

INVESTMENT OFFERING



SMALLS SLIDERS

2355 Windy Hill Rd SE
Marietta (Atlanta), GA 30067



REPRESENTATIVE PHOTO

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$3,119,920
DOWN PAYMENT	100% / \$3,119,920
RENTABLE SQUARE FEET	800 SF
CAP RATE	6.25%
YEAR BUILT	2026
LOT SIZE	28,314 +/- SF
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Smalls Sliders
OWNERSHIP	Private
LEASE GUARANTOR	Franchisee
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LANDLORD RESPONSIBILITIES	None
ORIGINAL LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	01/15/2026 (Est.)
LEASE EXPIRATION DATE	01/14/2046 (Est.)
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	Four (4) 5-Year Options
RIGHT OF FIRST REFUSAL	No



ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$194,995.00	\$16,249.58
Years 6-10	\$214,494.50	\$17,874.54
Years 11-15	\$235,943.95	\$19,661.99
Years 16-20 (Option 1)	\$259,538.35	\$21,628.20
Years 21-25 (Option 2)	\$285,492.19	\$23,791.02
Years 26-30 (Option 3)	\$314,041.41	\$26,170.12
Years 31-35 (Option 4)	\$345,445.55	\$28,787.13
BASE RENT		\$194,995.00
NET OPERATING INCOME		\$194,995.00
TOTAL RETURN YR-1	6.25%	\$194,995.00

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TENANT OVERVIEW



SMALLS SLIDERS

Smalls Sliders is one of the fastest-growing brands in the restaurant industry, specializing exclusively in fresh, cooked-to-order cheese-burger sliders. Equipped with a streamlined drive-thru, walk-up window and unique modular buildout, the Atlanta-based brand is headed towards nationwide growth with locations opening across the Southeast, Southwest, Midwest, and West Coast. Smalls Sliders is the brainchild of restaurateur visionary Brandon Landry, led by industry veteran Maria Rivera, CEO, and is backed by 10 Point Capital and former NFL star Drew Brees. With average unit volumes exceeding \$2 million, Smalls Sliders has disrupted the QSR industry with its stacked leadership team and robust development pipeline, furthering its rapid growth trajectory with more than 350 locations open or under development across 30 states.

ABOUT THE TENANT

ROMO-PADA Development, LLC is an experienced multi-unit franchise group with established development rights across key North Georgia markets, including Cobb, Cherokee, Bartow, and Floyd counties. Led by seasoned operators Rocky Moore and Parke Day, the company is actively expanding its regional presence with a strong pipeline of new locations and current site evaluations underway in Acworth, Cartersville, Rome, and surrounding communities. The group's operational strength is built on a proven record of multi-unit management, disciplined site selection, and efficient, scalable operating systems. This foundation positions ROMO-PADA for sustained growth, operational consistency, and long-term performance across its expanding footprint. The company is a multi-unit franchisee of both Smalls Sliders and Guthrie's, further demonstrating its depth of experience in the quick-service restaurant sector.



PROPERTY NAME	Smalls Sliders
PROPERTY ADDRESS	2355 Windy Hill Rd SE Marietta (Atlanta), GA 30067
PROPERTY TYPE	Net Lease Quick Service Restaurant
OWNERSHIP	Private
LEASE GUARANTOR	Franchisee
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
OPTIONS TO RENEW	Four (4) 5-Year Options
INCREASES	10% Every 5-Years
YEAR 1 NET OPERATING INCOME	\$194,995.00
NO. OF LOCATIONS	350+ (Open & Under Development)
HEADQUARTERED	Atlanta, Georgia
WEBSITE	www.smallssliders.com
YEARS IN THE BUSINESS	Since 2019

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed Smalls Sliders drive-thru located in Marietta (Atlanta), Georgia. The brand-new 15-year absolute NNN lease features 10% rental increases every five years throughout the primary term and each of the four five-year option periods.

Ideally positioned at a signalized intersection along Windy Hill Road—one of Marietta's busiest commercial corridors with traffic counts exceeding 40,000 vehicles per day—the property benefits from exceptional visibility, access, and daily consumer exposure. It is an outparcel to Windy Hill Village, a well-established neighborhood shopping center anchored by a strong tenant mix including Sherwin-Williams, Lincoln Tech, Blue Moon Pizza, and Ollie's.

The site is less than one mile from Dobbins Air Reserve Base, a 1,600-acre installation with more than 4,000 active and reserve personnel and an annual economic impact of \$187 million. It is also minutes from The Battery Atlanta and Truist Park—home of the Atlanta Braves—which together draw over 10 million visitors annually. The immediate area is supported by robust retail, hospitality, automotive, and residential development, generating strong daytime population and consistent consumer traffic.

The broader trade area features an extensive lineup of national and regional retailers, including Walmart, Target, Publix, Walgreens, Burlington, Marshalls, Ross Dress for Less, T.J. Maxx, Michaels, HomeGoods, PetSmart, Petco, Ulta Beauty, Macy's, DICK'S Sporting Goods, Hobby Lobby, Five Below, Best Buy, Office Depot, AutoZone, O'Reilly Auto Parts, and Sherwin-Williams. Nearby dining options include Chick-fil-A, Chipotle, Popeyes, Zaxby's, IHOP, Waffle House, Wendy's, and Starbucks, complemented by key hospitality and residential anchors such as Hampton Inn, DoubleTree, Cobb Galleria Centre, Elme Marietta, The Alcove, Marketplace Village, 400 Belmont, and Wellstar Hospital. These surrounding demand drivers contribute to steady traffic flows and a thriving consumer base in one of Marietta's most dynamic and established retail corridors.

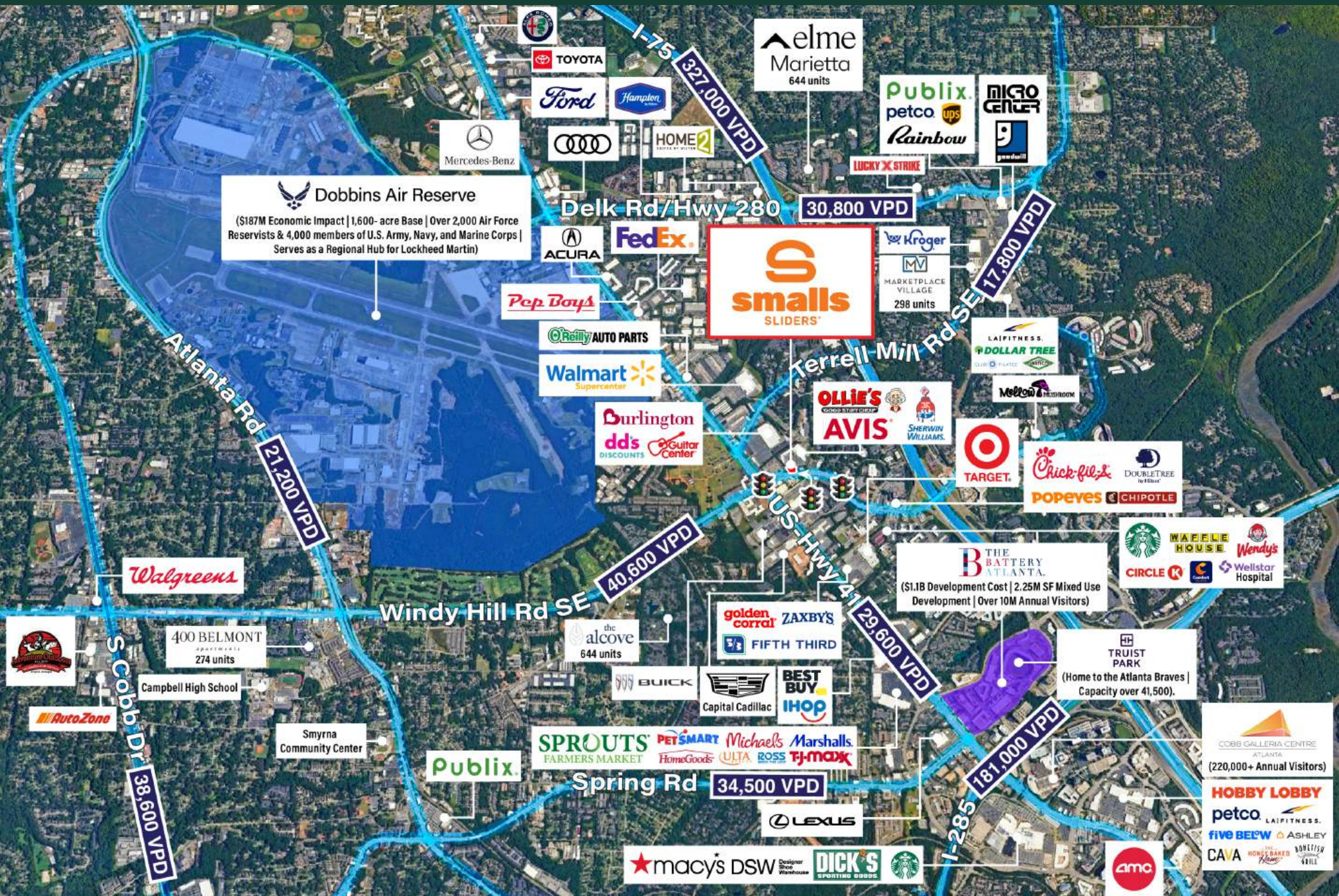


INVESTMENT HIGHLIGHTS

- Brand New 2026 Construction with Drive-Thru
- New 15-Year Absolute NNN Lease w/ 10% Increases Every 5-Years
- Located at Signalized Intersection along Windy Hill Road w/ Traffic Counts Exceeding 40,000 Vehicles Per Day
- Less Than One Mile from Dobbins Air Reserve Base & Minutes from The Battery Atlanta and Truist Park, Home of the Atlanta Braves
- Dense Retail Trade Area with Over 236,000 Residents and Average Household Income Exceeding \$110,000 Within 5-Miles
- Outparcel to Windy Hill Village, a Well-Established Neighborhood Shopping Center Anchored by a Diverse Mix of Tenants Including Sherwin-Williams, Lincoln Tech, Blue Moon Pizza, and Ollie's

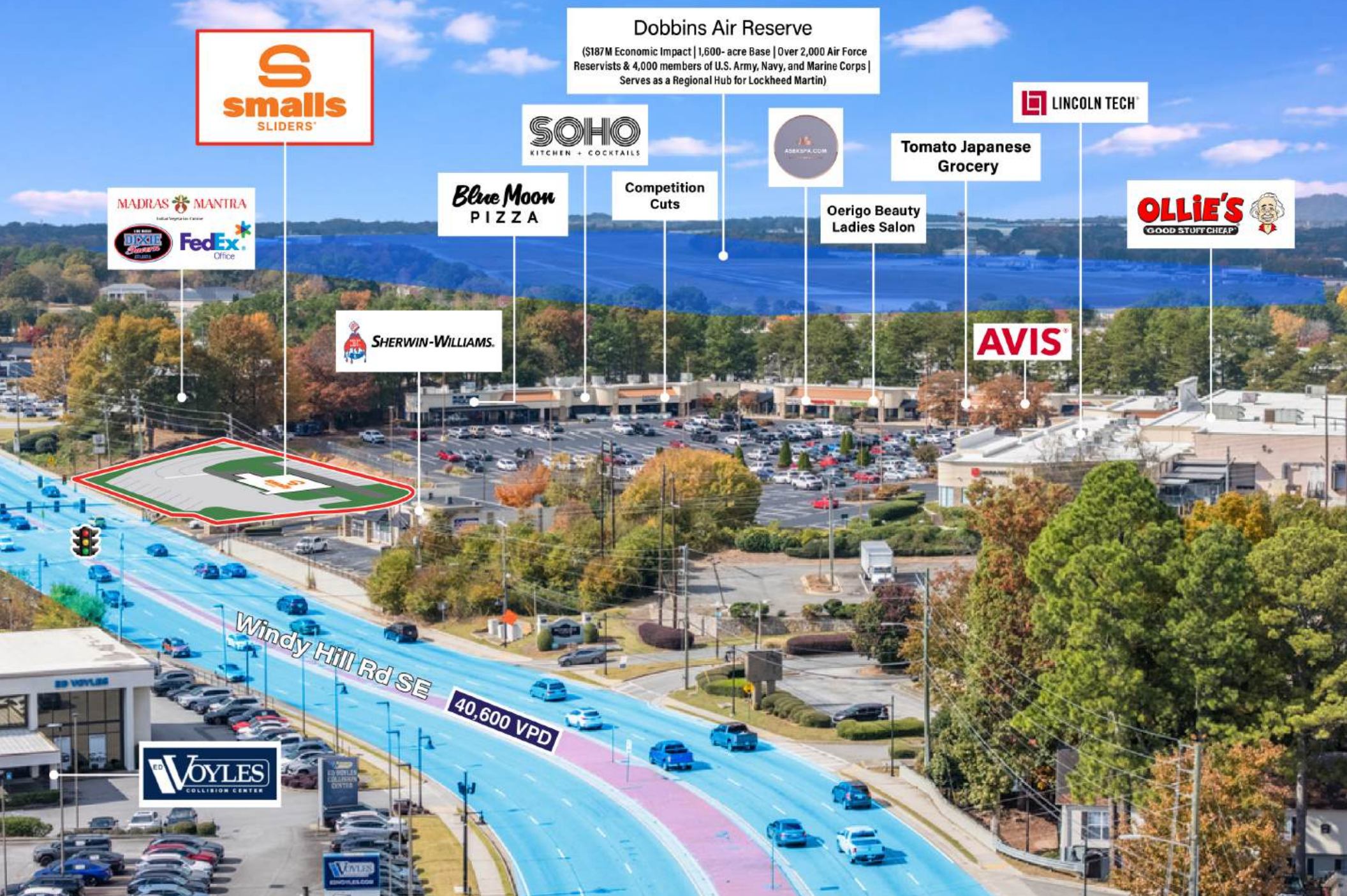


AERIAL PHOTO



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SUBJECT PROPERTY



Dobbins Air Reserve
(\$187M Economic Impact | 1,600- acre Base | Over 2,000 Air Force Reservists & 4,000 members of U.S. Army, Navy, and Marine Corps | Serves as a Regional Hub for Lockheed Martin)



Tomato Japanese Grocery



Competition Cuts

Oerigo Beauty Ladies Salon



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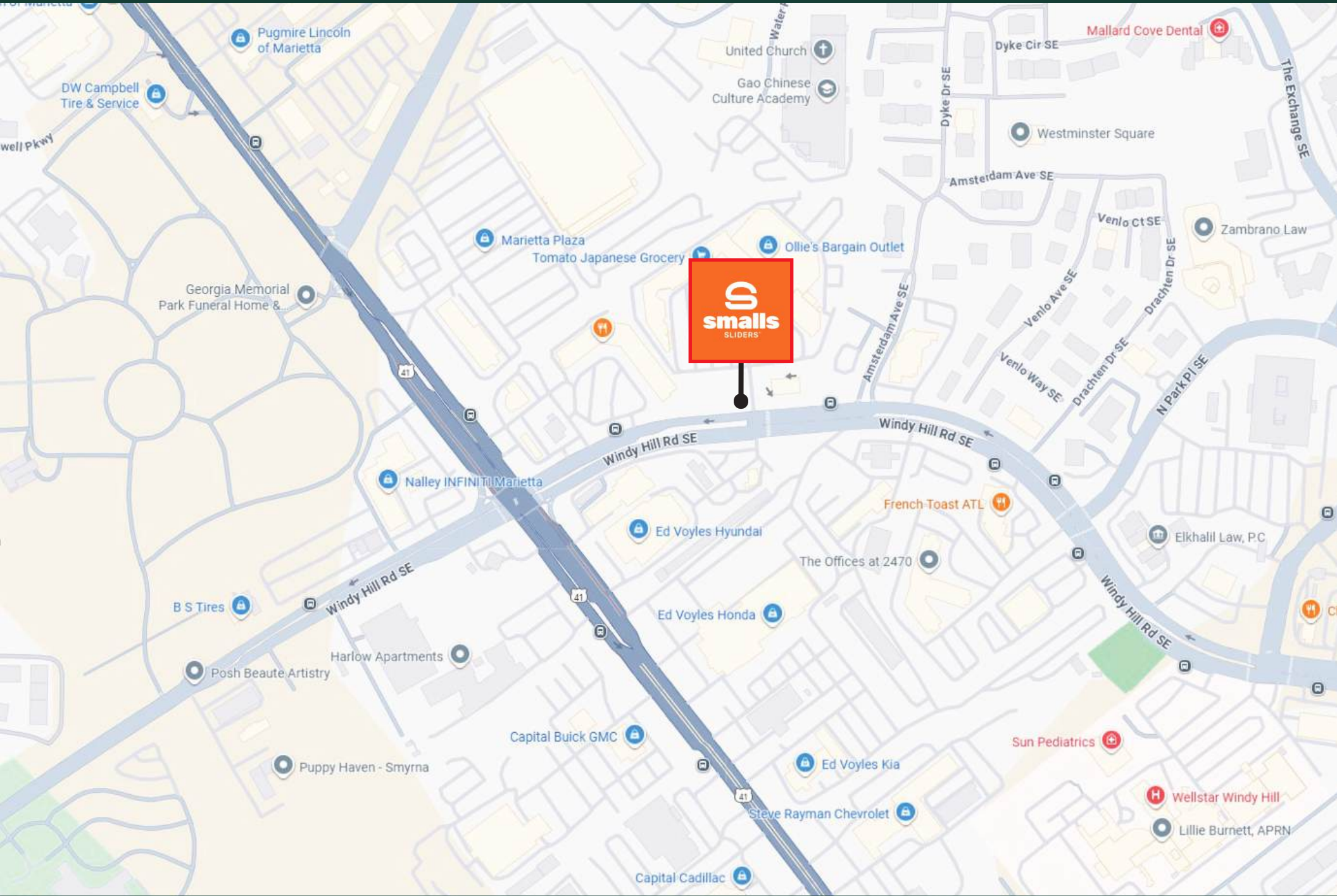
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SITE PLAN



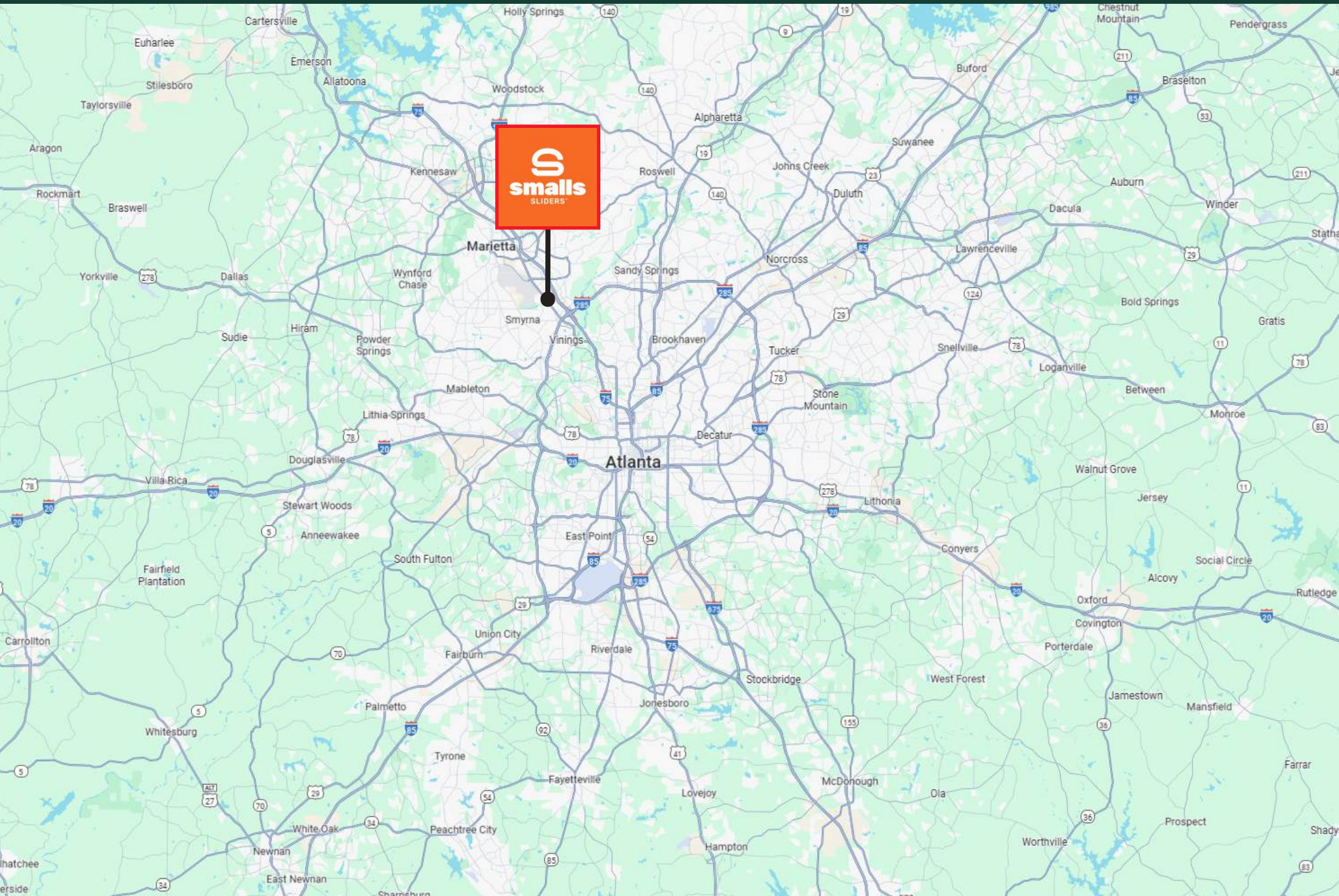
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LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

MARIETTA, GEORGIA

The city of Marietta, Georgia, is a thriving suburban hub located approximately 15 miles northwest of downtown Atlanta within the Atlanta Metropolitan Area, the most populous metro area in Georgia and the ninth-largest Metropolitan Statistical Area in the United States. Marietta is part of the Atlanta-Sandy Springs-Gainesville, Georgia-Alabama Combined Statistical Area (CSA), which spans up to 39 counties in north Georgia. Within a 5-mile radius of the city, the population is approximately 236,393 in 2025, up from 228,897 in 2020 and projected to reach 241,303 by 2029. 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 thousands of students across dozens of programs of study.

Marietta's economy is diverse, with dominant sectors that include aerospace and defense manufacturing, healthcare, professional and business services, and logistics. The city has an estimated 102,702 households in 2025, with an average household income of \$110,482. Marietta's strategic location within the Atlanta metro area, combined with its industrial and educational anchors, makes it an attractive hub for business, investment, and regional connectivity. The city's workforce benefits from a mix of skilled professionals in engineering, healthcare, education, and technology, supporting both established companies and new business development.

Marietta is also known for its vibrant historic downtown square, which hosts seasonal events, local festivals, boutique retail, and dining establishments. Cultural attractions such as the Marietta Museum of History, Gone with the Wind Museum, and the Strand Theatre, along with nearby parks and recreational amenities, contribute to a high quality of life for residents and an attractive environment for commercial activity. The city benefits from excellent transportation infrastructure, including proximity to Interstate 75 and local transit options, providing efficient access to Atlanta's economic and cultural opportunities while maintaining its distinct suburban identity.

The city's location and demographics make it a strong candidate for investment across multiple asset classes, including residential, retail, office, and industrial. Marietta has demonstrated consistent population and household growth, strong household incomes, and stable employment in key sectors, making it a reliable market for investors seeking a balance of growth and stability. In addition, Marietta's integration into the larger Atlanta metro economy provides access to a major regional labor pool, supply chain networks, and professional services, further enhancing its business and investment potential.



3rd Largest Suburban Hub

Marietta is a key city in the Atlanta metro, the third-largest region in the Southeast



Strong Economy

Major employers in aerospace, healthcare, and logistics drive a \$320B regional economy



Higher Education Center

Home to Kennesaw State University (Marietta Campus) and Life University



DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



POPULATION	3 MILES	5 MILES	10 MILES
2029 Projection	102,676	241,303	906,457
2025 Population	100,329	236,393	887,990
2020 Census	95,318	228,897	872,967
Percent Change 2020-2025	5.26%	3.27%	1.72%
Percent Change 2025-2029	2.34%	2.08%	2.08%
Median Age	34.9	36.2	37.2

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2025 Est. Avg. HH Income	\$99,121	\$110,482	\$123,853
2029 Projection	49,652	104,784	388,784
2025 Est. Households	48,586	102,702	380,290
2020 Census	46,607	99,582	373,855
Percent Change 2020-2025	4.25%	3.13%	1.72%
Percent Change 2025-2029	2.19%	2.03%	2.23%

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