



WALMART SUPERCENTER

2400 Michigan St., Sidney, OH 45365

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Property Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

ROBERT BENDER

Managing Partner

248.254.3406

rbender@fnlre.com

Fortis Agents Cooperate
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The Team



WALMART SUPERCENTER—SIDNEY, OH

CONFIDENTIALITY AGREEMENT

In connection with the possible acquisition of Walmart in Sidney OH and Walmart in Franklin OH (the "Property") by _____ ("Purchaser"), Fortis Net Lease (agent of Owner) will be asked to furnish Purchaser with information regarding the Property, its financial condition, physical condition and other pertinent information (Proprietary Information). In consideration of obtaining the Proprietary Information, Purchaser hereby agrees to the following:

All Proprietary Information furnished to Purchaser from Fortis Net Lease will be deemed confidential and not disclosed or utilized by Purchaser except as provided herein. The term Proprietary Information does not include any information which is generally available to the public.

Unless Fortis Net Lease otherwise agrees in writing, Purchaser will not disclose, reveal or utilize any Proprietary Information about the Property to any persons or entities other than its agents, employees, or representatives actively and directly participating in the evaluation of the information in connection with the possible acquisition of the Property. Such employees, or representatives are also covered by this Agreement and Purchaser shall inform them of the terms and conditions of this Agreement under which the Proprietary Information is being disclosed.

Purchaser acknowledges that if it violates the terms and conditions of this Agreement and/or makes an unauthorized disclosure of the Proprietary Information, Purchaser will cause irreparable harm and damage to RG Properties and/or the Owner. Should Purchaser determine that it does not wish to pursue the acquisition, Purchaser shall promptly advise Fortis Net Lease of this fact and Purchaser will deliver to Fortis Net Lease all Proprietary Information furnished to Purchaser, without retaining copies, summaries, analysis or extracts thereof.

Purchaser is hereby in agreement with the foregoing, and has indicated its acceptance by signing in the space below.

Agreed to and accepted:

Purchaser

Notices to:

By _____

Agent of Owner

Fortis Net Lease

Title: _____

Robert Bender | Managing Partner

Date: _____

30445 Northwestern Hwy | Ste 275
Farmington Hills, MI 48334

Fax: 248.254.3406

Email: rbender@fortisnetlease.com

Agent of Purchaser (if applicable)

By _____

Date: _____

INVESTMENT SUMMARY

List Price:	\$8,796,500
Current NOI:	Please return the C.A
Average NOI:	Please return the C.A
Initial Cap Rate:	Please return the C.A
Average Cap Rate:	Please return the C.A
Land Acreage:	25.0 Acres
Year Built:	2000
Building Size:	220,184 SF
Google Aerial Map:	Click HERE
Google Street View:	Click HERE

LEASE SUMMARY

Lease Type:	NNN
Taxes, CAM, HVAC & Ins.:	Tenant
Parking Lot & Roof:	Tenant
Structure & Foundation:	Tenant
Lease Term:	Please return the C.A
Rent Commencement:	Please return the C.A
Original Expiration:	Please return the C.A
Term Remaining:	Please return the C.A
Rent Increases:	Please return the C.A
	0% @ 1st Renewal
	10% @ Renewals Thereafter

INVESTMENT HIGHLIGHTS

- Zero Landlord Responsibilities
- 10% Rent Increase in May of 2021
- Very High Volume Location Per Verbal Reports (\$85M)
- E-Commerce Resistant Tenant
- Very Low Price Per Foot Below \$40

LOCATION HIGHLIGHTS

- Anchor To West Towne Square: Hibbett Sports, Dollar Tree, Peebles, CATO, Rent-a-Center, Ollie's Bargain Outlet and Aldi
- Kroger Anchored Retail Center Across the Street | Lowe's & Menards are Adjacent to the Subject Property
- Located on Michigan Street(22,000 VPD) | Major Retail Corridor
- 10 Mile Population Exceeds 48,000 Residents
- Median Home Value Within 10 Miles Exceeds \$139,000
- Average Household Income Within 10 Miles Exceeds \$66,000
- Surrounding Retail Tenants Include Save-a-Lot, Lowe's, Menards, Tractor Supply Co., Kroger, Advance Auto Parts, Walgreens, CVS, Dollar General, AutoZone and More



INVESTMENT OVERVIEW

Fortis Net Lease is pleased to present a Walmart Supercenter located at 2400 Michigan Street in Sidney, OH. The twenty-five year NNN lease requires minimal landlord responsibilities and has twelve, five year options with ten percent rent increases at year twenty and at each option (with the exception of no rent increase at option one).

The subject property is situated along a major retail corridor just west of downtown Sidney. The subject property is located in a power retail center called West Towne Square. Additional anchor tenants include Hibbett Sports, Dollar Tree, Peebles, CATO, Rent-a –Center, Ollie's Bargain Outlet and Aldi.

The surrounding area has over 48,000 residents within ten miles. The median home value within ten miles is over \$139,000 and the average household income is over \$66,000. Surrounding retail tenants include Save-a-Lot, Lowe's, Menards, Tractor Supply Co., Kroger, Advance Auto Parts, Walgreens, CVS, Dollar General, AutoZone.

TENANT OVERVIEW

What started small, with a single discount store and the simple idea of selling more for less, has grown over the last 50 years into the largest retailer in the world. Each week, over 260 million customers and members visit our 11,695 stores under 59 banners in 28 countries and e-commerce websites in 11 countries. With fiscal year 2017 revenue of \$485.9 billion, Walmart employs approximately 2.3 million associates worldwide. Walmart continues to be a leader in sustainability, corporate philanthropy and employment opportunity. It's all part of our unwavering commitment to creating opportunities and bringing value to customers and communities around the world.

Year	Monthly Rent	Annual Rent	Rent Increase	% Increase
4/28/01-4/30/2021	\$43,983	\$527,791	52,779	10.00%
5/1/2021-4/30/2026	\$48,381	\$580,570	0	0.00%
Option 1: 5/1/2026-4/30/2031	\$48,381	\$580,570	58,057	10.00%
Option 2 & 3: 5/1/2031-4/30/2041	\$53,219	\$638,627	63,863	10.00%
Option 4 & 5: 5/1/2041-4/30/2051	\$58,541	\$702,490	70,249	10.00%
Option 6 & 7: 5/1/2051-4/30/2061	\$64,395	\$772,739	77,274	10.00%
Option 8 & 9: 5/1/2061-4/30/2071	\$70,834	\$850,013	85,001	10.00%
Option 10 & 11: 5/1/2071-4/30/2081	\$77,918	\$935,014	93,501	10.00%
Option 12: 5/1/2081-4/30/2086	\$85,710	\$1,028,515		

Walmart - United States at a glance

Total Retail Units as of October 31, 2017:	5,412
• Walmart Supercenters	3,552
• Walmart Discount Stores	402
• Neighborhood Markets	701
• Small Formats*	97
• Sam's Club	660

SIDNEY, OH

Sidney is a city in Shelby County, Ohio, United States. The population was 21,229 at the 2010 census. It is named after English poet Sir Philip Sidney and is the county seat of Shelby County. Many of the city's elementary schools are also named after famous writers, such as Emerson, Longfellow and Whittier. Sidney was the recipient of the 1964 All-America City Award. In 2009, it was the subject of the documentary film 45365.

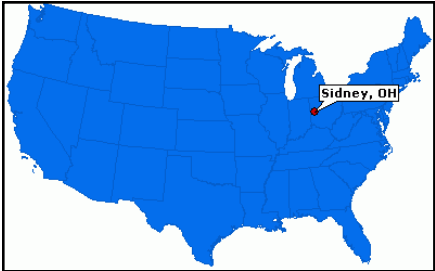
Sidney is home to the 1881 Second Empire courthouse; the 1877 Gothic revival Monumental Building, dedicated to the county's Civil War dead; the 1918 early-modern People's Federal Savings and Loan Association designed by influential architect Louis Sullivan, which has been designated a National Historic Landmark, and the "smallest house in Sidney" on Shelby Street.

The Big Four Bridge is a local landmark that has carried rail traffic since 1923. CSX Transportation uses the rail line and bridge as part of the "NYC" division of Conrail, a direct descendant of the New York Central Railroad and Penn Central Transportation. CSX also operates the north-south rail line, which was better known in earlier years as the Baltimore and Ohio Railroad and later as the Chessie System.

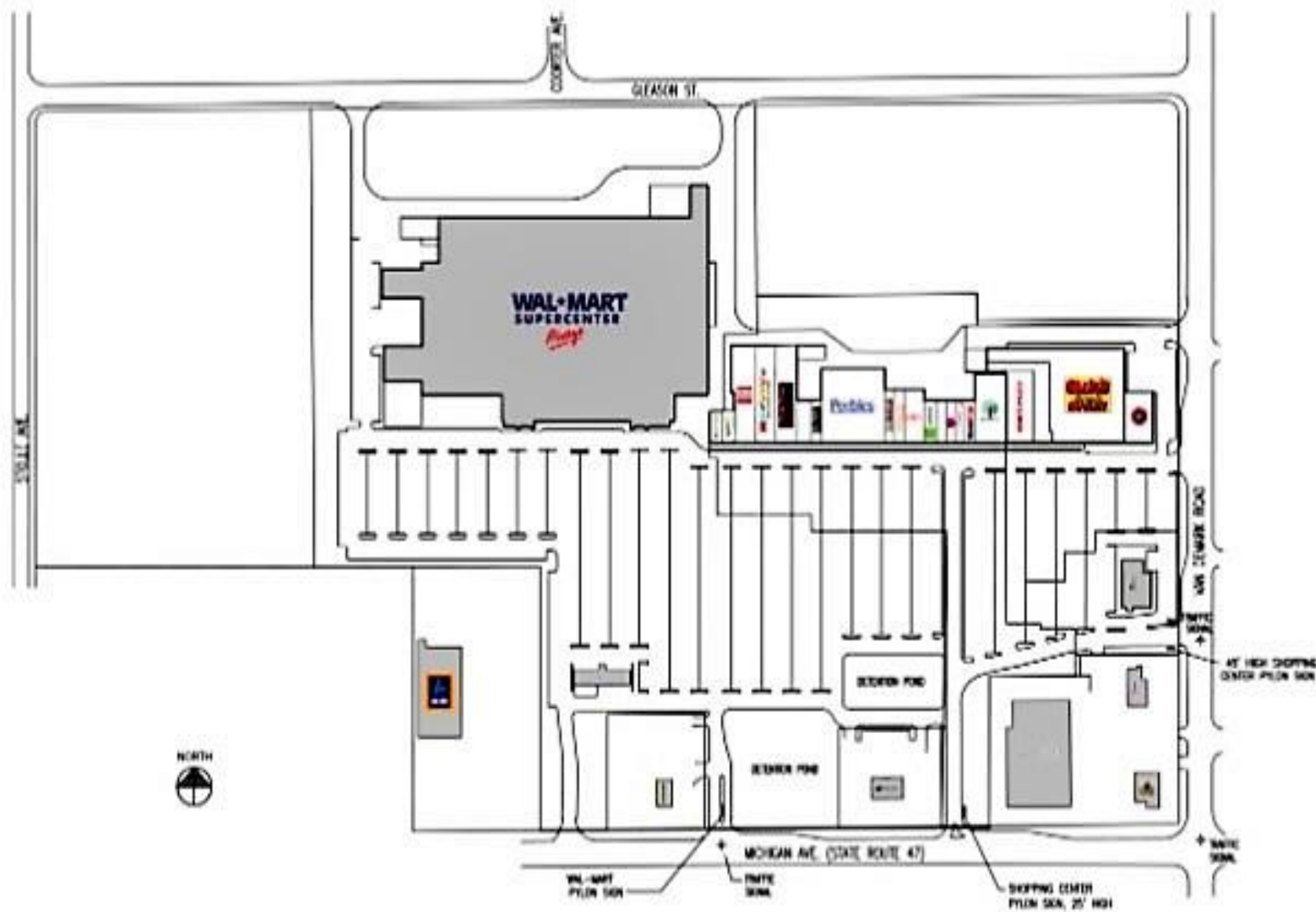
Sidney is the headquarters location for many companies and a branch location for many others. Many companies were formed in Sidney and continued to be operated by local residents. A diversified employer base offers jobs in manufacturing (especially in the automotive industry) and service sectors. In addition to the Sidney-based employers, Honda of America Anna engine plant, 7 miles north of Sidney, is the single largest employer in Shelby County, with 2400 associates. Amos Press of Sidney publishes Coin World, Linn's Stamp News and other nationally distributed hobby publications. The agricultural base in the area has commodity grain, livestock, and dairy activities.

A downtown revitalization group called Sidney Alive provides a great Farmer's Market around the court square during growing season. They also put on events for the community like an Easter Egg Hunt, Kids Around the Square, Winter Wonderland Parade, Chocolate Walk, horse and carriage rides, mystery dinner, and more. They work with the small downtown businesses and the buildings. They are working to make Sidney a fun place for young professionals and families to live.

For the outdoor enthusiast, State Parks include Lake Loramie, Kiser Lake, Indian Lake, and Grand Lake St Marys. They are easy drives from Sidney. Camping, boating, hunting and fishing are common pursuits in the area.



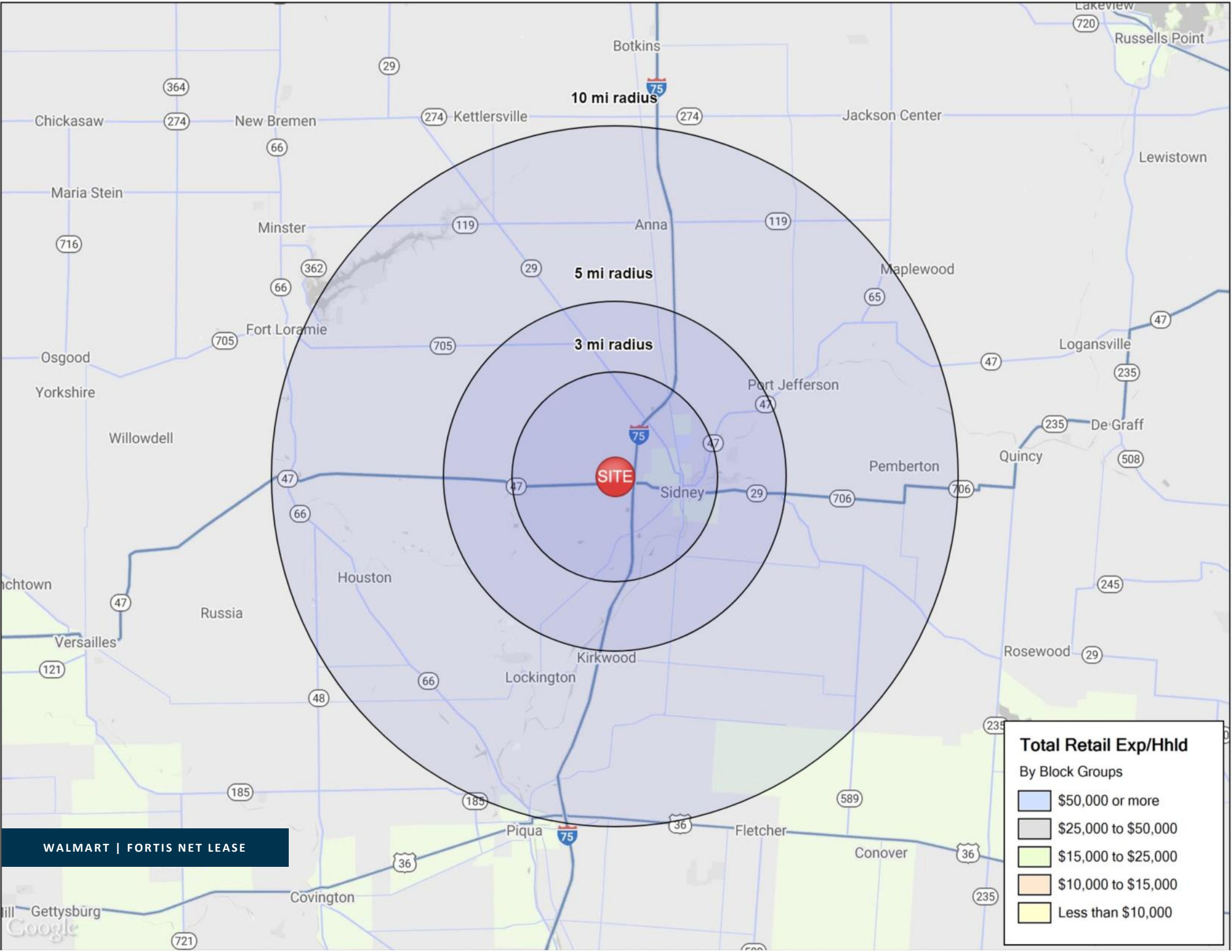
West Town Square

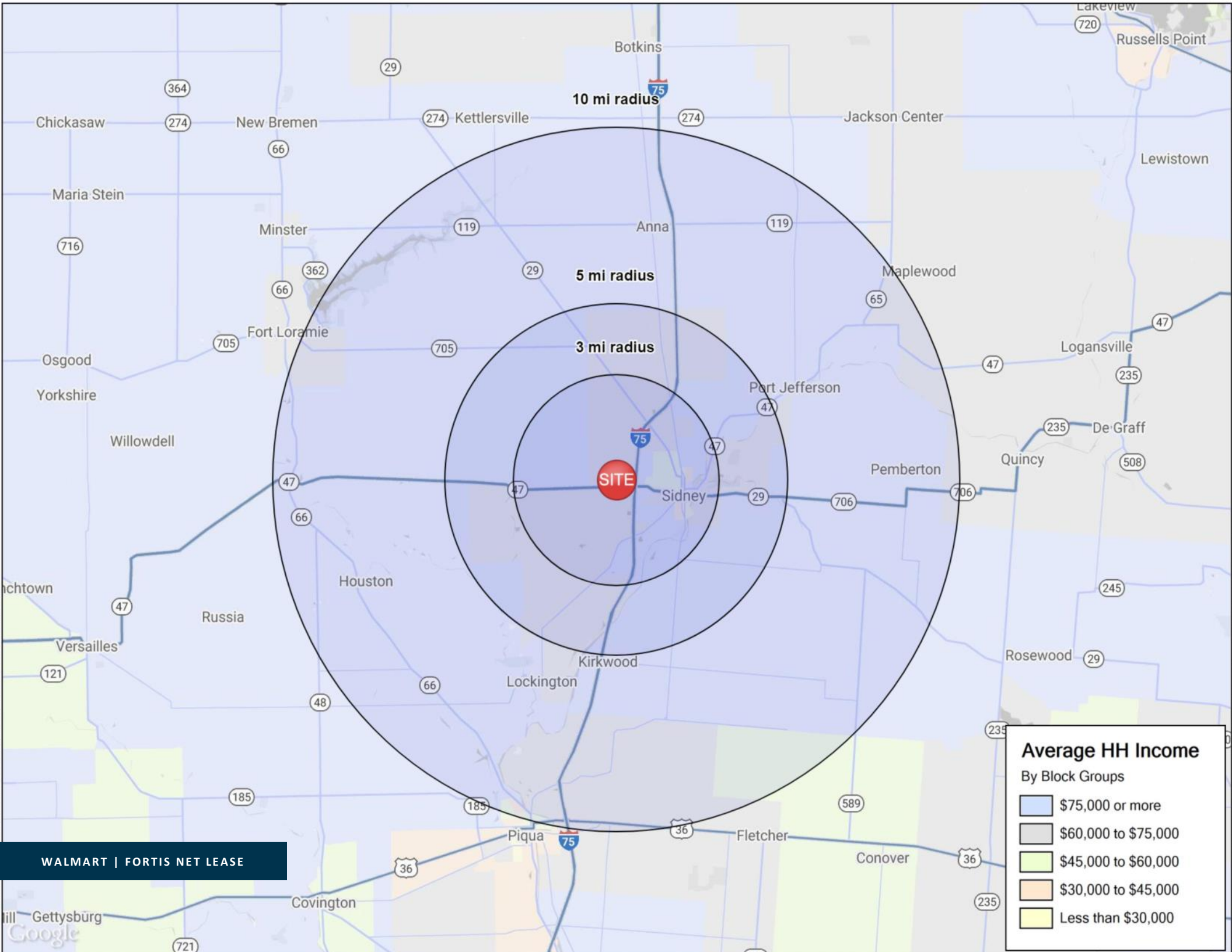


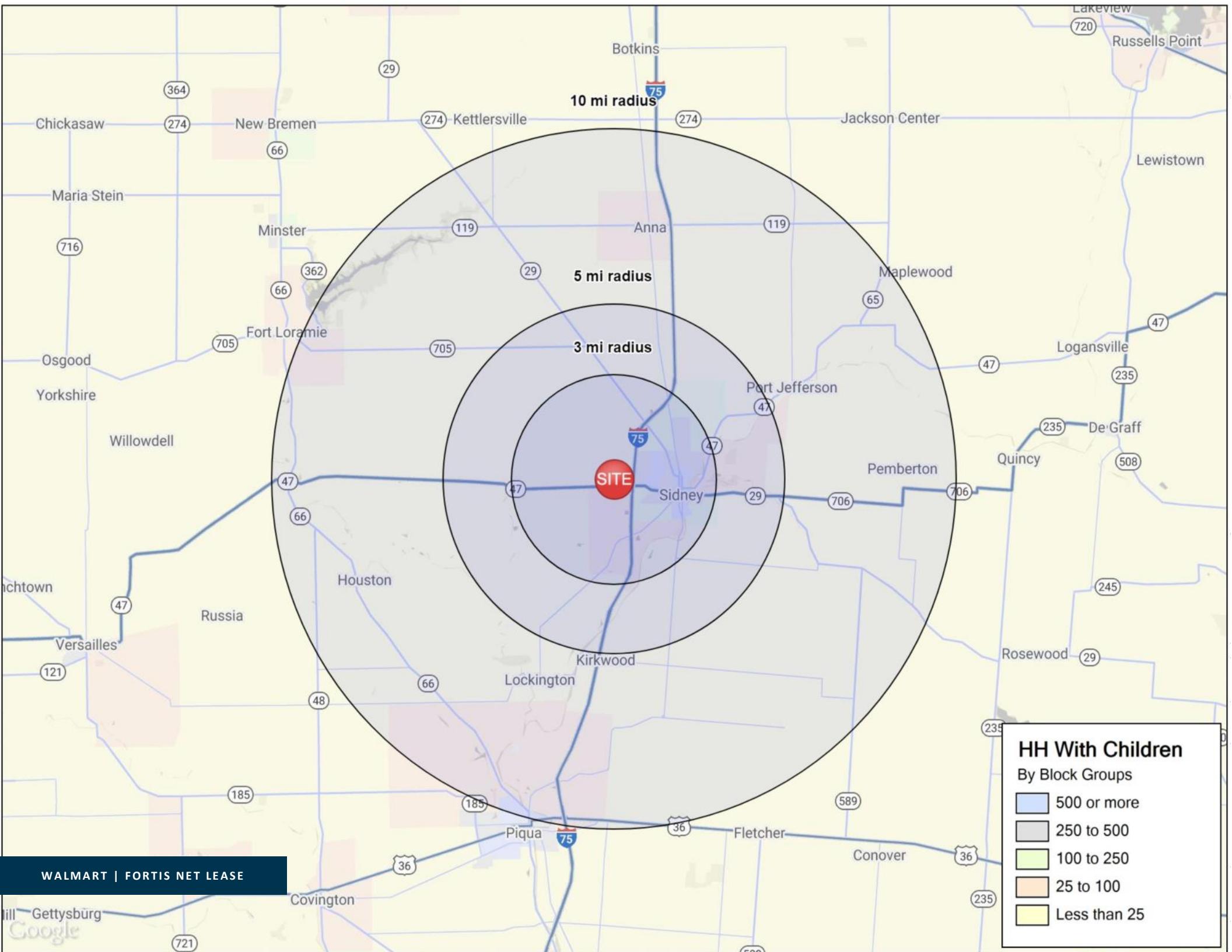


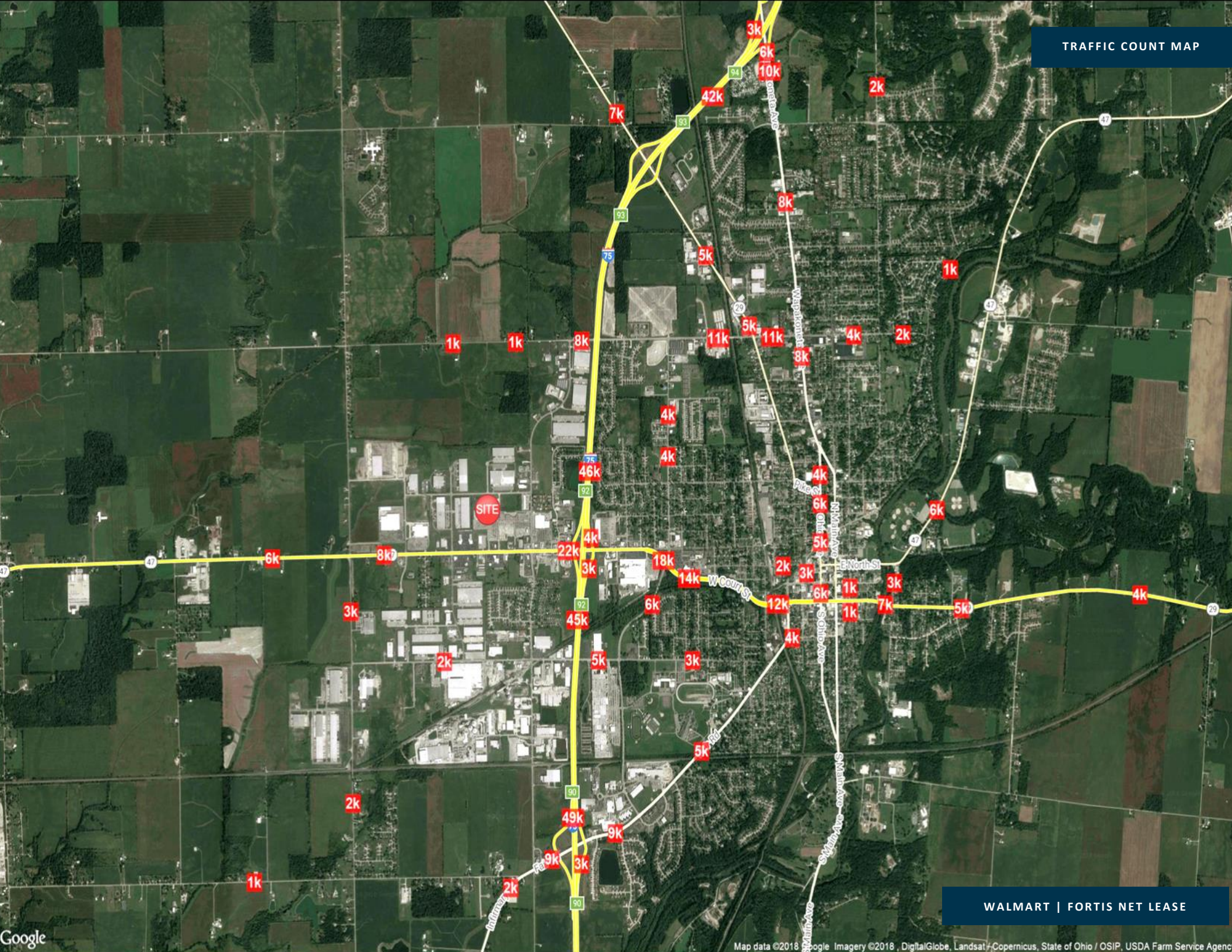


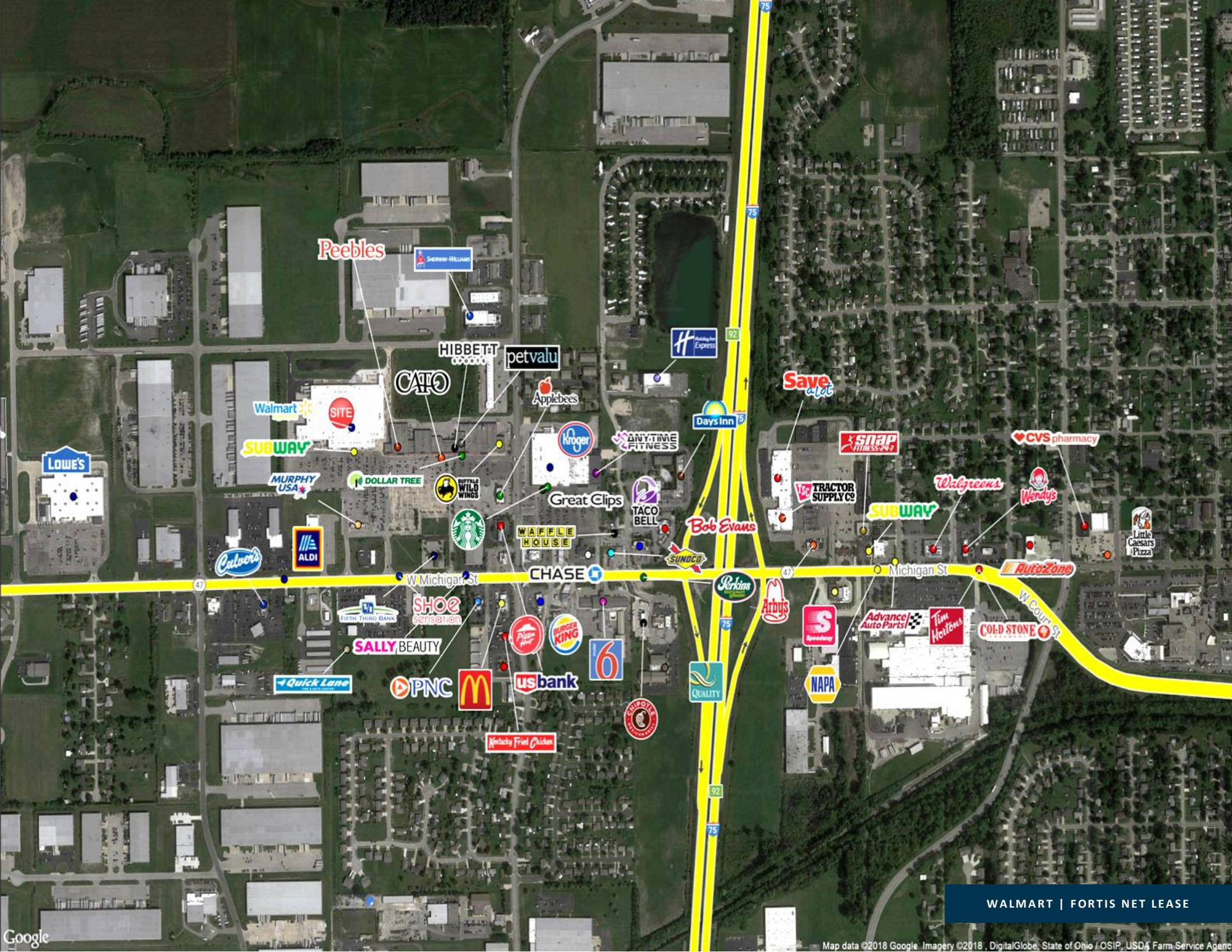












WALMART | FORTIS NET LEASE



CAT O MURPHY USA Peebles
DOLLAR TREE petvalu BUFFALO WILD WINGS
HIBBETT SPORTS SUBWAY R&C

CARQUEST Speedway
DOLLAR GENERAL Pizza Hut

us bank Speedway
LEE'S Famous Recipe Chicken Marco's Pizza
SUBWAY

FAMILY DOLLAR

Best

PAPA JOHN'S

ACE

MENARDS

LOWE'S

Walmart Supercenter

SHERWIN-WILLIAMS

Hampton Inn Express

Save a lot

Advance Auto Parts NAPA Speedway
Walgreens SNAP TRACTOR SUPPLY CO
Wendys Tim Hortons SUBWAY

AutoZone CVS pharmacy
COLD STONE Little Caesars Pizza

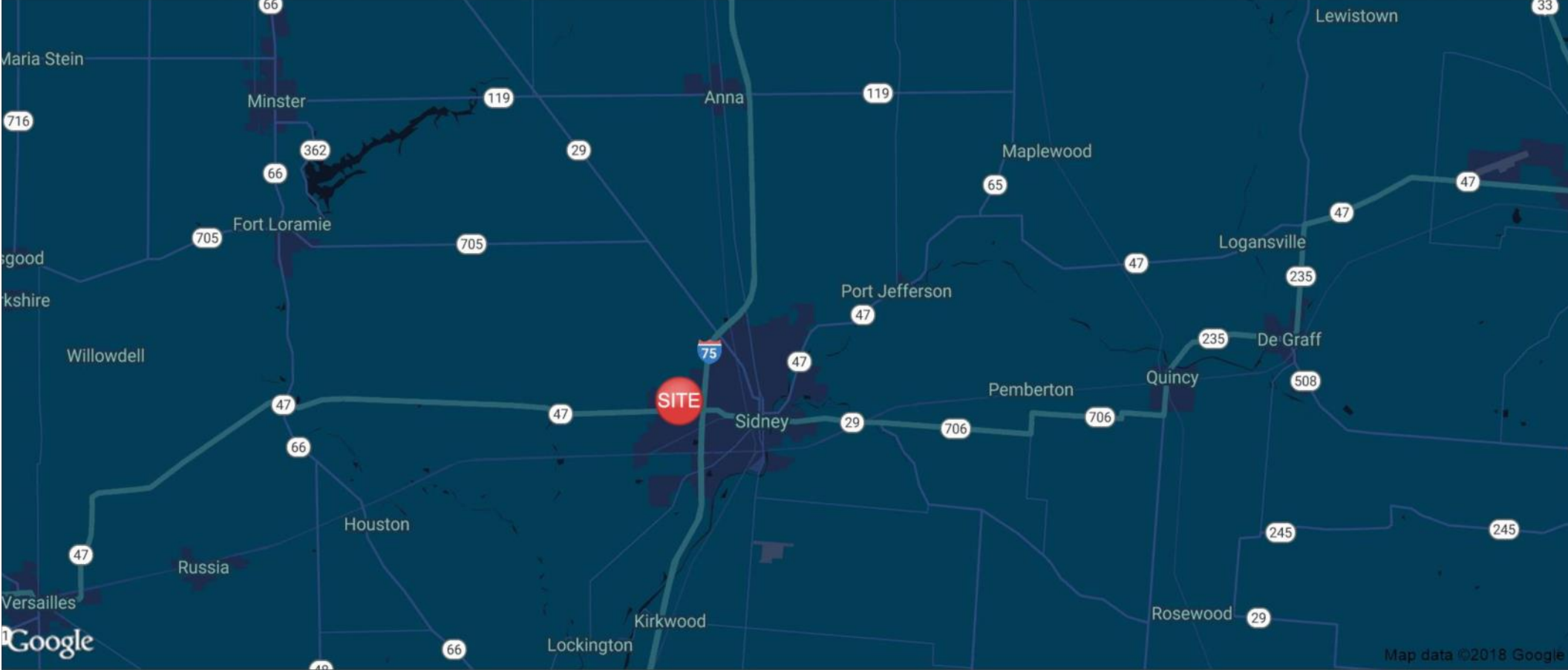
DOLLAR GENERAL

CHASE us bank
FIFTH THIRD BANK

Quick Lane
FIFTH THIRD BANK SHOE sensation

PNC us bank SUNDAR
Kroger Great Clips
SALLY BEAUTY 6 QUALITY
Applebees CUPON BURGER KING Kentucky Fried Chicken
McDonald's TACO BELL Starbucks Pizza Hut

CHASE ANYTIME FITNESS
Days Inn Bob Evans
Perkins WAFFLE HOUSE Arby's



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	1,611	20,720	26,441
Households	677	8,295	10,408
Population Median Age	41.3	37.6	38.5
5 Yr Pop Growth (Total%)	-2.3%	-1.1%	-1.7%

5 Mile Information



Photo



COMPETITION MAP

Nearest Walmart is 11+ Miles Away

Major Employers

- ◆ Honda of America
- ◆ Emerson Climate
- ◆ Plastipak Holdings, Inc.
- ◆ Airstream
- ◆ Wilson Health
- ◆ NK Parts Industries
- ◆ Area Energy & Electric,
- ◆ Sidney City Schools

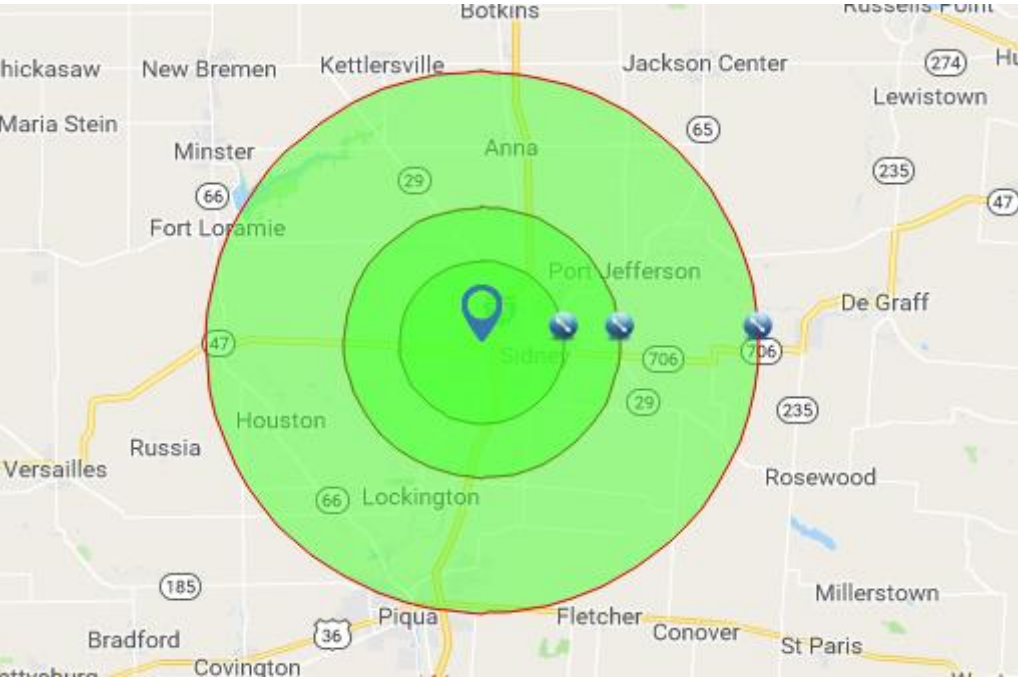


Average
Household
Income
Exceeds
66,000
Within 10
Miles



48,039 People Live
Within 10 Miles

Population	3 Miles	5 Miles	10 Miles
2017 Total Population:	20,610	26,613	48,039
2022 Population:	20,494	26,480	47,995
Average Age:	38.50	39.00	39.00
Households			
2017 Total Households:	8,093	10,279	18,319
Median Household Inc:	\$45,105	\$48,288	\$52,290
Avg Household Size:	2.50	2.50	2.60
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$114,163	\$127,998	\$139,291
Median Year Built:	1963	1968	1967



Population:	3 Miles	5 Miles	10 Miles
2022 Projection	20,494	26,480	47,995
2017 Estimate	20,610	26,613	48,039
2010 Census	21,001	27,029	48,375
2017 Population Hispanic Origin	520	615	855
2017 Population by Race:			
White	18,720	24,329	44,812
Black	839	967	1,386
Am. Indian & Alaskan	55	67	108
Asian	314	443	584
Hawaiian & Pacific Island	35	38	51
Other	647	769	1,099
Households:			
2022 Projection	8,046	10,227	18,307
2017 Estimate	8,093	10,279	18,319
2010 Census	8,245	10,439	18,439
Owner Occupied	4,938	6,619	12,772
Renter Occupied	3,154	3,660	5,548
2017 Avg Household Income	\$57,886	\$63,080	\$66,792
2017 Med Household Income	\$45,105	\$48,288	\$52,290
2017 Households by Household Inc:			
<\$25,000	2,138	2,448	3,842
\$25,000 - \$50,000	2,350	2,875	4,963
\$50,000 - \$75,000	1,423	1,878	3,490
\$75,000 - \$100,000	1,201	1,486	2,572
\$100,000 - \$125,000	427	629	1,492
\$125,000 - \$150,000	214	382	870
\$150,000 - \$200,000	215	351	650
\$200,000+	125	230	439





REAL EXPERIENCE *Real* RESULTS

TOTAL SALES VOLUME

\$5.0 B

PROPERTIES SOLD

2,200

BROKER & BUYER REACH

150K

STATES SOLD IN

40

PRESENTED BY:

ROBERT BENDER

Managing Partner

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