

PETCO PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS:

- IDEAL LOCATION**

Located within a rapidly growing residential and retail area along the region's busiest thoroughfare with high traffic counts (34.8K ADT). The Petco site is within Lexington Place shopping center (236K+ SF; 100% leased) anchored by Kohl's (adjacent to subject property), Publix, TJ Maxx and Ross Dress For Less. Near other major retailers including Super Walmart, Target, Lowe's and Home Depot.

- PRIME ACCESSIBILITY**

Just west of I-20, a major thoroughfare cutting across South Carolina, linking the state with important transportation and business hubs to the north, west and south.

- SUCCESSFUL, ESTABLISHED TENANT**

With over 50 years of service, and 1,430+ stores across the U.S., Mexico and Puerto Rico, Petco has become the trusted source for high quality, premium pet products and services. Petco has an S&P Global rating of B.

- QUALITY INVESTMENT**

Rent increases throughout the base term & 3, 5-year options. Provides security and stability for the investor. Minimal landlord responsibilities.

- AFFLUENT TRADE AREA**

Nearly 79K people, with an average household income of \$86K+, within five miles of the property. Lexington County is one of the fastest growing areas in the state and region and a leader in business and industry.

5438 SUNSET BOULEVARD • LEXINGTON, SC 29072

Name	Petco	Tenant	Petco Animal Supplies Stores, Inc.
Address	5438 Sunset Boulevard	Website	www.petco.com
Market	Lexington, SC (Lexington County; Columbia MSA)	Commencement	July 2016
Sale Price	\$3,700,000	Lease Expiration	July 2026
CAP Rate	6.25%	Lease Term	Ten (10) Years
NOI	\$231,250	Lease Type	NN
Building Size	12,500 square feet	Expenses	Roof & Structure
Land Size	0.49 acres	Options	Three (3), Five (5) Years
		Increases	\$1.00/sf every Five (5) Years

RENT INCREASES	CAP RATE
Years 1–5 \$231,250 (\$18.50/sf)	6.25%
Years 6–10 \$243,750 (\$19.50/sf)	6.59%
Option 1	
Years 11–15 \$256,250 (\$20.50/sf)	6.93%
Option 2	
Years 16–20 \$268,750 (\$21.50/sf)	7.26%
Option 3	
Years 21–25 \$281,250 (\$22.50/sf)	7.60%