SIG

SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

OFFERING MEMORANDUM

Absolute Triple Net (NNN) Lease Investment

11581 Robious Road | Richmond, VA 23235

Actual Property Image

EXCLUSIVELY MARKETED BY:

SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

SIG works with Non-Resident Prospective Buyers
In Cooperation with
Russell Lynn Stanfield, VA Broker Lic# 0225222336 of
JDS Real Estate Services, Inc. VA Broker Lic# 0226026959
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Actual Property Image

INVESTMENT OVERVIEW

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer for Sale the Fox & Hound Bar + Grill. This Single Tenant Absolute NNN Lease Investment is Located at 11581 Robious Road in Richmond, VA. The 9,900 SF Restaurant is Being Offered at a 6.25% Cap Rate.

OFFERING SUMMARY

PRICE	$2,832,000
CAP	6.25%
NOI	$177,000
PRICE PER SF	$286
GUARANTOR	Kelly Investment Group, LLC

PROPERTY SUMMARY

ADDRESS	11581 Robious Road Richmond, VA 23235
COUNTY	Chesterfield
BUILDING AREA	9,900 SF
LAND AREA	1.61 AC

HIGHLIGHTS

BEST OF CLASS SINGLE TENANT LEASED INVESTMENT

- 10 Years Remaining on Absolute Triple Net (NNN) Lease – Zero Landlord Responsibilities
- 10% Rent Increases Every 5 Years and At Options
- Opportunity for Additional Income Through Percentage Rent (5% of Gross Sales Over $2.5M Throughout Current Lease Term and Option)
- Corporate Guarantee - Kelly Investment Group, LLC

SUPERIOR LOCATION

- Outparcel to The Huguenot Village Shopping Center – a 97,000 SF Center with a Mix of Local and National Retailer's Including SunTrust, Sheetz, Outback Steakhouse, Starbucks, KFC and More
- Benefits From Location on the Highly Trafficked Robious Road - Traffic Counts of 23,000+
- Maximum Traffic Due to Location in Shopping Center with Four Access Points

DOMINANT MARKET POSITION

- Located Among Established Business and Retail District in Richmond MSA
- 9+ Schools in Close Proximity Including John Tyler Community College (Enrollment of 13,900+)
- Immediate Trade Area Features Above Average Household Incomes of $100,000+ and a Population in Excess of 115,000 Within a 5-Mile Radius
- 1-Mile From Chesterfield Towne Center - Richmond's Largest Enclosed Shopping Center (1,019,193SF)
- Less Than 2-Miles From CJW Johnston Willis Medical Campus
- Additional Neighboring Tenants Include Costco, Lowe's, Sam's Club, Walmart, Bed Bath & Beyond, Dick's Sporting Goods, Home Depot, Best Buy, Starbucks, T.J. Maxx, McDonald's, Chick-fil-A, Outback, Panera, DSW and ALDI

GROWTH & DEVELOPMENT

- Population Growth of 4.6% Expected Over Next 5 Years Within 3-Miles of Restaurant
- Employers in Richmond Area Forecasted to Create Over 57,000 Jobs by 2020
- 2-Miles from Proposed 25-Acre Mixed-Use Development (Retail, Office and 250+ Apartments)

PROPERTY OVERVIEW

Fox & Hound | 11581 Robious Road | Richmond, VA 23235

The Great Big Greenhouse
& Meadows Farms Nurseries
AXIS 147
Commonwealth oral & facial surgery
John Tyler Community College
BRUSTER'S real ice cream
MKSD
Sarah Kane photography
STR software
Candelas Pizzeria & Ristorante Italiano
FOX & HOUND
Henrico Furniture Store
CHILDREN
HUGUENOT ANIMAL HOSPITAL
Dave's AUTO Spa
OUTBACK STEAKHOUSE®
American Karate Center
Firefly Lane Boutique
SUNTRUST
SHEETZ
Robious Road


FOX & HOUND
Robious Road
Midlothian Turnpike
60
Firestone SunTrust SHEETZ OUTBACK STEAKHOUSE
GNC Great Clips PET SUPPLIES PLUS WELLS FARGO RITE AID Kroger RUTH'S CHRIS STEAK HOUSE
Exxon BRUSTER'S
HomeGoods macy's sears charlotte russe H&M ROSS DRESS FOR LESS
AMERICAN EAGLE OUTFITTERS HOLLISTER Justice VICTORIA'S SECRET JCPenney
NEW YORK & COMPANY OLD NAVY Bath & Body Works
PACSUN rue21 LOFT
THE CHILDREN'S PLACE AÉROPOSTALE the Vitamin Shoppe GNC
BARNES & NOBLE at home KIRKLAND'S
five BELOW SALON PLAZA Sherwin-Williams
claire's ULTA FIVE GUYS
LaQUINTA SEPHORA Payless
QDOBA SHOE DEPT. ENCORE CARRABBA'S
CHAMPS villa T-Mobile
FINISH LINE Foot Locker
MEN'S WEARHOUSE metroPCS Sprint
BB&T BEST BUY mellow MUSHROOM DICK'S SPORTING GOODS TEXAS ROADHOUSE InTown SUITES Chick-fil-A
ALDI
Lowe's
COSTCO WHOLESALE
T.J.maxx DOLLAR TREE LIDL SALLY BEAUTY THE HOME DEPOT STAPLES SONIC SUBWAY THE SALVATION ARMY PETSMART Ruby Tuesday DOUBLETREE
NTB SunTrust bp CHUCK E. CHEESE'S Public Storage Burlington TACO BELL Tuesday Morning CATHERINES
Walmart Supercenter CATO SUBWAY Domino's WOODFOREST NATIONAL BANK
Office DEPOT OfficeMax VCF VALUE CITY FURNITURE THE FRESH MARKET REGIS SALONS HOOTERS Chick-fil-A DSW pure barre goodwill COLD STONE NOODLES & COMPANY
Walgreens SUBWAY
Marshalls Stein Mart petco A.C.MOORE Olive Garden Sprint Best Western PLUS Applebee's metroPCS
Sam's Club
amc
jiffy lube Wawa WELLS FARGO Denny's Hampton Hardee's Wendy's UNION
O'Reilly AUTO PARTS FRIDAYS SUBWAY
Wegmans Party City petco HAND & STONE EUROPEAN WAX CENTER Sprint Hair cuttery BLAZE PIZZA PANDA EXPRESS
BED BATH & BEYOND Michaels Panera BREAD Advance Auto Parts MATTRESS FIRM Exxon 7 ELEVEN ME Massage Envy HEARTLAND cricket T-Mobile Great Clips sleep number
KOHL'S TARGET Pier 1 imports AutoZone CVS pharmacy BURGER KING HAVERTYS FIREHOUSE SUBS SportClips SUPERCUTS MATTRESS FIRM tropical CAFE DUNKIN' DONUTS MATTRESS Warehouse verizon

AREA OVERVIEW

CITY OVERVIEW

Richmond | Chesterfield County | Virginia

Richmond, VA

Richmond is the capital of the Commonwealth of Virginia in the United States. It is the center of the Richmond Metropolitan Statistical Area and the Greater Richmond Region. It was incorporated in 1742, and has been an independent city since 1871. Richmond is known for being the capital of the confederacy during the civil war. As of the 2016 census, the population was 223,170, making it the 4th most populous city in Virginia. The Richmond Metropolitan Area has a population of 1,260,029, the 3rd most populous metro in the state. Richmond is located at the fall line of the James River, 44 miles west of Williamsburg, 66 miles east of Charlottesville, and 98 miles south of Washington D.C. Since its founding in 1607, the city of Richmond has always been the strategic center of commerce, innovation, and decision-making power in the Commonwealth of Virginia.

Economy

Richmond's economy is driven by law, finance, and government, with federal, state, and local governmental agencies, as well as notable legal and banking firms, located in the downtown area. The city is home to both the United States Court of Appeals for the Fourth Circuit, one of 13 United States courts of appeals, and the Federal Reserve Bank of Richmond. Dominion Resources and WestRock, Fortune 500 companies, are headquartered in the city, with others in the nearby area. Richmond is also home to four of the largest law firms in the United States: Hunton & Williams, McGuireWoods, Williams Mullen, and LeClairRyan. The Richmond Region's educational Universities, Randolph Macon College, University of Richmond, Virginia Commonwealth University, and Virginia Sate University, are some of the nation's best in liberal arts, medicine, research, business and fine arts.

Culture

With over 400 years of history, a growing future and family thrills. Richmond has a little bit of something for everyone to enjoy. Richmond is home to museums and battlefields of the American Civil War. Near the riverfront is the Richmond National Battlefield Park Visitors Center and the American Civil War Center at Historic Tredegar, where much of the ordnance for the war was produced. The Lewis Ginter Botanical garden is a 50-acre garden that attracts visitors to come marvel its many blooms and domed conservatory – it's the only one of its kind in the mid-Atlantic. Richmond also has an amusement and water park called Kings Dominion. The Virginia Museum of Fine Arts is open 365 days a year and the permanent collection is free to all. Take in local Richmond History at the Valentine, get hands on at the Science Museum of Virginia or celebrate unhappy hour at the Edgar Allen Poe Museum.

DEMOGRAPHICS

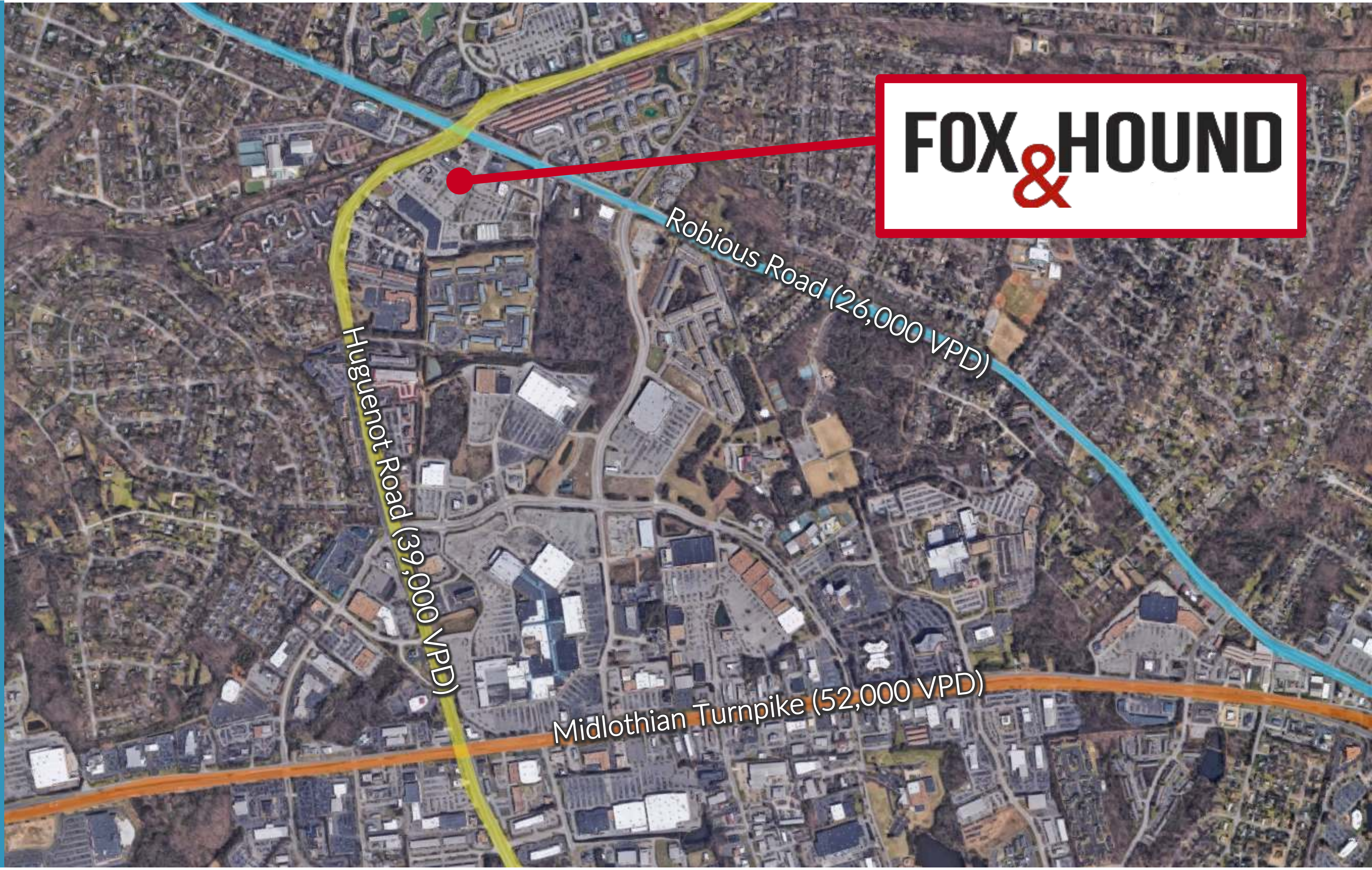
Fox & Hound | 11581 Robious Road | Richmond, VA 23235

Population

3-MILE	5-MILE	10-MILE
48,734	115,146	550,733

Average Household Income

3-MILE	5-MILE	10-MILE
$105,585	$108,483	$88,580



TENANT OVERVIEW

TENANT PROFILE

Fox & Hound was started by an avid billiards player named Steve Hartnett. Steve wanted a place where he could unwind after a long day's work, have a cold one, and shoot a few games without having to hit the pool hall. So he created Fox & Hound. A place where people can simply be themselves.

Whether that means playing darts or video games, watching their favorite teams and having a bite to eat, or even hosting an epic party. That's Fox & Hound. Your local bar. Good times await. Fox and Hound Restaurant Group Inc. operates a chain of restaurants in the United States. The company offers lunch, dinner, drinks, beer, and buffets. It also provides private rooms, cash bars, open bars, pre-paid drink tickets, and custom buffets for pre-and post-game parties, office shindigs, birthdays, bachelor and bachelorette parties, and wedding receptions. Fox and Hound Restaurant Group Inc. was formerly known as Total Entertainment Restaurant Corp. and changed its name to Fox and Hound Restaurant Group Inc. in May 2005. The company was founded in 1997 and is based in Dallas, Texas.

COMPANY TYPE	FOUNDED	# OF LOCATIONS	HEADQUARTERS	WEBSITE
Private	1997	28	Dallas, TX	foxandhound.com

LEASE ABSTRACT

LEASE SUMMARY

TENANT	Fun Eats and Drinks, LLC (Fox & Hound)
PREMISES	Approximately 9,990 SF
LEASE COMMENCEMENT	February 1, 2017
LEASE EXPIRATION	July 31, 2028
LEASE TERM	10 Years Remaining
RENEWAL OPTIONS	1 x 5 Year
RENT INCREASES	10% Every 5 Years and At Options
LEASE TYPE	Absolute Triple Net (NNN)
USE	Restaurant
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
GUARANTOR	Corporate - Kelly Investment Group, LLC

Actual Property Image

RENT ROLL

TENANT	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Fun Eats & Drinks, LLC (Fox & Hound)	9,990 SF	100%	$177,000	$17.88	10%	Every 5 Years & At Options	02/01/2017	07/31/2028	1 x 5 Year

CONFIDENTIALITY AGREEMENT

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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VIRGINIA ASSOCIATION OF REALTORS REQUIRED DISCLOSURE OF BROKERAGE RELATIONSHIP

Real estate licensees in Virginia who have entered into brokerage relationship are required by law to make prompt written disclosures of those brokerage relationship to those they work with, but do not represent in the real estate transaction. Licensees must also make written disclosures and obtain timely written consents from their clients in order to enter into certain brokerage relationships. This disclosure form is provided to you to satisfy these requirements and to assure that you understand the nature of the brokerage relationships in which the licensee presenting this disclosure is involved. Regardless of whose interests a licensee represents, all licensees who are REALTORS® are required by the REALTORS® Code of Ethics to treat all parties with whom they deal honestly.

The duties of real estate licensees in Virginia are set forth in Section 54.1-2130 et seq. of the Code of Virginia and in the regulations of the Virginia Real Estate Board. You should be aware that in addition to the information contained in this disclosure pertaining to brokerage relationships, there may be other information relevant to the transaction which may be obtained from other sources.

On the back of this form is information about brokerage relationships and the responsibilities of both licensees and the parties they represent. If you have any questions about any of this information, please ask the licensee presenting this form for clarification.

DISCLOSURE OF BROKERAGE RELATIONSHIP TO NON-CLIENT

(This box is to be signed by any non-client with whom the Agent has had substantive discussion about a specific Property.)

The undersigned do hereby acknowledge disclosure that:

Name of Firm & Licensee: Sands Investment Group in cooperation with DZ Net Lease Realty

Represents the following party in a real estate transaction:

☒ Seller(s) or ☐ Buyer(s) ☐ Landlord(s) or ☐ Tenant(s)

Date: ______________________ Date: ______________________

Signature of non-client: Signature of non-client:

DISCLOSURE OF DUAL REPRESENTATION

The undersigned do hereby acknowledge disclosure that:

Name of Firm & Licensee: ______

Represents the following party in a real estate transaction:

☐ Seller(s) or ☐ Buyer(s) ☐ Landlord(s) or ☐ Tenant(s)

The undersigned understand that the foregoing dual representative may not disclose to either client or such client's designated representative any information that has been given to the dual representative by the other client within the confidence and trust of

Seller's Initials Broker's Initials

the brokerage relationship except for that information which is otherwise required or permitted by Article 3 (§54.1-2130 et seq.) of Chapter 21 of Title 54.1 of the Code of Virginia to be disclosed. The undersigned by signing this notice do hereby acknowledge their informed consent to the disclosed dual representation by the license name above.

Date:	______	Date:	______
Signature of Seller/Landlord	______	Signature of Buyer/Tenant	______
Date:	______	Date:	______
Signature of Seller/Landlord		Signature of Buyer/Tenant	

VIRGINIA ASSOCIATION OF REALTORS REQUIRED DISCLOSURE OF BROKERAGE RELATIONSHIP

DISCLOSURE OF DUAL REPRESENTATION

The undersigned do hereby acknowledge disclosure that:

Name of Firm & Licensee: ______

Represents the following party in a real estate transaction:

☐ Seller(s) and Buyer(s) ☐ Landlord(s) and Tenant(s)

The undersigned understand that the foregoing dual representative may not disclose to either client or such client's designated representative any information that has been given to the dual representative by the other client within the confidence and trust of the brokerage relationship except for that information which is otherwise required or permitted by Article 3 (§54.1-2130 et seq.) of Chapter 21 of Title 54.1 of the Code of Virginia to be disclosed. The undersigned by signing this notice do hereby acknowledge their informed consent to the disclosed dual representation by the license name above.

The principal or broker has assigned ______ to act as Designated Representative for the one party indicated:

☐Seller(s) or ☐Landlord(s)

and ______ to act as Designated Representative for the other party as indicated:

☐Buyer(s) or ☐Tenant(s)

Date:	______	Date:	______
Signature of Seller/Landlord	______	Signature of Buyer/Tenant	______
Date:	______	Date:	______
Signature of Seller/Landlord		Signature of Buyer/Tenant	

______ Seller's Initials ______ Broker's Initials

THE LICENSEE'S DUTIES

A licensee may have a contractual agreement to represent a client, who is commonly referred to as the "principal". A licensee owes certain duties to his principal, as defined in the duties of a standard agent as set out in Virginia law or as otherwise agreed to in writing by the parties. A licensee who is not representing you in a transaction can nonetheless provide you other valuable information and assistance. However, you should always keep in mind whom the licensee represents in your transaction, and thus to whom that licensee owes the duties described above.

WHOM DOES THE LICENSEE REPRESENT?

In any real estate transaction, a licensee may represent the seller, the buyer, or, under certain circumstances, both seller and buyer.

The Seller	A licensee may represent a seller under a listing agreement, in which case the licensee owes his primary responsibilities to the seller. The listing agreement may authorize the listing firm to list the property with a multiple listing service and to cooperate with other licensees. These cooperating licensees, who frequently work for other firms, may operate under an agreement of subagency with the listing firm, in which case they also owe their primary responsibilities to the seller. Buyers working with a licensee should be aware that the licensee may be a subagent of the listing firm and thus representative of the seller.
The Buyer	A licensee and a buyer may enter into an agreement by which the licensee agrees to represent the interests of the buyer. A buyer's representative must repudiate any subagency offered by a listing firm and must disclose his relationship with the buyer whenever dealing with the seller or seller's representative.
The Buyer & The Seller	A licensee, either acting directly or through one or more of the real estate company's other licensees, may be the representative of both the buyer and the seller in a particular transaction, but only with the informed written consent of both the buyer and the seller. A licensee representing both the buyer and seller will necessarily be limited in his ability to represent either buyer or seller fully and exclusively. The licensee must safeguard the confidentiality of any information obtained within the confidentiality and trust of the brokerage relationship, unless disclosure of such information is required by law. Specifically, the licensee must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price higher than the price offered.
Designated Representatives	Virginia law also permits a principal or supervising broker to assign different licensees affiliated with the broker as designated representatives to represent different clients in the same transactions. Unlike the dual representative discussed in the previous paragraph, these designated representatives represent only the interest of their respective clients, and may therefore represent those interest more fully. The principal or supervising broker who is supervising the transaction will be considered dual representative of both seller and buyer. Designated representatives may not disclose, except to their broker, personal or financial information received from the clients during the brokerage relationship and any other information a client requests to be kept confidential, unless required by law to be disclosed or the client consents to its disclosure in writing.

______________ Seller's Initials   ______________ Broker's Initials

THE PRINCIPAL'S RESPONSIBILITIES

Representation by a licensee in a real estate transaction does not relieve sellers and buyers from the fundamental responsibility to protect their own interest. A buyer should take all reasonable steps to determine the condition of the property the buyer is purchasing, and all parties should carefully read all agreements to assure that they adequately express their understanding of the transaction. A real estate licensee is qualified to advise about real estate, but if you need legal or tax advice, you should consult a competent professional.

A principal should ensure that any existing brokerage relationship is disclosed to other principals and their representatives. A buyer should also consult the buyer's representative before visiting any resale or new homes or contacting any other licensees to avoid the possibility of confusion over brokerage relationships.

You might receive more than one disclosure form, depending upon the number of licensees assisting in the transaction. The law may require a licensee with whom you have substantive discussions about specific property, and with whom you do not have a brokerage relationship, to present you with a written disclosure. You should read its contents each time it is presented to you and you should consider the relationship between you and the licensee in your specific transaction.

__________ Seller's Initials   __________ Broker's Initials