

# Offering Memorandum

York, SC  
&  
Saint Joseph, MO

## Filtration Group Portfolio



Saint Joseph Site Pictured



Corporate Guarantee  
S&P “B” Rating



129,785 Square Feet  
12.02 Acres Total



6+ Years Remaining on  
Absolute NNN Leases

\*Available Separately or as Portfolio

**JONNA GROUP**  
REAL ESTATE INVESTMENT SERVICES

**Colliers**

**Erik Sharkey**

Associate | National Net Lease Group  
+1 248 226 1648  
erik@jonnagroup.com

**Simon Jonna**

Executive Vice President  
+1 248 226 1610  
simon@jonnagroup.com

# Table of Contents.

<u>02</u>	Offering Overview.
<u>03</u>	Portfolio Summary.
<u>04</u>	York Property Summary.
<u>06</u>	York Regional Overview.
<u>07</u>	York Demographics.
<u>08</u>	St. Joseph Property Summary.
<u>11</u>	St. Joseph Regional Overview.
<u>12</u>	St. Joseph Demographics.
<u>13</u>	Broker Representation.

# Offering Overview.

Jonna Group of Colliers International is pleased to present the opportunity to acquire a portfolio of two Industrial Properties leased to Filtration Group, LLC. Filtration Group guarantees both leases and carries a “B” rating from Standard & Poor’s. Filtration Group has more than 7,200 employees across 28 countries, with an annual revenue of over \$1.5 Billion. Filtration Group is a leading manufacturer of filtration products, science tools, fiber and foam material development, and industrial technologies, including hydraulic filters.

The two properties comprise a total of nearly 130,000 square feet on over 12 acres. Filtration Group leases and occupies the full 49,614 SF at the York, SC location. BMS Logistics, Inc. operates under a sublease at the St. Joseph, MO location. BMS Logistics, Inc. has operated at this location since July of 2016 and their sublease extends into 2024.

This offering provides potential buyers with attractive returns and rent increases to hedge against inflation. In addition, there are 6+ years of term remaining and guaranteed by a strong, essential, credit-rated tenant, ensuring reliable returns. The portfolio is also located in exceptional industrial markets outside of the Charlotte and Kansas City MSA’s, strengthening lease renewal potential or retenanting potential.

# Portfolio Summary.



- ◇ Strategically Located Near Major MSAs and in Strong Industrial Neighborhoods
- ◇ Filtration Group Guarantees Both Leases and Carries a S&P “B” Rating
- ◇ Filtration Group is a Leading Manufacturer of Filtration Products with an Annual Revenue exceeding \$1.5 Billion
- ◇ Strong Hedge Against Inflation with Annual Increases in Rent
- ◇ Over 6 Years of Lease Term Remain with Two 10-Year Options to Extend
- ◇ Lease is Absolute NNN - There are zero Landlord Responsibilities

<b>Price</b>	<b>\$7,770,000</b>
<b>Net Operating Income</b>	<b>\$478,127</b>
<b>CAP Rate</b>	<b>6.15%</b>
Total Building Size	129,785 SF
Total Acreage	12.02
Lease Start Date	September 30, 2011
Lease End Date	September 30, 2028
Term Remaining	~6.4 Years
Options	Two (2) 10-year
Rent Increases	Annual ; Lesser of 3.5% or CPI
Lease Type	Absolute NNN
Landlord Responsibility	None
Tenant Responsibility	All Expenses

# York, SC



# Investment Specs.

York, SC.



Address | 600 Railroad Avenue, York, SC 29745

Property Category | Net-Leased Industrial

Clear Height | 15 Feet

Rentable SF | 49,614 SF

Lot Acres | 5.01 Acres

Docks/Drive-Ins | 9

NOI **\$142,000**

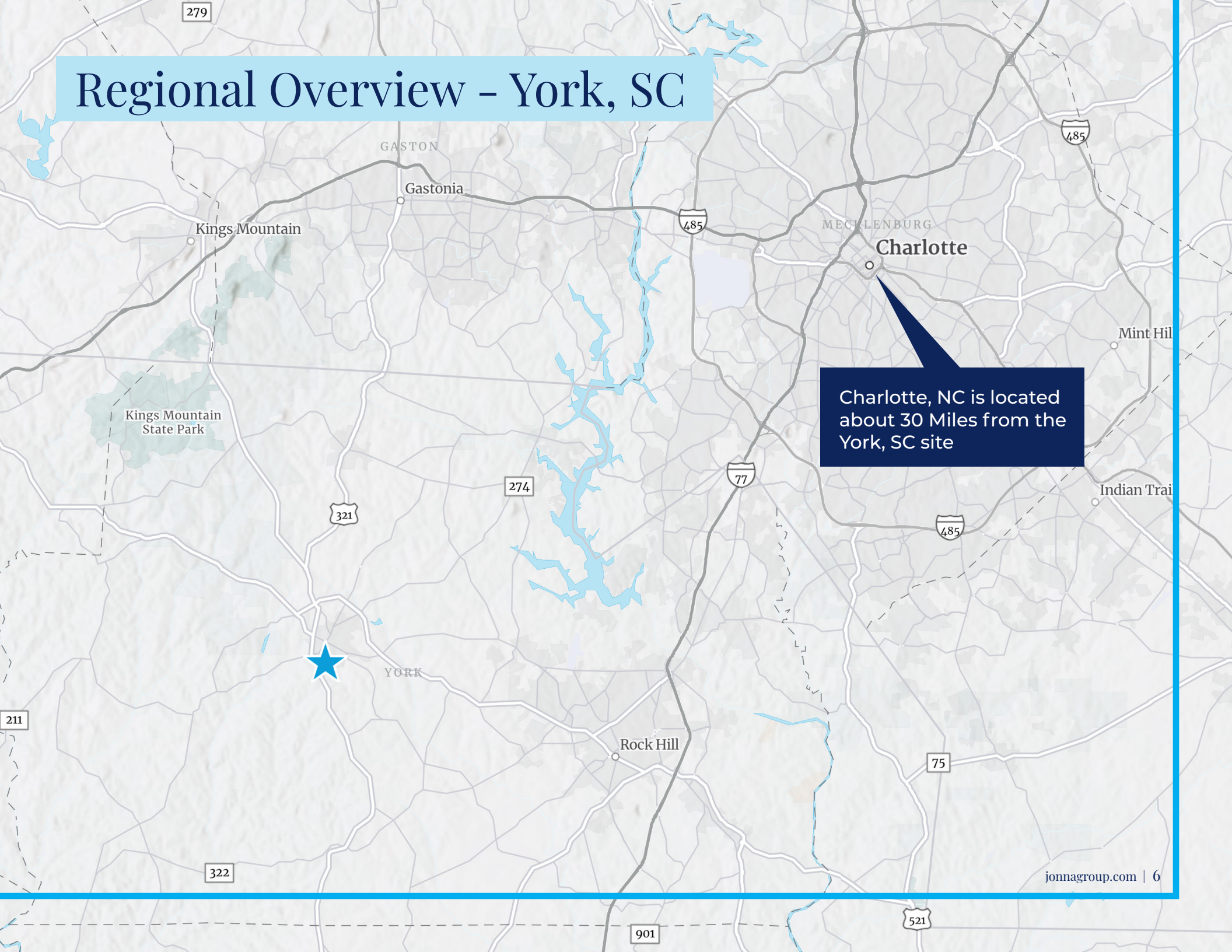
PRICE **\$2,600,000**

CAP **5.46%**



Tenant	Filtration Group Corporation
Guarantor	Filtration Group, LLC
Guarantor Credit	S&P "B" Rated
Lease Type	Absolute NNN
Primary Term Start	September 30, 2011
Primary Term End	September 30, 2028
Lease Term Remaining	~6.4 Years
Rent	\$2.86 PSF
Options	Two (2) 10-Year
Rent Increases	Annual ; Lesser of 3.5% or CPI Options ; 10% at start
Landlord Responsibility	None
Tenant Responsibility	All Expenses

# Regional Overview - York, SC



Charlotte, NC is located about 30 Miles from the York, SC site

# Demographics.

York, SC.

	<u>1 mile</u>	<u>5 miles</u>	<u>10 miles</u>
2000 Total Population	3,196	15,832	47,996
2010 Total Population	3,147	18,177	59,179
2021 Total Population	3,514	20,935	68,463
2021 Group Quarters	98	457	684
2026 Total Population	3,812	22,922	75,068
2021-2026 Annual Rate (CAGR)	1.64%	1.83%	1.86%
2000 Households	1,139	5,593	16,995
2010 Households	1,208	6,647	21,899
2021 Households	1,386	7,853	25,880
2021 Average Household Size	2.47	2.61	2.62
2026 Households	1,510	8,626	28,444
2021 Per Capita Income	\$26,011	\$26,686	\$31,199
2021 Median Household Income	\$45,663	\$52,030	\$61,346
2021 Average Household Income	\$66,667	\$71,267	\$82,093

# Saint Joseph, MO



# Saint Joesph, MO



# Investment Specs.

Saint Joseph, MO.



Address	1309 S 58th Street, Saint Joseph, MO 64507
Property Category	Net-Leased Industrial
Clear Height	32 Feet
Rentable SF	80,171 SF
Lot Acres	7.01 Acres
Docks/Drive-Ins	5

**NOI**     **\$336,127**

**PRICE**     **\$5,170,000**

**CAP**     **6.50%**



Tenant	BMS Logistics (Subleased)
Guarantor	Filtration Group, LLC
Guarantor Credit	S&P "B" Rated
Lease Type	Absolute NNN
Primary Term Start	September 30, 2011
Primary Term End	September 30, 2028
Lease Term Remaining	~6.4 Years
Rent	\$4.19 PSF
Options	Two (2) 10-Year
Rent Increases	Annual ; Lesser of 3.5% or CPI Options ; 10% at start
Landlord Responsibility	None
Subleased Rent	\$2.50 PSF - NNN
Sublease Term	7/1/2016 to 2/29/2024
Sublease Increases	Annual ; 1.5% Bumps

# Regional Overview - York, SC



# Demographics.

Saint Joseph, MO.

	<u>1 mile</u>	<u>5 miles</u>	<u>10 miles</u>
2000 Total Population	913	57,537	89,097
2010 Total Population	1,125	60,710	92,361
2021 Total Population	1,134	59,927	91,274
2021 Group Quarters	37	4,028	4,365
2026 Total Population	1,135	59,564	90,806
2021-2026 Annual Rate (CAGR)	0.02%	-0.12%	-0.10%
2000 Households	343	22,581	34,703
2010 Households	453	23,545	35,774
2021 Households	458	23,150	35,288
2021 Average Household Size	2.39	2.41	2.46
2026 Households	458	22,974	35,070
2021 Per Capita Income	\$28,770	\$25,098	\$25,210
2021 Median Household Income	\$61,147	\$46,543	\$48,247
2021 Average Household Income	\$76,104	\$64,385	\$64,727

# Broker Representation.



**Erik Sharkey**  
Associate  
+1 248 226 1648  
erik@jonnagroup.com



**Simon Jonna**  
Executive Vice President  
+1 248 226 1610  
simon@jonnagroup.com



**Raymond Jonna**  
Senior Vice President  
+1 248 226 1611  
raymond@jonnagroup.com

**DISCLAIMER:** This Offering Memorandum contains select information pertaining to the business and affairs of Filtration Group and BMS Logistics and has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers International from sources it deems reliable. Owner, nor their officers, employees, Colliers International or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.