

# INVESTMENT OFFERING

## OLIVE GARDEN

6138 Pavillion Way  
Covington (Atlanta), GA 30014





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For more information contact:

John R. Wertz  
Managing Principal  
(619) 218-6427  
jwertz@wertzrealestate.com  
CA Lic No. 01448585

Listed with Georgia broker  
DZ Net Lease Realty, LLC  
Lic. No. h-63528

**WERTZ**  
REAL ESTATE INVESTMENT SERVICES

# FINANCIAL OVERVIEW

## OFFERING SUMMARY

PRICE	\$3,866,666
DOWN PAYMENT	100% / \$3,866,666
RENTABLE SQUARE FEET	7,825 SF
CAP RATE	5.25%
YEAR BUILT	2025
LOT SIZE	2.68 +/- Acres

## TENANT SUMMARY

TENANT TRADE NAME	Olive Garden
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN Ground Lease
LANDLORD RESPONSIBILITY	None
LEASE TERM	10-Years
RENT COMMENCEMENT DATE	01/27/2025
LEASE EXPIRATION DATE	01/26/2035
INCREASES	Structured Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options
EARLY TERMINATION RIGHTS	No



## ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$203,000.00	\$16,916.66
Years 6-10	\$217,800.00	\$18,150.00
Years 11-15 (Option 1)	\$239,580.00	\$19,965.00
Years 16-20 (Option 2)	\$263,538.00	\$21,961.50
Years 21-25 (Option 3)	\$289,891.80	\$24,157.65
Years 26-30 (Option 4)	\$318,880.98	\$26,573.42

BASE RENT		\$203,000.00
NET OPERATING INCOME		\$203,000.00
TOTAL RETURN YR-1	5.25%	\$203,000.00

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# TENANT OVERVIEW



## OLIVE GARDEN

Olive Garden is a leading American casual dining restaurant brand specializing in Italian-inspired cuisine. Founded in 1982 and headquartered in Orlando, Florida, Olive Garden is part of the Darden Restaurants family, which is one of the largest full-service restaurant companies in the United States.

As of 2024, Olive Garden operates over 949 locations across the U.S. and internationally, making it one of the most recognized Italian restaurant chains in the country. Known for its signature dishes like unlimited soup, salad, and breadsticks, Olive Garden has built a loyal customer base and continues to attract diners with its warm, family-friendly atmosphere and consistent dining experience.

The brand's strong market presence and broad customer appeal make it a reliable tenant for property investors. Olive Garden locations are strategically placed in high-traffic retail areas, contributing to their accessibility and visibility. Darden Restaurants, Olive Garden's parent company, has an investment-grade credit rating, reflecting financial stability and further enhancing the security of Olive Garden leases for investors.



PROPERTY NAME	Olive Garden
PROPERTY ADDRESS	6138 Pavillion Way Covington (Atlanta), GA 30014
PROPERTY TYPE	Restaurant
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
CREDIT RATING	BBB (Investment Grade)
RATING AGENCY	S&P
STOCK SYMBOL	DRI
BOARD	NYSE
OPTIONS TO RENEW	(4) 5-Year Options
INCREASES	Structured Every 5-Years
YEAR 1 NET OPERATING INCOME	\$203,000
NO. OF LOCATIONS	949
HEADQUARTERED	Orlando, Florida
WEBSITE	<a href="http://www.olivegarden.com">www.olivegarden.com</a>
YEARS IN THE BUSINESS	Since 1982

ACTUAL SITE



# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

The subject property is a newly constructed Olive Garden located in Covington (Atlanta), Georgia. The brand new 10-year absolute NNN ground lease includes structured rent increases every 5-years in the primary term and throughout the (4) 5-year option periods. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management-free investment opportunity for a passive investor.

Strategically located next to one of the highest performing LongHorn Steakhouse locations in the United States (Top 96% per Placer AI), this Olive Garden benefits from significant visibility and accessibility, with daily traffic counts exceeding 33,000 vehicles per day on US Highway 278, 77,000 vehicles per day on Interstate-20, and 22,000 vehicles per day on Turner Lake Road. The surrounding area is a bustling retail hub with a growing population and strong demographics. Within a 10-mile radius, the population exceeds 127,000, and the average household income is approximately \$98,000. The Covington population has been rapidly growing and is expected to grow another 7.0% over the next 5-years.

National retailers in the immediate vicinity include LongHorn Steakhouse, Bojangles, Applebee's, Chick-Fil-A, QuikTrip, Kroger, Chipotle, Goodwill, Dunkin' Donuts, Planet Fitness, Ross, AutoZone, O'Reilly Auto Parts, CVS Pharmacy, Arby's, KFC, Burger King, Advance Auto, Taco Bell, Walgreens, Wendy's, Popeyes, McDonald's, and many more.



## INVESTMENT HIGHLIGHTS

- Brand New 2025 High-Quality Construction
- New 10-Year Absolute NNN Ground Lease with Structured Rental Increases Every 5-Years and (4) 5-Year Options to Extend
- Adjacent to One of the Highest Performing LongHorn Steakhouse Locations in the United States (Top 96% per Placer AI)
- Traffic Counts Exceed 33,000 Vehicles Per Day on US Hwy 278; 77,000 Vehicles Per Day on I-20; & 22,000 Vehicles Per Day on Turner Lake Rd
- 127,000 Residents within 10-Miles of Property w/ 7.0% Population Growth Over Next 5-Years & Average HH Income of \$98,000
- Olive Garden (S&P Rated BBB - Investment Grade) is the Leading Restaurant in the Italian Dining Segment w/ 900+ restaurants, 99,000+ employees & more than \$4.9 Billion in Annual Sales





**AERIAL PHOTO**

**Covington Town Center**  
\$300 million, mixed-use development  
180 acres | 350 apartments | 625 townhomes  
175,000 SF retail center

**Olive Garden**  
ITALIAN KITCHEN  
(Now Open)

**Newton Plaza**  
Kroger HIBBETT SPORTS Spectrum  
SYNOVUS Leadmark BIG LOTS  
CHIPOTLE bealls DUNKIN'  
petsense SHOE DEPT.

**New Hospitality Development**

**Bojangles**

**LONGHORN**  
Top 96% in U.S. per Placer AI

**Enterprise**

**Applebee's**

**Royal Palace**

**Chick-fil-A**

**PAPA JOHN'S**

**Checkers**

**Subway**

**THE UPS STORE**

**AMERICA'S CAR-MART**

**QT**

**CITITRENDS**

**ROSS**

**Auto Zone**

**Mister**

**CVS**

**Piedmont UrgentCare**

**ANIMAL MEDICAL**

**US Hwy 278**  
33,000 VPD

**Interstate-20**  
77,000 VPD

**Turner Lake Road**  
22,000 VPD

**Charles's Car Wash**

**ZAXBY'S**

**Arby's**

**Crescent Communities Development**  
300 apartments

**ingles**

**CAFO**

**Roses**

**KFC**

**Burger King**

**Advance Auto Parts**

**Food Depot**

**Aaron's**

**EAST METRO ANIMAL**

**EMERGENCY CLINIC**

**TACO BELL**

**Waffle House**

**Firehouse Subs**

**CITGO**

**NEWTON FEDERAL**

**AspenDental**

**Hardee's**

**TRUIST**

**Krystal**

**Wendy's**

**McDonald's**

**Pizza Hut**

**Piedmont Newton Hospital**  
103 beds

**Bobcat of Atlanta**

**Pinnacle Bank**

**bp**

**bread & butter**

**DOLLAR GENERAL**

**Clark's Grove Phase 2**  
145 Apartments | 84 Townhomes

**Downtown Covington**  
Mystic Grill Your Pie Pizza  
Social Goat Tavern Bread & Butter Bakery  
Scoops Bradley's Pit Barbecue

**Covington Fire Department**

**Days Inn**

**Super 8**

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# SUBJECT PROPERTY



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# SUBJECT PROPERTY



Clark's Grove Phase 2  
145 Apartments | 84 Townhomes



COVINGTON CROSSINGS  
Boutique Living  
Built 2021



Food Depot  
Aaron's  
EAST METRO ANIMAL  
EMERGENCY CLINIC  
El Chaparro  
PC After Dark  
COMPLETES  
Pharmacy

Waffle House

Olive Garden  
ITALIAN KITCHEN  
(Now Open)

Covington Gallery  
ingles  
CATO  
GNC  
LIVE WELL  
ROSES  
5e'clock  
CITIZENS

Crescent Communities  
Development  
300 apartments



ZAXBY'S



New Hospitality  
Development



LONGHORN  
STEAKHOUSE  
Top 96% in U.S. per Placer AI

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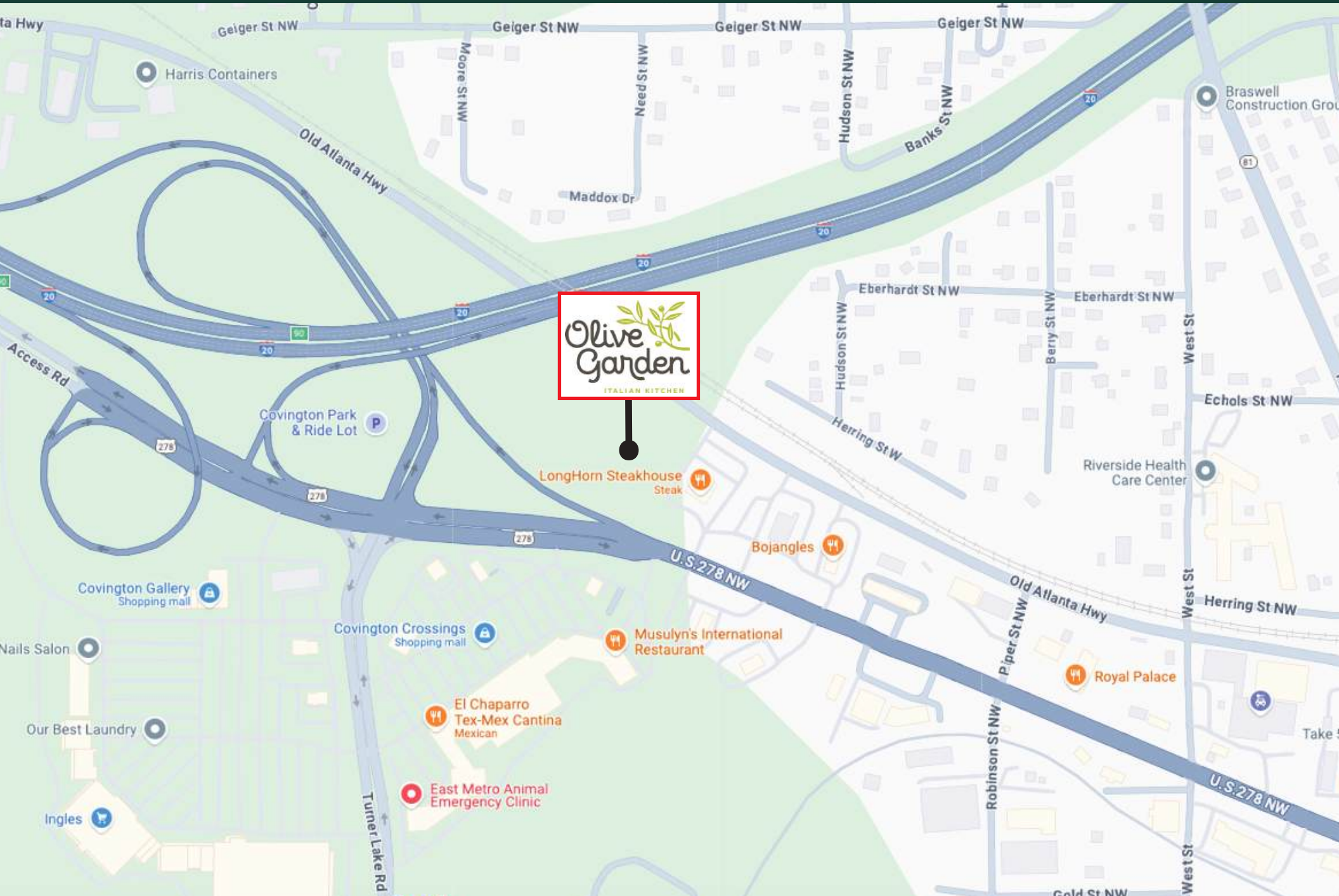
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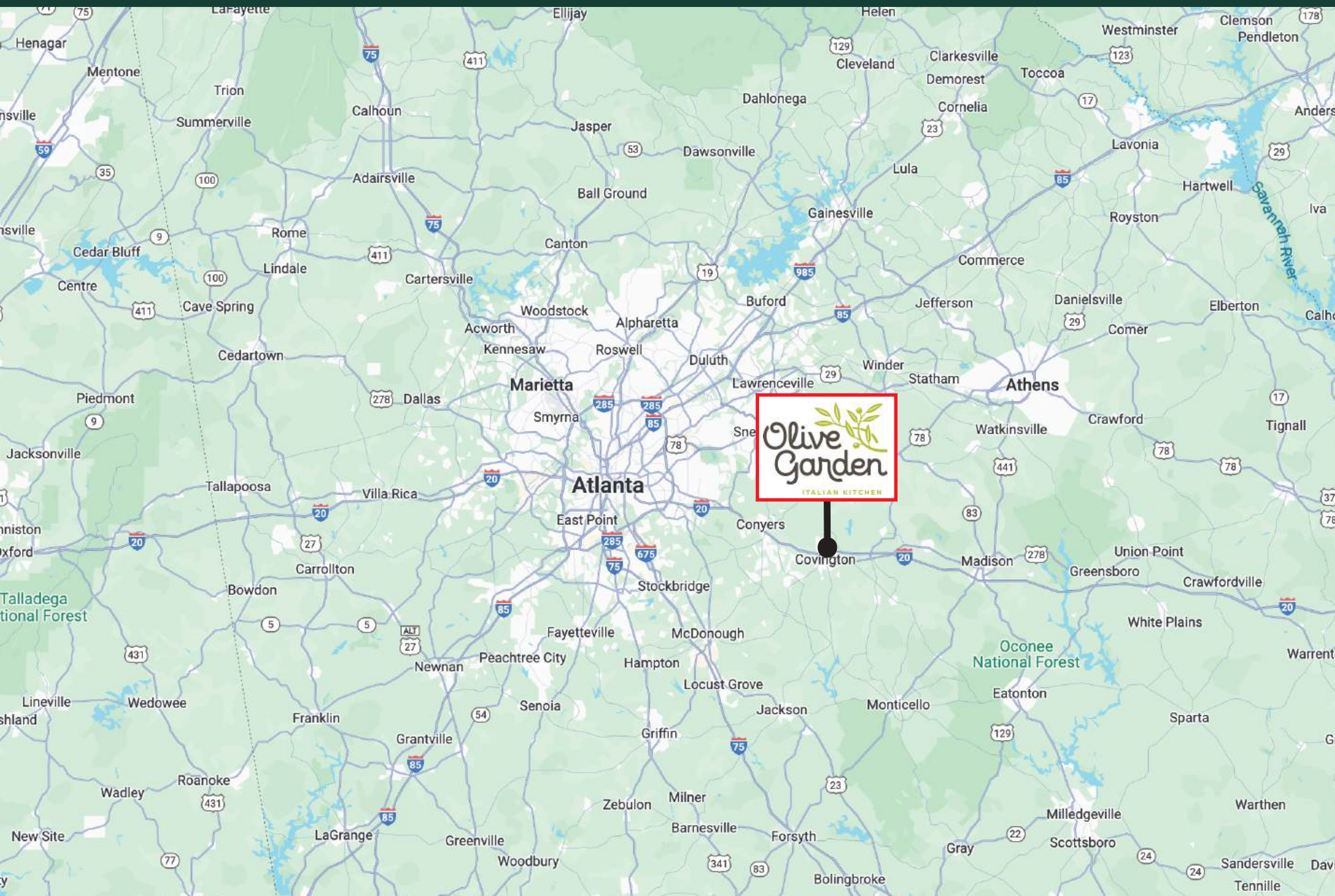
# LOCATION MAP



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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) formerly 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

ACTUAL SITE



POPULATION	3 MILES	5 MILES	10 MILES
2029 Projection	20,039	39,514	134,744
2024 Estimate	18,937	37,306	127,238
2020 Census	17,731	34,936	119,072
Percent Change 2020-2024	6.80%	6.78%	6.86%
Percent Change 2024-2029	5.82%	5.92%	5.90%
Median Age	38.14	38.21	38.77

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2024 Est. Avg. HH Income	\$97,635	\$92,381	\$98,288
2029 Projection	7,536	14,801	47,606
2024 Est. Households	7,114	13,854	44,838
2020 Census	6,641	12,797	41,795
Percent Change 2020-2024	7.12%	8.26%	7.28%
Percent Change 2024-2029	5.93%	6.84%	6.17%

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Wertz Real Estate Investment Services  
3138 Roosevelt Street, Suite L  
Carlsbad, CA 92008  
Tel: (619) 218-6427  
[www.wertzrealestate.com](http://www.wertzrealestate.com)

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