

# SIGNATURE VILLAGE @ THE VILLAGES

## INVESTMENT OPPORTUNITY

5995 Signature Drive | The Villages, FL



**CBRE**

Capital Markets | Investment Properties

**Matt Burnett**

Senior Vice President  
Lic. 01384566  
+1 909 418 2098  
matt.burnett@cbre.com

**Daniel Baker**

First Vice President  
+1 407 839 3114  
daniel.baker@cbre.com

## Exclusively Marketed By

Capital Markets | Investment Properties

Matt Burnett

Senior Vice President

Lic. 01384566

+1 909 418 2098

matt.burnett@cbre.com

Daniel Baker

First Vice President

+1 407 839 3114

daniel.baker@cbre.com

[www.cbre.com/invOntarioRetail](http://www.cbre.com/invOntarioRetail)

4141 Inland Empire Boulevard | Suite 100 | Ontario, CA 91764

# CBRE

© 2017 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.



## Table of Contents

3

### INVESTMENT SUMMARY

Synopsis

Investment Highlights

6

### FINANCIALS

Cash Flow Projections

Rent Roll

9

### PROPERTY OVERVIEW

Property Details

Tenant Profiles

Site Plan

17

### AREA OVERVIEW

Area Overview

Demographics

Location Map

## Synopsis

Recently completed in 2016, **Signature Village @ The Villages** represents a remarkable pride of ownership investment opportunity featuring a premier tenant lineup: **Mattress Firm** (+3,500 locations), **Wildwood Dentists** (+600 locations), **Sherwin Williams** (+4,500 locations), 441 **Urgent Care** (+3 locations), **Verizon** (+2,330 locations), and **Insight Credit Union** (16 locations). Recently constructed in 2016 with uncompromising architectural design and construction quality, Signature Village @ The Villages features prominently at the signalized intersection of Highway 44 and Signature Dr, in Wildwood, FL, less than one mile from **The Villages**, the United States largest retirement community. With its first class tenancy and an irreplaceable location that ensures long term desirability, this property offers investors the chance to own what is truly, one of the most outstanding properties on the market today.

## Investment Summary

OFFERING PRICE	\$9,582,216
NOI	\$574,933
CAP RATE	6.00%
OCCUPANCY	100%
TOTAL GLA	17,550
TOTAL LAND AREA	2.70 ACRES
OWNERSHIP	FEE SIMPLE



# Investment Highlights

## STRONG INVESTMENT FUNDAMENTALS

- Secure, credit tenant leases cover 100% of the property
- Stable “in-place” income based on conservative market rents.
- Brand new 2016 construction – no deferred maintenance.
- Triple net (NNN) leases allow full expense pass through.
- Strong embedded rent increases – NOI projected to grow more than 28% (\$162,000) over next 10 years.

## PRIME LOCATION IN ESTABLISHED TRADE AREA

- Focal location less than 1 mile from The Villages (www.thevillages.com).
- Ideally positioned at the intersection Highway 44 and Signature Drive.
- Strong Demographics, with over 55,800 people living within 5 miles.

## LOW MANAGEMENT HASSLE

- Six tenant building on NNN leases provides easy ownership oversight.
- New construction and outstanding build quality leave no deferred maintenance obligations for new ownership.
- NNN leases allow all operating expensed to be passed to Tenants, including third party management fees.

## TROPHY PROPERTY & IDEAL 1031 REPLACEMENT

- First rate architectural design and detail, combined with uncompromised construction quality create a standout property, only adding to the property’s prominence.
- Offered free & clear of existing debt – take advantage of historically low interest rates.



Prime location just south of The Villages  
- home to over 114,000 residents.



SWEETGUM EXECUTIVE GOLF COURSE

MANGROVE EXECUTIVE GOLF COURSE

The Villages

CARRABELLE, PERRY & MARIANNA VILLAS OF THE VILLAGES  
EISENHOWER REGIONAL RECREATION CENTER

ALDEN BUNGALOWS OF THE VILLAGE

GRAND TRAVERSE PLAZA



BROWNWOOD PADDOCK SQUARE 500,000 SQ. FT.  
OPEN AIR SHOPPING AND ENTERTAINMENT CENTER WITH  
32 SPECIALTY RETAILERS AND 11 RESTAURANTS

SIGNATURE VILLAGE @ THE VILLAGES

18,500 CPD



SIGNATURE DRIVE

CHESTERFIELD VILLAGE PLAZA  
RETAIL/OFFICE/MEDICAL SHOPS

# Financials



THE VILLAGES OUTDOOR STORE

## SUMMARY

### PRICING SUMMARY

Purchase Price	\$9,582,216
Cap Rate	6.00%
Occupancy	100.00%

### PROPERTY SPECIFICATIONS

Year Built	2016
Total Rentable Area (SF)	17,550
Lot Size (Acres)	2.70

### POTENTIAL LOAN SCENARIO

Loan To Value (max 65%)	50.00%
Loan Amount	\$4,791,108
Down Payment	\$4,791,108
Rate	4.50%
Amortization/Term	30/10

\*No assumable financing in place - buyer may pay all cash or secure new loan. Call broker for details.

## OPERATING CASH FLOW

Year 1

Fiscal Year Commences January 1

2018

### REVENUE

Base Rental Revenue	573,408 <sup>[1]</sup>
Expense Reimbursement Revenue	175,437

### Effective Gross Revenue

**748,845**

### OPERATING EXPENSES

	PSF/YR	
CAM	1.41	24,700
Insurance	0.24	4,212
Property Taxes <sup>[2]</sup>	6.44	113,000
Trash	0.13	2,200
Water	0.14	2,400
Electric	0.31	5,400
Management (3.00%)	1.25	22,000

### Total Operating Expenses

**(173,912)**

### Net Operating Income

**\$574,933**

All Cash Return	6.00%
-----------------	-------

### FINANCING (Proposed)

Less Loan Payment	(291,000)
-------------------	-----------

### Leveraged Cash Flow

**\$283,933**

Leveraged Cash on Cash Return	5.93%
-------------------------------	-------

[1] Model includes scheduled rent increases. See rent roll.

[2] Property taxes reassessed based on list price

# Rent Roll

Tenant	Suite	Square Feet	Pro-rata	Lease Term		Base Rent				Recovery Type	Rental Increases / Options				
				Begin	End	Begin	Monthly	PSF	Annually			PSF			
<b>Building 1</b>															
Verizon		1,800	10.26%	May-2016	Aug-2023	Current	\$5,407.50	\$3.00	\$64,890.00	\$36.05	NNN	Annual 3% rent increases. Tenant has two, 5-year options with 3% annual rent increases.			
						May-17	\$5,569.73	\$3.09	\$66,836.76	\$37.13					
						May-18	\$5,736.82	\$3.19	\$68,841.84	\$38.25					
						May-19	\$5,908.92	\$3.28	\$70,907.04	\$39.39					
						May-20	\$6,086.19	\$3.38	\$73,034.28	\$40.57					
						May-21	\$6,268.78	\$3.48	\$75,225.36	\$41.79					
						May-22	\$6,268.78	\$3.48	\$75,225.36	\$41.79					
						Options									
						Sep-2023	Aug-2028	Future	\$6,456.84	\$3.59			\$77,482.08	\$43.05	
Sep-2028	Aug-2033	Future	\$7,485.25	\$4.16	\$89,823.00	\$49.90									
<b>Building 2</b>															
Urgent Care	101	4,000	22.79%	Mar-2016	Mar-2026	Current	\$10,300.00	\$2.58	\$123,600.00	FALSE	NNN	Annual 3% rent increases. Tenant has two, 5-year options to extend with 3% annual rent increases.			
						Apr-18	\$10,609.00	\$2.65	\$127,308.00	\$31.83					
						Apr-19	\$10,927.27	\$2.73	\$131,127.24	\$32.78					
						Apr-20	\$11,255.09	\$2.81	\$135,061.06	\$33.77					
						Apr-21	\$11,592.74	\$2.90	\$139,112.89	\$34.78					
						Apr-22	\$11,940.52	\$2.99	\$143,286.28	\$35.82					
						Apr-23	\$12,298.74	\$3.07	\$147,584.86	\$36.90					
						Apr-24	\$12,667.70	\$3.17	\$152,012.41	\$38.00					
						Apr-25	\$13,047.73	\$3.26	\$156,572.78	\$39.14					
						Options									
						Apr-2026	Mar-2031	Future	\$13,439.16	\$3.36			\$161,269.97	\$40.32	
						Apr-2031	Mar-2036	Future	\$15,579.67	\$3.89			\$186,956.04	\$46.74	
						<b>Building 3</b>									
Pacific Dental	104	2,800	15.95%	May-2016	May-2026	Current	\$7,210.00	\$2.58	\$86,520.00	\$30.90	NNN	Annual 3% rent increases. Tenant has two, 5-year options to extend with 3% annual rent increases.			
						Jun-17	\$7,426.30	\$2.65	\$89,115.60	\$31.83					
						Jun-18	\$7,649.09	\$2.73	\$91,789.07	\$32.78					
						Jun-19	\$7,878.56	\$2.81	\$94,542.74	\$33.77					
						Jun-20	\$8,114.92	\$2.90	\$97,379.02	\$34.78					
						Jun-21	\$8,358.37	\$2.99	\$100,300.39	\$35.82					
						Jun-22	\$8,609.12	\$3.07	\$103,309.40	\$36.90					
						Jun-23	\$8,867.39	\$3.17	\$106,408.69	\$38.00					
						Jun-24	\$9,133.41	\$3.26	\$109,600.95	\$39.14					
						Jun-25	\$9,133.41	\$3.26	\$109,600.95	\$39.14					
						Options									
						Jun-2026	May-2031	Future	\$10,046.75	\$3.59			\$112,888.98	\$40.32	
						Jun-2031	May-2036	Future	\$11,051.43	\$3.95			\$130,869.26	\$46.74	

# Rent Roll

Tenant	Suite	Square Feet	Pro-rata	Lease Term		Base Rent				Recovery Type	Rental Increases / Options		
				Begin	End	Begin	Monthly	PSF	Annually			PSF	
<b>Building 3 Continued</b>													
Sherwin Williams	105	3,200	18.23%	Aug-2016	Nov-2026	Current	\$6,666.67	\$2.08	\$80,000.04	\$25.00	NNN	Rental increase at year 5. Tenant has four, 5-year options to extend with rental increases at each option.	
						Aug-21	\$7,333.33	\$2.29	\$87,999.96	\$27.50			
				Options									
				Dec-2026	Nov-2031	Future	\$7,920.00	\$2.48	\$95,040.00	\$29.70			
				Dec-2031	Nov-2036	Future	\$8,553.60	\$2.67	\$102,643.20	\$32.08			
			Dec-2036	Nov-2041	Future	\$9,237.89	\$2.89	\$110,854.68	\$34.64				
			Dec-2041	Nov-2046	Future	\$9,976.92	\$3.12	\$119,723.04	\$37.41				
Credit Union	106	2,000	11.40%	Jul-2016	Jul-2026	Current	\$6,866.67	\$3.43	\$82,400.04	\$41.20	NNN	Annual 3% rent increases. Tenant has two, 5-year options to extend with 3% annual rent increases.	
						Aug-17	\$7,072.67	\$3.54	\$84,872.04	\$42.44			
						Aug-18	\$7,284.85	\$3.64	\$87,418.20	\$43.71			
						Aug-19	\$7,503.40	\$3.75	\$90,040.75	\$45.02			
						Aug-20	\$7,728.50	\$3.86	\$92,741.97	\$46.37			
						Aug-21	\$7,960.35	\$3.98	\$95,524.23	\$47.76			
						Aug-22	\$8,199.16	\$4.10	\$98,389.96	\$49.19			
						Aug-23	\$8,445.14	\$4.22	\$101,341.66	\$50.67			
						Aug-24	\$8,698.49	\$4.35	\$104,381.91	\$52.19			
						Aug-25	\$8,698.49	\$4.35	\$104,381.91	\$52.19			
				Options									
			Aug-2026	Jul-2031	Future	\$7,728.50	\$3.86	\$92,741.97	\$46.37				
			Aug-2031	Jul-2036	Future	\$8,959.45	\$4.48	\$107,513.40	\$53.76				
<b>Building 4</b>													
Mattress Firm		3,750	21.37%	Feb-2016	Mar-2026	Current	\$10,781.25	\$2.88	\$129,375.00	\$34.50	NNN	Rental increase at year 5. Tenant has two, 5-year options to extend with rental increases at each option.	
						Apr-21	\$11,859.38	\$3.16	\$142,312.56	\$37.95			
				Options									
				Apr-2026	Mar-2031	Future	\$13,048.88	\$3.48	\$156,586.56	\$41.76			
			Apr-2031	Mar-2036	Future	\$14,350.00	\$3.83	\$172,200.00	\$45.92				
<b>Vacant</b>		<b>0</b>	<b>0.00%</b>										
<b>Occupied</b>		<b>17,550</b>	<b>100.00%</b>	<b>Current In Place</b>			<b>\$47,232.09</b>	<b>\$2.69</b>	<b>\$566,785.08</b>	<b>\$32.30</b>			
<b>TOTALS/AVG:</b>		<b>17,550</b>	<b>100.00%</b>	<b>Year 1 Beg. 1/1/2018</b>			<b>\$47,784.00</b>	<b>\$2.72</b>	<b>\$573,408.02</b>	<b>\$32.67</b>			



## Property Description

ADDRESS	PARCEL	ACRES
5995 Signature Drive, Wildwood, Sumter County FL 34785	G17A006	2.70

### LOCATION DESCRIPTION

The property is located on the Southeast corner of East State Highway 44 and Signature Drive. S.R. 44 is a four-lane divided highway linking the Florida Turnpike to US highway 441 and the cities of Wildwood, Leesburg and Lady Lake.

### YEAR BUILT

2016

### BUILDING AREA

Approximately 17,550 SF of rentable space. Comprised of the following:

- Building 1 – 1,800 sqft
- Building 2 – 4,000 sqft
- Building 3 – 8,000 sqft
- Building 4 – 3,750 sqft

### PARCEL

This property consists of a single parcel containing approximately 2.70 acres or 117,612 square feet of land area with over 300 feet of frontage on SR 44.

### LAND USE

The parcel is zoned C-3 (General Commercial - Highway) by the city of Wildwood.

### PARKING

The property has approximately 96 dedicated parking spaces. With a parking ratio of approximately  $\pm$  5.50/1,000.

### ACCESS

There is a direct point of access to the property via Signature Drive, as well as access to S.R. 44 by way of cross access with the adjacent property.

### TRAFFIC COUNTS

SR44 - 18,500 CPD (2016)

## Tenant Profiles



Verizon Wireless (legally named Cellco Partnership, often branded and referred to as Verizon) is an American company, a wholly owned subsidiary of Verizon Communications, that offers wireless telecommunications products and services. With 145.7 million subscribers as of January 2017, Verizon Wireless is the largest wireless telecommunications provider in the United States. The company was founded in 2000 as a joint venture of American telecommunications firm Bell Atlantic, which would soon become Verizon Communications, and British multinational telecommunications company Vodafone. Verizon Communications became sole owner in 2014 by buying Vodafone's 45-percent stake in the company.

**PUBLIC COMPANY**

Verizon Communications

**WEBSITE**

[www.vzw.com](http://www.vzw.com)

**HEADQUARTERS**

Basking Ridge, NJ

**NO. OF LOCATIONS**

±2,330



\*Actual Tenant Location

## Tenant Profiles



441 Urgent Care Center bridges the gap between the injury/illness that can't wait for the family physician and life-threatening situations that warrant a 911 call and/or emergency room visit. Symptoms that are treated at 441 Urgent Care Center include: Fever without a rash, minor trauma such as a common sprain, lacerations and fractures, painful urination, persistent nausea, vomiting or diarrhea and severe throat.

At 441 Urgent Care Center experienced clinicians are dedicated to treating patients safely and in a timely manner. Their goal is to treat the patient and send that patient home as soon as possible. There is no appointment needed and they are open every day of the week.

**PUBLIC COMPANY**

441 Urgent Care Center

**WEBSITE**

[www.441urgentcarecenter.com](http://www.441urgentcarecenter.com)



\*Actual Tenant Location

## Tenant Profiles



\*Actual Tenant Location



Pacific Dental Services is a fast growing business support services company that provides numerous business related services to dental practices throughout 17 states. PDS has been providing business support services to successful dental practices since 1989, and today is an industry leader and provider of choice in the markets it serves. Currently, PDS provides support services to over 600 dental practices across the United States, with plans to expand to 70 more stores this year. PDS' professional development and in-house construction team work together to provide its affiliated dental professionals with the best located and professionally designed dental facilities, enabling them to maximize their potential.

<b>PRIVATE COMPANY</b>	Pacific Dental Services
<b>WEBSITE</b>	<a href="http://www.pacificdentalservices.com">www.pacificdentalservices.com</a>
<b>HEADQUARTERS</b>	Irvine, CA
<b>NO. OF LOCATIONS</b>	±600

## Tenant Profiles



Since its founding by Henry Sherwin and Edward Williams in 1866, The Sherwin-Williams Company has not only grown to be the largest producer of paints and coatings in the United States, but is among the largest producers in the world. It is an American Fortune 500 company headquartered in Cleveland, Ohio. Sherwin-Williams manufactures products under well-known brands such as Sherwin-Williams, Dutch Boy, Krylon, Minwax, Thompson's Water Seal and many more. The company's products are sold exclusively through more than 4,500 company-operated stores, while other brands are sold through leading mass merchandisers, home center, independent paint dealers, hardware stores, automotive retailers and industrial distributors.

<b>PUBLIC COMPANY</b>	Sherwin Williams Company (NYSE: SHW)
<b>WEBSITE</b>	<a href="http://www.sherwin-williams.com">www.sherwin-williams.com</a>
<b>HEADQUARTERS</b>	Cleveland, OH
<b>NO. OF LOCATIONS</b>	±4,500
<b>CREDIT RATING</b>	A
<b>REVENUE (2014)</b>	\$11.12 Billion



\*Actual Tenant Location

## Tenant Profiles



Insight Credit Union was founded in 1935 as Orlando District Employees Telco Federal Credit Union. In 1965, they became Bell-Tel Federal Credit Union primarily serving employees of the telecommunications industry in Central Florida. Today they've grown to over 55,000 members from a variety of corporations and made it easy enough for just about anyone to join!

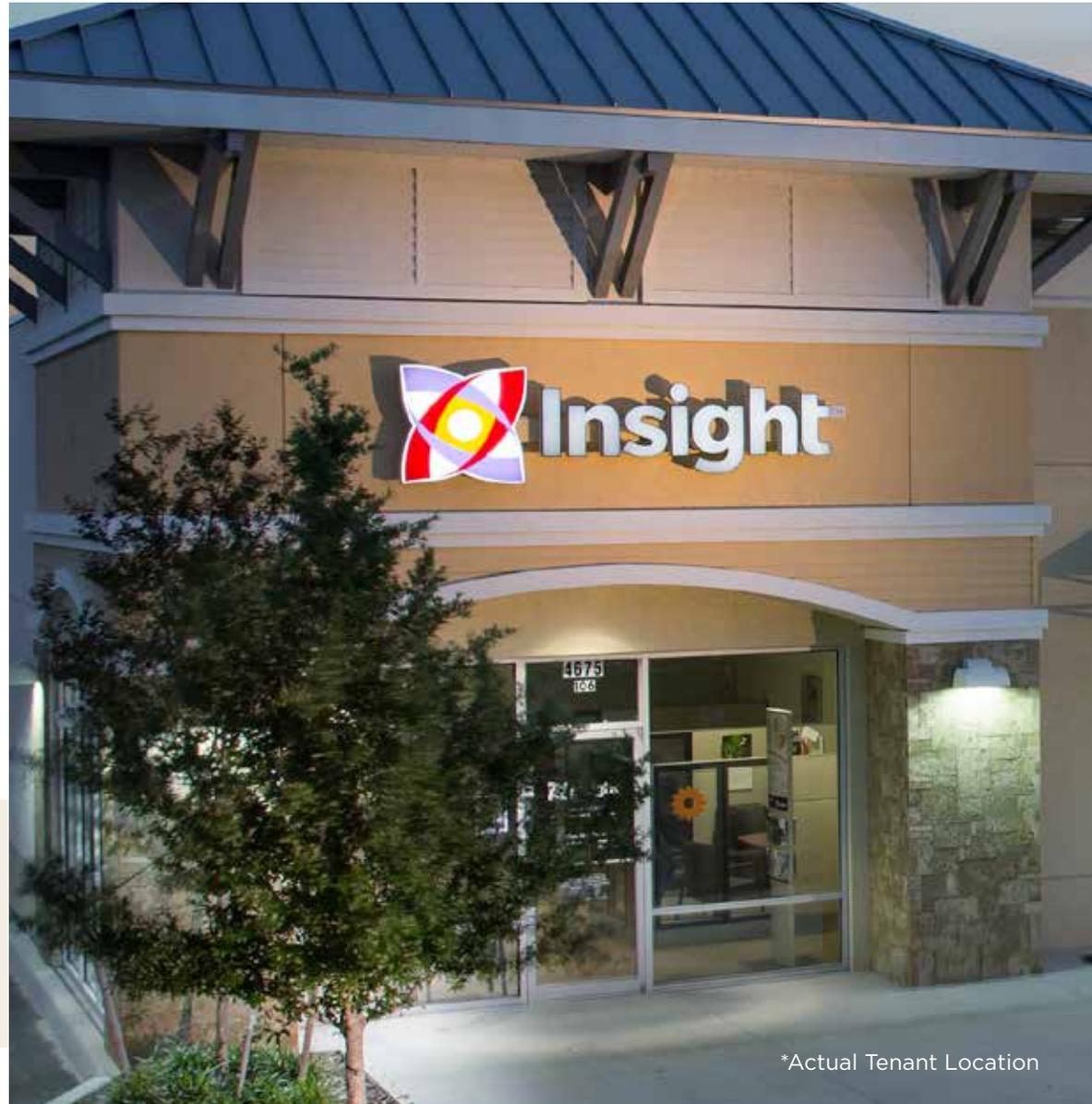
Membership is open to anyone who contributes to the Insight Community Foundation, Inc. Church members, employees, and members of the clergy in the Episcopal Diocese of Central Florida, the Episcopal Diocese of Southwest Florida, the Episcopal Diocese of Southwest Florida or the Episcopal Diocese of Florida and their family members are also eligible for membership.

**PUBLIC COMPANY**

Insight Credit Union

**WEBSITE**

[www.insighcreditunion.com](http://www.insighcreditunion.com)



\*Actual Tenant Location

## Tenant Profiles

### **MATTRESSFIRM**

Founded over 30 years ago, Mattress Firm has more than 3,500 company-operated and franchised stores across 49 states, making one of the largest geographic footprints in the United States among multi-brand mattress retailers. Founded in 1986, Houston-based Mattress Firm is the nation's leading specialty bedding retailer with over \$3.5 billion in pro forma sales in 2015. In September 2016, the company was acquired by Steinhoff International for \$3.8 billion, and Mattress Firm now operates as a subsidiary of Steinhoff. The company, through its brands including Mattress Firm, Sleepy's and Sleep Train, offers a broad selection of both traditional and specialty mattresses, bedding accessories and other related products from leading manufacturers, including Serta, Simmons and Hampton & Rhodes.

PRIVATE COMPANY

Mattress Firm, Inc

WEBSITE

[www.mattressfirm.com](http://www.mattressfirm.com)

HEADQUARTERS

Houston, TX

NO. OF LOCATIONS

±3,500



\*Actual Tenant Location

Site Plan



44

Traffic Count 18,000 CPD

SIGNATURE VILLAGE @ THE VILLAGES

SIGNATURE DRIVE

**verizon**  
1,800 SF

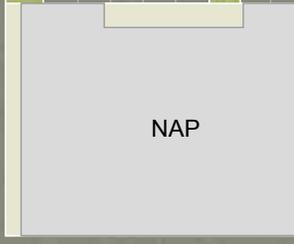
**441 Urgent Care Center**  
4,000 SF

**PACIFIC DENTAL SERVICES\***  
4,800 SF

**SHERWIN WILLIAMS**  
3,200 SF

**INSIGHT CREDIT UNION**  
2,000 SF

**MATRESSFIRM**  
3,750 SF



NAP



## Area Overview

### THE VILLAGES

Signature Village is located on the western edge of The Villages, which is one of the largest age-restricted active adult communities in the state – as well as the world. What started as a small neighborhood in 1978 has blossomed into a sprawling community that is home to approximately 114,000 residents with a projected build out of more than 142,000. Over 15,000 people work in The Villages, or for businesses in the thriving community which has its own newspaper, radio station and television station. The Villages Florida spans three counties, three zip codes and over 26,000 acres including 36 executive golf courses and 12 Country Club courses.

This 55+ community is an entirely self-sustaining town complete with retail establishments, restaurants, banks, post offices, healthcare centers and countless recreational amenities. Residents of The Villages, known as Villagers, have flocked to the community from every state and several countries to be a part of what is boasted as Florida's Friendliest Hometown. The average income is almost double the US average and residents are dedicated to supporting businesses and community growth.

### GROWTH

The number of businesses within The Villages MSA and Sumter county grew 38% last year, bringing more jobs and opportunities to the area. Job growth over the last three months was more than twice the Florida average. The Villages was the fastest-growing metro area in the U.S. in 2016 for the fourth consecutive year, according to Moody's Analytics.

### LOCAL RETAIL

At the heart of The Villages lie three old-fashioned town squares that offer plenty of modern day fun; Brownwood Paddock Square, Lake Sumter Landing Market Square, and the Spanish Springs Town Square. All three squares feature free nightly entertainment, modern movie theaters and a colorful assortment of shopping and dining opportunities. Brownwood Paddock Square lies directly across S.R. 44 and Publix. Florida's dominant grocer is also located across from the property, further driving customer traffic.

### CITY OF WILDWOOD

Wildwood is a city in the state of Florida, located in Sumter County and has a population of approximately 6,709. It is located on the western edge of The Villages, one of the fastest growing communities in the nation.

### ACCESS

Wildwood is located at the juncture of Interstate 75, Florida's Turnpike, State Road 44 and U.S. Highway 301. It also offers access to all major cities in Florida by way of US-27 and US-301, and is served by Orlando International Airport (MCO).

### DEVELOPMENT

There has been approval for a 1,047-acre development including 3,000 homes to be finished along County Road 468 in Wildwood by 2029. Also to be built are 265,000 square feet of commercial space, 10,000 square feet of office space and 10,000 square feet of medical/dental office space.

A variety of factors are attracting developers and home buyers to the central Florida area, including proximity to the Orlando area attractions and shopping; access to Florida's highway system via Florida's Turnpike, I-75 and I-4; attractive rural landscape and the affordability and availability of large tracts of land.

Some major economic factors in Florida that will re-distribute the amount of growth toward the trade area include:

- Wave of growth moving westwards from Orlando through Orange and Lake Counties into Sumter, Polk and Marion Counties.
- The market for adult lifestyle communities will continue to raise overall densities of development like The Villages and become the destination for population expansion.
- As Florida continues to grow at a national-leading pace, residents and businesses will locate from the coastal areas to establishments of large planned communities within accessible inland areas, such as Wildwood.



**114,000**  
ESTIMATED  
RESIDENTS



**15,000**  
DAYTIME EMPLOYEE  
POPULATION



**38%**  
GROWTH RATE FROM  
LAST YEAR



## Radius Demographics

### POPULATION

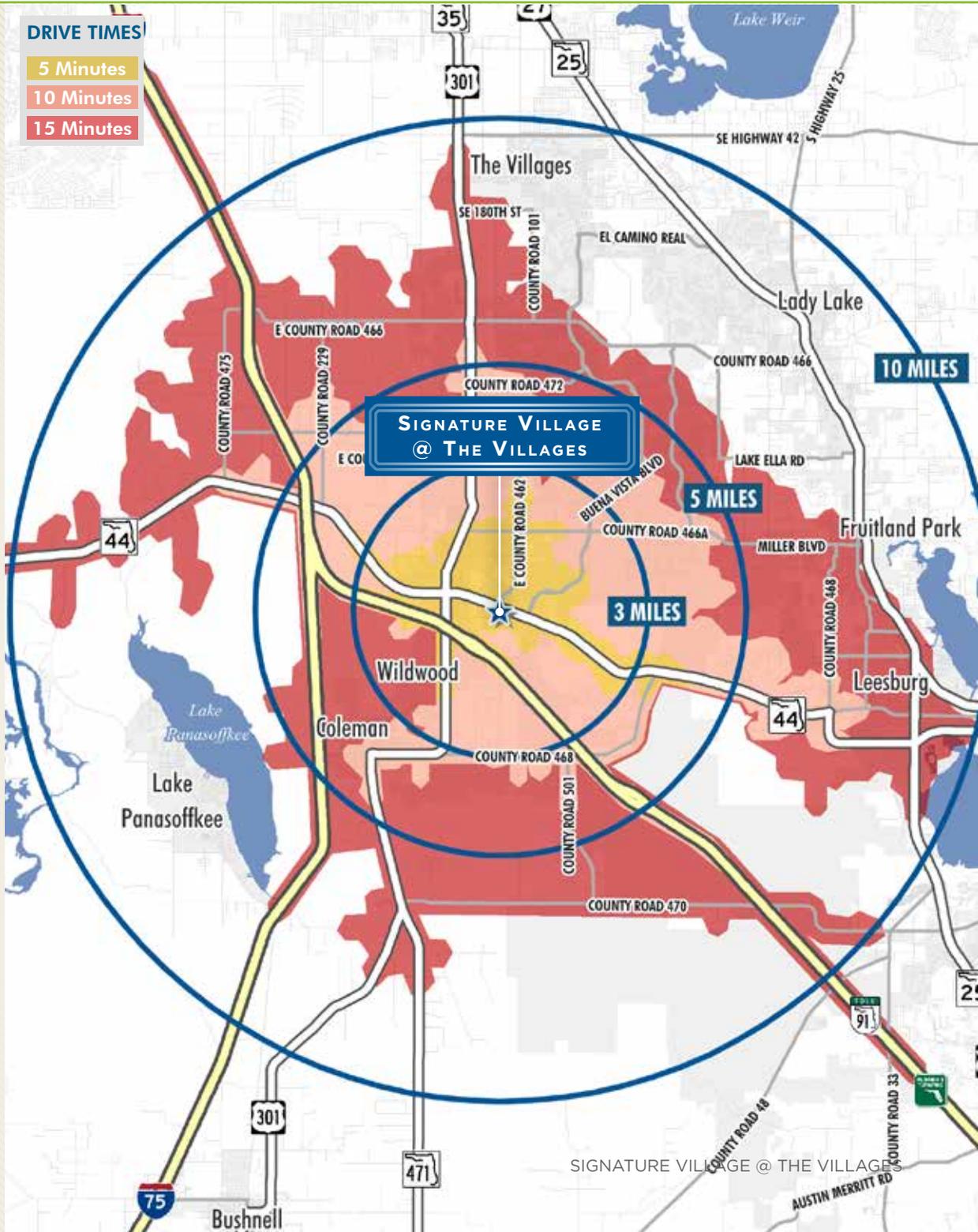
	3 MILE	5 MILES	10 MILES
2016 Estimated Population	26,654	55,867	164,235
2021 Projected Population	40,555	80,357	196,967
2010 Census Population	9,926	29,796	134,882
Growth 2010-2016	17.12%	10.58%	3.20%
Growth 2016-2021	8.76%	7.54%	3.70%

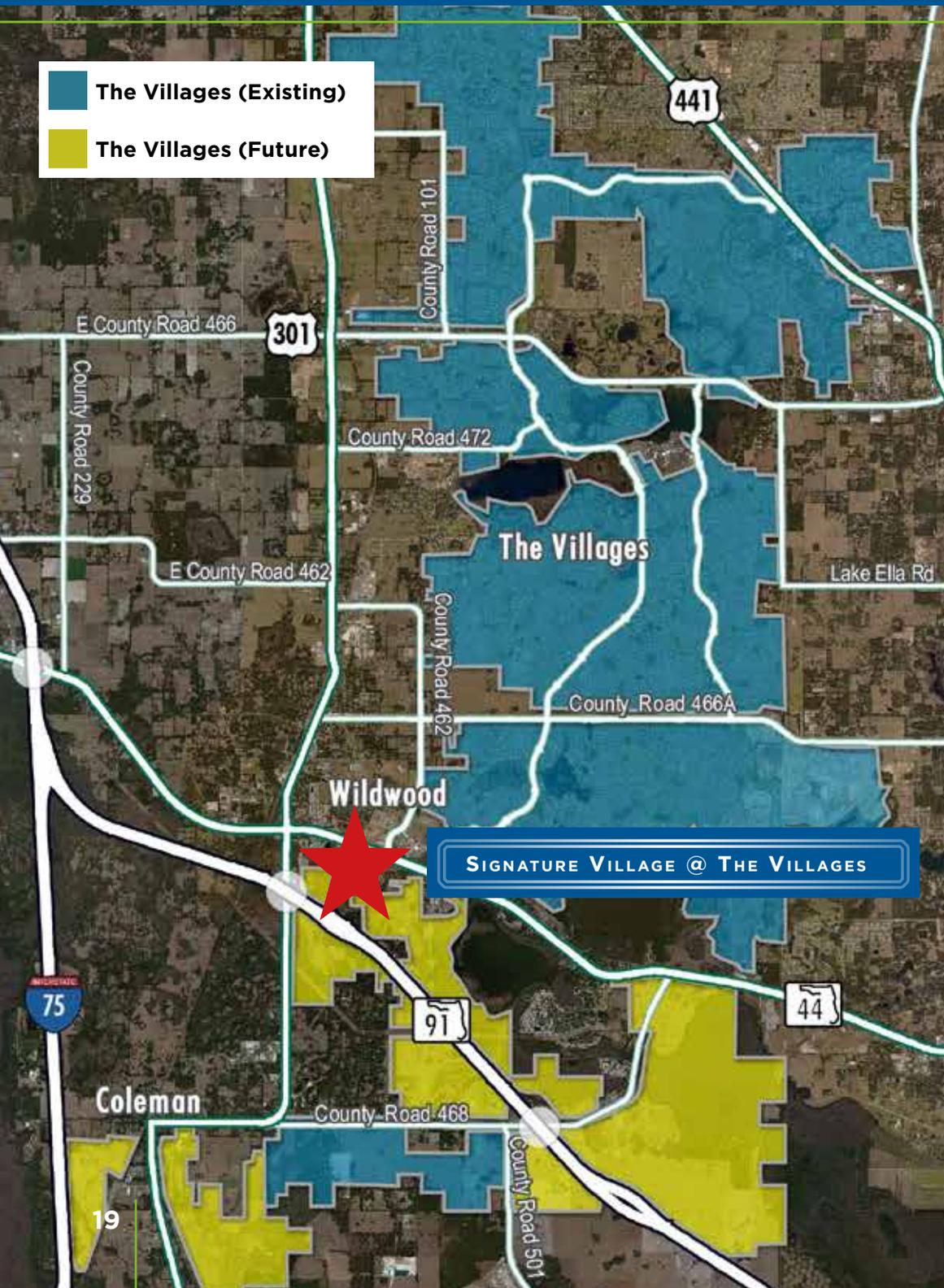
### HOUSEHOLDS

	3 MILE	5 MILES	10 MILES
2016 Estimated Households	12,142	26,852	77,289
2021 Projected Households	18,165	38,100	92,945
2010 Census Households	4,604	14,957	63,557
Growth 2010-2016	16.78%	9.81%	3.18%
Growth 2016-2021	8.39%	7.25%	3.76%

### INCOME

	3 MILE	5 MILES	10 MILES
2016 Estimated Households	12,142	26,842	77,279
- Income Less than \$15,000	1,603	2,916	8,655
- Income \$15,000 to \$24,999	1,901	3,508	10,126
- Income \$25,000 to \$34,999	1,405	2,857	9,827
- Income \$35,000 to \$49,999	1,731	3,957	13,493
- Income \$50,000 to \$74,999	2,897	6,614	17,886
- Income \$75,000 to \$99,999	1,080	2,926	7,870
- Income \$100,000 to \$149,999	1,002	2,739	6,387
- Income \$150,000 to \$199,999	285	719	1,696
- Income \$200,000 and over	238	606	1,340
2016 Est. Average Household Income	\$57,479	\$63,068	\$58,469





# Affiliated Business Disclosure & Confidentiality Agreement

## AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. operates within a global family of companies with many subsidiaries and/or related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates, including CBRE Investors, Inc. or Trammell Crow Company. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither CBRE, Inc. nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, CBRE, Inc. will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offer or prospective offerer, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

## CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

## Exclusively Marketed By

Capital Markets | Investment Properties

**Matt Burnett**

Senior Vice President

Lic. 01384566

+1 909 418 2098

matt.burnett@cbre.com

**Daniel Baker**

First Vice President

+1 407 839 3114

daniel.baker@cbre.com

[www.cbre.com/invOntarioRetail](http://www.cbre.com/invOntarioRetail)

4141 Inland Empire Boulevard | Suite 100 | Ontario, CA 91764

**CBRE**

CBRE, INC.

Broker Lic. 00409987