

EXCLUSIVE NET LEASED RETAIL OPPORTUNITY

Two Notch Crossings Retail (9.0% Cash/Cash return)

A 7-tenant 100% national net leased shopping center in Columbia, SC



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RETAIL AERIAL OVERVIEW OF TWO NOTCH ROAD CORRIDOR (SUBJECT PICTURED ON RIGHT)



Two Notch Road

Fore Avenue



TJ-MAXX

HomeGoods

EXECUTIVE SUMMARY – TWO NOTCH CROSSINGS

Pegasus Investments, as exclusive investment sale adviser to Seller, is pleased to offer **Two Notch Crossings** – a 100% net leased, nationally tenanted, newly constructed retail center situated in front of a freestanding Hobby Lobby (not a part). The offering consists of the **two (2) outparcel buildings** measuring 16,845 SF GLA. Offered to qualified investors at **\$8,340,000 [7.00% CAP]** the offering provides an investor with long term net leases to **seven (7) national tenants** which include: *Aspen Dental, Sprint, The Vitamin Shoppe, McAlister's Deli, Marco's Pizza, Great Clips and Sleep Number*. All of the leases are **10-year terms**, with the exception of Marco's Pizza which signed a 7-year term.

The property is strategically located at the vibrant, highly trafficked intersection of Two Notch Road & Fore Avenue directly across the street from the nationally acclaimed *Village at Sandhill*® (www.villageatsandhill.com), a 300 acre, 1 million square foot regional lifestyle center in Northeast **Columbia, SC**. The Two Notch Road corridor in Columbia is well-known as one of the fastest growing, highest demographic regions in the Carolina's boasting avg. HH incomes of **\$90k/yr** (3-mile radius).



AspenDental



Great Clips

sleep



number.

INVESTMENT HIGHLIGHTS – TWO NOTCH CROSSINGS

- **Long Term Triple Net Leases to Leading National Tenants**

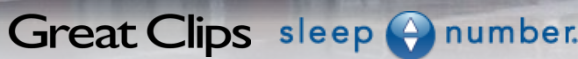
All tenants have signed 10 year triple net leases, with the exception of Marco's Pizza (7 years). The 100% leased offering includes high quality national tenants including Aspen Dental, The Vitamin Shoppe, Sprint, McAlister's Deli, Marco's Pizza, Great Clips & Sleep Number. All leases feature aggressive 10% rental increases every 5 years (Sprint – 8%) while also providing a tremendous ease of management to the investor.

- **High Quality New Construction Shadow-Anchored by Hobby Lobby**

The property consists of two (2) highly visible outparcel buildings newly constructed in 2014. Situated in front of a brand new, institutionally owned Hobby Lobby on a 15-year lease (opening January 2014), the property benefits greatly from its street frontage and retail anchor.

- **Located at the “Main & Main” Retail Destination within a Highly Desirable, Growing, State Capital**

The property and its tenants benefit from outstanding demographics highlighted by \$90,000 average household incomes and 90% household growth (2000-2012) within a 5-mile radius. Surrounded by leading national anchors located within the 2 million square feet of surrounding retail, the property is prominently located at the intersection of Two Notch Road & Fore Avenue directly across the 1 million square foot Village at Sandhill. Further, Columbia SC continues to be one of the most highly sought after MSA's in the Southeast.



INVESTMENT HIGHLIGHTS – TWO NOTCH CROSSINGS

Tenant Highlights

- **Aspen Dental:** 10-year corporate lease (430+ locations)
- **Vitamin Shoppe:** 10-year corporate lease (NYSE: VSI)
- **Sprint:** 10-year corporate lease (NYSE: S)
- **Sleep Number:** 10-year corporate lease (NASDAQ: SCSS)
- **Marco's Pizza:** 7-year lease (400+ locations in 30 states)
- **Great Clips:** 10-year lease (3,300 locations in US & Canada)
- **McAlister's Deli:** 10-year lease (320+ locations in 23 states)

Property Highlights

- Brand new, trophy-quality construction (2014)
- Institutional quality asset (Hobby Lobby pre-sold to public REIT)
- High impact, high visibility site plan along Two Notch Road
- Outparcel(s) to category killer Hobby Lobby (15-year lease)
- Triple net leases with minimal property management (100% leased)
- Highly visible pylon sign along Two Notch Road

Location Highlights

- Highly affluent, populated suburb with 90% HH growth since 2000
- \$90,000 AHHI & 53,000+ population (3-miles)
- Situated at “ground zero” of 2M+ SF of core retail
- \$816 million in 2012 retail spending (3-mile radius)
- Signalized, highly trafficked corner location
- Situated at the main entrance to *Village at Sandhill*®



INVESTMENT SUMMARY – TWO NOTCH CROSSINGS

Purchase Price [CAP]

\$8,340,000 [7.00%]

Net Operating Income

\$583,752

Down Payment (25%)

\$2,085,000

Year 1 Cash Return [Cash Flow]

9.00% [\$187,699]

Building / Lot Size

16,845 SF / 2.12 AC

Address / Tax map number

10266 Two Notch Rd, Columbia, SC 29229

R22914-06-01

Year Built

2014

Occupancy

100%

| TENANT | Sq.Ft. | Exp. |
|--------|--------|------|
|--------|--------|------|

| | | |
|--------------|-------|------|
| Aspen Dental | 3,253 | 2024 |
|--------------|-------|------|

| | | |
|--------|-------|------|
| Sprint | 2,917 | 2024 |
|--------|-------|------|

| | | |
|----------------|-------|------|
| Vitamin Shoppe | 2,541 | 2024 |
|----------------|-------|------|

| | | |
|------------------|-------|------|
| McAlister's Deli | 3,232 | 2024 |
|------------------|-------|------|

| | | |
|---------|-------|------|
| Marco's | 1,203 | 2021 |
|---------|-------|------|

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|-------------|-------|------|
| Great Clips | 1,079 | 2024 |
|-------------|-------|------|

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|--------------|-------|------|
| Sleep Number | 2,612 | 2024 |
|--------------|-------|------|

