INVESTMENT OFFERING

MCDONALD'S
225 W. Hill Street
Thomson (Augusta), GA 30824

NEW 20-YEAR ABSOLUTE NNN GROUND LEASE



REPRESENTATIVE PHOTO

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	$1,987,500
DOWN PAYMENT	100% / $1,987,500
BUILDING SIZE	3,999 SF
CAP RATE	4.00%
YEAR BUILT	2027
LOT SIZE	1.64 +/- Acres
TYPE OF OWNERSHIP	Ground Lease

TENANT SUMMARY

TENANT TRADE NAME	McDonald's
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN Ground Lease
LANDLORD RESPONSIBILITIES	None
ORIGINAL LEASE TERM	Twenty (20) Years
RENT COMMENCEMENT DATE	04/01/2027
LEASE EXPIRATION DATE	03/31/2047
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	$79,500.00	$6,625.00
Years 6-10	$87,450.00	$7,287.50
Years 11-15	$96,195.00	$8,016.25
Years 16-20	$105,814.56	$8,817.88
Years 21-25 (Option 1)	$116,395.92	$9,699.66
Years 26-30 (Option 2)	$128,035.56	$10,669.63
Years 31-35 (Option 3)	$140,839.08	$11,736.59
Years 36-40 (Option 4)	$154,923.00	$12,910.25

BASE RENT		$79,500.00
NET OPERATING INCOME		$79,500.00
TOTAL RETURN YR-1	4.00%	$79,500.00

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TENANT OVERVIEW

McDonald's USA, LLC

Founded in 1940, McDonald's is one of the largest and most recognizable quick-service restaurant brands in the world. The company operates approximately 45,700 locations across more than 100 countries and serves approximately 70 million customers each day. The business model centers on brand strength, scale, convenience and operational consistency. McDonald's keeps evolving its restaurant platform through drive-thru optimization, digital ordering, mobile app integration, loyalty programs, delivery partnerships and restaurant modernization. Its broad menu, value positioning and wide geographic reach let the brand appeal to a wide range of consumers across varying economic conditions. Its drive-thru-focused format also benefits from strong consumer demand for speed, convenience and off-premise dining.

Headquartered in Chicago, Illinois, McDonald's reported approximately $26.9 billion in 2025 revenue and continues to invest in unit growth, technology and restaurant development. The lease at this property is signed directly by McDonald's USA, LLC, the corporate U.S. operating entity, giving investors an absolute NNN ground lease with one of the most established tenants in net lease real estate.

PROPERTY NAME	McDonald's
PROPERTY ADDRESS	225 W. Hill Street Thomson (Augusta), GA 30824
PROPERTY TYPE	Net Lease Quick Service Restaurant
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
STOCK SYMBOL	MCD
BOARD	NYSE
LEASE TYPE	Absolute NNN Ground Lease
LANDLORD RESPONSIBILITY	None
OPTIONS TO RENEW	Four (4) 5-Year Options
INCREASES	10% Every 5 Years
YEAR 1 NET OPERATING INCOME	$79,500.00
NO. OF LOCATIONS	45,700+
HEADQUARTERED	Chicago, Illinois
WEBSITE	www.mcdonalds.com
YEARS IN BUSINESS	Since 1940

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EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed McDonald's drive-thru located in Thomson (Augusta), Georgia. The asset is secured by a 20-year absolute NNN ground lease corporately guaranteed by McDonald's (NYSE: MCD), providing investors with zero landlord responsibilities and long-term, stable cash flow. The lease features 10% rental increases every five years throughout both the primary term and the (4) five-year option periods.

Located on a large 1.64-acre parcel and strategically positioned along W. Hill Street next to SR 17 (22,000 VPD), the property enjoys excellent visibility and convenient access, with close proximity to Interstate 20 (45,000 VPD). Thomson serves as the county seat of McDuffie County and is a key stop along the I-20 corridor between Augusta and Atlanta, drawing consistent traffic from local residents, commuters and through-travelers. The property serves an established trade area of more than 24,000 residents and 9,600 households within a ten-mile radius, with an average household income exceeding $72,000.

The property benefits from strong retail synergy, surrounded by national retailers and essential daily-needs amenities along Hill Street, including CVS Pharmacy, Regions Bank, Truist, Bealls, Subway, Family Dollar, Sonic and Dollar General, with a Walmart Supercenter, Dollar Tree, Popeyes, Advance Auto Parts, O'Reilly Auto Parts and AutoZone located just north along the Main Street corridor. This proven mix of national tenants drives consistent daily traffic to the area and underscores the long-term stability of this retail corridor. This offering represents a prime opportunity to acquire a brand-new, drive-thru McDonald's backed by a corporate guaranty, delivering secure passive income, built-in rental growth and zero management responsibilities.

INVESTMENT HIGHLIGHTS

- Brand New 2027 Construction with Drive-Thru
- 20-Year Absolute NNN Ground Lease with 10% Increases
- Corporately Guaranteed by McDonald's Corporation (NYSE: MCD), the World's Largest Restaurant Company
- Located on Large 1.64-Acre Parcel & Strategically Positioned Along W. Hill Street Next to SR 17 (22,000 VPD) Near Interstate 20 (45,000 VPD), a Key Corridor Between Augusta & Atlanta
- 24,000+ Residents & 9,600+ Households Within 10-Miles with Average Household Income Exceeding $72,000
- Prime Retail Location Surrounded by National Retailers Including Walmart Supercenter, CVS Pharmacy, Regions Bank, Truist, Bealls, Dollar General, Dollar Tree, Sonic, Popeyes & AutoZone, Positioning the Site as a Daily-Needs Destination



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AERIAL PHOTO



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SUBJECT PROPERTY



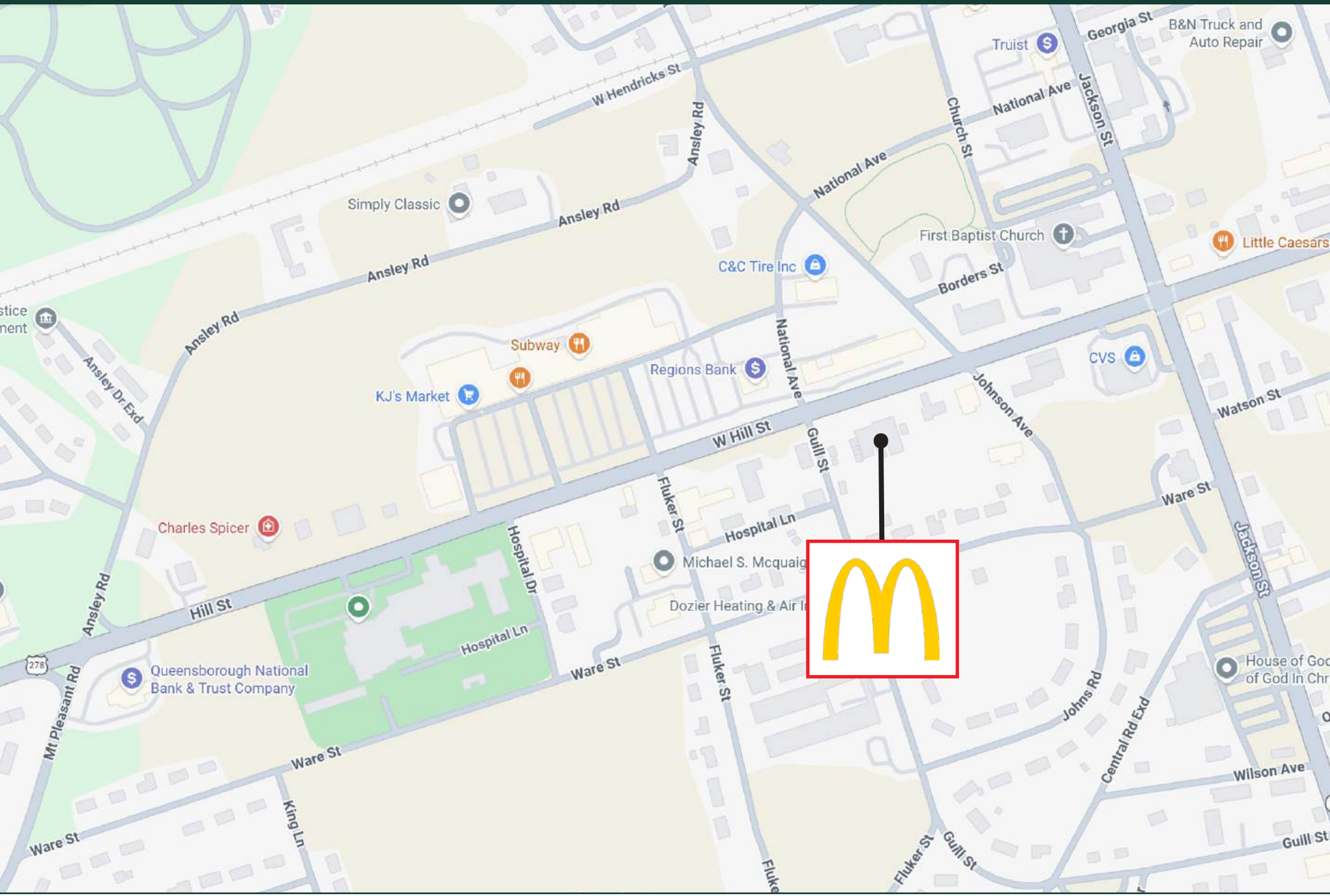
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SUBJECT PROPERTY



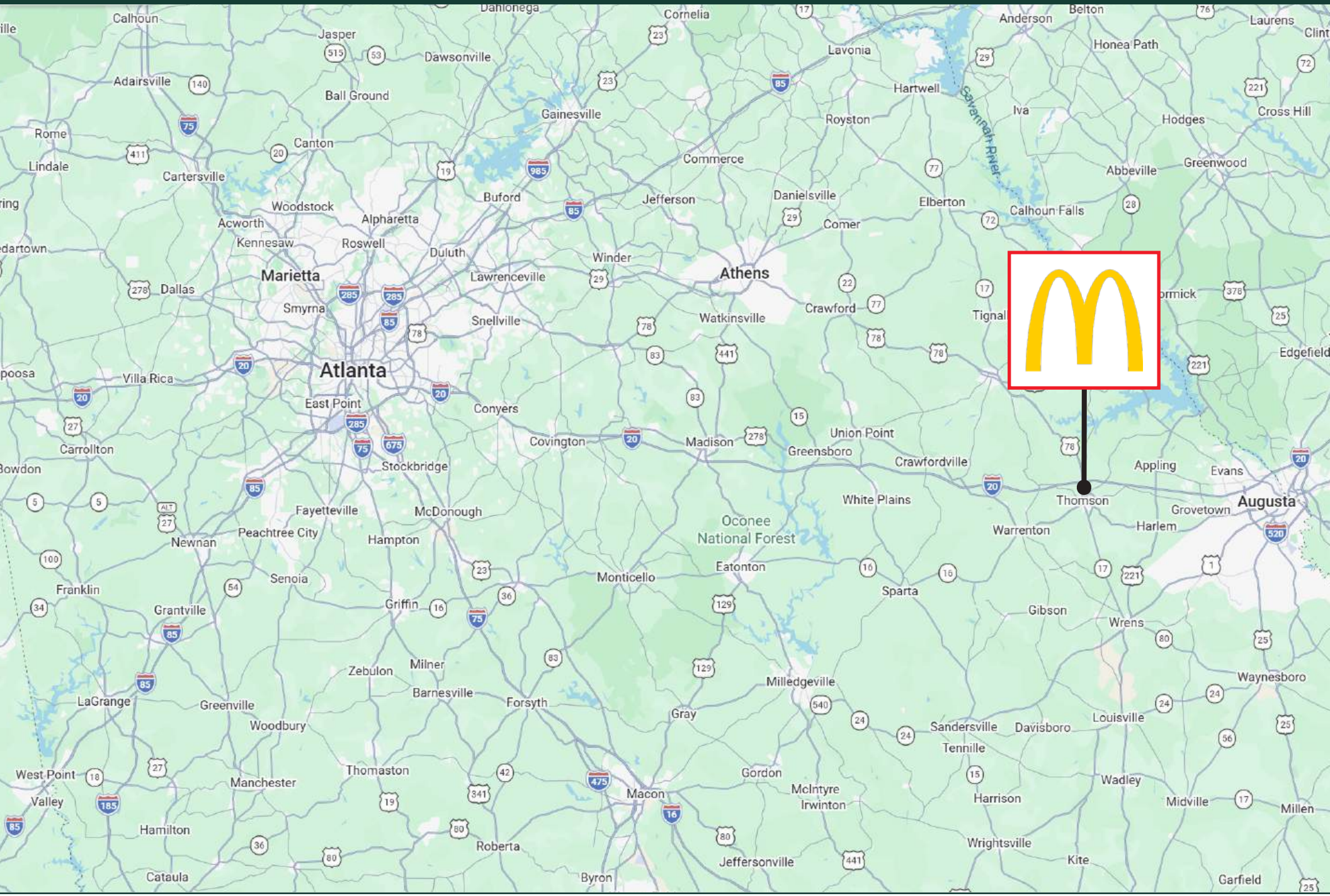
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LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

THOMSON (AUGUSTA), GEORGIA

Thomson, known as “The Camellia City of the South,” is the county seat of McDuffie County and part of the Augusta-Richmond County Metropolitan Statistical Area (MSA), which is home to more than 641,000 residents. Located along Interstate 20 approximately 37 miles west of Augusta, Thomson offers direct interstate access to both the Augusta and Atlanta metropolitan areas. Its position along the I-20 corridor makes it a natural stop for commuters, regional travelers and freight traffic moving between Georgia and South Carolina.

Thomson’s economy is anchored by a strong industrial and distribution base. McDuffie County is home to more than 30 manufacturing and distribution companies, including an Advance Auto Parts distribution center and Milsco, a high-volume seating manufacturer. Industrial investment continues: in October 2026, Governor Brian Kemp announced that Mayville Engineering Company will build a $26 million metal fabrication facility in Thomson, creating approximately 140 new jobs. The community also hosts a satellite campus of Augusta Technical College, including an Aviation Technology Training Center next to the Thomson-McDuffie Regional Airport, which supports ongoing workforce development.

The property serves an established trade area of more than 24,000 residents and 9,600 households within a ten-mile radius, with an average household income exceeding $72,000. As the commercial hub of McDuffie County, Thomson draws consistent shopping and dining traffic from surrounding rural communities that rely on the city for daily needs.

Retail activity is concentrated along Hill Street and the Main Street corridor leading to I-20, where national retailers such as Walmart Supercenter, CVS Pharmacy, Dollar General, Dollar Tree, Advance Auto Parts and AutoZone serve the region. The I-20 interchange at Exit 172 features additional quick-service restaurants and hospitality uses catering to interstate travelers, while historic Downtown Thomson offers local dining, boutique retail and community events.

The broader Augusta region is one of Georgia’s most stable economies. It is anchored by Fort Eisenhower, home of the U.S. Army Cyber Command; Augusta University and its Medical College of Georgia; a major regional healthcare cluster; and the world-renowned Masters Tournament at Augusta National Golf Club. Thomson’s accessibility to this economic base, combined with its interstate location, growing industrial employment and role as a county retail hub, positions it as a reliable market for long-term net lease investment.

Augusta MSA Market

Part of the Augusta-Richmond County MSA with More Than 641,000 Residents

Prime Interstate Corridor

Positioned Along I-20, One of the Southeast’s Major East-West Routes

Growing Industrial Base

New $26M Mayville Engineering Facility Bringing 140 Jobs to Thomson





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DEMOGRAPHIC REPORT

NEW 20-YEAR ABSOLUTE NNN GROUND LEASE



REPRESENTATIVE PHOTO

POPULATION	3 MILES	5 MILES	10 MILES
2030 Projection	10,387	14,279	24,687
2025 Population	10,344	14,218	24,488
2020 Census	10, 297	14,179	24,187
Percent Change 2020-2025	0.46%	0.28%	1.24%
Percent Change 2025-2030	0.42%	0.43%	0.81%
Median Age	40.4	41	42.6

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2025 Est. Avg. HH Income	$70,347	$71,621	$72,984
2030 Projection	4,361	5,888	9,771
2025 Est. Households	4,243	5,764	9,697
2020 Census	4,154	5,673	9,592
Percent Change 2020-2025	2.14%	1.60%	1.09%
Percent Change 2025-2030	2.78%	2.15%	0.76%

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WERTZ
REAL ESTATE INVESTMENT SERVICES

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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.

x 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:

x 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