

FOR SALE
(8) GOODWILL DONATION CENTER PORTFOLIO



Olive Branch, MS Site



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INVESTMENT SUMMARY

Sale Price \$5,937,000

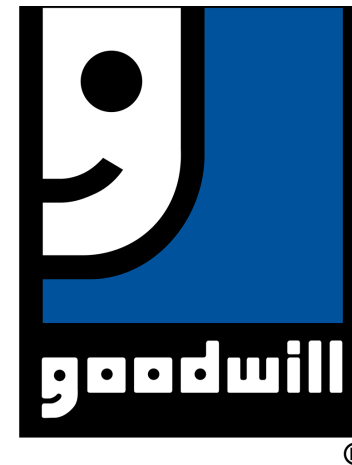
NOI: \$350,287
CAP RATE: 5.90%

PROPERTY LOCATIONS

Tennessee:	5
Mississippi:	3

INVESTMENT SUMMARY

NOI:	\$350,287
Cap Rate:	5.9%
Occupancy %:	100.0%
Tenancy's:	Single
Lease Type:	NNN
Taxes, Insurance:	Tenant Responsibility
Roof, Structure:	Tenant Responsibility
Avg. Lease Terms Remaining:	13 Years
Options:	3 (5) Year Options
Rent Increases:	3% every 5 Years
Tenant Website:	www.goodwill.org



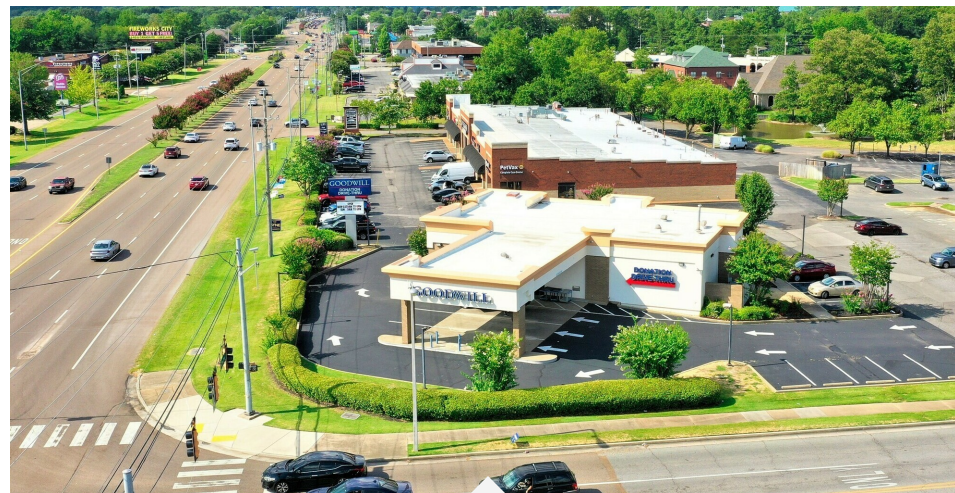
PROPERTY DETAILS & HIGHLIGHTS

Building Name	(8) GOODWILL DONATION CENTER PORTFOLIO
Property Type	Special Purpose
Property Subtype	Other

Exclusive Realty is pleased to present this Portfolio of 8 Goodwill Donation Centers. 5 are located in Tennessee and 3 are located in Mississippi. The properties have NNN Leases leaving zero Landlord Responsibilities.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenants.



- Arlington, TN location is S. of 170 Acre Development
- Central Ave., Memphis TN location is on a Hard Corner with over 24K Vehicles Per Day
- Southaven, MS has over 38K Vehicles Per Day and 100+K Residents within a 5 Mile Radius
- Whitten Road, Memphis Tn location is one block from I-40 and has over 23K Vehicles Per Day
- Tupelo, MS location is strategically located near I-22 and Highways 45 and 178
- Summer Ave., TN location is in a densely populated area with over 215K Residents within a 5 Mile Radius
- Olive Branch, MS location is highly visible with over 38K Vehicles Per Day
- Cordova, TN location is highly visible with over 55K Vehicles Per Day



PROPERTY INFORMATION

<p>9733 US-64, Arlington, TN Lease expires 12/29/2035</p> <p>NOI \$39,989 1,271 sq.ft. Year Built 2007 Near US Hwy 64/I-40</p> <p>Cap Rate 5.9% 1.27 Acres of Land Increases of 3% every 5 Yrs. S. of 170 Acre Development</p>	<p>2218 Central Avenue, Memphis TN Lease expires 10/13/2036</p> <p>NOI \$76,385 1,438 sq.ft. Year Built 1924 Over 24,000 VPD</p> <p>Cap Rate 5.9% 0.14 Acre of Land Increases of 3% Annually Located on Hard Corner</p>
<p>1514 Goodman Road E., Southaven MS Lease expires 12/29/2035</p> <p>NOI \$32,594 1,519 sq.ft. Year Built 2006 100+K Residents w/in 5 Miles</p> <p>Cap Rate 5.9% 0.76 Acre of Land Increases of 3% every 5 Yrs. 38,000+ VPD</p>	<p>1740 Whitten Road, Memphis TN Lease expires 12/29/2035</p> <p>NOI \$38,073 1,568 sq. ft. Year Built 2006 23,000+ VPD</p> <p>Cap Rate 5.9% 0.47 Acre of Land Increases of 3% every 5 Yrs. One block from I-40</p>
<p>1960 N. Gloster Street, Tupelo MS Lease expires 12/29/2035</p> <p>NOI \$23,556 2,790 sq.ft. Year Built 1972 21,000+ VPD</p> <p>Cap Rate 5.9% 0.54 Acre of Land Increases of 3% every 5 Yrs. Near I-22, Hwy 45 & 178</p>	<p>4725 Summer Avenue, Memphis TN Lease expires 12/29/2035</p> <p>NOI \$27,116 1,248 sq. ft. Year Built 1994 215K Residents w/in 5 Miles</p> <p>Cap Rate 5.9% 0.49 Acre of Land Increases of 3% every 5 Yrs. 26,000 VPD</p>
<p>6431 Goodman Road, Olive Branch MS Lease expires 12/29/2035</p> <p>NOI \$36,155 1,320 sq. ft. Year Built 2004 100K+ Residents w/in 5 Miles</p> <p>Cap Rate 5.9% 0.88 Acre of Land Increases of 3% every 5 Yrs. 38,000+ VPD</p>	<p>8040 Walnut Run Road, Cordova TN Lease expires 12/29/2035</p> <p>NOI \$76,419 2,894 sq. ft. Year Built 1988 159K Residents w/in 5 Miles</p> <p>Cap Rate 5.9% 0.51 Acre of Land Increases of 3% every 5 Yrs. 55,000+ VPD</p>



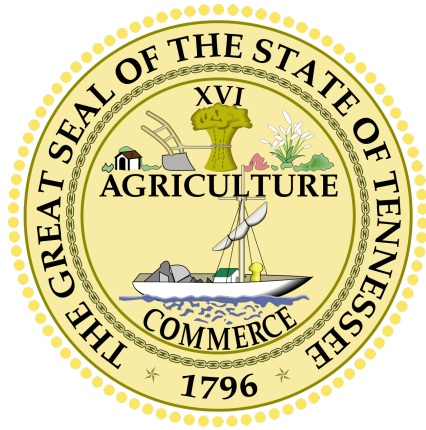
TENANT PROFILE



Goodwill is an American nonprofit organization that provides job training, employment placement services, and other community-based programs – all funded by Goodwill’s massive network of retail thrift stores. Founded in 1902, Goodwill is headquartered in Rockville, Maryland and has a presence in 14 countries, including the U.S. and Canada. In the U.S., there are over 3,300 Goodwill retail stores. In 2021, Goodwill served nearly 2 million individuals worldwide and helped more than 123,000 people train for careers in industries such as banking, IT and health care, to name a few, and get the supportive services they needed to be successful, such as English language training, additional education, and access to transportation and child care.

TENANT OVERVIEW		TENANT HIGHLIGHTS
Company:	Goodwill Industries International Inc.	<p>Goodwill Industries launched an international workforce development initiative designed to integrate 20 million people into the workplace by the year 2020</p> <p>Good Prospects is an online program of Goodwill where people exploring career options can get advice from people who have worked in the field in which they are interested.</p> <p>There are 164 full Goodwill members in the United States and Canada.</p>
Founded:	1902	
Total Revenue:	\$6.1 Billion	
Headquarters:	Derwood, Maryland	
Website:	www.goodwill.org	

LOCATIONS SUMMARY



Tennessee



Mississippi

LOCATION DESCRIPTION

TENNESSEE, officially the State of Tennessee, is a landlocked state in the Southeastern region of the United States. Tennessee is the 36th-largest by area and the 15th-most populous of the 50 states. It is bordered by Kentucky to the north, Virginia to the northeast, North Carolina to the east, Georgia, Alabama, and Mississippi to the south, Arkansas to the southwest, and Missouri to the northwest. Tennessee is geographically, culturally, and legally divided into three Grand Divisions of East, Middle, and West Tennessee. Nashville is the state's capital and largest city, and anchors its largest metropolitan area. Other major cities include Memphis, Knoxville, Chattanooga, and Clarksville.

MISSISSIPPI is a state in the Southeastern region of the United States, bordered to the north by Tennessee; to the east by Alabama; to the south by the Gulf of Mexico; to the southwest by Louisiana; and to the northwest by Arkansas. Mississippi's western boundary is largely defined by the Mississippi River. Mississippi is the 32nd largest by area and 35th-most populous of the 50 U.S. states and has the lowest per-capita income in the United States. Jackson is both the state's capital and largest city. Greater Jackson is the state's most populous metropolitan area.



MEET THE TEAM



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