

INVESTMENT OFFERING



MCALISTER'S DELI

5608 Wendy Bagwell Pkwy
Hiram (Atlanta), GA 30141



ACTUAL SITE

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The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expression of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice.

The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner's representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$3,454,000
DOWN PAYMENT	100% / \$3,454,000
RENTABLE SQUARE FEET	3,726 SF
CAP RATE	6.00%
YEAR BUILT / RENOVATED	2018
LOT SIZE	1.47 +/- Acres
TYPE OF OWNERSHIP	Fee Simple



TENANT SUMMARY

TENANT TRADE NAME	McAlister's Deli
OWNERSHIP	Private
LEASE GUARANTOR	Franchisee
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
ORIGINAL LEASE TERM	Twenty (20) Years
RENT COMMENCEMENT DATE	09/18/2023
LEASE EXPIRATION DATE	09/17/2043
TERM REMAINING ON LEASE	Twenty (20) 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	\$207,240.00	\$17,270.00
Years 6-10	\$227,964.00	\$18,997.00
Years 11-15	\$250,760.40	\$20,896.70
Years 16-20	\$275,836.44	\$22,986.37
Years 21-25 (Option 1)	\$303,420.08	\$25,285.01
Years 26-30 (Option 2)	\$333,762.09	\$27,813.51
Years 31-35 (Option 3)	\$367,138.30	\$30,594.86
Years 36-40 (Option 4)	\$403,852.13	\$33,654.34
BASE RENT		\$207,240.00
NET OPERATING INCOME		\$207,240.00
TOTAL RETURN YR-1	6.00%	\$207,240.00

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TENANT OVERVIEW



FOCUS BRANDS

Founded in 2004, Atlanta-based Focus Brands is the franchisor and operator of more than 6,300 restaurants, cafes, ice cream shoppes and bakeries in the United States, the District of Columbia, Puerto Rico and over 50 foreign countries under the brand names Carvel, Cinnabon, Schlotzsky's, Moe's Southwest Grill, Auntie Anne's, McAlister's Deli, Jamba, and Seattle's Best Coffee. The parent company of Focus Brands is Roark Capital Group, an Atlanta-based private equity firm that invests in consumer and business service companies. According to a Standard & Poor's report from June 2022, Focus Brands has an investment grade credit rating of BBB.

MCALISTER'S DELI

McAlister's first opened its doors in 1989. The menu is packed with the craveable sandwiches, spuds and salads McAlister's is known for – and of course our famous McAlister's Sweet Tea. Today, with more than 500 restaurants in 28 states, McAlister's is dedicated to serving great food with genuine hospitality. At McAlister's, genuine hospitality means always delivering that little something extra. Whether it's an extra smile when you walk in the door or an extra refill as you enjoy your meal, McAlister's wants you to feel like you're visiting a good friend.

ABOUT THE TENANT

The operator (DMAC) is one of the largest McAlister's Deli franchisees in their system, operating over 100 locations today throughout North Carolina, South Carolina, Georgia, Alabama, and Ohio. This experienced operator also operates Moe's Southwest Grill locations and continues to grow both brands.



PROPERTY NAME	McAlister's Deli
PROPERTY ADDRESS	5608 Wendy Bagwell Pkwy Hiram (Atlanta), GA 30141
PROPERTY TYPE	Net Lease Quick Service Restaurant
PARENT COMPANY	Focus Brands
OWNERSHIP	Private
LEASE GUARANTOR	Franchisee
TERM REMAINING ON LEASE	Twenty (20) Years
OPTIONS TO RENEW	(4) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	10% Every 5-Years
NET OPERATING INCOME	\$207,240.00
NO. OF LOCATIONS	500+ (McAlister's) / 6,300+ (Focus Brands)
HEADQUARTERED	Atlanta, GA
WEBSITE	www.mcalistersdeli.com / www.focusbrands.com
YEARS IN THE BUSINESS	Since 1989

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed McAlister's Deli located in Hiram (Atlanta), GA. The brand new 20-year absolute NNN lease includes 10% rental increases every 5-years in the primary term and in the (4) five-year option periods. The site is located in a dense retail trade area with great visibility and access along Wendy Bagwell Parkway, which boasts over 42,000 vehicles per day. Additionally, within 5-miles of the subject property there are over 95,000 residents with an average household income exceeding \$106,000. The Hiram population has been rapidly growing and is expected to grow another 6.0% over the next 5-years.

National retailers in the immediate vicinity include McDonald's, Walmart, AT&T, Walgreens, Dunkin' Donuts, Chipotle, Crunch Fitness, Home Depot, IHOP, Mavis, Wendy's, Longhorn Steakhouse, Bank of America, Chili's, Sam's Club, Dollar Tree, Five Below, Marshalls, PetSmart, Target, Starbucks, Kohl's, HomeGoods, Ross, ULTA, AMC Theatres, ALDI, Advance Auto Parts, Express Oil Change, Popeyes, Chase Bank, Chick-Fil-A, Arby's, Panda Express, Goodwill, Bojangles, PepBoys, Burger King, Hobby Lobby, Jersey Mikes, and many more.

McAlister's Deli is owned by Focus Brands, the franchisor and operator of more than 6,300 restaurants, cafes, ice cream shoppes and bakeries in the United States, the District of Columbia, Puerto Rico and over 50 foreign countries under the brand names Carvel, Cinnabon, Schlotzsky's, Moe's Southwest Grill, Auntie Anne's, McAlister's Deli, Jamba, and Seattle's Best Coffee.

INVESTMENT HIGHLIGHTS

- New 20-Year Absolute NNN Lease with 10% Increases Every 5-Years (Zero Landlord Responsibility)
- Traffic Counts Exceed 42,000 Vehicles Per Day
- High Volume Location w/ Sales Exceeding the National Average
- Average Household Income Exceeds \$106,000 (5-Mile Radius)
- Dense Trade Area with Over 95,000 Residents in 5-Miles
- 6.0% Expected Population Growth Over the Next 5-Years



ACTUAL SITE

AERIAL PHOTO



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SUBJECT PROPERTY



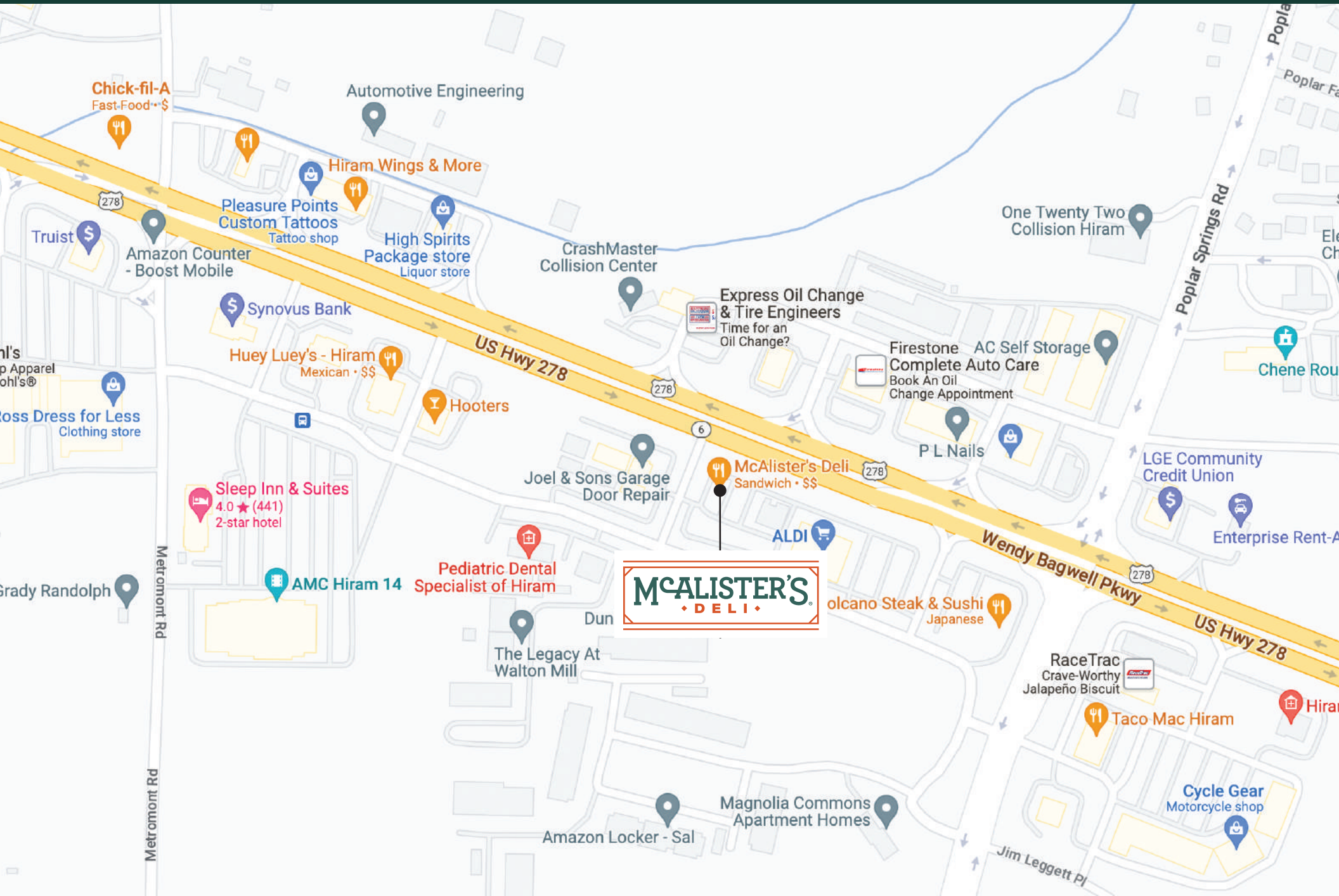
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SUBJECT PROPERTY



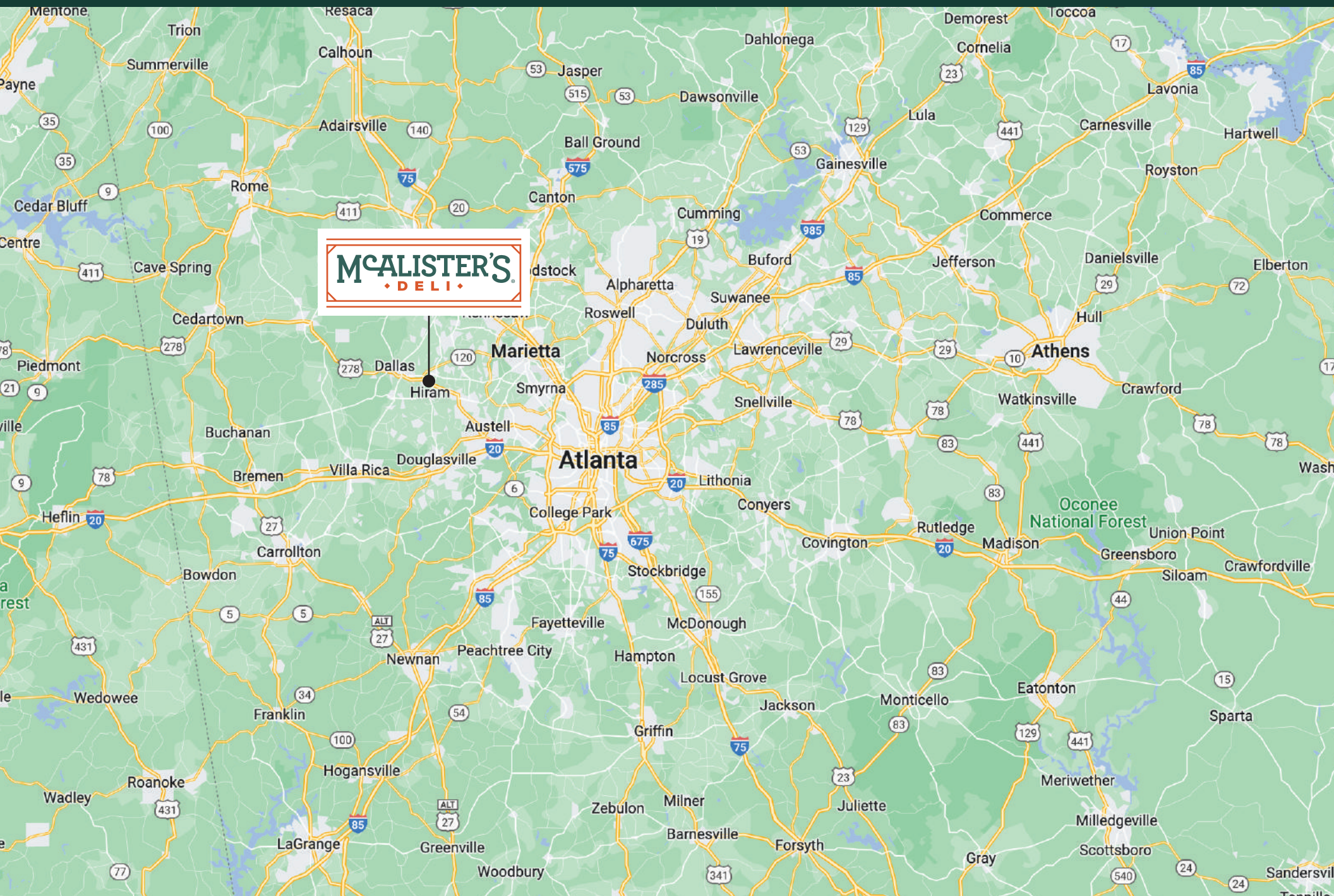
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LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

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

ACTUAL SITE



POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection	3,821	35,622	100,760
2023 Estimate	3,626	33,687	95,827
2020 Census	3,488	32,442	92,728
Percent Change 2020-2023	3.96%	3.84%	3.34%
Percent Change 2023-2028	5.38%	5.74%	5.15%
Median Age	38.80	38.45	38.55

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Est. Avg. HH Income	\$96,359	\$105,252	\$106,169
2028 Projection	1,656	12,522	35,080
2023 Est. Households	1,566	11,870	33,353
2020 Census	1,498	11,452	32,242
Percent Change 2020-2023	4.54%	3.65%	3.45%
Percent Change 2023-2028	5.75%	5.49%	5.18%

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WERTZ

REAL ESTATE INVESTMENT SERVICES

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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