

SHERWIN WILLIAMS

1402 WEST MAIN STREET | GROVE CITY, PA 16127

CAPITAL MARKETS | NET LEASE PROPERTY GROUP



CBRE | OFFERING MEMORANDUM

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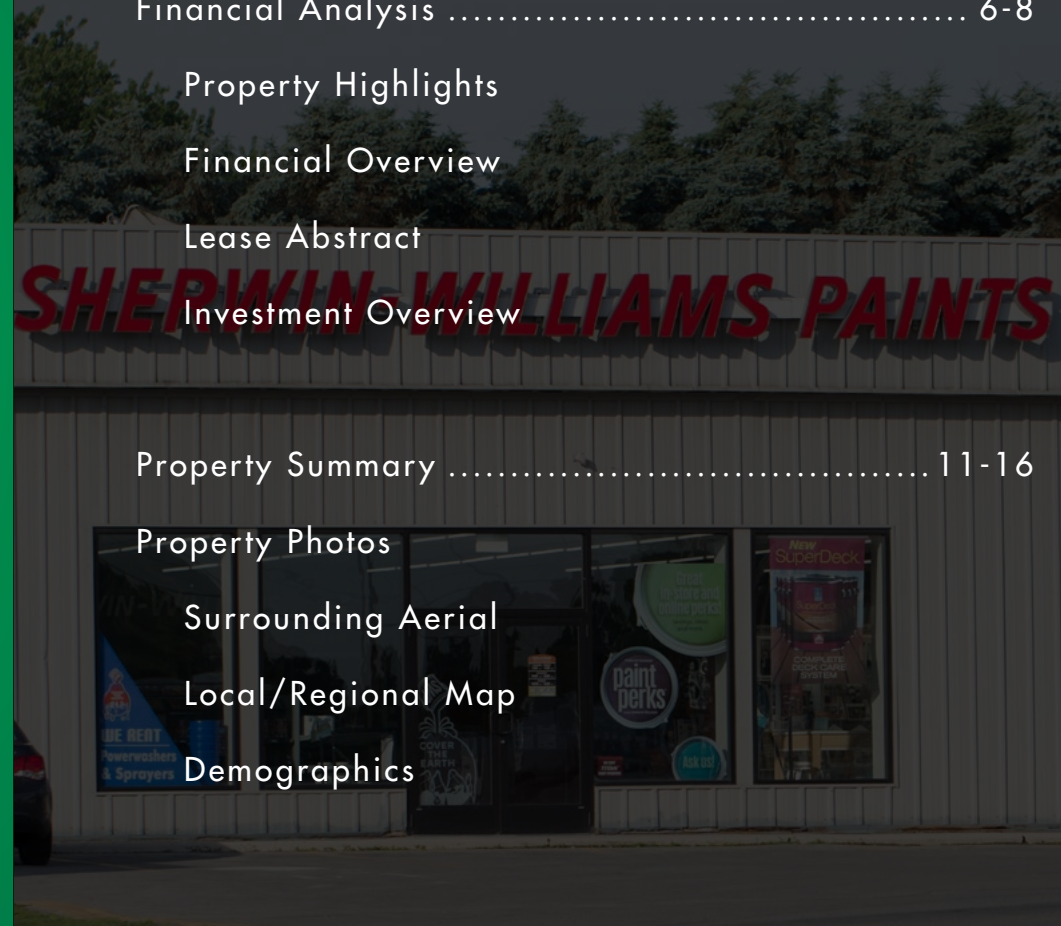
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TENANT OVERVIEW

SHERWIN WILLIAMS | **GROVE CITY, PA**



Founded by Henry Sherwin and Edward Williams in 1866, the Sherwin-Williams Company not only has grown to be one of the largest producers of paints in the United States, but is one of the largest producers in the world. Sherwin-Williams is an American Fortune 500 company that participates in the manufacture, distribution, and sale of paints, coatings and other related products. As of Dec 31, 2016, Sherwin-Williams operated 4,180 paint stores in the United States, Canada, Puerto Rico, Virgin Islands, Trinidad and Tobago, St. Maarten, Jamaica, Curacao and Aruba. The company's total revenue in 2016 was \$11.85 Billion showing a 4.6% total revenue growth over the previous year. Builder magazine recognized Sherwin-Williams as the most used brand and the winner in the paints category for brand familiarity and quality in 2015. Sherwin-Williams has a credit rating of A from Standard & Poor's.



SHERWIN-WILLIAMS®



SHERWIN WILLIAMS OVERVIEW

TENANT TRADE NAME:	Sherwin Williams
TENANT OWNERSHIP STATUS:	Public NYSE: SHW
TENANT:	Corporate Store
CREDIT RATING:	A (Standard & Poor's)
REVENUE:	\$11.85 Billion (2016)
LOCATIONS:	-/+ 4,180
CORPORATE HEADQUARTERS:	Cleveland, OH



FINANCIAL ANALYSIS

SHERWIN WILLIAMS | GROVE CITY, PA

PROPERTY HIGHLIGHTS



Brand New 10 Year Lease with three, five year options to renew

Investment Grade Credit Tenant - Rated "A" by Standard & Poor's

NN Lease Structure with Minimal Landlord Responsibilities

Long Term Tenant at this Site (1999) Showing Commitment to the Location

Located on W Main Street with Traffic Counts Over 15,000 V.P.D.

Main Retail Corridor Location with Surrounding National Retailers including Walmart, Tractor Supply, Sheetz, ALDI, Arby's, and Advance Auto Parts

Located 1.5 miles from Grove City College, with Enrollment over 2,400 Students

Located nearby the Grove City Premium Outlets, one of the top outlet malls in the United States

Easily accessible from both West Main Street and Ivan Drive

LOCATION OVERVIEW



Grove City is a municipality located in the heart of scenic Western Pennsylvania at the crossroads of Interstates 79 and 80. Located in Mercer County, the borough resides approximately 60 miles north of Pittsburgh and 75 miles south of Erie. Historically a traditional industrial center, Grove City has manufactured locomotive engines, carriages, gas engines, foundry products, and motor trucks. Grove City has recently concluded a revitalization of the downtown district intended to foster economic development. This involved a lengthy beautification enterprise targeting the business district, which included the installation of two large community-based murals. It is the home of Grove City College, General Electric, Intron, and USIS. Grove City Premium Outlets, one of the top outlet malls of the United States, is also located in the municipality. The open air outlet mall is located along Interstate 79, just four miles south of its junction with Interstate 80. It includes more than 130 brand-name outlet stores, a food court, and one of the Pittsburgh Steelers' official team stores.

FINANCIAL OVERVIEW

1402 WEST MAIN STREET | GROVE CITY, PA 16127

PRICE:	\$523,000
CAP RATE:	6.00%
BUILDING SQUARE FOOTAGE:	4,000
YEAR BUILT:	1999
LOT SIZE:	-/+ 0.52 Acres
TYPE OF OWNERSHIP:	Fee Simple
TENANT:	Corporate Store
LEASE GUARANTOR:	Corporate Guarantee
LEASE TYPE:	NN
INITIAL LEASE TERM:	10 Years
ROOF AND STRUCTURE:	Landlord Responsible
LEASE COMMENCEMENT DATE:	4/2/2017
RENT COMMENCEMENT DATE:	4/2/2017
LEASE EXPIRATION DATE:	8/31/2027
TERM REMAINING ON LEASE:	10 Years 5 Months
INCREASES:	12% in the Options
OPTIONS:	3x5 Years

ANNUALIZED OPERATING DATA		
RENT INCREASES	ANNUAL	MONTHLY
YEARS 1-10	\$31,359.96	\$2,613.33
OPTION 1	\$35,123.16	\$2,926.93
OPTION 2	\$39,337.92	\$3,278.16
OPTION 3	\$44,058.48	\$3,671.54
NET OPERATING INCOME	\$31,359.96	

LEASE ABSTRACT

TENANT'S RESPONSIBILITIES	<ul style="list-style-type: none"> • Snow and ice removal • Landscaping and lawn care • Maintenance and repair of HVAC system servicing the premises • All non-capital costs for the parking lot and sidewalks (except for repairs required as a result of a defect in construction) • All non-structural interior repairs to premises, including repair or replacement of damaged or broken doors and windows • Maintain the interior of premises in a clean and sanitary condition
LANDLORD'S RESPONSIBILITIES	<ul style="list-style-type: none"> • Structural repairs to the premises whether interior or exterior including the roof, walls, foundation, gutters and downspouts • Necessary replacements to the heating, ventilating and air-conditioning system servicing the leased premises • Replacements to the unexposed plumbing, gas, electrical and other similar systems servicing the leased premises • Replacement of the parking area • Provide adequate lighting for all common areas during hours which Sherwin-Williams is open for business and for a period of one (1) hour thereafter • All repairs to the premises caused by fire, casualty or the elements
TENANT'S INSURANCE	<ul style="list-style-type: none"> • Sherwin-Williams shall procure, and during the Term maintain, commercial general liability insurance covering bodily injury and property damage with respect to the Premises, and the business operated by Sherwin-Williams therein. The policy shall not be less than \$1,000,000 per occurrence and \$2,000,000 aggregate • Landlord will be covered as additional insured, excluding Landlord's intentional or negligent acts and omissions • Sherwin-Williams agrees to pay Landlord for the cost of Landlord's all risk property insurance premium and Landlord's commercial general liability insurance as follows: On a monthly basis during the Term, Sherwin-Williams shall pay Landlord One Hundred Fifty and 00/100 Dollars (\$150.00) as a monthly estimate of the reimbursable insurance premium paid by Landlord
LANDLORD'S INSURANCE	<ul style="list-style-type: none"> • Landlord shall procure and maintain commercial general liability insurance covering bodily injury and property damage with respect to the Premises. The policy shall not be less than \$1,000,000 per occurrence and \$2,000,000 aggregate • A certificate reflecting such insurance coverage and designating Sherwin-Williams as additional insured thereunder, excluding Sherwin-Williams' intentional or negligent acts and omissions, shall be delivered to Sherwin-Williams upon request therefor • Sherwin-Williams shall not be required to reimburse Landlord for commercial general liability insurance for limits in excess of \$5,000,000
TENANT'S TAX RESPONSIBILITIES	<ul style="list-style-type: none"> • Sherwin-Williams shall reimburse Landlord for the Real Estate Taxes as follows: • On a monthly basis during the Term, Sherwin-Williams shall pay Landlord Nine Hundred Dollars and 00/100 (\$900.00) as a monthly estimate of reimbursement
LANDLORD'S TAX RESPONSIBILITIES	<ul style="list-style-type: none"> • Landlord shall pay, in the first instance and before delinquency, all real estate taxes and assessments that may be levied or assessed by any lawful authority against the Premises. The Real Estate Taxes shall not include any inheritance, estate, succession, transfer, gift, or franchise taxes attributable to the Premises. • On an annual basis, Landlord shall submit to Sherwin-Williams written notice and proof of payment of the Real Estate Taxes paid by Landlord. If the actual reimbursable Real Estate Taxes for the year exceed the total amount of Sherwin-Williams' monthly payments for such year, then Sherwin-Williams shall pay to Landlord a sum of money equal to the difference within ninety (90) days after receipt of written notice from Landlord and proof of payment of the Real Estate Taxes. If the actual reimbursable Real Estate Taxes for the year are less than the total amount of Sherwin-Williams' monthly payments for such year, then Landlord shall refund such overpayment to Sherwin-Williams
ACCESS AND EASEMENTS	<ul style="list-style-type: none"> • Sherwin Williams agrees to reimburse Lessor its pro-rata share of easement maintenance and repairs. Sherwin-Williams agrees to pay to Lessor once yearly, within thirty (30) days after receipt of written notice and proof thereof, its pro-rata share of maintaining said easement

INVESTMENT OVERVIEW

CBRE is pleased to exclusively offer for sale this Sherwin-Williams located on West Main Street in Grove City, Pennsylvania.

This is a new 10 year double net, corporately guaranteed lease. This fee simple Sherwin-Williams offers three, five year option to renew with a 12% rental increase in each option. Sherwin-Williams is an investment grade tenant, rated "A" by Standard and Poor's.

Sherwin-Williams has been a long-term tenant at this location, and sees great exposure on West Main Street with over 15,700 vehicles passing by daily. Surrounding major retailers include Walmart, ALDI, Tractor Supply, Burger King and Dollar General. The property is also situated just over one and a half miles from Grove City College, private Christian liberal arts college that offers over 50 programs of study and over 2,400 students enrolled.

Grove City is a municipality located in the heart of scenic Western Pennsylvania at the crossroads of Interstates 79 and 80. Located in Mercer County, the borough resides approximately 60 miles north of Pittsburgh and 75 miles south of Erie. It is the home of Grove City Premium Outlets, General Electric, Instron, and USIS. Grove City Premium Outlets is located along Interstate 79, just four miles south of its junction with Interstate 80, and includes more than 130 brand-name outlet stores.

Sherwin Williams was founded by Henry Sherwin and Edward Williams in 1866. The company has not only grown to be one of the largest producers of paints in the United States, but is one of the largest producers in the world. An American Fortune 500 company, Sherwin-Williams has 3,736 paint stores, 40 consumer group facilities, and 240 global finishes group branches across the USA alone.



PROPERTY SUMMARY

SHERWIN WILLIAMS | GROVE CITY, PA



PROPERTY SUMMARY

PROPERTY PHOTOS



PROPERTY SUMMARY

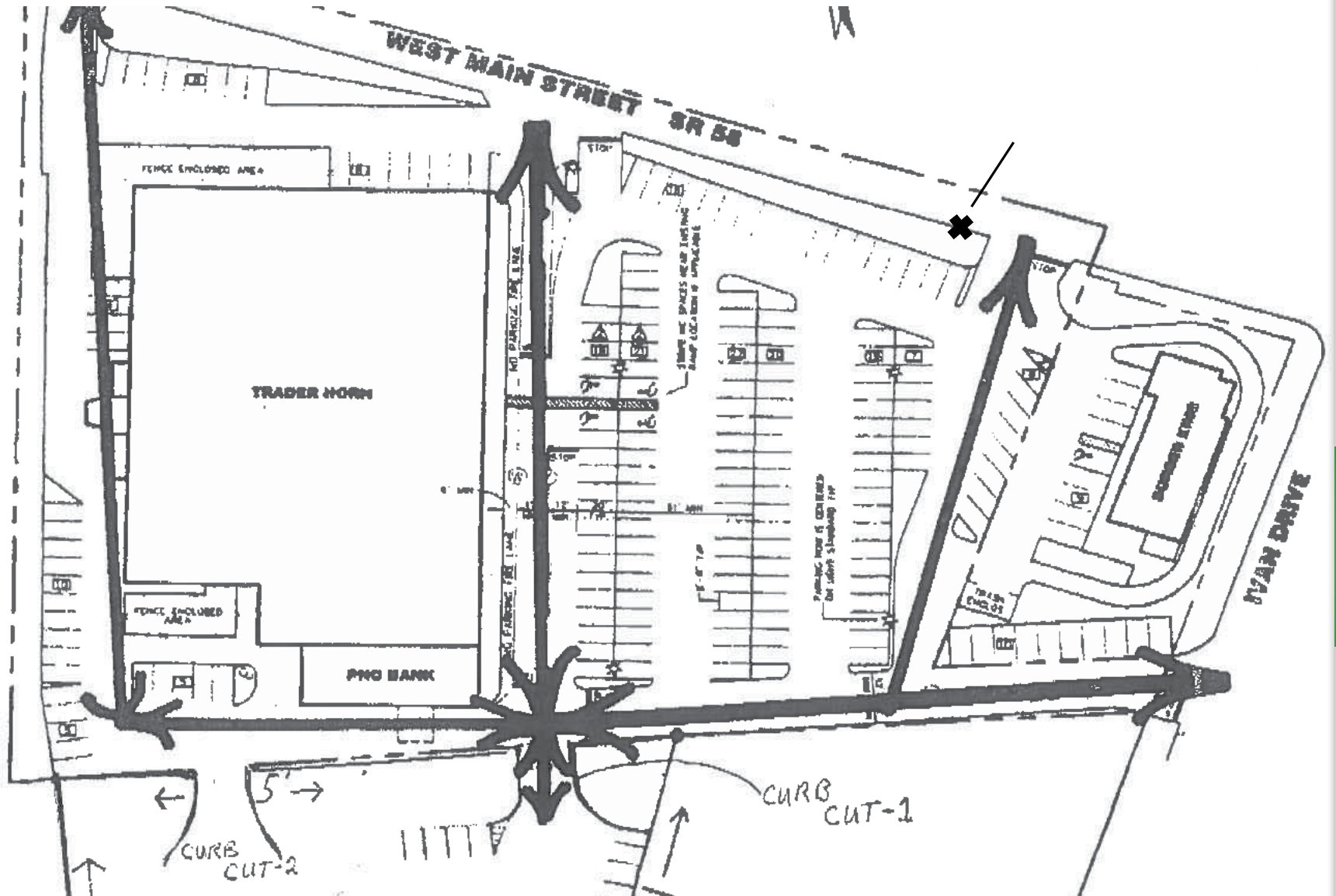
PROPERTY PHOTOS



SURROUNDING RETAILERS



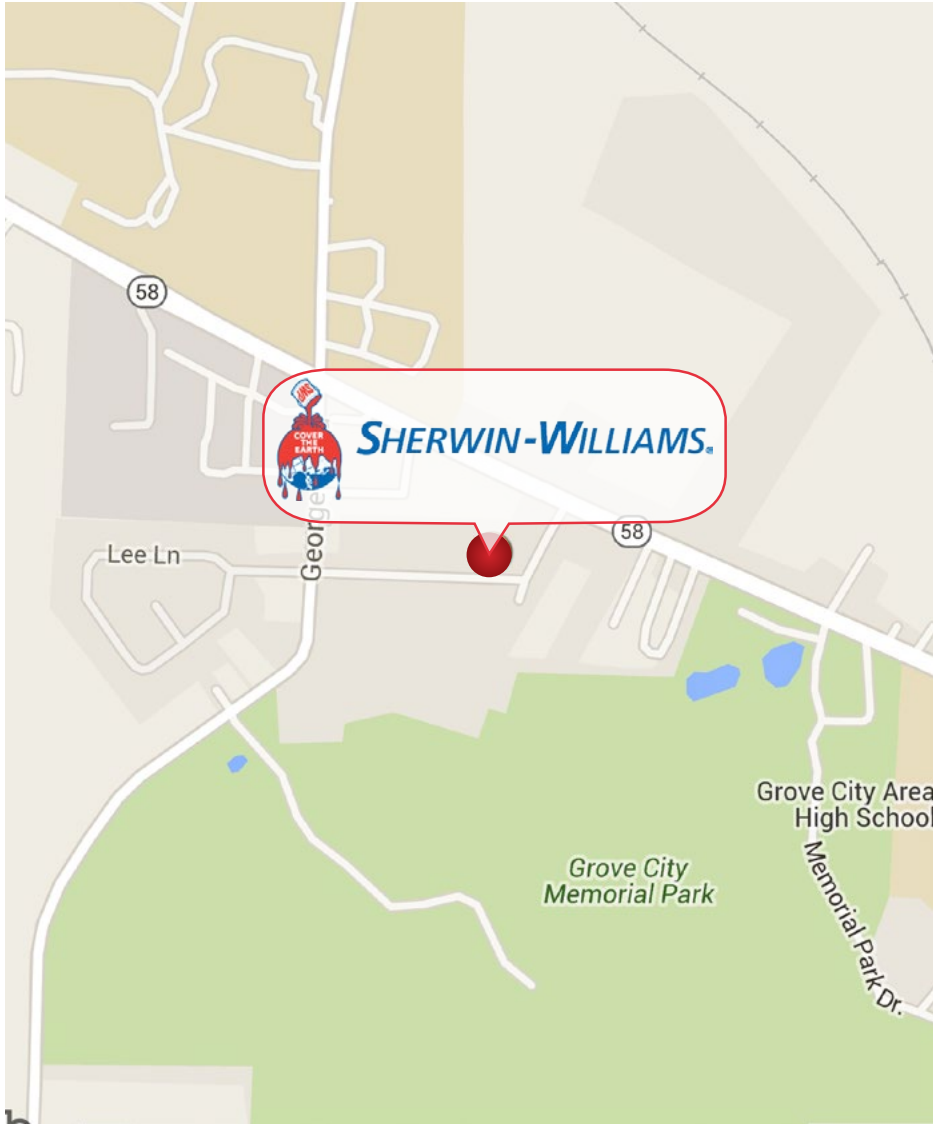
SURVEY



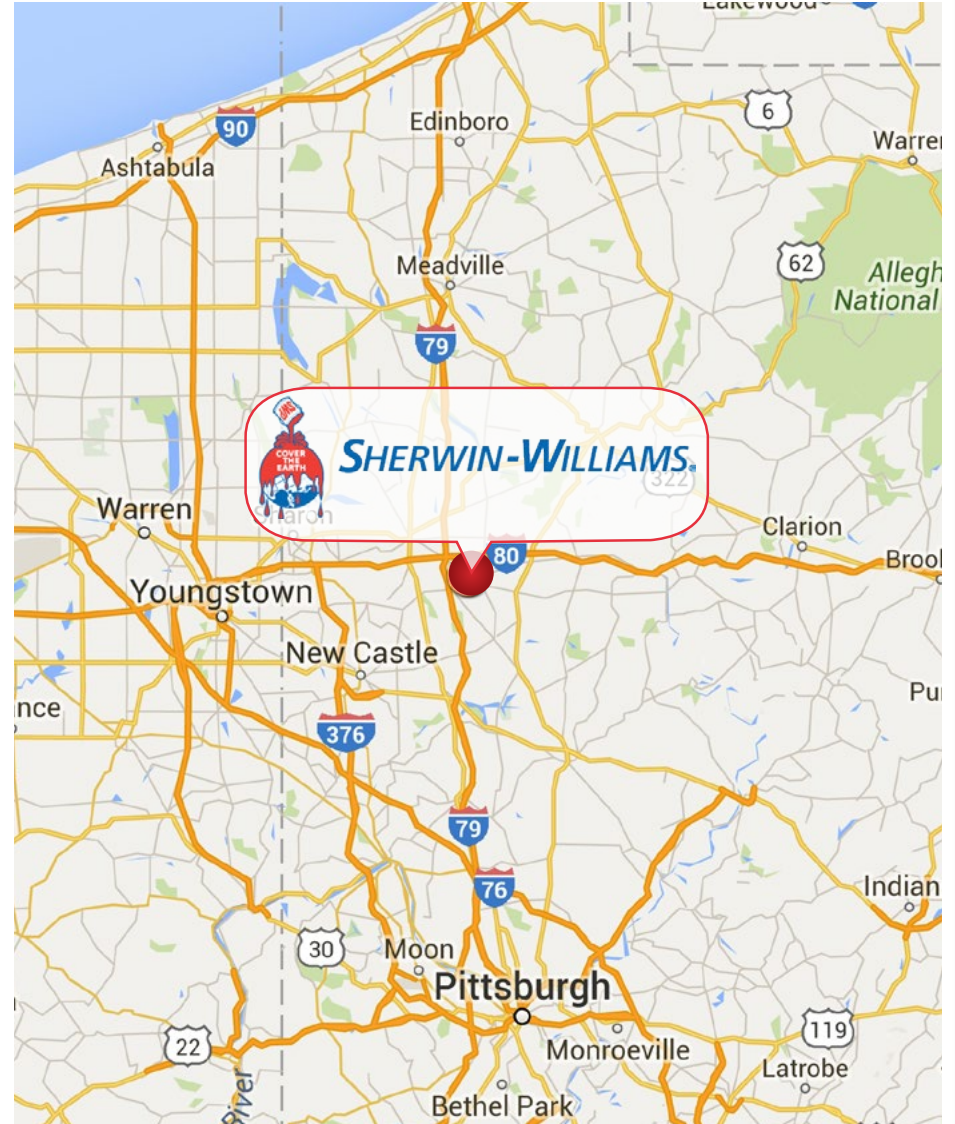
SURROUNDING RETAIL



LOCAL MAP



REGIONAL MAP



SUBJECT AREA DEMOGRAPHICS



POPULATION

	3 MILE	7 MILE	10 MILE
2010 POPULATION	13,355	24,254	44,246
2016 POPULATION	13,437	24,193	44,305
PROJECTED POPULATION (2021)	13,504	24,193	44,405

HISTORICAL ANNUAL GROWTH

2010-2016	0.61%	-0.25%	0.13%
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PROJECTED ANNUAL GROWTH

2016-2021	0.50%	0.00%	0.23%
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HOUSEHOLDS

	3 MILE	7 MILE	10 MILE
2010 HOUSEHOLDS	4,387	8,031	15,090
2016 HOUSEHOLDS	4,396	8,010	15,240
PROJECTED HOUSEHOLDS (2021)	4,406	8,005	15,345

HISTORICAL ANNUAL GROWTH

2010-2016	0.22%	-0.26%	0.99%
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PROJECTED ANNUAL GROWTH

2016-2021	0.24%	-0.06%	0.69%
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HOUSEHOLD INCOME

	3 MILE	7 MILE	10 MILE
2016 EST. AVERAGE	\$64,641	\$65,993	\$64,284
2016 EST. MEDIAN	\$50,191	\$52,349	\$50,330

POPULATION BY RACE

	3 MILE	7 MILE	10 MILE
WHITE POPULATION	93.57%	92.94%	94.04%
BLACK POPULATION	3.56%	4.18%	3.43%
ASIAN POPULATION	1.18%	0.86%	0.76%
PACIFIC ISLANDER POPULATION	0.01%	0.02%	0.02%
AMERICAN INDIAN AND ALASKA NATIVE	0.16%	0.15%	0.13%
OTHER RACE POPULATION	0.42%	0.87%	0.56%
TWO OR MORE RACES POPULATION	1.09%	0.98%	1.06%

HISPANIC OR LATINO POPULATION BY ORIGIN

	3 MILE	7 MILE	10 MILE
HISPANIC OR LATINO	1.86%	2.03%	1.63%
WHITE NON-HISPANIC	92.22%	91.92%	93.13%

2016 AGE BY GENDER

	3 MILE	7 MILE	10 MILE
MEDIAN AGE			
MALE / FEMALE	26.8/37.4	36.4/41.4	34.3/36.8
AVERAGE AGE			
MALE / FEMALE	36.0/41.3	38.6/42.2	37.7/40.4

TRAFFIC COUNTS

W MAIN ST & SPRING ST	GEORGE JUNIOR RD & S CENTER ST EXD	S CENTER ST & COLUMBIA AVE
15,725	4,778	7,883

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CBRE

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