

OFFERING MEMORANDUM

304 Main St. – Woodland, CA



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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Sands Investment Group believes the information contained herein to be reliable. However, we make no guarantees, representations or warranties of any kind, expressed or implied regarding this information; including, but not limited to content, accuracy & reliability. Investors should consult a tax and legal advisor, as well as verify ALL information prior to the investment.





CHASE

304



OFFERING SUMMARY

PRICE	\$2,150,000
COST/LOT SF	\$64.50
NOI	\$95,700*
CAP RATE	4.45%
OWNERSHIP	Ground Lease

*Includes rental increase starting 12/13/2016, and seller to guarantee the rent until the increase.

PROPERTY SUMMARY

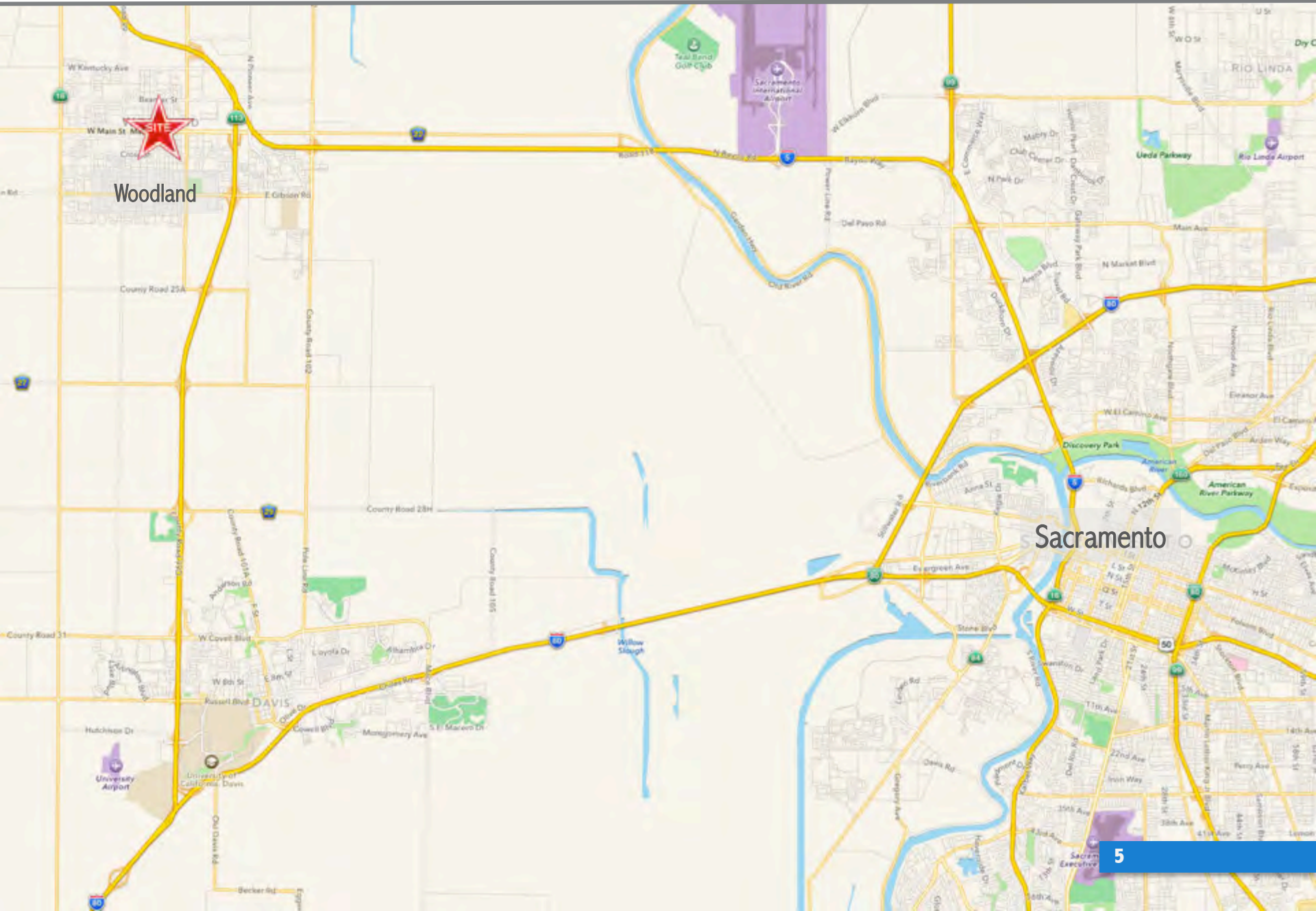
ADDRESS	304 Main St. Woodland, CA
COUNTY	Yolo
APN	006602001000
LAND AREA	0.76 Acres
BUILT	2011

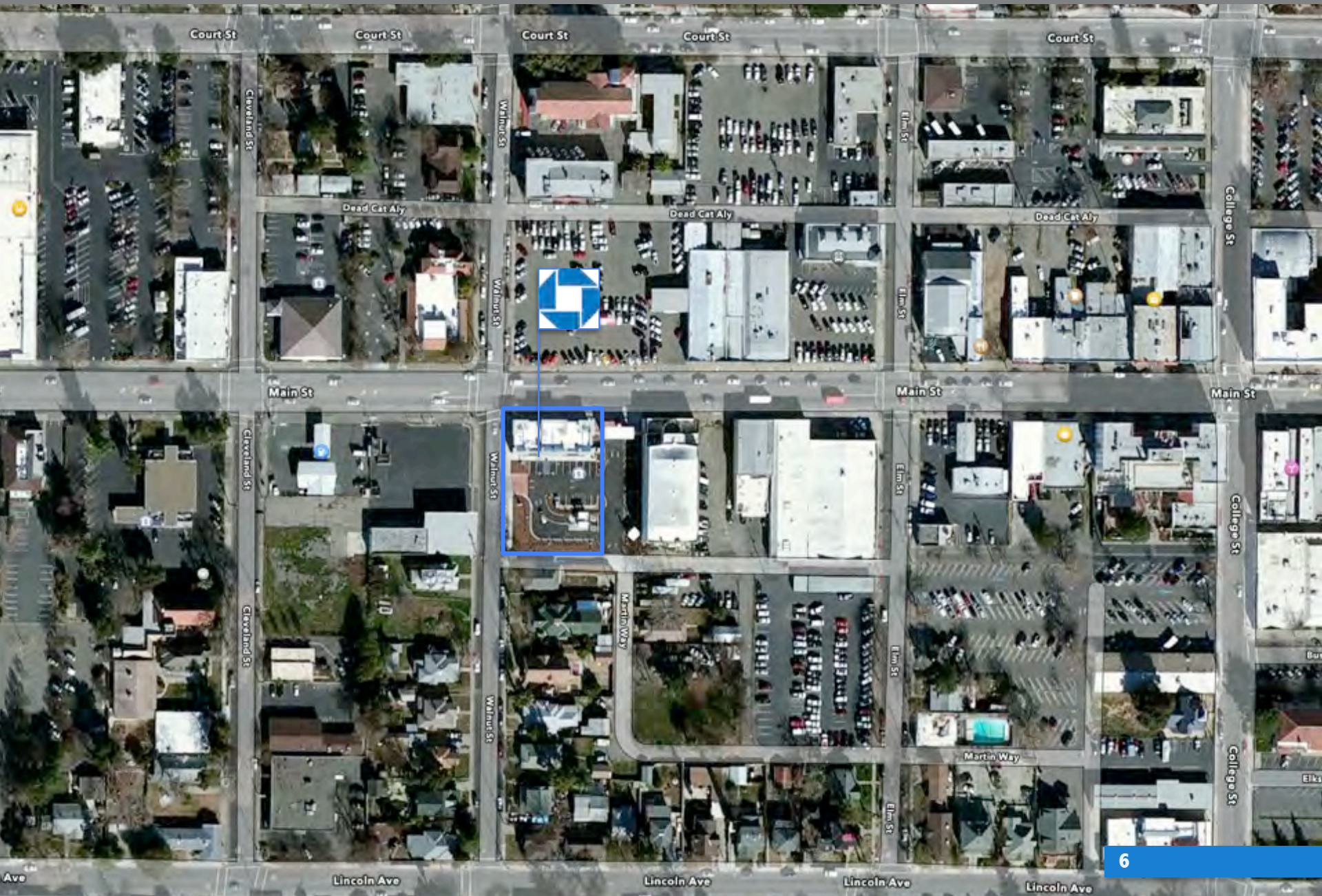
Sands Investment Group is pleased to exclusively offer for a sale Chase Bank retail building situated on a 33,333 SF lot. This asset is leased to Chase Bank under an Absolute NNN Ground Lease. The Chase Bank is on main street of Woodland, CA. The property is located in submarket of Metro Sacramento, CA.

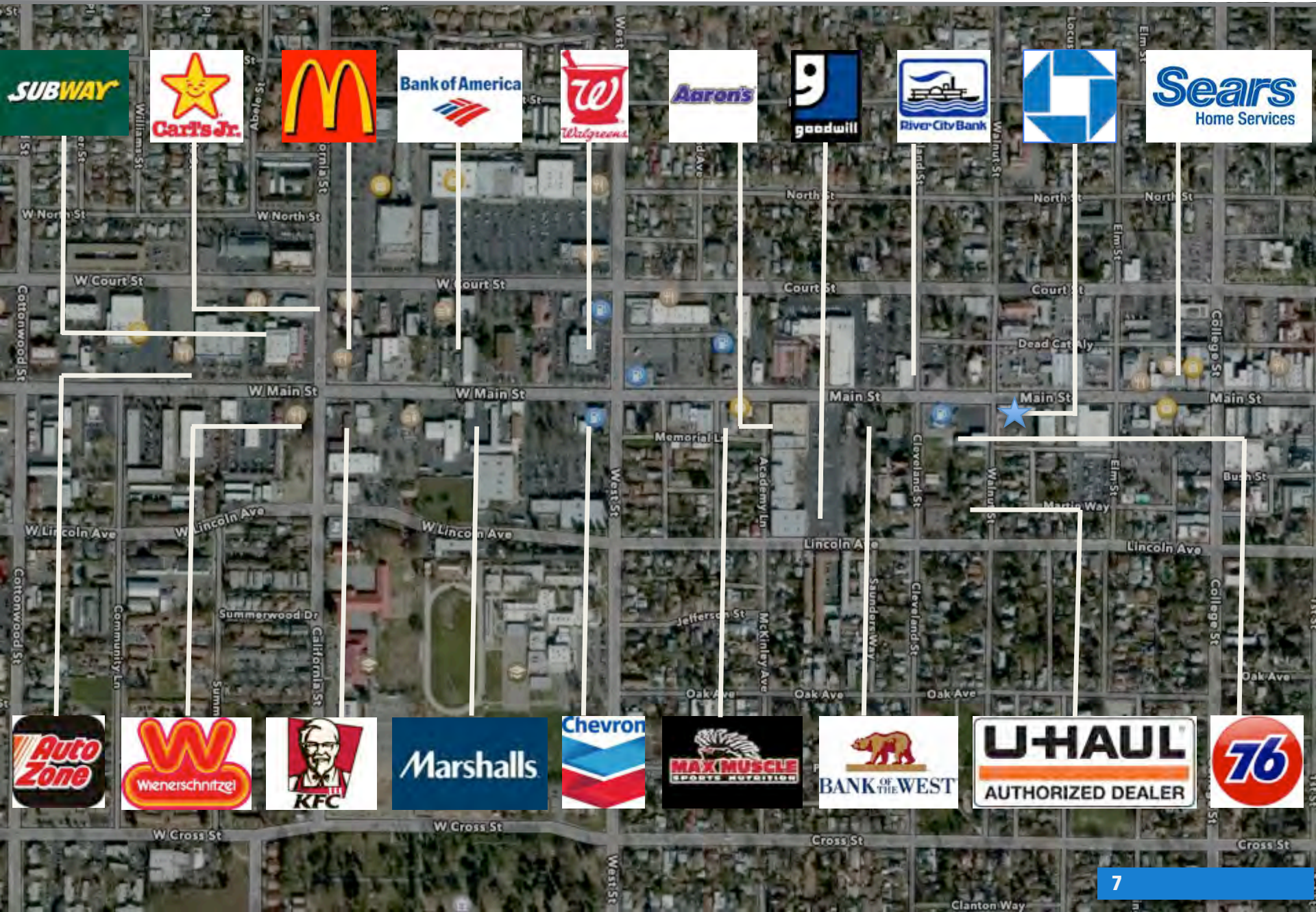
Major restaurants and retailers in close proximity to the subject property include in part CVS, Walgreens, Bank of America, McDonald's, KFC, Carl's Jr., Les Schwab.











INVESTMENT HIGHLIGHTS

- Freestanding Absolute (NNN) Ground Lease
- Initial Lease Terms Through January 2031
- A-Grade Investment Credit Rating (Standard & Poor’s)
- 12,700 Cars Per Day on Main Street
- Strong Retail Corridor with Multiple National Credit Tenants
- Can be Delivered Free and Clear of Debt

DEMOGRAPHICS

	1 - MILE	3 - MILE	5 - MILE
POPULATION ESTIMATE	30,519	59,999	62,319
AVERAGE H.H. INCOME	\$62,932	\$75,158	\$77,588
	Main St		Route 113
TRAFFIC COUNT	12,700		15,400

Traffic Count Source: City of Woodland Public Works Department



LEASE SUMMARY

LEASE TERM	~17 Years Remaining
TENANT	Chase bank
PREMISES	Land of approximately 33,333 SF in Woodland, CA.
LEASE COMMENCEMENT	July 28, 2011
LEASE EXPIRATION	December 31, 2031
RENEWAL OPTIONS	Three (3) Five (5) Year Options
INCREASE DATE	12/13/2016
LEASE TYPE	Triple Net (NNN)
INSURANCE	Paid by Tenant
MAINTENANCE & REPAIRS	Paid by Tenant
PROPERTY TAXES	Paid by Tenant
ROOF & STRUCTURE	Paid by Tenant
UTILITIES	Paid by Tenant

ACTUAL OPERATING INFORMATION

INCOME

GROSS RENT	\$95,700*
TAXES AND UTILITIES	NNN
INSURANCE	NNN
MAINTENANCE	NNN
NET OPERATING INCOME	\$95,700*

***Includes rental increase starting 12/13/2016, and seller to guarantee the rent until the increase.**





COMPANY PROFILE

PUBLIC COMPANY	NYSE: JPM
CORPORATE LOCATION	New York, NY
FOUNDED	1823
INDUSTRY SECTOR	Financial

FINANCIAL HIGHLIGHTS

REVENUES	\$97.03B
S&P RATING	A
# OF LOCATIONS	5,500
# OF EMPLOYEES	258,965

JPMorgan Chase & Co., provides various financial services worldwide. One of the largest financial services firms in the US, it has more than 5,500 bank branches in 23 states and is also among the nation's top mortgage lenders and credit card issuers. Active in some 60 countries, it also boasts formidable investment banking and asset management operations. The firm's subsidiaries include the prestigious JPMorgan Private Bank and institutional investment manager JPMorgan Asset Management (with some \$2.5 trillion in assets under management). It also owns private equity firm One Equity Partners and 41% of mutual fund company American Century.

JPMorgan Chase Bank's Retail Financial Services serves consumers and businesses through personal service at bank branches and through automated teller machines (ATMs), online banking and telephone banking, as well as through auto dealerships and school financial aid offices. The company's network of over 16,100 ATMs, as well as online and mobile banking are available around the clock. The company is made up of over 258,000 full-time employees with more than 28,900 branch salespeople assisting customers with checking and savings accounts, mortgages, home equity and business loans, and investments nationwide. Consumers also can obtain loans through more than 16,200 auto dealerships and 2,200 schools and universities worldwide.

JPMorgan Chase, in its current structure, is the result of the combination of several large U.S. banking companies over the last decade including Chase Manhattan Bank, J.P. Morgan & Co., and Bank One. Bear Stearns and Washington mutual were acquired during the recent financial meltdown, testament to the strength of JPMorgan Chase during a downturn economy. More recently, in July 2010, Sempra Energy and Royal Bank of Scotland Group plc completed the sale of select operations of their RBS Sempra Commodities joint venture to J.P. Morgan, the investment banking arm of JPMorgan Chase & Co. JPMorgan Chase's earnings for 2010 were \$17.4 billion, a 48% increase from \$11.7 billion in 2009, significantly above analysts' estimates. In May 2011, Forbes named JPMorgan as #1 in "The World's Leading Companies" list of 2000 global companies.

www.jpmorganchase.com



TENANT NAME	SIZE		MONTHLY RENT			LEASE TERM				
	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT / SF	% OF TOTAL	INCREASE DATES	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Chase Bank	33,333	100%	\$95,700*	\$2.87	100%	12/13/2016	10%	7/28/11	12/31/31	(3) X 5 year

*Includes rental increase starting 12/13/2016, and seller to guarantee the rent until the increase.



Woodland (formerly Yolo City) is the county seat of Yolo County, California, located approximately 15 miles northwest of Sacramento, and is a part of the Sacramento - Arden-Arcade - Roseville Metropolitan Statistical Area. The population was approximately 55,468 at the 2010 census.

Within the past decade, Woodland has grown immensely with many additions to the community. Numerous subdivisions have been built (mainly on the east side of town) and several major chain stores have opened business in Woodland.

A new high school, Pioneer, was opened in the 2003-04 school year,[13] with plans for a new elementary school and middle school in the Pioneer High School vicinity to be constructed within the next few years. Woodland's origins trace back to 1850 when California gained its statehood and Yolo County was established. Since the town started growing in population and resources, it has not stopped. The area was well irrigated due to the efforts of James Moore, and this drew people out to try their hand at farming. The endeavor was successful as people found the soil in the area very fertile. The city gained a federal post office and the next year the county seat was moved from Washington (present day West Sacramento, California) to Woodland after Washington was flooded. The addition of a railroad line, the close proximity to Sacramento, and the more recent addition of Interstate 5, helped create a thriving city.

WOODLAND, CA TOP EMPLOYERS

Employer	# of Employees
Target Distribution	796
Walgreens Co., Distribution	713
Thirty Payless	480
Pacific Coast Producers	300
Sun Foods	150
Alderson Convalescent	150
Truck Accessories	143
PGP International	128
Cottonwood HC Inc.	105
Silvercrest Western Homes	103



The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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