

WORLD WIDE EQUIPMENT, INC

Single Tenant NN Lease | 5+ yrs. Left on Lease

Cross Lanes (Charleston), WV



Chad Minor | Single Tenant Net Leased Specialist | Solid Investments of Berger Realty Group

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No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions

INVESTMENT SUMMARY

1 Jain Drive Cross Lanes (Charleston), West Virginia 25313

Price	\$4,137,931
CAP Rate	7.25%
NOI	\$300,000
Original Lease Term:	6 Years
Lease Term Remaining:	5.3± Years
Rent Increases:	None
Options:	Ten (10) x 1 year
Year Built:	2003
Rent Commencement:	April 1, 2017
Lease Expiration:	March 30, 2023
Building Size:	47,700± SF
Lot Size:	4.5± AC
Parcel ID #.:	25 21006900000000
Legal Description:	22-05/100A M/L LT A-16 Park W Dev Park Brick Fm Flatwoods

INVESTMENT HIGHLIGHTS

- **NN Lease** - Minimal LL Responsibilities (Roof, Structure/Exterior Walls & Foundation). Tenant Responsible for Real Estate Taxes, Assessments, Utilities, Insurance, Maintenance & Repair, Parking Lot, etc.
- **Solid Recession Proof Tenant** - World Wide Equipment Inc. employs over 1,000 people and operates in 6 states including 16 full-service dealerships, 15 leasing locations, 5 satellite parts stores, 2 detail shops, 1 custom fabrication shop and 1 driveline shop.
- **Excellent Access and Visibility** - Located Directly Off Interstate 64 Connecting St.Louis To Richmond.
- **Major National Tenants in the Immediate Area Include:** Walmart, Lowe's, Dollar Tree, Family Dollar, Goodwill, Staples, Save-a-Lot, Mardi Gras Casino & Resorts & Regals Cinema
- **Limited Competition**- Leading Trucking Equipment Provider and Servicer Across the TN, KY, SC ,OH, VA, WV Region
- **Industry Critical Tenant** - Tenant critical to the success of e-commerce & delivery of goods.

AERIAL

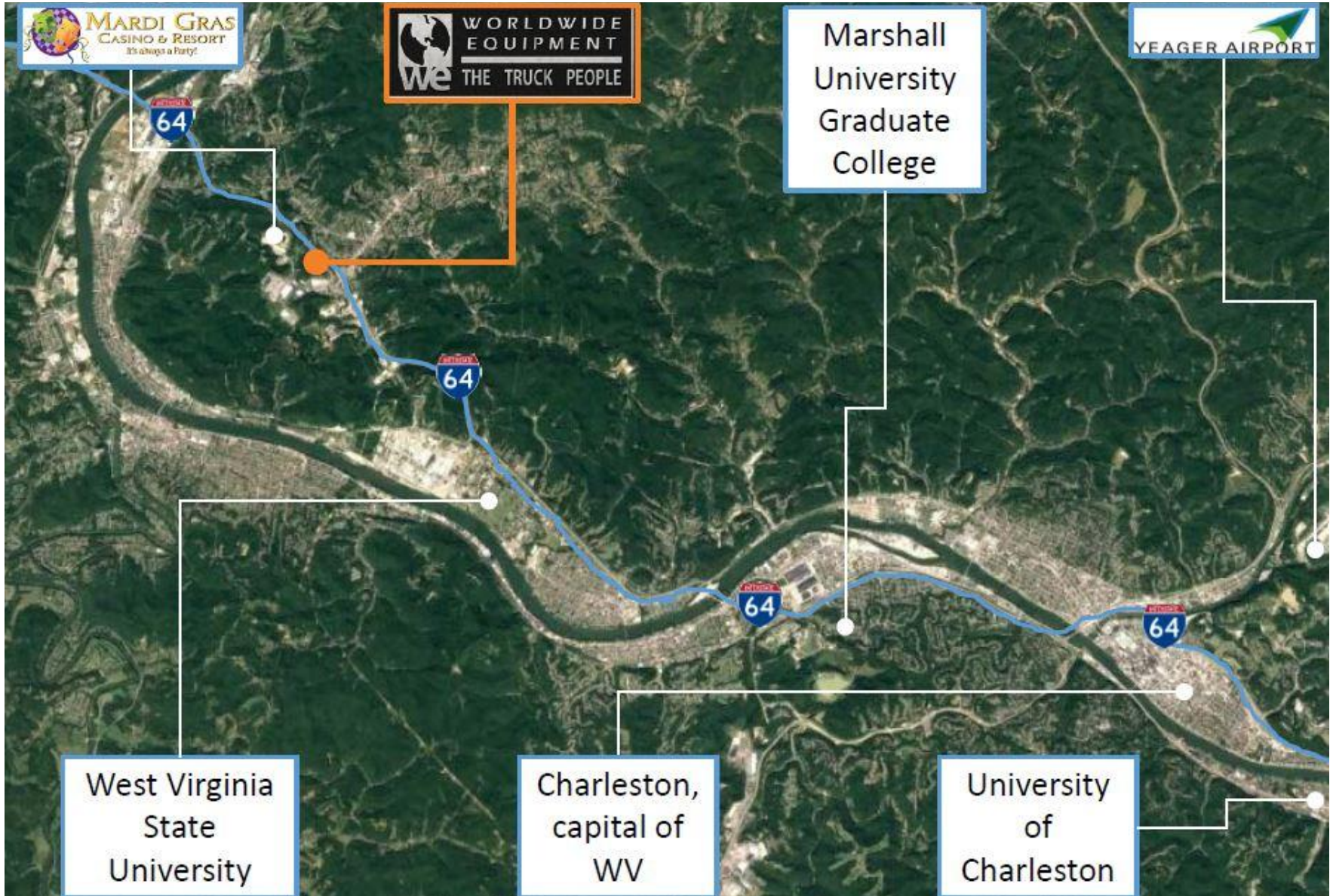


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AERIAL



PROPERTY INFORMATION

Worldwide Equipment property located at 1 Jain Drive in Cross Lanes, West Virginia 25313. The property consists of 47,700 square feet of building space and sits on approximately 4 ac. of land.

Worldwide Equipment signed a new 6-year lease in April 2017. The base rent is \$300,000 and the tenant has ten (10), one year renewal options. The Tenant is responsible for Real Estate Taxes, Assessments, Utilities, Insurance, Maintenance & Repair, Parking Lot, etc. Minimal LL Responsibilities include Roof, Structure/Exterior Walls & Foundation.

Worldwide Equipment specializes in truck sales, leasing & rentals, repairs & service, and parts. Currently, Worldwide Equipment, Inc. operates in 6 states and has 35 locations including 15 full-service dealerships, 6 satellite parts stores, and 10 leasing locations. Worldwide currently employs over 1,000 employees, including some of the most extensively trained service technicians in the industry.

Annualized Operating Data

Lease Term	Annual Rent	Monthly Rent
Yrs. 1-6	\$300,000.00	\$25,000.00



PROPERTY PHOTOS (EXTERIOR)



PROPERTY PHOTOS (INTERIOR)



SURROUNDING COMMERCIAL



TENANT PROFILE



WORLDWIDE EQUIPMENT's story begins in 1967. Understanding the need for a heavy-duty truck dealer to successfully serve the coal industry of Eastern Kentucky, WE acquired its first Mack franchise in Prestonsburg, Kentucky. WE quickly developed relationships with local businesses and drivers that have now grown for over 40 years. WE added the Kenworth, Volvo, Hino, Isuzu, and UD brands to medium and heavy-duty lines. Over time, We has expanded locations to full-service dealerships, satellite parts stores, and leasing facilities in Tennessee, Kentucky, South Carolina, Ohio, Virginia, and West Virginia.

Currently Worldwide Equipment, Inc. operates in 6 states including 16 full-service dealerships, 15 leasing locations, 5 satellite parts stores, 2 detail shops, 1 custom fabrication shop, and 1 driveline shop. We currently employ over 1,000 employees, including some of the most extensively trained service technicians in the industry. By continually offering training and advancement opportunities, our employees have the ability to reach their full potential.

Our history assures you that you can depend on Worldwide Equipment to be here to provide the products and service you need for as long as you own your trucks. Our strong financial position, large coverage area, and experienced personnel allow us to provide very competitive pricing and premium services not readily available from other dealerships.



TENANT PROFILE



46
locations

6
states

1,000+
employees

Corporate Office: Prestonsburg, KY
President, CEO: Terry Dotson

Franchises:



Trailers: Transcraft, Wabash, & East

- 21 Full-service Dealerships
- 19 Leasing Offices
- 5 Parts-only Stores
- Full-service detail shop
- Fabrication & Manufacturing Facility
- Over 250 Full-Service Bays

Along Interstates:

I-81, I-40, I-64, I-79, I-24, I-75, I-77, & I-26

Services:

- Truck Sales – New & Used, Medium, & Heavy Duty
- Service – Truck & Trailer

- Parts – Truck & Trailer
- Leasing & Rental

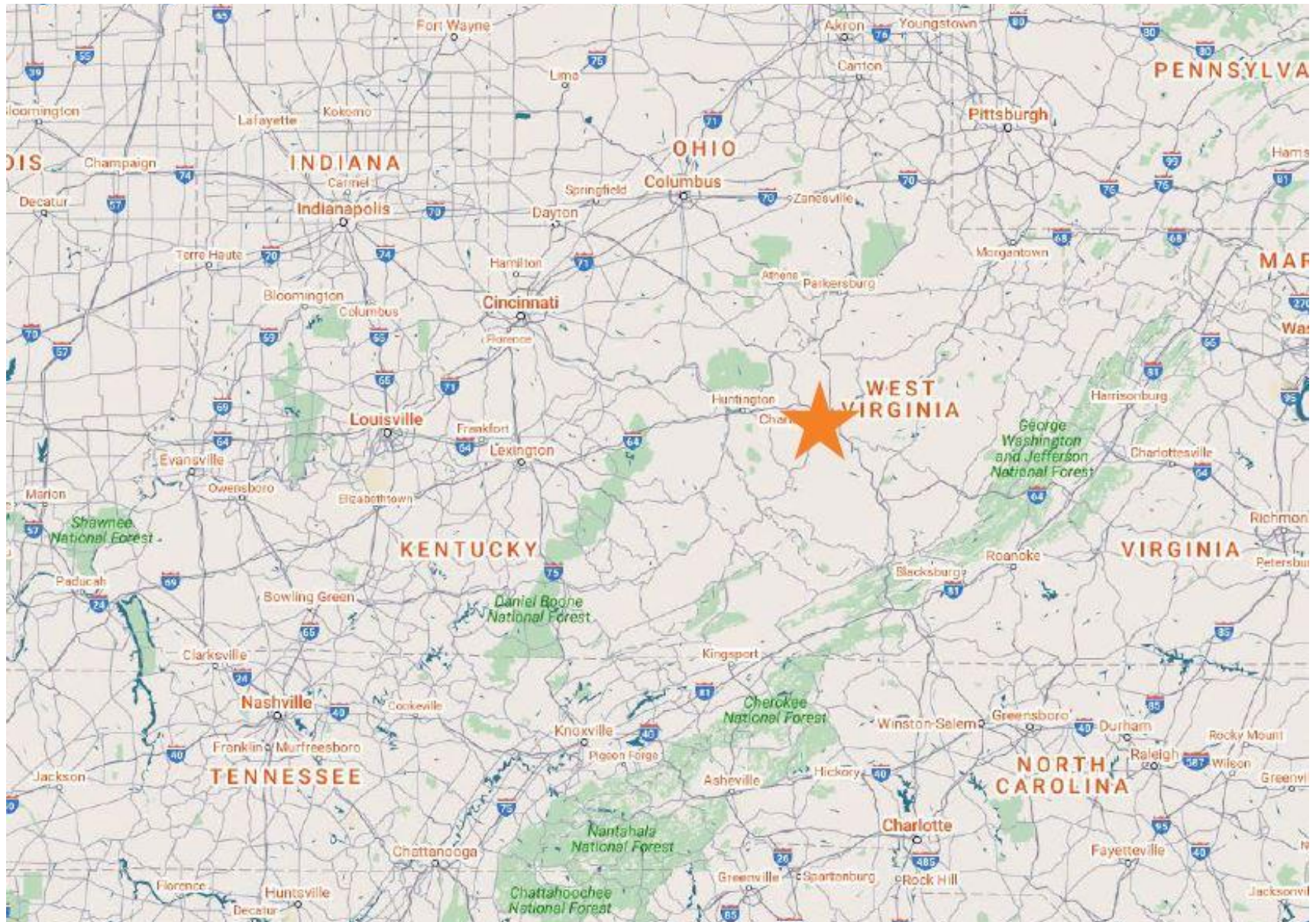


- Body & Detail Shop, including Driveline Build & Repair
- Collision Repair
- Frame & Alignment work
- Financing & Insurance
- Fabrication & Manufacturing
- Heavy-Duty Diesel Service Certifications: CAT, Cummins, Detroit Diesel, GMC

- Private Label Parts Brand: Road Champion
- An average of \$20 million stocked parts inventory



LOCATION MAP



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AREA OVERVIEW



The Cultural, Recreational, and Business Capital of the Appalachian Mountains

Charleston is the state capital and the most populous city in the U.S. state of West Virginia, and the county seat of Kanawha County. It is located at the confluence of the Elk and Kanawha Rivers. As of the 2013 Census Estimate, it had a population of 50,821, while its metropolitan area had 224,743. It is a center of government, commerce, and industry. Early industries important to Charleston included salt and the first natural gas well. Later, coal became central to economic prosperity in the city and the surrounding area. Today, trade, utilities, government, medicine, and education play central roles in the city's economy.

Charleston is the home of the West Virginia Power minor league baseball team, the West Virginia Wild minor league basketball team, and the annual 15-mile (24 km) Charleston Distance Run. Yeager Airport and the University of Charleston are also located in the city. West Virginia University, Marshall University, and West Virginia State University also have higher education campuses in the area.

Charleston West Virginia has one central agency for its economic development efforts, the Charleston Area Alliance. The Alliance works with local public officials and the private sector to build the economy of the region and revitalize its downtown. Charleston also has an economic and community development organization focused on the East End and West Side urban neighborhood business districts, Charleston Main Streets.

NET LEASE DISCLAIMER

Solid Investments of Berger Realty Group hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Solid Investments of Berger Realty Group has not and will not verify any of this information, nor has Solid Investments of Berger Realty Group conducted any investigation regarding these matters. Solid Investments of Berger Realty Group makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Solid Investments of Berger Realty Group expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all Legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Solid Investments of Berger Realty Group Real and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

SOLID INVESTMENTS

CHAD MINOR

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