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Price	\$1,767,379
Building Size	9,100 SF
Cap Rate	6.45%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

This property is an absolute NNN investment with a corporate guaranteed 15 year lease that has zero landlord responsibilities. The lease has four (5) year options to renew, each with a 10% increase in rent. The lease is corporately guaranteed coupled with Dollar General's BBB- credit rating which is considered investment grade. The store is rent paying as of February 3rd, 2016.

## 2 Chesapeake, VA 23320



Price	\$1,775,555
Building Size	2,108 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Single tenant investment property with 14+ years remaining on its absolute NNN lease . This property is a Jiffy Lube located in Chesapeake, Virginia (Hampton Roads - Norfolk - Virginia Beach MSA.) It is operated by Lucor, a Jiffy Lube franchisee with 175 stores, and the lease is guaranteed by Lucor.

## 3 Front Royal, VA 22630



Price	\$2,298,933
Building Size	2,524 SF
Cap Rate	5.95%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

Brand New 20-Year Lease Absolute Triple-Net Zero Landlord Responsibilities Experienced Franchisee 7.5 Percent Bumps Every Five Years Corner Lot Walking Distance from Lion Park Mall Household Income Has Increased Over 30% Over \$70,000 in High Average Household Income Over 14% Population Increase Ample Parking with Drive Thru Over 30,000 Vehicles Per Day (Two Intersections) Single Tenant Net Leased Asset.

4 Riner, VA 24149



Price	\$1,390,000
Building Size	9,100 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Dollar General in Riner, Virginia.

5 Charlottesville, VA 22911



Price	\$3,264,000
Building Size	11,970 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

CVS leasehold interest located at the northeast corner of Seminole Trail and Timberwood Blvd. in the Charlottesville, VA. The existing 13,050 square foot freestanding single-tenant building is leased to CVS Pharmacy Inc. on a corporate guaranteed long-term twenty-five (25) year Absolute NNN Leasehold Interest with thirteen (13) years remaining on the initial lease. CVS has four (4) renewal options after the initial lease period.

6 Martinsville, VA 24112



Price	\$3,974,335
Building Size	10,000 SF
Cap Rate	6.30%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

This is a rare CVS/pharmacy NNN leased offering in Martinsville, VA. The 100% fee simple interest lease called for zero landlord obligations. There are thirteen (13) years remaining on the initial term (13 Years of Rent, followed by a 39-month rent Holiday). The asset is well-situated on a major retail corridor.

7 Newport News, VA 23602



Price	\$5,257,100
Building Size	7,503 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

T.G.I. Friday's is arguably one of the most recognized chains in the casual dining sector of North America. Friday's was founded in 1965 with one restaurant in New York City. The company, which is headquartered in Carrollton, TX, is owned by Sentinel Capital Partners and TriArtisan Capital Partners, who purchased the company from Carlson Companies in May 2014. T.G.I. Friday's has over 900 restaurants in more than 60 countries and 49 states. The Tenant is United Restaurant Group, LP("URG") and they are the second largest franchisee of T.G.I. Friday's. Headquartered in Richmond, VA, URG started with just two restaurants in 1993 and has grown into a company of 28 restaurants in the four states of Virginia, Delaware, North Carolina and South Carolina. URG has plans of continued growth and is a 3-time recipient of Franchisee of the Year for T.G.I. Friday's. The company has also received "Best Director of Operations for All Franchisees", "Best Franchise Sales Growth", and "Best Franchise Profitability". URG takes great pride in their restaurants, and strives for excellence in their relationships with guests, team members and vendors.

8 Manassas, VA 20110



Price	\$2,885,120
Building Size	4,500 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

This is an extremely rare D.C. retail ground lease opportunity unlike anything else available in the market. The offering is the 100% fee simple interest in a 20 year corporate guaranteed ground lease with 10 years remaining and scheduled 12% increases every 5 years in both the initial term and at each of the four 5 year renewal options.

9 Fairfax Station, VA 22039



Price	\$4,961,240
Building Size	10,125 SF
Cap Rate	5%
Property Sub-type	Anchor
Status	Active

Property Notes

**Property Description**

Fee Simple CVS with Rent Increases High Barrier to Entry Limited Geographic Competition \$10.2Mil in Annual Sales The Lease was Amended in 2003 to Extend the Term out 20 Years to January 2024 with 15 Years of Options Added Minute Clinic in 2011 at a Cost of \$300,000 Increases 1/2/2018 - \$264,971/2/2024 - \$297,241/2/2034 - \$321,020.

10 Hampton, VA 23666



Price	\$2,580,192
Building Size	11,129 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

15 Year Corporate Net Lease Guaranteed by Dollar General Corporation. Investment Grade Credit of BBB- by S&P. 3% Rent Increases in Year 11 and 10% Rent Increases in Option Periods. Premier Location adjacent to CVS and Wawa. Mercury Blvd is a major commercial corridor through Hampton with 57,000 VPD in front of the site. Property is also located near the I-64 exit which drives traffic to this retail destination featuring Walmart, Lowes, BJ's, Chick-fil-A as well as the Target anchored Peninsula Town Center. Strong Demographics with a dense population of 190,000 within 5 miles. Avg HH Income is about \$55K within 1 mile of the store.

11 Winchester, VA 22603



Price	\$3,093,750
Building Size	4,500 SF
Cap Rate	4%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

12.5 years remaining on 20 year Ground Lease. 10% Rent Bumps every 5 years. Next increase in 2018. Located in busy Target/Lowe's Shopping Center. Chick-fil-A Corporate Guaranty. Strong Demographics with population exceeding 60,000 & Avg HH Income over \$76,000 within 5 miles.

12 Roanoke, VA 24012



Price	\$3,282,600
Building Size	2,886 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Trophy fee simple, absolute NNN Krispy Kreme on primary commercial corridor in Roanoke, VA. Nearly 19 years left on primary term. Built and opened in November, 2014, Krispy Kreme is located on Hershberger Road, the strongest retail thoroughfare in Roanoke, with traffic counts exceeding 37,000 cars per day. Krispy Kreme features dual access curb cuts, a heavily illuminated pylon sign and its legendary Hot Now drive-thru window.

13 Fredericksburg, VA 22401



Price	\$2,901,080
Building Size	3,000 SF
Cap Rate	5%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

**Property Description**

Fee simple interest in this freestanding Chipotle in Fredericksburg, Virginia, a highly desirable suburb of Washington, D.C. The Tenant, Chipotle, has over 9 years remaining on a corporately guaranteed NNN lease with three additional ten-year renewal options. The lease features larger than average 15% rental increases every five years which significantly boost the investor's return. Furthermore, potential investors will benefit from the ability to depreciate this asset as it is fee simple unlike most Chipotle offerings. This location was originally a Boston Market. The initial lease was executed in 1994, and Chipotle took assignment to it in roughly 2001, likely due to the below market rate of the lease. Chipotle Mexican Grill, Inc. is a publicly traded company with more than 1,800 locations and \$3.21 Billion in revenue in 2013.

14 Fredericksburg, VA 22401



Price	\$2,067,257
Building Size	1,762 SF
Cap Rate	5.25%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

**Property Description**

Fee simple interest in this M&T Bank, rated A- by Standard & Poor's, in Fredericksburg, Virginia. This is an established, long-term bank branch location. It was originally a Southern Financial branch before the bank was purchased by Provident Bank in 2004. In 2009, Provident Bank merged with M&T Bank and this location has since operated as an M&T Bank. The Tenant, M&T Bank, reinforced their commitment to the location as the tenant recently exercised its final 10-year renewal option at contract rent. It should be noted that the Tenant does not have any remaining renewal options which could provide the new ownership with a lease restructuring opportunity in the future. Additionally, this lease features rare annual CPI increases which provide an excellent hedge against inflation; the minimum annual increase is 2% and the maximum is 5%. Lastly, tax sensitive buyers will appreciate ownership of the fee simple interest so one may depreciate the asset unlike most bank branches.

15 Fredericksburg, VA 22401



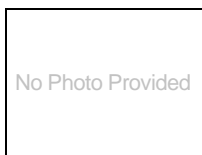
Price	\$2,070,554
Building Size	7,993 SF
Cap Rate	6.50%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

**Property Description**

Fee simple interest in this Mr. Tire in Fredericksburg, Virginia, a highly desirable exurb of Washington, DC. The Tenant has over seven years remaining on a NNN lease with attractive 2% annual increases. Over the term of the lease, this will generate nearly a 7% average yield for the purchaser. At the end of the term, the Tenant does not have any renewal options which may provide the ownership with a lease restructuring opportunity. Mr. Tire, the nation's fourth largest independent tire dealer, was purchased by Monro Muffler Brake Inc. in 2004, and thus Monro Muffler Brake, Inc. is the guarantor of the lease. Monro Muffler Brake, Inc. is a publicly traded company (NYSE: MNRO) with more than \$894 Million in revenue in 2015 and over 1,027 locations across 25 states.

16 Richmond, VA 23288



Price	\$1,550,000
Building Size	3,900 SF
Cap Rate	6.75%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

**Property Description**

Branded Gas /service station with Restaurant.

17 Keysville, VA 23947



Price	\$2,124,183
Building Size	2,321 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Burger King located at 660 King Street in Keysville, Virginia. The property is roughly 2,321 rentable square feet and is situated on approximately 1.33 Acres of land. The subject Burger King is subject to a 20-year triple-net (NNN), sale-leaseback with Cambridge Franchise Group ( CFG ), an 85-Unit Burger King operator. The lease will commence upon close of escrow and the base annual rent will be \$127,451. The lease calls for 1.5 percent annual rental increases during the base term as well as during the four, five-year tenant renewal options. The subject property is scheduled to be remodeled during the summer of 2016 to Burger King's new 20/20 image.

18 Farmville, VA 23901



Price	\$2,224,783
Building Size	3,250 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Burger King located at 1004 South Main Street, Farmville, Virginia. The property is roughly 3,250 rentable square feet and is situated on approximately 1.31 Acres of land. The subject Burger King is subject to a 20-year triple-net (NNN), sale-leaseback with Cambridge Franchise Group ( CFG ), an 85-Unit Burger King operator. The lease will commence upon close of escrow and the base annual rent will be \$133,487. The lease calls for 1.5 percent annual rental increases during the base term as well as during the four, five-year tenant renewal options. In December 2014, this location was completely remodeled to Burger King's new 20/20 image. Following the remodel, in 2015 same store sales increased by 16 percent.

19 Chilhowie, VA 24319



Price	\$2,154,180
Building Size	2,400 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

NNN Lease with no LL responsibilities New Construction 24+ years remaining on initial term 1% Annual Increases.

20 Covington, VA 24426



Price	\$1,522,000
Building Size	3,745 SF
Cap Rate	6.40%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

This investment offering features an Applebee's Restaurant that was constructed in 2006. This Applebee's is adjacent to a Walmart Supercenter, located at a major off-ramp of Interstate 64. Walmart anchors Riverbend Shopping Center, which also features CATO, Dollar Tree, GameStop, and Highlands Community Bank. Covington High School is located roughly one-half mile to the north. Low Rent To Sales % and 12.5 Years left on the primary term of the NNN Lease.

21 Lebanon, VA 24266



Price	\$1,722,000
Building Size	3,750 SF
Cap Rate	6.40%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

The investment offering features an Applebee's restaurant, which was built in 2006. This Applebee's is a pad to a Walmart Supercenter, which also features Dollar Tree, RadioShack, Curves, and CATO. Advance Auto Parts and KFC are the other two pads at this center. The subject property sits near the exit to US Highway 19, also known as The Trail of the Lonesome Pine, which runs northeast to the West Virginia border. A quarter mile down US 19 to the west is Food City, Burger King and Super 8 Motel. There are 12.5 Years Left On The Primary Term of the NNN Lease.



Price	\$2,697,000
Building Size	10,125 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

CVS leasehold interest located at the northwest corner of Jefferson Davis Hwy and Airport Access Rd. in the Arlington, VA. The existing 10,125 square foot freestanding single-tenant building will be leased to CVS Pharmacy Inc. on a corporate guaranteed long-term twenty-five (25) year Absolute NNN Leasehold Interest with eight (8) years remaining on the initial lease. CVS has four (4) renewal options after the initial lease period. Leasehold Interest: Claim or right to enjoy the exclusive possession and use of an asset or property for a stated definite period, as created by a written lease. A long-term lease interest is a valuable asset in its own right and can be traded or mortgaged as a physical asset. In this case, what is being sold is the building and improvements through the term of the lease and extension options. Two separate leases; one for the ground and one for the building. Both leases are coterminous with extension options roughly the same.



Price	\$1,510,328
Building Size	9,248 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

The offering consists of an absolute triple-net leased Dollar General located in Mount Jackson, Virginia. 11-years of primary lease term remain on the original 15-year lease, expiring August 31, 2027; with five, five-year options thereafter. The lease calls for a 3% rental increase in year 11 of the primary term (September 1, 2022) and 10% rental increases each option period. A true absolute triple-net leased offering, the tenant is responsible for all real estate taxes, insurance, maintenance and casualty damage. The lease is corporately guaranteed by the Dollar General Corporation (NYSE: DG), which currently boasts investment grade BBB- credit with a stable outlook according to Standard & Poor's and was ranked #159 on Fortune 500's 2015 rankings of America's largest corporations. Additionally, Dollar General is America's largest small-box discount retailer by sales, with 2014 revenues amassing \$18.4 billion.



Price	\$9,972,222
Building Size	14,550 SF
Cap Rate	5.40%
Property Sub-type	Retail (Other)
Status	Active

## Property Notes

**Property Description**

100% fee-simple interest in the Walgreen's property at located on the southeast corner of Old Franklin Turnpike and Market Place Drive in Rocky Mount, Virginia (the Property). The Property was constructed in 2010 as a build-to-suit Walgreen's and is situated less than one half mile from U.S. 220, the region's primary arterial. The Property is fully leased by Walgreen Co. (NYSE: WBA), operating under a seventy-five (75) year lease term with the option to terminate with 12 months' notice after the 25th year and every five years thereafter. Years 1-25 is referred to as the Base Lease Term and today there are over 20 years of this base term remaining. Following this initial term, Walgreen's has ten Effective Option Periods of five years each. Walgreen's lease is absolute NNN with no landlord responsibilities for maintenance, repair or replacement. Current annual rent is \$538,500, or \$37.01 PSF, and is flat throughout the term.



25 Roanoke, VA 24012



Price	\$2,569,763
Building Size	5,000 SF
Cap Rate	6.75%
Property Sub-type	Retail Pad
Status	Active

Property Notes

**Property Description**

The corporately guaranteed Mattress Firm modified NNN lease has a base term of eleven years, as well as (2) 5-year options. The single-tenant offering is 5,000 square-foot facility redevelopment (new roof/HVAC) on approximately 0.66 acres. The property sits at the hard corner of Town Square Boulevard and Rutgers Avenue NW with optimum access and visibility. Multiple national retailers in the immediate vicinity include: Sam's Club, Marshall's, Bed Bath and Beyond, Ross, Office Max, Lowe's, Kroger, and many more.

26 Chester, VA 23831



Price	\$3,300,000
Building Size	6,505 SF
Cap Rate	7%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Logan's Roadhouse opened its first restaurant in 1991 in Lexington, KY, and has grown as an affordable, full-service casual dining steakhouse offering specially seasoned aged steaks and southern-inspired dishes in a roadhouse atmosphere. Headquartered in Nashville, Tennessee, Logan's Roadhouse presently runs 233 company-operated and 26 franchised Logan's Roadhouse restaurants in 23 states.

27 King George, VA 22485



Price	\$2,800,000
Building Size	6,489 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

28 North Tazewell, VA 24630



Price	\$1,407,594
Building Size	9,100 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Dollar General property located in Tazewell, Virginia. Dollar General has signed a 15-Year Absolute NNN lease and has 5 - 5 Year options to renew, the first of which incorporates a rare 15% rent increase and the remaining four a 10% rent increase. Dollar General continues to perform exceptionally well, improving their average store sales and increasing profitability year-over-year; furthermore, Dollar General is the only dollar store which has investment grade credit.





Price	\$1,850,000
Building Size	6,895 SF
Cap Rate	5.95%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

**Property Description**

6,895± square foot freestanding Advance Auto Parts retail store built in 2014 with ample parking. Leased to ADVANCE STORES COMPANY, INC., for 15 years from February 20, 2014 until February 19, 2029 at the annual net rent of \$110,000. The lease is net with the tenant responsible for all taxes, operating maintenance, roof, and most insurance. The landlord's structural obligation is limited to the slab and walls. The landlord is also required to carry a \$2 million of landlord liability insurance. There are three 5-year renewal options at 5% rental increases each option period.



Price	\$9,550,000
Building Size	11,886 SF
Cap Rate	6.29%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

11,886-square foot single-tenant free standing CVS Pharmacy in Fredericksburg, Virginia. This built-to-suit property sits on 1.32 acres with 62 parking spaces, drive-thru and two points of ingress/egress. There are 18 years remaining on the corporate guaranteed absolute triple-net (NNN) lease, with a 3-year rent holiday at the end of the term. The lease is backed by CVS Caremark Corporation, a publicly traded Fortune 500 company. Seller is willing to give a \$727,500 rent credit for the three-year rent holiday at the end of the lease term, making this an effective 6.29% cap rate.



Price	\$8,177,000
Building Size	14,820 SF
Cap Rate	5.65%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Tenant: Walgreen Co. (NYSE: WAG, S&P: BBB), together with its subsidiaries, operates 8,582 stores across 50 states, the District of Columbia and Puerto Rico. The company produced total revenues of more than \$75.27 billion in 2014" Long-term Absolute NNN Lease: More than 20 years of primary lease term remaining with ten 5-year options to renew No Landlord responsibilities" Excellent Visibility: Ideally located at the signalized hard corner intersection of Rollingwood Drive/ Southpoint Parkway and Courthouse Road (Traffic Count: 36,000 VPD), one of the area's most heavily traveled arteries, just 1.5 miles from Interstate 95" Strategic Location: Situated just north of the ±400,000-square-foot Southpoint II Shopping Center which is anchored by Walmart Supercenter, Lowe's Home Improvement and American Family Fitness. A myriad up upscale residential communities also surround the property" Dominant Retail & Commercial Corridor: Approximately 5.3 MSF of retail 3.3 MSF of combined office and industrial space within a 3-mile radius.

32 Woodbridge, VA 22192



Price	\$4,838,000
Building Size	6,900 SF
Cap Rate	4.65%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

**Property Description**

15 year NNN ground lease to Sheetz. The corporately guaranteed lease has seven 5-year options with rent increases in each option period. Rent commenced on the lease in November, 2015. The tenant is entirely responsible for construction of improvements which are anticipated to be completed in the spring of 2016. Sheetz is one of the fastest growing privately-held convenience store chains in the country. It is based in Altoona, PA and According to Forbes, Sheetz is Number 54 on the list of America's Largest Private Companies with 2014 revenues of \$6.4 billion.

33 Emporia, VA 23847



Price	\$2,876,923
Building Size	4,973 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The subject investment is a Burger King quick-service restaurant located in Emporia, Virginia. The property totals 1.33 acres and is comprised of approximately 4,973 square feet. The property is subject to an absolute, triple-net (NNN) lease with no landlord responsibilities. There are approximately 12+ years remaining on the initial term of the lease. The lease calls for 10 percent rental increases every five years plus percentage rent, which is potentially achievable in the future.

34 Mechanicsville, VA 23116



Price	\$2,200,000
Building Size	4,432 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The subject investment is a Burger King quick-service restaurant located in Mechanicsville, Virginia. The property totals 1.09 acres and is comprised of approximately 4,432 square feet. The property is subject to an absolute, triple-net (NNN) lease with no landlord responsibilities. There are approximately 11.5 years remaining on the initial term of the lease. The lease calls for 10 percent rental increases every five years plus percentage rent, which is potentially achievable in the future.

35 Danville, VA 24540



Price	\$2,705,217
Building Size	5,498 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Red Lobster located at 370 Mall Drive in Danville, Virginia. The property is roughly 5,498 square feet and is situated on approximately 0.33 acres of land. This Red Lobster is subject to a 20-year triple-net (NNN) lease, with roughly 19 years remaining on the lease. Current annual rent is \$155,550. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options.



Price	\$1,514,000
Building Size	9,100 SF
Cap Rate	6.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

#### Property Description

Dollar General located in Staunton, Virginia. 11-years of primary term remain on the original 15-year lease, expiring July 31, 2027; with five, five-year options thereafter. The lease calls for a 3% rental increase in year 11 of the primary term (August 1, 2022) and 10% rental increases each option period. A true absolute triple-net leased offering, the tenant is responsible for all real estate taxes, insurance, maintenance and casualty damage. The lease is corporately guaranteed by the Dollar General Corporation (NYSE: DG), which currently boasts investment grade BBB- credit with a stable outlook according to Standard & Poor's and was ranked #159 on Fortune 500's 2015 rankings of America's largest corporations. Additionally, Dollar General is America's largest small-box discount retailer by sales, with 2014 revenues amassing \$18.4 billion.



Price	\$1,431,200
Building Size	868 SF
Cap Rate	6.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

#### Property Description

Rally's located at 1101 Frederick Blvd in Portsmouth, Virginia. The tenant entered into a 20-year triple-net lease in 2005 with absolutely no landlord responsibilities. There are approximately ten years remaining on the current lease. The property sits on approximately one-half of an acre. The building size is 868 square feet and also has a double drive-thru as well as outdoor seating. The lease calls for a 7.5% rental escalations every 5 years including during the four, five-year option periods.



Price	\$5,133,734
Building Size	3,672 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

#### Property Description

Wendy's located in Fairfax, Virginia. 29-years of primary term remain, expiring February 2045; with four, five-year options thereafter. A true absolute net leased offering, the tenant is responsible for all real estate taxes, insurance, repairs and maintenance, and casualty damage to the property; there are absolutely no landlord responsibilities. The lease is corporately guaranteed by DavCo Restaurants, Inc., one of the world's largest Wendy's franchisees, DavCo operates more than 150 restaurants in the Maryland, Washington, DC, and Northern Virginia metropolitan areas. Having occupied this site for 22-years, DavCo further demonstrated their commitment to the location by recently amending the lease, extending the primary term to February 28, 2045 (29+ years of primary term). Additionally, the tenant added four, five-year options extending through February 28, 2065. The lease also includes attractive 10% rental escalations every five years throughout both the primary term and option periods.

39 Manassas, VA 20110



Price	\$1,023,050
Building Size	2,581 SF
Cap Rate	6%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

**Property Description**

Free standing Building Zoned Light Vehicle Repair currently being used for Tinting and Detailing Business for Residential, Commercial and Automotive use. Business Not For Sale. Do not disturb Tenant. Property not affected by RT 28 construction and not subject to any condemnation proceedings.

40 Richmond, VA 23234



Price	\$12,556,500
Building Size	41,117 SF
Cap Rate	5.20%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

NNN Walmart Neighborhood Market, recently opened for business. Located in Virginia's state capital. The Neighborhood Market is Walmart's smaller grocery concept (launched in 1998) giving customers a more convenient shopping experience than the typical Walmart Supercenter. The Supercenter is typically 160,000 square feet. In contrast, the Neighborhood Market is approximately 40,000 square feet and has a fuel center and a drive-thru pharmacy for increased convenience. Walmart's strategy is to open another 270 of these small-format stores and have a total of 500 operating by early next year.

41 Centreville, VA 20120



Price	\$2,999,999
Building Size	2,846 SF
Cap Rate	5.17%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

**Property Description**

34,505 sqft lot 2846 sqft Building 5 Bays Free Standing Building Dual Special Exception1) Major Vehicle Repair (BODY WORK/PAINTING) & Transmission/Engine replacement/repair2) Service Station (Gas Station & Light Vehicle Repair) Property is not subject to any condemnation proceedings. Business not for Sale. Do not disturb Tenant. Triple Net Lease. Tenant pays for all repairs, maintenance, Insurance and RE Taxes.

42 Surry, VA 23883



Price	\$1,066,667
Building Size	9,100 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Dollar General single tenant leased investment located in Surry, VA. The original term through October 31, 2018 was extended through December 31, 2022. Three five year renewal options remain with 9% fixed rent increases. Dollar General pays taxes and insurance and \$379.17 per month/\$4,550.04 per year for parking lot & grounds maintenance. The landlord is responsible for roof, structure and major repairs in excess of \$1,500 per occurrence.

43 Fredericksburg, VA 22407



Price	\$2,474,900
Building Size	5,874 SF
Cap Rate	5.15%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

INVESTMENT HIGHLIGHTS- Very strong Northern Virginia location (Washington, DC corridor)- High income area- 53,000 vehicles per day on Jefferson Davis Highway(Chili's located near intersection with Southpoint Parkway)- Subject Property is located across from Wal-Mart in a major retail corridor.

44 Virginia Beach, VA 23452



Price	\$3,854,431
Building Size	3,621 SF
Cap Rate	6.50%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

**Property Description**

Extremely Strong Branch Approx. \$85 Million in Deposits Rare 3% Annual Increases NNN Lease Structure Minimal Landlord Responsibilities (Roof & Structure)3.5 Years Remaining on Lease Term Affluent Trade Area Avg. Household Income Approx. \$80,000 within 5 Miles Freeway Adjacent Location.

45 Winchester, VA 22601



Price	\$5,173,000
Building Size	10,600 SF
Cap Rate	5.30%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Fee simple CVS (BBB+) property located in Winchester, VA. The lease is 100%guaranteed by CVS Caremark Corporation. The subject property opened in September 2005. These CVS property are under twenty-five (25) year leases with approximately sixteen (16) years remaining on the initial lease term. The lease offers ten (10) extension periods of five (5) years per period. A bond lease' or hell-or-high-water lease' is the most absolute form of the NNN Lease. The tenant is responsible for every real estate risk related to the property and is responsible for every single property related expense, even in instances of a material casualty/condemnation. This lease includes a three year rent holiday during the last years of the initial lease term (CVS does not pay rent for the last three years only). A rent credit or discount will be offered at closing to alleviate the rent holiday.



Price	\$4,139,000
Building Size	15,000 SF
Cap Rate	5.30%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Fee simple CVS (BBB+) property located in Stanleytown, VA. The lease is 100% guaranteed by CVS Caremark Corporation. The subject property opened in September 2005. These CVS property are under twenty-five (25) year leases with approximately sixteen (16) years remaining on the initial lease term. The lease offers ten (10) extension periods of five (5) years per period. A bond lease' or hell-or-high-water lease' is the most absolute form of the NNN Lease. The tenant is responsible for every real estate risk related to the property and is responsible for every single property related expense, even in instances of a material casualty/condemnation. This lease includes a three year rent holiday during the last years of the initial lease term (CVS does not pay rent for the last three years only). A rent credit or discount will be offered at closing to alleviate the rent holiday.



Price	\$1,455,000
Building Size	9,100 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

9,100 square-foot freestanding Dollar General property situated on 1.85 acres and located in Ridgeway, VA. The Property was a brand new build-to-suit facility for the tenant in 2013. Dollar General is operating under a fifteen (15) year absolute triple net (NNN) lease with more than 12.5 years of remaining primary term. The lease features a 3% increase in year 11 of the primary term, as well as 10% increases in each of the five (5), five (5) year option periods. The property is strategically located in the market of Ridgeway, VA, situated to serve the tenant' s targeted demographic, with a population of 10,500 and an average household income of \$46,400 within a five (5) mile radius. The property is 100% leased to Dollar General Corporation (NYSE: DG, S&P: BBB-). Dollar General currently operates more than 11,800 stores in 43 states, and boasted revenues in excess of \$18.91 billion as of January 2015 with a current net worth of approximately \$5.71 billion. The company' s revenues rose by 9% in fiscal 2014 driven by a same-store sales increase of 3% and a consumables revenues increase of 11%.



Price	\$1,853,062
Building Size	9,002 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

-NEW 15 YR Build-to-Suit Dollar General-3% Rental Increase Yr 11-Steel Frame and Brick Veneer-Lease Commenced December 1, 2014-Corner Parcel over 2 Acres of land.

49 Blairs, VA 24527



Price	\$1,440,858
Building Size	9,026 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Dollar General of approximately 9,026 square feet located in Blairs, Virginia. Dollar General has signed a 15 year absolute net lease with 10 percent rent increases between each of the five, five year renewal options. The lease is guaranteed by Dollar General Corporation, which is publicly traded on the New York Stock Exchange under the ticker "DG" and has a current "BBB-" credit rating by Standard & Poor's. Dollar General is scheduled to be completed in June 2015, wherein the rent will commence on August 6, 2015. The property will feature a stylish concrete tilt design with modern finishes.

50 Rustburg, VA 24588



Price	\$1,250,000
Building Size	4,317 SF
Cap Rate	4%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Corporate ground lease to McDonald's offered at a 4% cap rate. 14 years remaining on initial 20-year term. 10% rent increases every 5 years with 6 five-year renewal options.

51 Wytheville, VA 24382



Price	\$1,600,000
Building Size	7,225 SF
Cap Rate	6%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

**Property Description**

Brand new O'Reilly Auto Parts with 20 year NN Lease with limited LL responsibilities. Roof carries a 25yr warranty. 6% increase in year 11 and each of the 3 Five year options. Available to close August 1st 2015.

52 Harrisonburg, VA 22801



Price	\$1,872,800
Building Size	7,500 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Under construction currently is this stand-alone 7,500 SF Butler-Metal building, which upon completion will have a twenty year NN lease with O'Reilly Auto Parts. Tenant will be responsible for all expenses except roof & structure (both roof and structure will be delivered with 20-year manufacturer's warranties). 6% rent increase in Year 11 of lease, and every 5-year option upon expiration of primary term.



**53 Hampton, VA 23666**

Price	\$5,100,000
Building Size	13,797 SF
Cap Rate	6.10%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The asset offered provides an investor the 100% fee simple interest in land and building. The property is leased to Walgreen's under a 25 Year (NN) net lease. Built in 1997, this asset boasts quality Class A construction, and provides for true pride of ownership along with a secure income stream backed by investment grade credit. The Lease was recently extended through 2028 based on consistently excellent sales.

**54 Blackstone, VA 23824**

Price	\$1,675,000
Building Size	3,030 SF
Cap Rate	6.67%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

An absolute net lease agreement was executed April 23rd, 2007 by Starboard Group of Richmond South, LLC, a subsidiary of Starboard Group, which operates 180 Wendy's restaurants. Rent is set at eight percent of gross sales with a base minimum. Lease is guaranteed by a total of 22 Wendy's units.

**55 Halifax, VA 24558**

Price	\$1,309,453
Building Size	9,002 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Upgraded Construction with this local jurisdiction required all brick front and exterior lighting features. 15 Year Corporate Net Lease with 3% Rent Increases in Year 11 and 10% Rent Increases in Option Periods. Corner Location with excellent visibility and access at the intersection of HWY 501 and HWY 360.

**56 Petersburg, VA 23803**

Price	\$1,454,500
Building Size	9,026 SF
Cap Rate	6.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

15 year corporate net lease with Corporate Guaranty. Investment grade credit of BBB- by S&P. The Dollar General features a 3% increase in year 11 and 10% Rent Increases in Option Periods.

57 Lynchburg, VA 24502



Price	\$4,101,272
Building Size	7,249 SF
Cap Rate	5.85%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Red Lobster located at 3425 Candler Mountains Road in Lynchburg, Virginia. The property is 7,249 square feet and is situated on approximately 1.86 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.50 years remaining on the lease. Current annual rent is \$239,924. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options. Red Lobster is the largest seafood restaurant concept in the world and is an iconic full service brand with broad demographic appeal and significant advertising budget. Red Lobster is led by an experienced management team with a history of success leading the brand (average 27+ years experience across executive team). The company generates \$2.5 billion in revenue and is the 5th largest causal dining concept in North America. Red Lobster was recently acquired by Golden Gate Capital.

58 Fairfax, VA 22030



Price	\$6,018,159
Building Size	7,537 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Red Lobster located at 10325 Fairfax Boulevard in Fairfax, Virginia. The property is 7,537 square feet and is situated on approximately 2.37 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.75 years remaining on the lease. Current annual rent is \$300,908. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options. Red Lobster is the largest seafood restaurant concept in the world and is an iconic full service brand with broad demographic appeal and significant advertising budget. Red Lobster is led by an experienced management team with a history of success leading the brand (average 27+ years experience across executive team). The company generates \$2.5 billion in revenue and is the 5th largest causal dining concept in North America. Red Lobster was recently acquired by Golden Gate Capital.

59 Christiansburg, VA 24073



Price	\$3,051,856
Building Size	4,524 SF
Cap Rate	6.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Strong Guarantee | Apple Investors Group | 51 Unit Guaranty Absolute Triple Net | Zero Landlord Responsibilities 12+ Years Remain on Base Term Plus Options 10% Rent Increases Every 5 Years Easy access for vehicles travelling on U.S. Route 460 Bypass, the primary access road connecting I-81 (47,000 AADT) to nearby Virginia Tech There are over 45,000 college students within a 15 minute drive, highlighted by Virginia Tech and Radford University.

60 Winchester, VA 22601



Price	\$1,917,176
Building Size	2,462 SF
Cap Rate	5.95%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Brand New 20-Year Lease Absolute Triple-Net Zero Landlord Responsibilities Experienced Franchisee 7.5 Percent Bumps Every Five Years High Average Household Income Increased by 43% Over \$75,000 in High Average Household Income Over 29% Population Increase Over 60,000 Residents within 5 Miles Ample Parking with Drive Thru CORNER LOT Right off the Interstate Over 30,000 Vehicles Per Day.

61 Warrenton, VA 20186



Price	\$2,792,370
Building Size	2,560 SF
Cap Rate	5.95%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Brand New 20-Year Lease Absolute Triple-Net Zero Landlord Responsibilities Experienced Franchisee 7.5 Percent Bumps Every Five Years Corner Lot with Great Visibility Single Tenant Net Leased Asset Right On Virginia State Route 211 Scheduled for Image Activation New Prototype / Brand New Building Over \$120,000 in High Average Household Income 36,000 Vehicles Per Day Over 25% Population Increase Household Income Increased by 40% Since 2000 Ample Parking with Drive Thru.

62 Ashburn, VA 20147



Price	\$7,225,000
Building Size	3,950 SF
Cap Rate	4.95%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

17 Yrs Remain on Absolute NNN Bank Ground Lease \* \$67M in Branch Deposits as of 6/30/2015. Subsidiary of Middleburg Financial Corp.

63 South Hill, VA 23970



Price	\$4,814,380
Building Size	13,225 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

CVS store located in South Hill, VA. The property is offered free and clear of debt. The property has a new 25-year triple-net lease in place with no landlord responsibilities and no rent holiday.



Price	\$2,060,000
Building Size	2,200 SF
Cap Rate	5.10%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

**Property Description**

-3.6 acres of land-Clean environmental report-Quick close-40 year ground lease with 20 years remaining-Lease contains a corporate and personal guarantee-Potential owner financing-Net income \$105,415-10% increase every 5 years.



Price	\$1,100,000
Gross Leasable Area	12,370 SF
Cap Rate	7%
Property Sub-type	Strip Center
Status	Active

Property Notes

**Property Description**

Building 1: Approximately 8,500 sq.ft. built in 1965 Building 2: Approximately 3,870 sq.ft. built in 1980.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.