



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Absolute Triple Net (NNN) Lease Investment Opportunity

4140 W Vine Street | W Irlo Bronson Memorial Hwy | Kissimmee, FL 34741



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Actual Property Image

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Actual Property Image



OFFERING SUMMARY

PRICE	\$1,416,600
CAP	6.00%
NOI	\$85,000
PRICE PER SF	\$47.22
LEASE TERM	10 Years
LEASE GUARANTY	Corporate

PROPERTY SUMMARY

ADDRESS	4140 W Vine Street (W Irlo Bronson Memorial Hwy) Kissimmee, FL 34741
COUNTY	Osceola
BUILDING AREA	30,000 SF
LAND AREA	2.81 Acres
BUILT	1976



Actual Property Image

Investment Summary

Absolute NNN Lease

- New 10 Year Absolute Triple Net (NNN) Lease with Zero Landlord Responsibilities
- 2 x 5 Year Options to Extend
- Percentage Rent Clause Allows Landlord the Opportunity to Collect Additional Rent Above the Base Rent During the Lease Term
- Several Nearby Apartment Complexes and Hotels Provide Ample Foot Traffic
- Over 60,600 Vehicles Per Day on W Vine Street (W Irlo Bronson Memorial Hwy)
- Within 30 Minutes of Disney Theme Parks, SeaWorld Orlando and ESPN Wide World of Sports Complex
- Nearby Tenants Include: Home Depot, Red Lobster, Chase Bank, Ross Dress for Less, Steak 'n Shake, Wawa, ALDI, Walmart Supercenter and Wells Fargo





W Irlo Bronson Memorial Hwy

N Hoagland Blvd

Osceola County
Welcome Center

Tiger Tattoos and
Body Piercing

192 Fitness Club

BAYMONT
INN & SUITES

**ACTION
GATOR TIRE**
FULL AUTO SERVICE CENTERS

OAK
PLANTATION
Resort

LEBRON
Business Group
Auto Parts, Equipment & Supplies
Sales, Parts, Repairs and Service since 1988

Tropicana
MOTEL

Days Inn

Enterprise Motel

Ambassador Inn

Bravo

WEINAN
HOTEL
FLORIDA

Mobil

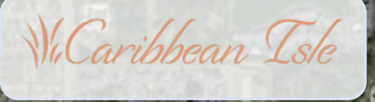
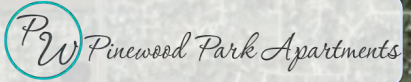
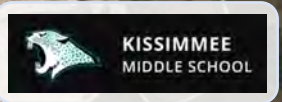
**7
ELEVEN**

OLLIE'S OUTLET
Bargain
"GOOD STUFF CHEAP"

Wellington Wood Apartments



Osceola County Welcome Center



W Irlo Bronson Memorial Hwy



N John Young Pkwy



Woodside Apartments

Outrigger Village Apartments



Kissimmee Gateway Airport-ISM

Thacker Avenue Elementary School

Osceola High School

CHASE, FALLAS DISCOUNT STORES, Foot Locker, 7 ELEVEN, Mobil, ROSS DRESS FOR LESS, Burlington, Cicci's PIZZA, Starbucks, planet fitness

SUN TRUST, WELLS FARGO, SUNOCO, MONSTER MARKET, golden corral Buffet & Grill, Deals, DOLLAR TREE, PAPA JOHN'S, OfficeMax, Walmart Neighborhood Market, THE HOME DEPOT, Domino's, PLAY IT AGAIN SPORTS

Bank of America, Race Trac, IHOP, TACO BELL, Kentucky Fried Chicken, SUBWAY

TIRE PLUS TOTAL CAR CARE, CVS pharmacy, DUNKIN' DONUTS, Walgreens, WAFFLE HOUSE, Burger King, DQ, McDonald's, Little Caesars PIZZA, BR, Firehouse SUBS, Sprint, Wendy's

CIRCLE K, Shell, Kmart, BIG LOTS, cricket

PNC, REGIONS, Publix, ZAXBY'S, Hungry Howie's

Advance Auto Parts, JUST Brakes, FAMILY DOLLAR, THE SALVATION ARMY, 7 ELEVEN, Save a lot

192

W Irlo Bronson Memorial Hwy

N John Young Pkwy

AutoZone, Wawa, Walmart, ALDI, BURGER KING, McDonald's, Steak Shake, SUBWAY, Payless, T-Mobile, Rainbow, Race Trac, DUNKIN' DONUTS, Chick-fil-A, Sprint



FAMILY DOLLAR, RED LOBSTER

7 ELEVEN, Chevron, Do it Best, Krystal

Bank of America, BB&T, SUNOCO, DOLLAR GENERAL, SALLY BEAUTY, viva vitamins, AT&T, dd's DISCOUNTS, Payless

MIDAS, Pep Boys, TIRE KINGDOM, Popeyes, Arby's, Long John Silver's

Kissimmee Gateway Airport-ISM



STREET/CROSS ROAD	AVERAGE VEHICLES PER DAY
W Irlo Bronson Memorial Hwy	60,628
N Hoagland Blvd	19,762

SUBJECT PROPERTY DEMOGRAPHICS			
	3 Mile	5 Mile	10 Mile
Population	64,852	128,391	396,000
Average Household Income	\$47,464	\$56,149	\$63,666

KISSIMMEE, FL



ABOUT THE CITY

Kissimmee is the county seat of Osceola County, Florida and as of 2016 the population is 69,369. It is a principal city of the Orlando-Kissimmee-Sanford, Florida, Metropolitan Statistical Area that has a population of 2,441,257 making it is the third-largest metropolitan area in Florida, the fifth-largest in the southeastern United States, and the 23rd largest in the United States. Kissimmee is located just south of Orlando and is defined by its multitude of amusement parks, including the massive Walt Disney World Resort complex. The city lies along the northwest shore of Lake Tohopekaliga (nicknamed Lake Toho), and its verdant Kissimmee Waterfront Park encompasses walking paths, playgrounds and a fishing pier.



ECONOMY

Greater Orlando is a popular tourist destination thanks to the many theme parks in the area. Famous attractions include Walt Disney World, SeaWorld Orlando and Universal Orlando. Millions of tourists visit these and other attractions every year. In 2015, the Orlando area attracted 68 million people. Metro Orlando's economy has greatly diversified from tourism, and the area is now considered a primary city for the modeling, simulation and training (MS&T) industry. The University of Central Florida is home to more than 60,000 students, the second largest public university campus by enrollment, and established the UCF College of Medicine in 2006. The Central Florida Research Park is the seventh largest research park in the United States by number of employees, and fourth largest by number of companies. Orlando is targeting the biotechnology and life sciences industries, with major new projects clustering in the Lake Nona Medical City.



CULTURE & CONTEMPORARY LIFE

Kissimmee is a family-oriented destination known for its off-the-beaten-path adventures, endless sunshine and proximity to world-famous theme parks. In addition to the theme parks, there is a wild side to explore in Kissimmee. Lush landscapes create the perfect backdrop for outdoor adventures. Whether it's zipping through treetops, gliding across the headwaters of the Everglades or soaring above it all in a hot air balloon, there is sure to be a thrill for you in Kissimmee. Natural scenery transforms into three quaint downtown areas that boast boutique shopping, local dining and lakeside parks. If brand name shopping is more your style, Premium Outlets, The Florida Mall and The Mall at Millenia offer everything from family favorites to designer shops.



AMF Bowling Centers Inc. owns and operates bowling venues worldwide. AMF Bowling Centers is a line of multi-lane ten-pin bowling centers. Bowling may be purchased per game, per hour, or as part of a birthday party or corporate event package.

AMF Bowling Co. is the largest owner and operator of bowling alleys in the world. If you've visited a bowling alley somewhere on planet earth, chances are you've bowled with AMF. A lot has changed since then (like live-tweeting your game, automatic scoring, and posting your bowling photos to your Instagram), but what hasn't changed is the commitment to fun.

They are on a mission to bring world-class fun to everyone in the USA. Stop by any of their more than 240 locations across America, put on your bowling shoes, grab a ball, and rediscover the fun, the excitement, and the sheer joy of bowling with your friends and family.

AMF Bowling Centers Inc. provides space for birthday parties, bachelor/ette parties, kids' and adult parties, and corporate events; league bowling; and league bowler rewards programs. In addition, the company offers bowling balls, bowling shoe rental, and open lanes. It serves customers ranging from casual bowlers and weekend enthusiasts to bowling buddies and seasoned leaguers. The company was founded in 1946 and is based in Mechanicsville, Virginia with additional offices in New York, New York. AMF Bowling Centers Inc. operates as a subsidiary of Bowlmor AMF Corp.



COMPANY TYPE
Subsidiary



HEADQUARTERS
Mechanicsville, VA



OF LOCATIONS
240+



FOUNDED
1946



WEBSITE
amf.com

LEASE SUMMARY

TENANT	AMF Bowling Centers, Inc.
PREMISES	A Building of Approximately 30,000 SF
LEASE COMMENCEMENT	July 1, 2018
LEASE EXPIRATION	July 31, 2028
LEASE TERM	10 Years
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	Annual Percentage Rent* & 10% at Year 11
LEASE TYPE	Absolute Triple Net (NNN)
USE	Bowling Alley
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

*In Addition to the Fixed Minimum Rent, Tenant Shall Pay to Landlord a Percentage Rent for Each Lease Year of the Term Equal to the Excess, If Any, of Seven Percent (7%) of Tenant's Annual Gross Sales as Hereinbefore Defined Over the Base Amount of Eighty-Five Thousand and 00/100 Dollars (\$85,000).





TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT / SF	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
AMF Bowling Centers, Inc.	30,000 SF	100%	\$85,000	\$2.83	Annual Percentage Rent* & 10% at Year 11	07/01/2018	07/31/2028	2 x 5 Years

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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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