

INVESTMENT OFFERING



CHIPOTLE

5823 Campbellton Rd SW
Atlanta, GA 30331



TABLE OF CONTENTS



CHIPOTLE

MEXICAN GRILL

Financial Overview	3
Tenant Overview	4
Executive Summary	5
Property Photos	6-8
Site Plan	9
Location & Area Maps	10-11
Market Overview	12
Demographic Report	13

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FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$3,245,663
DOWN PAYMENT	100% / \$3,245,663
RENTABLE SQUARE FEET	2,235 SF
CAP RATE	4.75%
YEAR BUILT	2023
LOT SIZE	1.02 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Chipotle
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	11/01/2023
LEASE EXPIRATION DATE	10/31/2038
TERM REMAINING ON LEASE	Fifteen (15) Years
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options
RIGHT OF FIRST REFUSAL	No



ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$154,169.00	\$12,847.42
Years 6-10	\$169,585.90	\$14,132.16
Years 11-15	\$186,544.49	\$15,545.37
Years 16-20 (Option 1)	\$205,198.94	\$17,099.91
Years 21-25 (Option 2)	\$225,718.83	\$18,809.90
Years 26-30 (Option 3)	\$248,290.72	\$20,690.89
Years 31-35 (Option 4)	\$273,119.79	\$22,759.98
BASE RENT		\$154,169.00
NET OPERATING INCOME		\$154,169.00
TOTAL RETURN YR-1	4.75%	\$154,169.00

TENANT OVERVIEW



CHIPOTLE MEXICAN GRILL, INC.

Chipotle Mexican Grill (NYSE: CMG) is a leading fast-casual restaurant chain serving burritos, burrito bowls, tacos, and salads. The company currently operates more than 2,600 restaurants in the United States, Canada, United Kingdom, France, and Germany. The restaurant is popular for its fast and healthy meals made directly in front of the customer with high-quality, raw ingredients and classing cooking techniques. Chipotle leads the way in sustainable business practices as they partner with humane and environmentally friendly farmers, ranchers, and suppliers. The company has a “Food with Integrity” business model that pledges to source the most responsible and highest-quality ingredients for customers.

Chipotle’s revenue in 2021 was \$7.5 billion, an increase of 26.1% over the prior year, driven by new restaurant openings and a 19.3% increase in comparable restaurant sales. The company’s revenue is expected to increase significantly in 2022 as they continue to drive growth with new store openings and innovative restaurant concepts. The chain recently added “Chipotlanes” at hundreds of locations allowing customers to pick up mobile orders via drive-thru lanes.

PROPERTY NAME	Chipotle
PROPERTY ADDRESS	5823 Campbellton Rd SW Atlanta, GA 30331
PROPERTY TYPE	Net Lease Quick Service Restaurant
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
STOCK SYMBOL	CMG
BOARD	NYSE
TERM REMAINING ON LEASE	Fifteen (15) Years
OPTIONS TO RENEW	(4) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	10% Every 5-Years
YEAR 1 NET OPERATING INCOME	\$154,169.00
NO. OF LOCATIONS	2,600+
HEADQUARTERED	Newport Beach, CA
WEBSITE	www.chipotle.com
YEARS IN THE BUSINESS	Since 1993

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed Chipotle drive-thru located in Atlanta, GA. The brand new 15-year absolute NNN lease is corporately guaranteed by Chipotle Mexican Group, Inc. (NYSE: CMG) and includes 10% rental increases every 5-years in the primary term and in the (4) five-year option periods.

This brand new Chipotle is strategically located at a busy signalized intersection directly in front of a Publix at the Sandtown Crossing shopping center. The site benefits from its excellent visibility and access at Campbellton Road and Camp Creek Parkway, which boasts over 52,000 vehicles per day. Immediately west of the subject property is a brand new 300-unit multifamily residential community (Story Riverside), offering luxury apartment homes. Within 3-miles of the subject property the average household income exceeds \$127,000 with a 6.0% estimated population growth over the next 5-years. Tenants in the immediate vicinity include CVS, Starbucks, Popeyes, Publix, Subway, Dominos, Amazon, UPS, Coca-Cola, Quaker Oats, PepsiCo, Gatorade, Bosch, Subaru, Ryder, Toyota, and many more. This is an excellent opportunity for an investor to purchase a stable, long term corporately guaranteed investment with zero landlord responsibility.

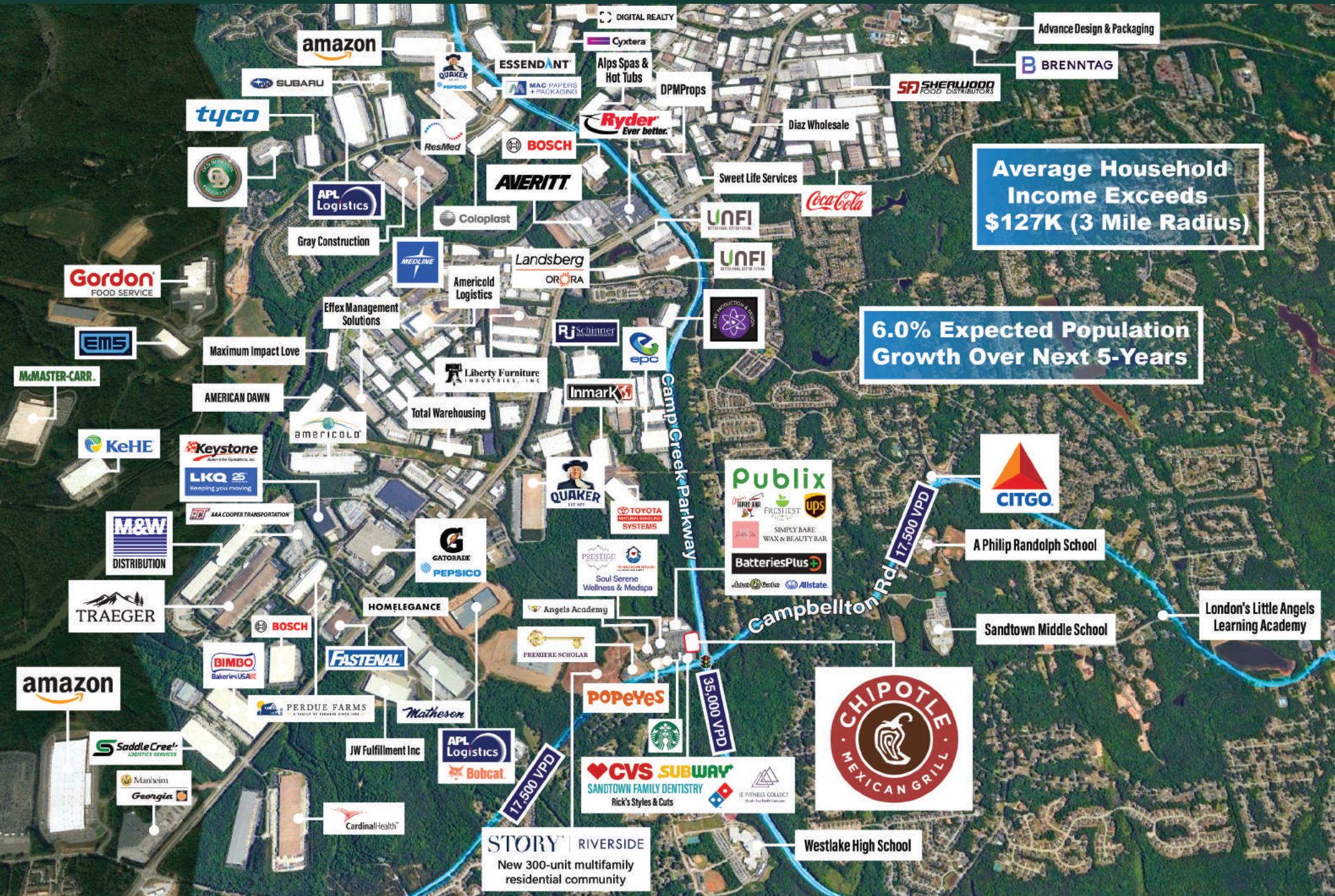


INVESTMENT HIGHLIGHTS

- Brand New 2023 Construction Featuring Chipotle's Latest "Chipotlane" Prototype Design w/ Drive-Thru
- 15-Year Absolute NNN Lease with 10% Increases Every 5-Years
- Outparcel to Publix Anchored Shopping Center Sandtown Crossing & Adjacent to New 300-Unit Multifamily Residential Community
- Excellent Access & Visibility at Campbellton Road & Camp Creek Parkway with Traffic Counts Exceeding 52,000 Vehicles Per Day
- Average Household Income Exceeds \$127,000 in 3-Miles
- Corporately Guaranteed Lease by Chipotle (NYSE: CMG) w/ Over \$7.5 Billion in Revenue & Market Cap of \$42.05 Billion
- 6.0% Expected Population Growth Over Next 5-Years



AERIAL PHOTO



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

SUBJECT PROPERTY



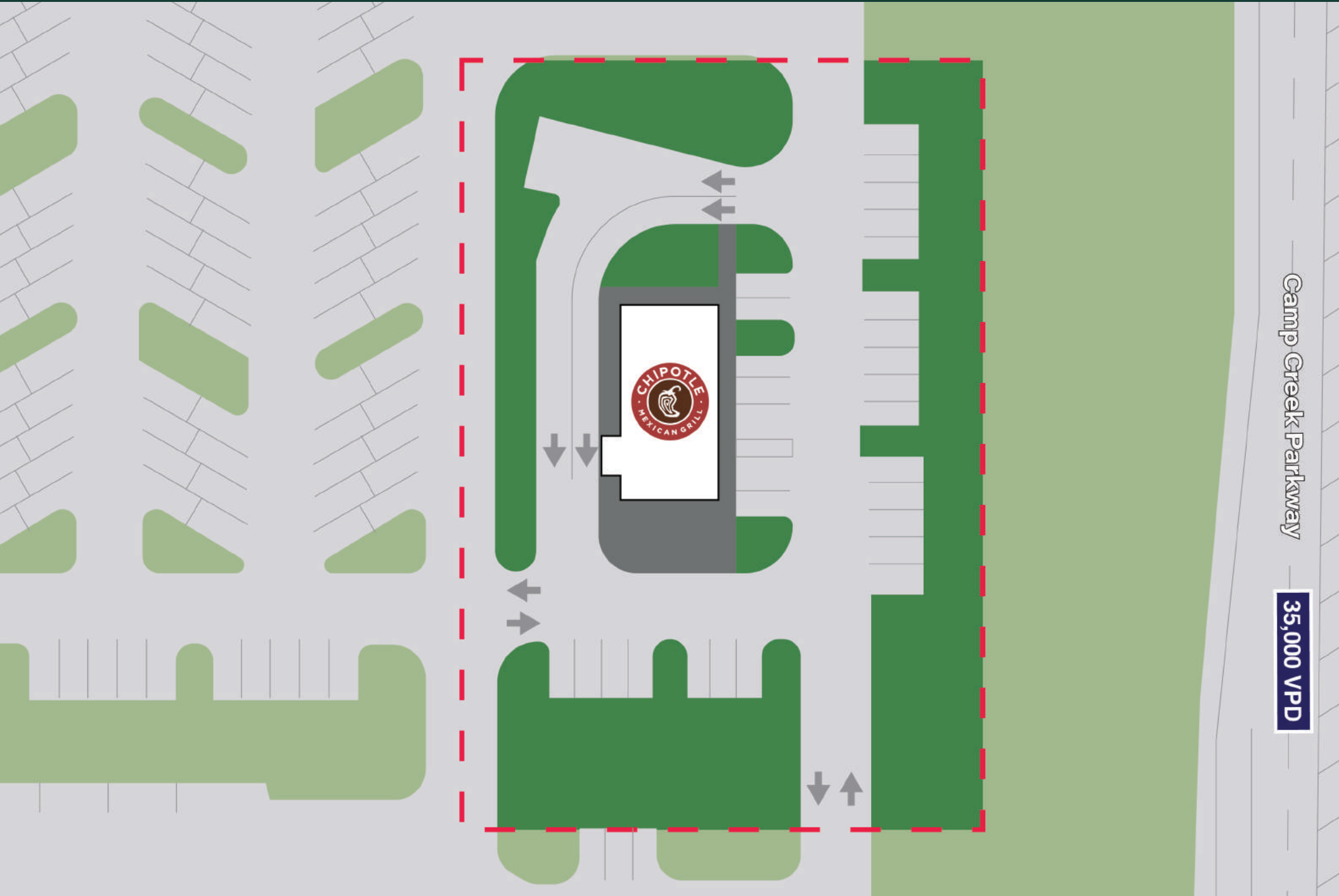
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SUBJECT PROPERTY



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SITE PLAN

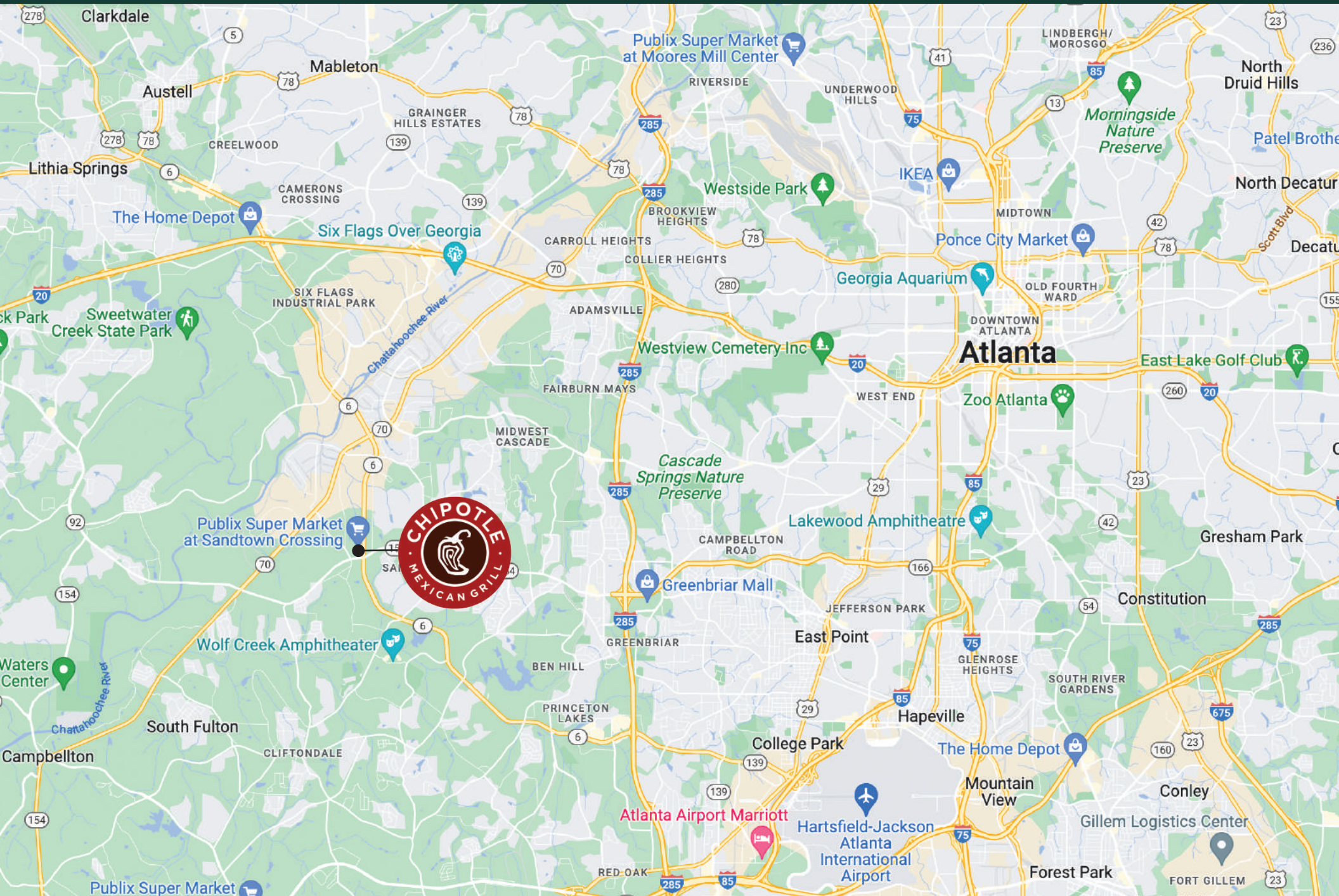


Camp Creek Parkway

35,000 VPD

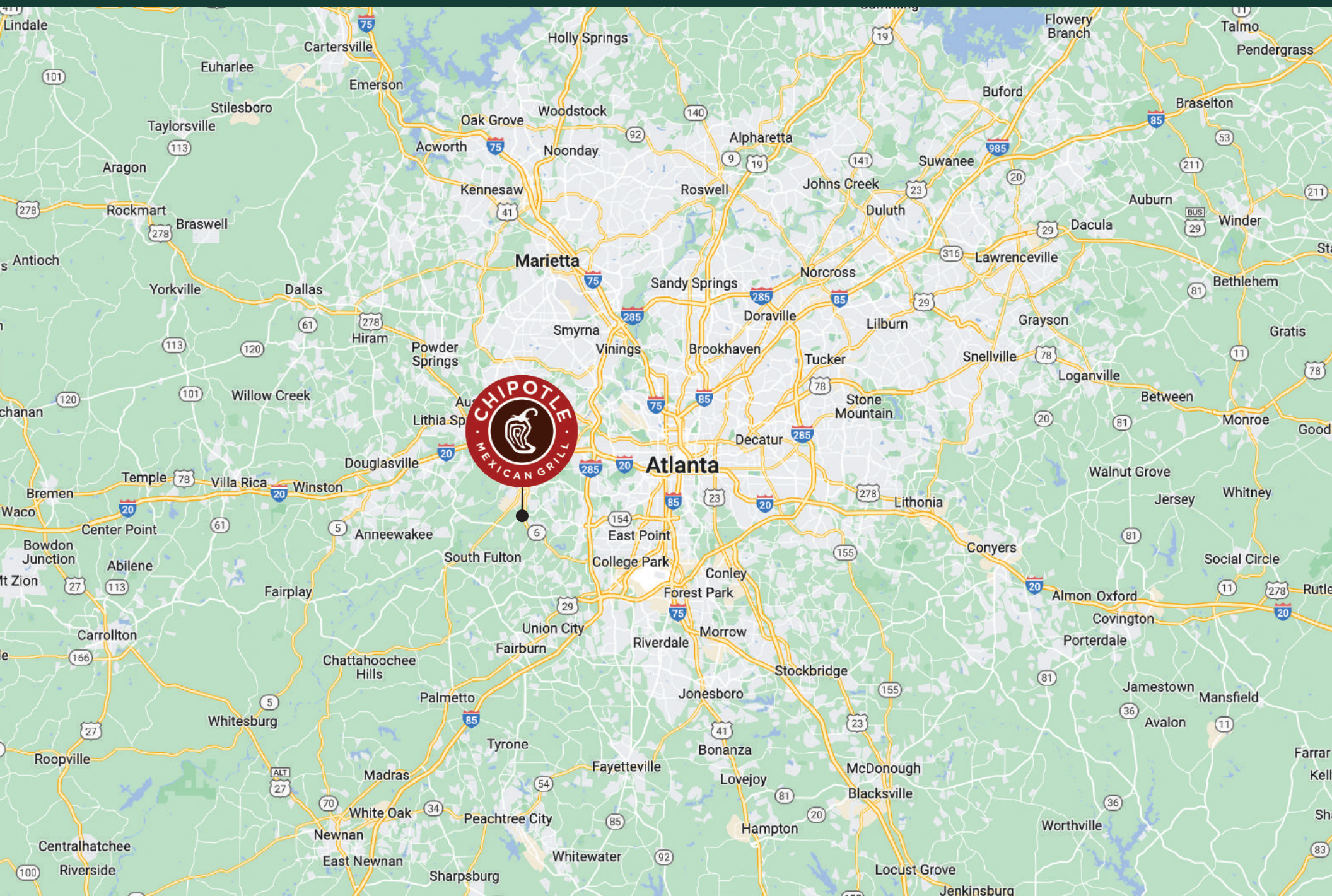
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LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

ATLANTA, GEORGIA

The Atlanta Metropolitan Area is the most populous metro area in Georgia and the ninth-largest Metropolitan Statistical Area in the United States. The Atlanta Metropolitan Statistical Area is included in the Atlanta-Sandy Springs-Gainesville, Georgia-Alabama Combined Statistical Area. This CSA spans up to 39 counties in north Georgia with about 6.3 million people making this the third largest metropolitan region after Greater Washington and South Florida. Dobbins Air Reserve Base on the south side of town and a Lockheed Martin manufacturing plant are among the major industries in the city. Kennesaw State University (Marietta Campus) formally Southern Polytechnic State University (SPSU), and Life University are located in Marietta, serving more than 20,000 students in more than 90 programs of study.

Atlanta is rated a "beta(+)" world city that exerts a moderate impact on global commerce, finance, research, technology, education, media, art, and entertainment. It ranks 38th among world cities and 10th in the nation with a gross domestic product of \$320 billion. Atlanta's economy is considered diverse, with dominant sectors that include logistics, professional and business services, media operations and information technology. In 2016, Atlanta was the third-most visited city in the United States, with over 51 million visitors per year. Although the most popular attraction among visitors to Atlanta is the Georgia Aquarium, the world's largest indoor aquarium, Atlanta's tourism industry is mostly driven by the city's history museums and outdoor attractions. Atlanta is home to professional franchises for four major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, the Atlanta Falcons of the National Football League, and Atlanta United FC of Major League Soccer.



3rd Largest Metropolitan
Region After Greater Washington
and South Florida



Ranked # 10
in the Nation with a Gross Domestic
Product of \$320 Billion



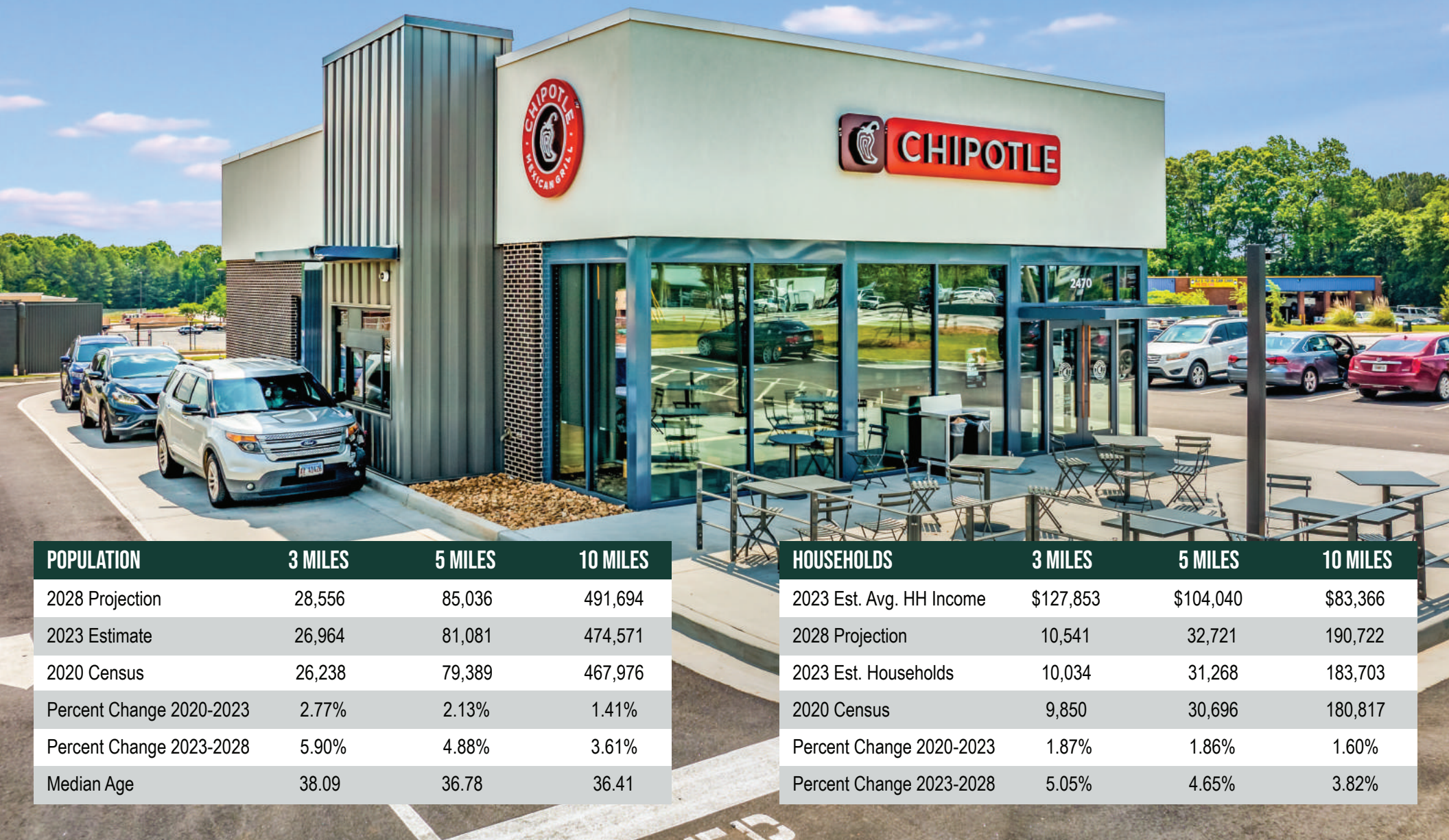
Home to the Largest
Concentration of Colleges and
Universities in the Southeastern U.S.



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DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



POPULATION	3 MILES	5 MILES	10 MILES
2028 Projection	28,556	85,036	491,694
2023 Estimate	26,964	81,081	474,571
2020 Census	26,238	79,389	467,976
Percent Change 2020-2023	2.77%	2.13%	1.41%
Percent Change 2023-2028	5.90%	4.88%	3.61%
Median Age	38.09	36.78	36.41

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2023 Est. Avg. HH Income	\$127,853	\$104,040	\$83,366
2028 Projection	10,541	32,721	190,722
2023 Est. Households	10,034	31,268	183,703
2020 Census	9,850	30,696	180,817
Percent Change 2020-2023	1.87%	1.86%	1.60%
Percent Change 2023-2028	5.05%	4.65%	3.82%

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WERTZ

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Listed with Georgia broker
DZ Net Lease Realty, LLC license h-63528

Real estate disclosure for the state of Georgia

This document is to be attached to marketing packages, brokerage agreements and offers revised 12.13.19

(Please put an X below in front of what is applicable)

DZ Net Lease Realty, LLC and non-Georgia broker are:

Not the brokers of a party for the proposed transaction and will help both parties equally.

Brokers of the seller/landlord.

Brokers of the buyer/tenant.

Brokers of both the seller/landlord and buyer/tenant and are acting as dual agents.

(Please put an X below in front of what is applicable)

DZ Net Lease Realty, LLC and/or non-Georgia real estate broker shall be paid by:

Seller/landlord

Buyer/tenant

Seller/landlord AND buyer/tenant

(Please put an X below in front of what is applicable)

_____ is the broker of:

The broker of the buyer/tenant

There is not a broker of the buyer/tenant

_____ shall be paid by:

(Please put an X below in front of what is applicable)

Seller/landlord

Buyer/tenant

Not applicable

Acknowledged and Accepted:

_____	_____	_____	_____
Seller/landlord	Date	Buyer/tenant	Date