



2497 BROAD STREET

Sumter, SC 29150

RETAIL INVESTMENT OPPORTUNITY



Providence Commercial
REAL ESTATE ADVISORS

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Property Summary

PROPERTY HIGHLIGHTS

- 4,894 SF Single tenant, freestanding building built in 2008
- Fee Simple Purchase (Land and Structure)
- Absolute NNN Lease - Zero LL expenses/exposure (Landlord only receives and forwards Property Tax Bill)
- Current Monthly Rent: \$18,270.43 (currently at beginning of year 13 of 20. Increases 7.5% every 5 years)
- Surrounded by numerous Hotels and National Tenants including Walmart, Lowe's, Big Lots, and Many More
- Over 27,000 Vehicles Pass Site Daily on Broad St
- Sits on a 1.25 Acre Lot Providing Excellent Parking and Options to Re-Tenant or Re-Purpose
- Average Household Income Exceeds \$66,000 Annually within a 3 Mile Radius

TENANT



| | |
|-------------------|--|
| Tenant: | Applebee's Restaurants Mid-Atlantic, LLC (Corporate) |
| Lease Type: | NNN |
| NOI: | \$219,245.16 |
| TICAM: | Tenant |
| Roof / Structure: | Tenant |
| Term Remaining: | 8 Years (20 Year Lease) Exp. Date: 3/20/28 |
| Options: | (4) 5 year Options 180 Day Notice |

PRICE: \$3,373,002.46

CAP RATE: 6.50%



NOI SUMMARY

Applebee's: 2497 Broad Street, Sumter, SC 29150 - For Sale

| | Years | Monthly Rent** | Annual |
|---------------|---------------------|----------------|------------|
| | Years 1-5 | 15,810.00 | 189,720.00 |
| | Years 6-10 | 16,995.75 | 203,949.00 |
| | Years 11-15* | 18,270.43 | 219,245.16 |
| | Years 16-20 | 19,640.71 | 235,688.52 |
| Option Period | Years 21-25 | 21,113.76 | 253,365.12 |
| Option Period | Years 26-30 | 22,697.29 | 272,367.48 |
| Option Period | Years 31-35 | 24,399.59 | 292,795.08 |
| Option Period | Years 36-40 | 26,229.56 | 314,754.72 |

*Currently at the beginning of year 13.

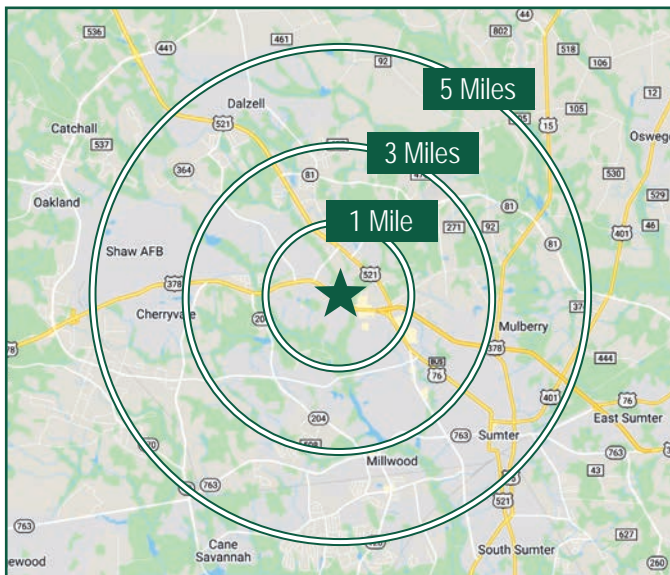
**Base Rent, Deal is Absolute NNN, No LL Responsibilities, 7.5% increase every 5 yrs thru option periods.



AREA OVERVIEW



LOCAL OVERVIEW



DEMOGRAPHICS

| | 1 Mile | 3 Mile | 3 Mile |
|-------------------|----------|----------|----------|
| Population | 2,911 | 23,573 | 54,825 |
| Total Households | 1,132 | 9,672 | 21,663 |
| Median HH Income | \$47,863 | \$48,711 | \$44,222 |
| Ave. HH Income | \$63,790 | \$69,151 | \$60,751 |
| Per Capita Income | \$25,648 | \$29,020 | \$24,534 |

SUMTER, SC

The City of Sumter is located in central South Carolina. It was named for the American Revolutionary General Thomas Sumter who was nick named “the Gamecock”. The City of Sumter is the county seat of Sumter County. Sumter is home to three colleges... University of South Carolina at Sumter, Morris College and Central Carolina Technical College.

Sumter is also home to Shaw Air Force Base. Shaw Air Force Base is the headquarters for the 9th Air Force and the 20th Fighter Wing. In June of 2011 The Third Army moved its headquarters from Georgia to Shaw. Shaw Air Force base is one of the largest Air Force bases in the country and one of only two Air Force bases in the U.S. that has rail service.

Sumter’s economy is a mix of manufacturing and agriculture. Some of the major manufacturers in Sumter include Continental Tire, Caterpillar, Kaydon Corporation and Eaton Electrical.

Sumter is also home to Bobby Richardson, who was the famous 2nd baseman for the New York Yankees, current NBA great Ray Allen and former NFL wide receiver Freddie Solomon.



SUMTER, SC LARGEST EMPLOYERS

| Employer | # Employees |
|------------------------|-------------|
| Shaw’s Air Force Base | 6,866 |
| Pilgrim’s Pride | 2,210 |
| Tuomey Healthcare | 1,544 |
| Sumter School District | 2,700 |
| Becton Dickinson | 787 |
| Santee Print Works | 725 |
| Eaton Electrical | 665 |
| Sumter County Gov. | 518 |
| City of Sumter | 500 |
| Wal-Mart | 475 |

