

Moses Lake Town Center



WINCO
(NOT A PART)

WinCo
FOODS

Marshalls

JO-ANN

Party City



N. Stratford Rd



129 NEW MULTIFAMILY UNITS

MOSES LAKE TOWN CENTER

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Google earth

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01

Executive Summary

- Property Overview
- Site Plan
- Site Aerial
- Regional Map
- Location Aerial
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OFFERING PRICE

\$11,295,000

CAP RATE

7.0%

OCCUPANCY

100%

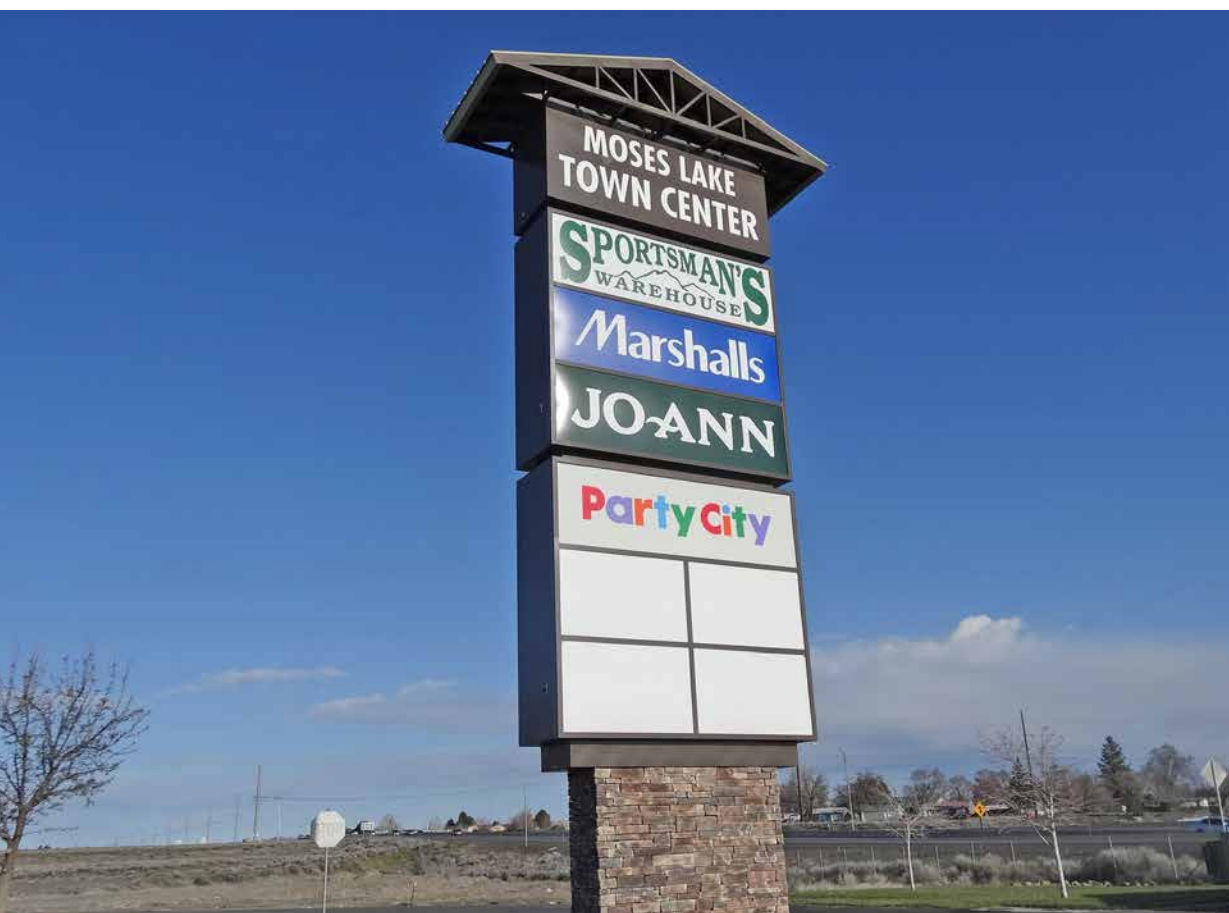
Moses Lake Town Center commands a unique retail niche to the greater Moses Lake area, in addition to surrounding communities, catering to the cost conscience and selective shopper demographic.

Anchored by Winco and shadowed anchored by Walmart, it is well positioned and bordered by State Route 17 to the North and Stratford Road to the East.

The center boasts national tenants; Marshalls, Party City, JoAnn Fabric and Sportsman’s Warehouse with upside in a highly visible and sought after corner pad.

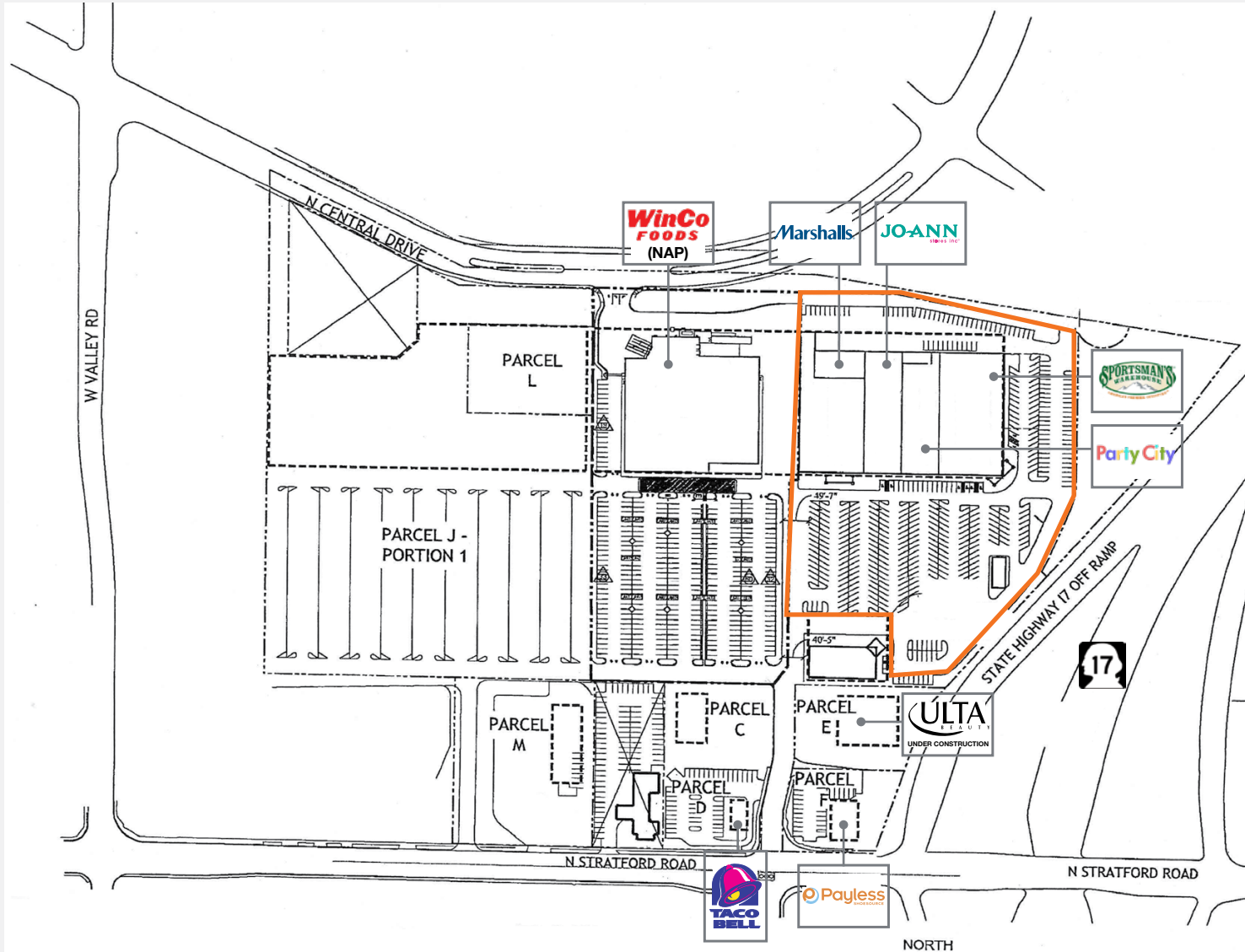


PROPERTY	Moses Lake Town Center
ASKING PRICE	\$11,295,000
TYPE	Retail
ADDRESS	1020 N Stratford Rd Moses Lake, WA
NRS (RETAIL)	Approximately 79,850 SF
LAND AREA	Approximately 261,000 SF
PARCEL	90629003
JURISDICTION	City of Moses Lake



Site Plan

LOOKING NORTH



Site Aerial

LOOKING NORTH



Google earth

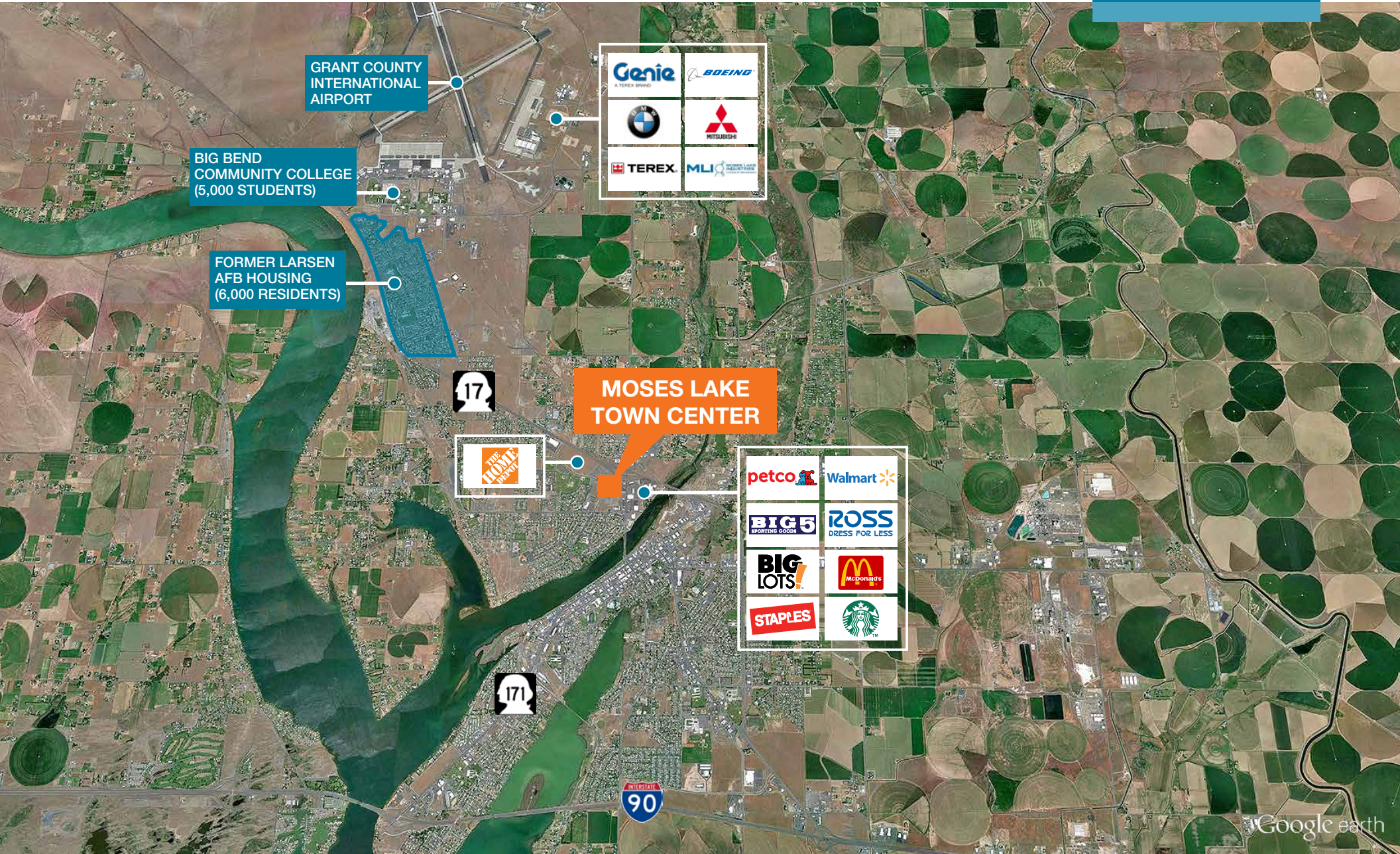
Regional Map

LOOKING NORTH



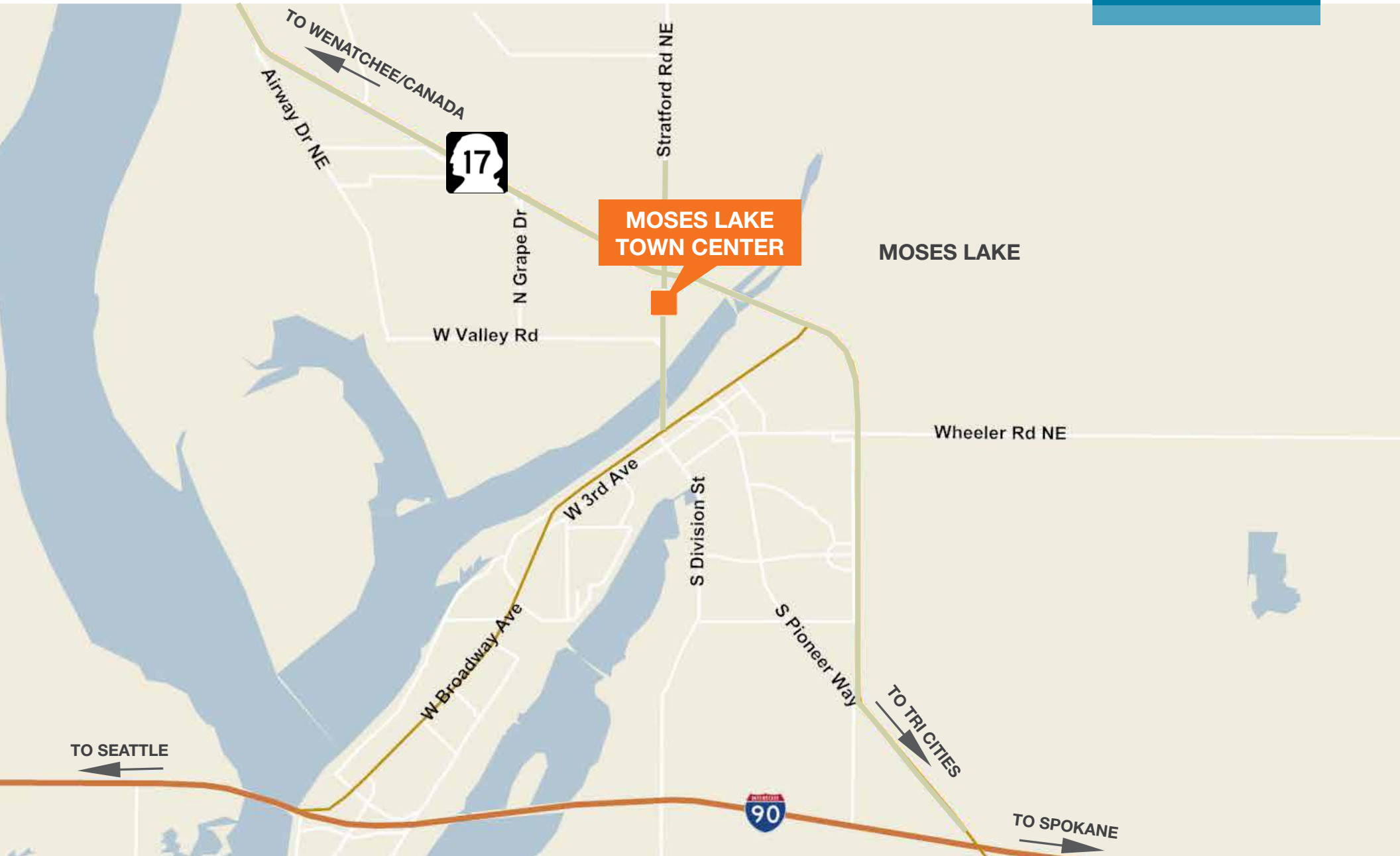
Location Aerial

LOOKING NORTH



Regional Map

LOOKING NORTH



Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
2017	6,648	29,862	38,338
2022	6,790	30,497	39,177



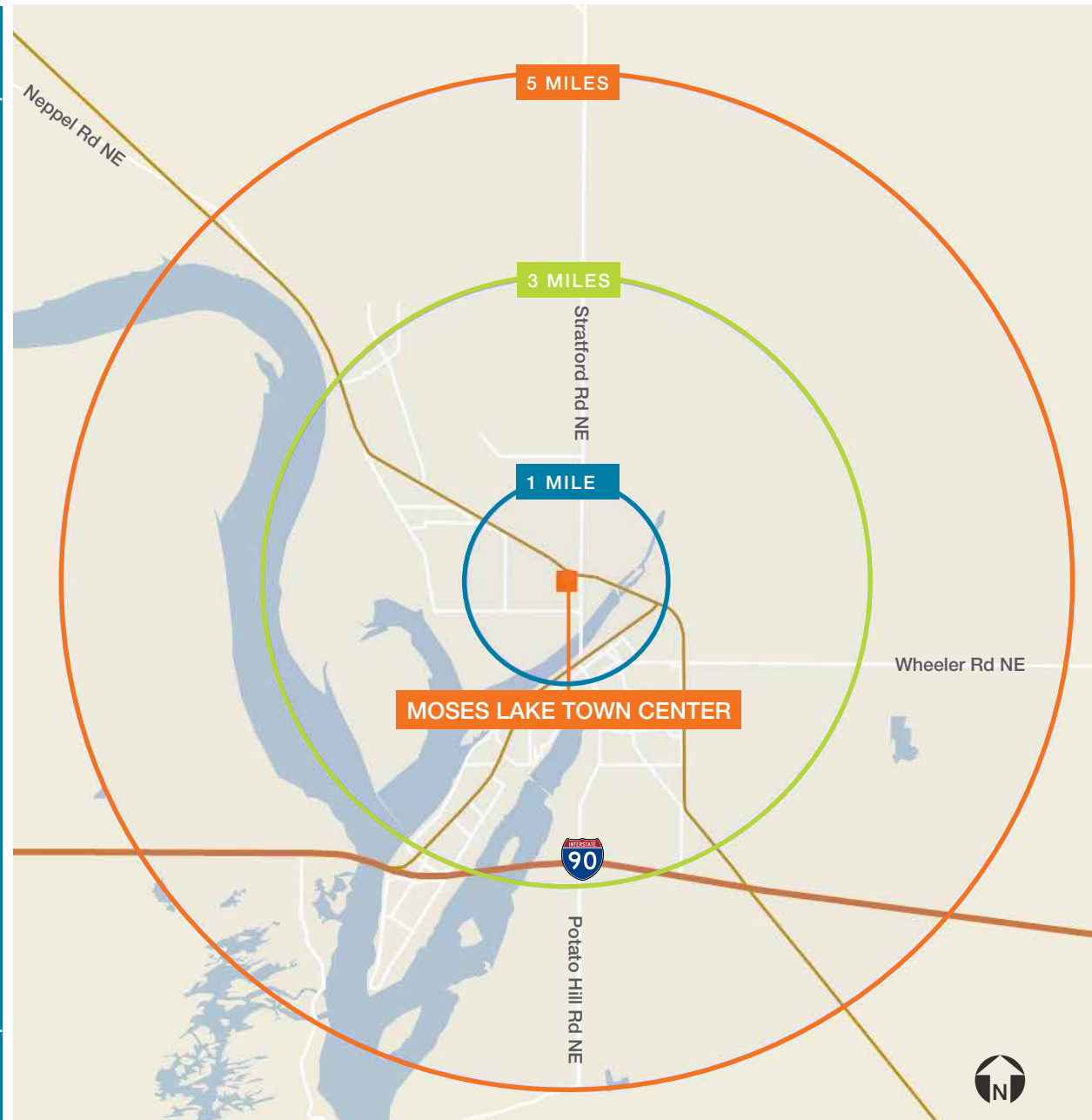
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2017	2,339	10,859	13,687
2022	2,425	11,265	14,205



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2017	\$53,968	\$56,901	\$61,799
2022	\$64,368	\$68,074	\$75,042



02

Tenant Bios

Party City

Marshalls

Jo-Ann

Sportsman's Warehouse



Tenant Profile



Party City is the leading party goods and Halloween specialty retailer by revenue in North America. Party City operates approximately 900 company-owned and franchise stores throughout the United States, Canada and Puerto Rico. The company also sells direct to customers through its e-commerce website, PartyCity.com. They design, manufacture and distribute party goods found in over 40,000 retail outlets worldwide, including Party City stores as well as independent party supply stores, mass merchants, grocery retailers, dollars stores and others. Through a series of acquisitions between 2005 and 2010, they have built a powerful retail operation that captures the full manufacturing-to-retail margin on a significant portion of the products sold in our stores that offers significant competitive advantages which position them for continued organic and acquisition-led growth and margin expansion.



Marshalls is a division of the widely successful TJX Companies, Inc. which also own; Home Goods, TJ Maxx and Sierra Trading. The TJX Companies, Inc. (NYSE: TJX (<https://www.nyse.com/quote/XNYS:TJX>)) is an American apparel and home goods company based in Framingham, Massachusetts. It claims to be the largest international apparel and home fashions off-price department store chain in the United States. The company evolved from the Zayre discount department store chain, founded in 1956. Since 2007, the company's CEO has been Carol Meyrowitz. The corporate headquarters are located at 770 Cochituate Road in Framingham, Massachusetts. The TJX stock recently (August 18, 2015) enjoyed a 52 week high.



Tenant Profile



Jo-Ann Fabric and Craft Stores was founded in 1943 as a single retail store. Today, Jo-Ann is the nation's leading fabric and craft specialty retailer. Our retail stores (operating as Jo-Ann fabrics and Crafts stores) and website (www.joann.com) feature a variety of competitively priced merchandise used in sewing, crafting and home decorating projects, including fabric, notions, crafts, frames, paper crafting supplies, artificial floral, finished seasonal and home decor items. As of December 10, 2014, they operate approximately 850 stores in 49 states. The store opened and has enjoyed above average sales at a lower average rent. It is publically traded on the NYSE (JAS).



Sportsman's Warehouse is a high-growth outdoor sporting goods retailer focused on meeting the everyday needs of the seasoned outdoor veteran, the first time participant and every enthusiast in between. Sportsman's Warehouse was founded in 1986 as a single retail store in Midvale, Utah and has grown to 66 stores across 20 states. Today, they have the largest outdoor specialty store base in the Western United States and Alaska. Stores range from 15,000 to 65,000 gross square feet, with an average size of approximately 44,000 gross square feet. As of the end of fiscal year 2015, all stores that had been open for more than twelve months were profitable and those stores had an average Adjusted EBITDA margin of 14.1%. Net Sales for 2016 were approximately \$730 Million. The common stock of Sportsman's Warehouse Holdings, Inc. commenced trading on the NASDAQ Global Select Market on April 17, 2014 under the symbol SPWH.





03

Financial Analysis

Financial Analysis

BUSINESS	SF	LEASE TERM	LEASE COMMENCEMENT	LEASE TERMINATION	ANNUAL BASE RENT	OPTIONS
Marshalls	21,000	10 years	10/22/15	10/21/25	Yr 1-10: \$131,250	1st: \$141,750 2nd: \$152,250 3rd: \$162,750 4th: \$173,250
JoAnn	16,600	10 years	10/03/14	01/31/25	Yr 1-5: \$197,540 Yr 6-10: \$204,840	1st: \$215,800 2nd: \$224,100 3rd: \$232,400 4th: \$240,700
Party City	16,600	10 years	10/30/15	10/26/25	Yr 1-5: \$192,394 Yr 6-10: \$211,816	1st: \$232,898 2nd: \$256,304 3rd: \$281,868
Sportsman's Warehouse	22,652	10 years	03/01/17	02/28/27	Yr 1-5: \$269,599 Yr 6-10: \$288,428	1st: \$308,520 2nd: \$330,221 3rd: \$353,337 4th: \$378,070
NOI	\$790,743					
Cap	7.0%					
Asking Price	\$11,295,000					



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