



## NET LEASE INVESTMENT SALES: SPOTLIGHT ON SHEETZ

JULY 2018



### MARKET OVERVIEW



46

net leased Sheetz investment sales since 2012



76%

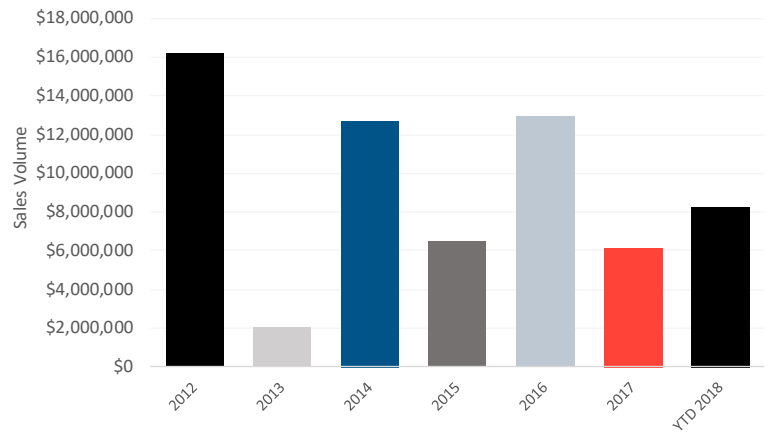
of Sheetz stores have been purchased by private buyers



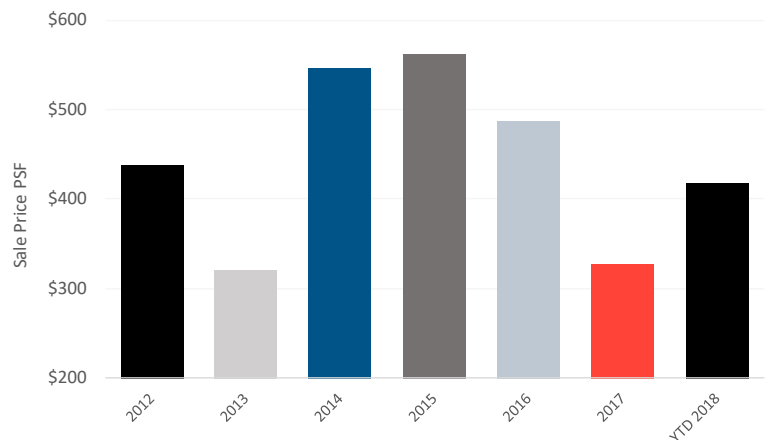
\$64.8

million worth of transactions have taken place since 2012

#### QUARTERLY SALES VOLUME SINCE 2012



#### HISTORICAL SALE PRICE PER SF SINCE 2012



# Sales Comparables

JULY 2018

The report below features a sampling of properties sold since February 2016. Please note the different locations and adjust comparisons accordingly. Also note that sales comparables provide a snapshot of recent transactions and are not a perfect predictor of future market movement and behavior.

	2415 Lee Highway Bristol, VA	1002 California Avenue Natrona Heights, PA	160 Leaders Heights Road York, PA	2500 Caton Hill Road Woodbridge, VA	712 Chestnut Ave Altoona, PA
Property					
Close Date	February 2018	February 2018	September 2017	March 2017	February 2016
Sale Price	\$2,200,000	\$2,050,000	\$2,300,000	\$4,800,000	\$2,000,000
Cap Rate	4.90%	5.37%	5.14%	4.75%	5.25%
RBA (SF)	9,004	7,795	6,482	6,900	6,500
Sale Price Per SF	\$244.34	\$262.99	\$354.83	\$695.65	\$307.69
Lease Type	NNN	NNN	NNN	NNN	NNN
Term Remaining	13 Years	18 Years	13 Years	13 Years	14 Years
Year Built	2016	2017	2016	2016	2015



# NET LEASE

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