor in market



Location Highlights

- **Outparcel to Walmart Anchored Center.** The subject property is prominently situated at the main entrance to the 317,705 SF, Franklin Square shopping center. Franklin Square is institutionally owned and managed by [Brixmor](#) (NYSE: [BRX](#)) and features anchor's including: Walmart, Bed Bath & Beyond, Michaels, Ross, Best Buy, Pep Boys and Dollar Tree.
- **Highly Sought After Franklin Blvd.** The property is situated along the most sought after retail corridor in Gastonia, Franklin Blvd. The corridor is home to numerous leading national retailers, business and hotels.
- **20 Miles from Downtown Charlotte.** Gastonia is a bedroom community of Charlotte, a mere 20 minute commute to downtown and just 11.5 miles from Charlotte International Airport.

Location Highlights (cont'd.)

- **Strong Demographics.** The retail corridor services a 5+ mile radius including over 100,000+ residents with an Average Household Income of ~\$60,000 per year.
- **Only Commercial Zone in Gastonia.** Situated between I-85 (102,000 cars/day) and U.S. Route 74 (32,000 cars/day), the retail market in Gastonia is limited to this stretch of E. Franklin Blvd.
- **Rapid Population Growth.** In 2016 Charlotte was ranked by the US Census Bureau as the 9th Fastest Growing MSA in the nation among top 100 metros.
- **No Verizon Stores within 6.5 miles.** The nearest Verizon Wireless is 6.5 miles to the east and 14 miles to the West. Both are authorized retailers, not corporate stores.

LOCATION HIGHLIGHTS

- Walmart Outparcel
- Large One Acre Parcel
- #1 retail corridor
- Outparcel to 317,705 SF of retail
- \$65,049 AVG. HH Income (1-mi)
- 101,648 residents in (5-mi)
- 32k+ cars per day
- Just Off I-85 and U.S. Route 74
- Great Visibility and Access
- Store fills a 6.5 mile market gap
- Charlotte is #9 "Fastest Growing"



PRICING SUMMARY

verizon^v

Purchase Price:	\$3,550,000
Cap Rate:	6.00%
Net Operating Income:	\$212,898 (NNN)
Gross Leasable Area:	+/- 5,069 SF
Building Type:	Freestanding Retail
Lot Size:	+/- 1 acre
Year Built:	2007
Address:	3090 E. Franklin Blvd. Gastonia, NC 28056 [Google Maps]

Opportunity: Pegasus Investments, as exclusive investment sale advisor to Seller, is pleased to offer a single tenant corporate Verizon Wireless store located in Gastonia (Charlotte), North Carolina (the "Property"). Prominently situated on a large one acre parcel along the premier retail thoroughfare in Gastonia, the Property is uniquely positioned at the main entrance to Franklin Square – a 317k SF open air shopping center anchored by a Walmart Supercenter, Bed Bath, Michaels and Best Buy. Gastonia, a bedroom community of Charlotte which is the 9th fastest growing metro in the country, is located only 20 minutes from downtown.

The subject property was constructed in 2007 and Verizon has continuously operated at the location for 10 years. Verizon recently executed an early extension adding an additional 10 years of firm term plus (2) 5 year options to renew. The lease features 10% rent increases at the exercise of each option to renew. The Property is leased to Verizon Wireless' corporate entity Cellco Partnership d/b/a "Verizon Wireless". Verizon is widely considered to be the preeminent cell phone service provider and market leader.



ACTUAL PROPERTY SHOWN

LEASE SUMMARY



Tenant Name:	Verizon Wireless
Lessee:	Cellco Partnership dba Verizon Wireless
Lease Expiration:	January 31, 2028
Term Remaining:	10 years + options
Renewal Options:	(2) 5 year
Lease Structure:	NNN*
Landlord Responsibility:	*roof & structure
Annual Base Rent:	\$212,898
Rent Increases:	10% at each option
Next Rent Increase:	Option in 2028

Location: Investors familiar with Gastonia market acknowledge Franklin Boulevard is one of the most highly sought after retail corridors in the west Charlotte market. There has been a surge of retail development over the past 3-5 years pushing further north along Franklin Boulevard. National retail tenants such as Starbucks, Buffalo Wild Wings, Petco, Hobby Lobby, Cheddars, Sleep Number, Firehouse Sub's and numerous others have entered the market and perform well. Due to the scarcity of quality sites, there are nearly no one acre parcel available in the heart of the major retail corridor making it extremely difficult for new tenants entering the market and limiting relocation options for existing tenants.

The site plan, lot size, parking count and a number of other intrinsic features will enable the landlord to always command high end rents from leading tenants in the market. While it is highly unlikely Verizon ceases to operate at the Property, the consensus among local real estate experts is that the site will be well received and highly sought after by a myriad of other tenants.



ACTUAL PROPERTY SHOWN

10 Year Operating History & 10 Year Extension



PEGASUS
INVESTMENTS



Verizon Wireless (NYSE, NASDAQ: [VZ](#)), is a holding company that, acting through its subsidiaries, is one of the world's leading providers of communications, information and entertainment products and services to consumers, businesses and governmental agencies. Verizon was incorporated in 1983 under the laws of the State of Delaware. Verizon began doing business as Verizon Communications Inc. on June 30, 2000 following the merger with GTE Corporation. Today Verizon has a global workforce of approximately **160,900 employees and sales totaling \$131.81 billion.**

Verizon's Wireless provides wireless communications services and products across one of the most extensive wireless networks in the United States (U.S.). **Verizon Wireless is the largest wireless service provider** in the United States as measured by retail connections and revenue. As of December 31, 2016, Verizon Wireless had **114.2 million retail connections** and **2016 revenues of approximately \$89.2 billion**, representing approximately 71% of Verizon's aggregate revenues.

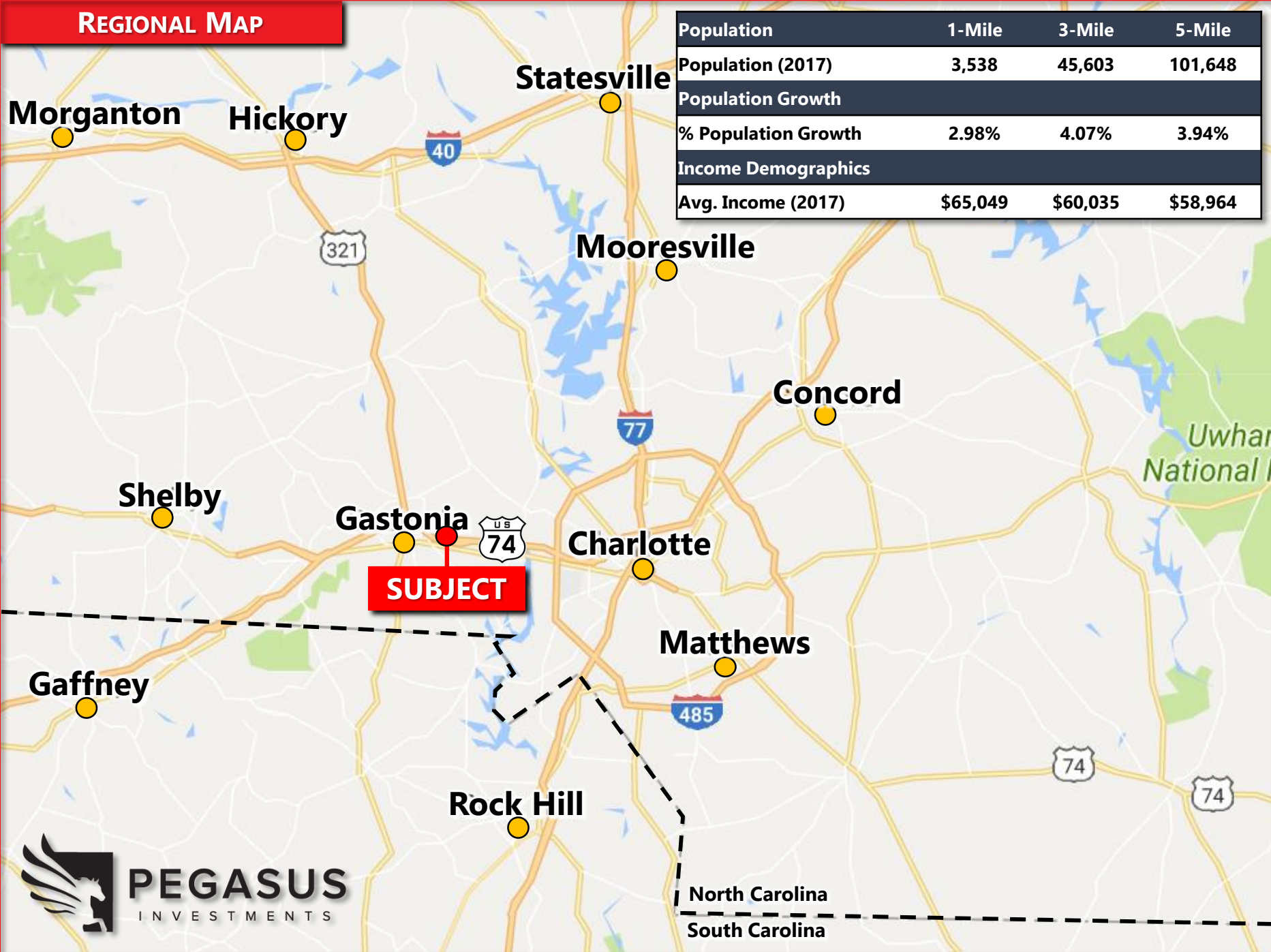
Cellco Partnership (d/b/a Verizon Wireless), originally held the wireless assets of Bell Atlantic and began operating as "Verizon Wireless" in April 2000 with both Vodafone Group Plc (Vodafone) and Bell Atlantic as partners, following Vodafone's contribution of its U.S. wireless assets into Cellco. On September 2, 2013, Verizon entered into a stock purchase agreement with Vodafone and Vodafone 4 Limited, pursuant to which **Verizon agreed to acquire all of Vodafone's indirect 45% interest** in Verizon Wireless for aggregate consideration of approximately \$130 billion (the Wireless Transaction). The transaction was completed on February 21, 2014 and, as a result, Verizon acquired 100% ownership of Verizon Wireless.

DOWNTOWN CHARLOTTE



Gastonia, North Carolina – A three-time All America City and recipient of the U.S. Conference of Mayors top Livability Award, Gastonia is recognized as one of the Charlotte area's best places to live and work with an ideal combination of location, size, and quality of life. Those factors, combined with the City's strategic location, just 20 minutes west of Charlotte and midway between Atlanta and North Carolina's Research Triangle, attracts business and industry looking for an ideal site to locate, re-locate, or expand. Gastonia is the largest city and county seat of Gaston County, North Carolina. It is also the third largest suburb of the Charlotte Area, behind Concord and Rock Hill. The population as of the 2016 US Census Bureau was 75,536, however the retail corridor benefits from a 5-mile population of over 100k residents.

REGIONAL MAP



Population	1-Mile	3-Mile	5-Mile
Population (2017)	3,538	45,603	101,648
Population Growth			
% Population Growth	2.98%	4.07%	3.94%
Income Demographics			
Avg. Income (2017)	\$65,049	\$60,035	\$58,964

SUBJECT



North Carolina
South Carolina

About Pegasus Investments

Pegasus Investments is a boutique commercial real estate investment and advisory firm based in Los Angeles, CA. Specializing in retail shopping centers, single tenant net leased and multifamily properties throughout the United States, Pegasus has consistently delivered on its 28 year reputation of providing high quality, white glove service throughout all stages of the investment sales process. Pegasus provides its clients, which include high net worth private investors, family trusts, private & public REIT's, local and regional developers and syndicators with advisory services encompassing underwriting, market research, investment sales and asset management. Pegasus continues to set the bar for high quality, boutique investment sales brokerage and advisory by relying on its industry-leading talent which include experienced institutional and private sector investors.

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