

## 1 Douglas, GA 31533



Price	\$1,299,856
Building Size	10,640 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

### Property Notes

### Property Description

Brand new 10,640 SF Dollar General store, located in Douglas, GA. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains four (5) Yr. Options to renew, each with a 10% rental rate increase. The store is classified as a relocation store, proving the success of Dollar General in the market. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of BBB , which is classified as Investment Grade. The store is under development, with expected rent commencement in May of 2016.

## 2 Sandersville, GA 31082



Price	\$1,392,375
Building Size	9,100 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

### Property Notes

### Property Description

Brand new 9,100 SF Dollar General store, located in Sandersville, GA. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains four (5) Yr. Options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of BBB , which is classified as Investment Grade. The store is under development, with expected rent commencement in April of 2016.

## 3 Richland, GA 31825



Price	\$1,479,000
Building Size	10,640 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

### Property Notes

### Property Description

Relocation Store| Relocation and expansion of a strong performing older smaller footprint Dollar General store in the same market. Long Term Corporate Lease | The subject property has a brand new 15-year Corporate Guaranteed Lease with Dollar General. New Construction | New 10,640 SF Dollar General Plus building. Scheduled Delivery December 2015.Absolute NNN Net Lease | The Tenant is 100% responsible for all expenses, including roof, structure, taxes, insurance and common area maintenance. Rent Increases | There are 10% rent increases in each of the 4, 5-year option periods. Investment Grade Tenant | The company operates over 12,000 locations and currently holds an investment grade credit rating of BBB-/Stable with S&P.

#### 4 Hephzibah, GA 30815



Price	\$6,812,000
Building Size	41,921 SF
Cap Rate	5%
Property Sub-type	Retail Pad
Status	Active

Property Notes

#### Property Description

New Construction & Long-Term: Lease Brand New Walmart Neighborhood Market on a new 20-Year Corporate Guaranteed NNN Ground Lease with 16, 5-Year renewal option periods each with 5% rent increases. The store is scheduled to open in January 2016. Investment Grade Tenant: Lease guaranteed by Wal-Mart with a Standard & Poor's rating of AA. Walmart is Ranked #1 in Fortune 500 Companies. Absolute NNN Ground Lease: The Tenant is 100% responsible for all expenses, including roof, structure, taxes, insurance, and common area maintenance (CAM).

#### 5 Portal, GA 30450



Price	\$1,350,000
Building Size	10,640 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

#### Property Description

Relocation Store: Relocation and expansion of an older smaller footprint Dollar General store in the same market. Long Term Corporate Lease: The subject property has a brand new 15-year Corporate Guaranteed Lease with Dollar General. New Construction: New 10,640 SF Dollar General Plus building. Scheduled Delivery January 2016. Absolute Net Lease (NNN): The Tenant is 100% responsible for all expenses, including roof, structure, taxes, insurance and common area maintenance. Rent Increases: There are 10% rent increases in each of the 4, 5-year option periods. Investment Grade Tenant: The company operates over 12,000 locations and currently holds an investment grade credit rating of BBB-/Stable with S&P.

#### 6 Pooler, GA 31322



Price	\$2,616,667
Building Size	3,814 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

#### Property Description

20 Year Absolute Triple Net at Close of Escrow 10% Rental Increases Every 5 Years Four 5-Year Options Ideal Location Adjacent to Mill Creek Center. Neighboring Tenants Include Walmart, Sam's Club, Home Depot, Publix Movie Theaters and The Red Roof Inn Excellent Demographics: 35,000+ Residents within a 5-Mile Radius and 70,000 VPD Along I-95.

## 7 Mableton, GA 30126



Price	\$1,018,000
Building Size	1,872 SF
Cap Rate	5.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Founded in 1950, Dunkin' Donuts is the world's leading baked goods and coffee chain, serving more than 3 million customers per day. Dunkin' Donuts sells 52 varieties of donuts and more than a dozen coffee beverages as well as an array of bagels, breakfast sandwiches and other baked goods. Dunkin' Donuts has earned the No. 1 ranking for customer loyalty in the coffee category by Brand Keys for eight years running. MABLETON DONUTS HOLDINGS, LLC, a wholly owned subsidiary of loan-Donuts Holdings LLC, one of the largest and most successful Dunkin Donuts franchisees in the Southeast. Loan-Donuts Holdings has 30 stores open, and another 5 under commitment or construction to open within the year. A partner in loan-Donuts Holdings LLC, with a substantial net worth, is guaranteeing the lease for the initial 10 years.

## 8 Norcross, GA 30093



Price	\$14,708,571
Building Size	141,284 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

141,284-square foot building situated on a 12.2 acre lot. The tenant, At Home, is currently operating under a triple-net (NNN) lease with 8 years remaining on the base term and four five-year options to renew. The asset benefits from being adjacent to Indian Trail Road, one of the main north-south thoroughfares with traffic counts exceeding 52,000 vehicles per day. Surrounding retailers in the immediate area include Lowes, Shell Gas Station, Wendy's, Arby's, Costco, The Home Depot, and many more.

## 9 Peachtree Corners, GA 30092



Price	\$1,408,000
Building Size	2,235 SF
Cap Rate	4.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

\*Incredible Traffic Counts - Over 41,900 cars travel on Peachtree Pkwy to commute to work and access retail areas \*Affluent Demographic Location - There are 6,000 people in a 1-mile radius, 63,000 people in a 3-mile radius and 214,000 people in a 5-mile radius with average household income succeeding \$126,000 (1-mile radius), \$102,000 (3-mile radius) and \$94,000 (5-mile radius) \*Stabilized Passive Investment - Absolute NNN lease frees Landlord from any responsibilities regarding insurance, taxes, maintenance, roof and structure - Great benefit for out-of-state investors.

## 10 Morrow, GA 30260



Price	\$1,480,000
Building Size	10,900 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

The subject property is a freestanding single-tenant Dollar Tree store comprised of approximately 10,900 square-feet and situated at a signalized hard-corner location. It is situated at the four-way signalized corner of Lake Harbin Road and Maddox Road, approximately fifteen minutes south of Downtown Atlanta. Dollar Tree recently completed their renovations to the interior of the store and opened for business in July of 2015. Dollar Tree has signed a new, 10-year corporate lease with three, five-year renewal options. Each renewal option period has fixed rent increases of \$0.50 per square foot.

## 11 Austell, GA 30106



Price	\$24,380,000
Building Size	19,100 SF
Cap Rate	5.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

This is the rare opportunity to acquire a long term , fee simple absolute NNN Walmart in the Atlanta market. There are 16 years remaining on the intial lease, with six 5-year options to renew. The lease calls for zero landlord obligations and is corporately guaranteed.

## 12 Auburn, GA 30011



Price	\$2,875,000
Building Size	10,125 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

5% RENT INCREASE IN 2018!! Net leased CVS with 8 years remaining on a 20 year lease, plus four 5 year extension options. 5% rental increase every 5 years of the initial term, 3% each extension option.

## 13 Gainesville, GA 30501



Price	\$2,400,000
Building Size	4,929 SF
Cap Rate	3.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

The subject is a brand new, free standing Chick-Fil-A. Chick-Fil-A has executed a fifteen year ground lease with eight, five-year options. There are seven and one-half percent rental increase in year 11 and at the beginning of each of the option periods. There are zero landlord responsibilities as the tenant maintains taxes, insurance, maintenance, roof and structure. The tenant occupies a 4,929 +/- square foot building that sits on 1.194 acres of land.



Price	\$1,610,880
Building Size	2,534 SF
Cap Rate	6.25%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

**Property Description**

NNN leased BP Convenience Store located in Stone Mountain, GA. The subject property has 15.8 years remaining on an absolute NNN lease with rent guaranteed by Empire Petroleum, a wholesale gasoline distributor with \$2.7 billion in revenue operating in 27 states. The subject is a modern and well-maintained convenience store facility with 8 fuel dispensers and a drive-through car wash.



Price	\$15,900,000
Building Size	41,117 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

**RARE PARENT GUARANTEE!** We are pleased to offer an opportunity to purchase one a single tenant retail asset on an absolute NNN lease that is 100% leased to Walmart Neighborhood Market and backed by a full corporate guarantee from Walmart Stores Inc (Parent Company). This is a brand new 15 year primary term that includes 17-5 year option periods. During the primary term, there are 3% rental escalations every 5 years, followed by 5% rental escalations every 5 years during the option periods. This is a fee simple (land and building) asset that includes the newest Walmart Neighborhood Market building prototype; the building is comprised of 41,117 square feet on approximately 6.30 acres of land. Strategically located along Abercorn Street (Route 204 and just a couple blocks away from the Harry S Truman Highway - one of the busiest highways in the region). The site offers convenient ingress / egress, excellent street visibility and ample parking.



Price	\$13,570,000
Building Size	41,921 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

**RARE PARENT GUARANTEE (NYSE:WMT)!** We are pleased to offer an opportunity to purchase one a single tenant retail asset on an absolute NNN lease that is 100% leased to Walmart Neighborhood Market and backed by a full corporate guarantee from Walmart Stores Inc (Parent Company). This is a brand new 15 year primary term that includes 17 -5 year option periods. During the primary term, there are 3% rental escalations every 5 years, followed by 5% rental escalations every 5 years during the option periods. This is a fee simple (land and building) asset that includes the newest Walmart Neighborhood Market building prototype; the building is comprised of 41,921 square feet on approximately 7.89 acres of land. Strategically located at the confluence of highway 19 and 82, the property is located in a dense infill retail trade area, offers convenient ingress / egress, excellent street visibility and ample parking.

## 17 Wrens, GA 30833



Price	\$1,361,169
Building Size	9,100 SF
Cap Rate	6.50%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

### Property Description

100% leased to Dollar General in Wrens, GA. Dollar General is operating under a fifteen (15) year absolute NNN lease featuring four (4), five (5) year renewal options and 10% rent increases in each option.

## 18 Sycamore, GA 31790



Price	\$1,057,999
Building Size	9,100 SF
Cap Rate	6.50%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

### Property Description

100% leased to Dollar General in Sycamore, GA. Dollar General is operating under a fifteen (15) year absolute NNN lease featuring four (4), five (5) year renewal options and 10% rent increases in each option.

## 19 Byron, GA 31008



Price	\$1,322,772
Building Size	9,100 SF
Cap Rate	6.60%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

### Property Description

100% leased to Dollar General in Byron, GA. Dollar General is operating under a fifteen (15) year absolute NNN lease featuring four (4), five (5) year renewal options and 10% rent increases in each option. The subject Property is located at 7045 Peach Parkway (13,452 VPD) Byron, GA 31008, less than 4 miles away from Interstate 75. Average Household Incomes exceed \$56,000 within a five mile radius of the subject property. Nearby retailers include Walmart, Lowe's, Best Buy, Target and many others.

## 20 Waycross, GA 31501



Price	\$12,032,360
Building Size	41,117 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

PARENT GUARANTEE (NYSE: WMT) We are pleased to offer to purchase one a single tenant retail asset on an absolute NNN lease that is 100% leased to Walmart Neighborhood Market and backed by a full corporate guarantee from Walmart Stores Inc (Parent Company). This is a brand new 15 year primary term that includes 17-5 year option periods. During the primary term, there are 3% rental escalations every 5 years, followed by 5% rental escalations every 5 years during the option periods. This is a fee simple (land and building) asset that includes the newest Walmart Neighborhood Market building prototype; the building is comprised of 41,117 square feet on approximately 5.28 acres of land. Strategically located along Plant Avenue, or Route 84, which is a primary trade corridor that connects to Route 1 and the South Georgia Parkway, the property is located in a dense infill retail trade area, offers convenient ingress / egress, excellent street visibility and ample parking.

## 21 Conyers, GA 30013



Price	\$1,491,000
Building Size	2,996 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

Absolute net 20-year primary lease term; 10% rent escalations every 5 years. Next rent escalation is March 2017. Lease commenced Feb 2012 and expires in 2032. KFC has 10 additional years in renewal options. The lease is ABSOLUTE NET; Tenant pays for all real estate taxes, insurance, and maintenance on the property. The property consists of 2,996 sqft building on 45,365 sqft of land. Steel frame construction with stucco and concrete walls, asphalt parking lot with concrete drive-thru lane. 35 parking spaces. Zoned C-2 commercial service district. The KFC franchisee is one of the largest KFC franchisees in the U.S. and operates nearly 250 quick-serve restaurants in ten states. KFC serves more than 12 million customers each day in more than 115 countries around the world. KFC's parent company, YUM! Brands, is ranked #201 on the Fortune 500 List, with revenues exceeding \$13 billion in recent years.

## 22 Atlanta, GA 30331



Price	\$1,752,380
Building Size	2,660 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

Absolute net 20-year primary lease term; 10% rent escalations every 5 years. Next rent escalation is March 2017. Lease commenced Feb 2012 and expires in 2032. KFC has 10 additional years in renewal options. The lease is ABSOLUTE NET; Tenant pays for all real estate taxes, insurance, and maintenance on the property. The property consists of 2,660 sqft building on 27,283 sqft of land. Brick construction, asphalt parking lot with concrete drive-thru lane. 20 parking spaces. Zoned C-1 community business. The KFC franchisee is one of the largest KFC franchisees in the U.S. and operates nearly 250 quick-serve restaurants in ten states. KFC serves more than 12 million customers each day in more than 115 countries around the world. KFC's parent company, YUM! Brands, is ranked #201 on the Fortune 500 List, with revenues exceeding \$13 billion in recent years.

## 23 Valdosta, GA 31601



Price	\$1,785,000
Building Size	1,750 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

Freestanding Starbucks (NYSE: SBUX) in the City of Valdosta, Georgia, just 25 minutes north of the Florida state line. Constructed in 2005 with high ceilings, exposed beams and brick & glass facade, the location was strategically chosen by the tenant to sit at the entrances and exits to Interstate 75, the area's primary north/south passage stretching from southern Florida all the way to the Ontario border. Signage is easily visible from the interstate. The subject property is adjacent to the Valdosta Mall, which underwent a \$12M expansion in 2006 to add a lifestyle component. Most recently the mall signed a 21,000 SF lease agreement with Bed Bath and Beyond, who is expected to open in Q4 2015. Additional mall or nearby retailers include Target, Lowe's, Home Depot, Pet Smart, ULTA, Kohl's, Old Navy, Hobby Lobby, Tractor Supply, Ross Dress for Less, Best Buy and a variety of nationally tenanted sit down, fast food and daily need concepts. There are also over a dozen hotels within one mile of the property.





Price	\$1,732,000
Building Size	4,982 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

Freestanding 4,982-square-foot Pep Boys situated on 0.92 acres in Suwanee, Georgia which is an upscale bedroom community within the Atlanta MSA (MSA Population: 5.6 million). Pep Boys' new 12-year lease with 8% rent escalations every 5 years commenced on November 9, 2015. The property is strategically situated with excellent frontage on McGinnis Ferry Road (Traffic Count: 31,600 VPD) approximately 2 miles west of Peachtree Industrial Boulevard (Traffic Count: 34,500 VPD) and 2.5 miles east of GA-141 (Traffic Count: 38,000 VPD) which both provide direct access to Atlanta's CBD. Pep Boys is also positioned as an outparcel to a 78,000-square-foot Publix-anchored shopping center which is also occupied by Chevron, Domino's, and The UPS Store along with a myriad of local tenants. The property is also immediately adjacent to a strip center anchored by Verizon, Subway, Goodwill and Dunkin Donuts.



Price	\$1,628,000
Building Size	12,000 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

**PROPERTY HIGHLIGHTS** Fully Renovated Freestanding Dollar Tree Located in Ideal Dollar Store Market with over 250K people within Five (5) Miles Strong Demographics in high foot trafficked area 10 Year NN Corporate Backed Lease with Three (3) /5 Year Renewal Options Near Atlanta Technical College, Atlanta Public Transportation, Carver High School, Hartsfield-Jackson Atlanta International Airport, and Interstate 85 Great Visibility and Access off Metropolitan (11,000+ VPD).



Price	\$3,250,000
Building Size	14,620 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

CVS leasehold interest located at the northwest corner of Peachtree St. NE and 6th St. NE in Atlanta, GA. The existing 14,620 square foot freestanding single-tenant building is leased to CVS Pharmacy Inc. on a corporate guaranteed long-term twenty-five (25) year Absolute NNN Leasehold Interest with nine (9) years remaining on the initial lease. CVS has six (6) renewal options after the initial lease period. Leasehold Interest: Claim or right to enjoy the exclusive possession and use of an asset or property for a stated definite period, as created by a written lease. A long-term lease interest is a valuable asset in its own right and can be traded or mortgaged as a physical asset. In this case, what is being sold is the building and improvements through the term of the lease and extension options. Two separate leases; one for the ground and one for the building. Both leases are coterminous with extension options roughly the same.



## 27 Acworth, GA 30101



Price	\$2,400,000
Building Size	1,800 SF
Cap Rate	4%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

20 year Corporate Ground Lease 10% rental increase every 5 years Out parcel to Kroger Corner Lot at Traffic Light Intersection 46,760 vehicles per day Average HH Income for a 5 mile radius above \$94,684.

## 28 Peachtree City, GA 30269



Price	\$4,314,000
Building Size	6,163 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Bloomin' Brands, Inc. (NASDAQ: BLMN) is one of the world's largest casual dining restaurant companies with approximately 1,500 restaurants throughout 48 states, Puerto Rico, Guam, and 22 countries. The company operates restaurants through a portfolio of leading, differentiated restaurant brands including Outback Steakhouse, Carrabba's Italian Grill, Bonefish Grill, and Fleming's Prime Steakhouse & Wine Bar. As of June 28, 2015, Bloomin' Brands reported TTM revenues of \$4.48B and EBITDA of \$389.8M. At closing, Outback Steakhouse will execute a new 15-year NNN lease with four 5-year options to renew. The lease will include 1% annual rent increases throughout the term.

## 29 Waycross, GA 31503



Price	\$1,929,000
Building Size	3,200 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

3,200 SF quick serve restaurant with drive thru and ample parking on .90 acres.

## 30 Albany, GA 31721



Price	\$10,930,000
Building Size	41,963 SF
Cap Rate	5.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

The subject property is a newly constructed 41,963-square foot, newly constructed Walmart Neighborhood Market with a 6-pump fuel station and drive thru pharmacy located in Albany, Georgia. The tenant has signed a 20-year corporate guaranteed NNN lease. The lease calls for 10% rent increases at Options 1 and 2, and 5% rent increases at Options 3 and 4. The store was constructed in 2014 and has a 20-year roof warranty. Wal-Mart Stores Inc., which operates over 11,500 stores worldwide, is publically traded on the NYSE under the ticker WMT and has a AA credit rating by Standard & Poor's. Subject property is located at the southeast corner of Gillonville Road and South Westover Boulevard in Albany, Georgia. It is situated on a major thoroughfare with excellent visibility and high traffic counts in excess of 37,000 vehicles per day. National tenants around the area include Dollar General, Dillard's, Toys R Us, Chuck E. Cheese, Men's Wearhouse, Chick-fil-A, Kay Jewelers, Old Navy, Sears and many others. It is located directly next to Darton State College and less than three miles south of Albany Mall.

## 31 Lawrenceville, GA 30044



Price	\$13,980,000
Building Size	81,666 SF
Cap Rate	6.25%
Property Sub-type	Anchor
Status	Active

### Property Notes

#### Property Description

Kroger Anchored Shopping Center: The subject property is an 81, 666 square foot center anchored by Kroger, which represents 78% of the tenancy:-Kroger (NYSE: KR; S&P: BBB Investment Grade) is the largest grocery operator in the world with a market value of more than \$40 billion.-Kroger has successfully operated at the center since 1995.-Kroger exercised their 5 year option in 2015, demonstrating their commitment to the center.-Kroger enjoys a low rent to sales/health ratio due to below market rent of \$7.91 per square foot and strong sales that continue to increase.-Kroger's fuel station, which they built at their sole cost and expense, provides them with additional revenue. Below Replacement Cost; \$171 per Square Foot.

## 32 Thomasville, GA 31792



Price	\$2,274,000
Building Size	10,880 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

### Property Notes

#### Property Description

CVS leasehold interest located at the southwest corner of Remington Ave. and US Highway 19 South in the Thomasville, GA. The existing 10,880 square foot freestanding single-tenant building is leased to CVS Pharmacy Inc. on a corporate guaranteed long-term twenty-five (25) year Absolute NNN Leasehold Interest with fifteen (15) years remaining on the initial lease. CVS has six (6) renewal options after the initial lease period. Leasehold Interest: Claim or right to enjoy the exclusive possession and use of an asset or property for a stated definite period, as created by a written lease. A long-term lease interest is a valuable asset in its own right and can be traded or mortgaged as a physical asset. In this case, what is being sold is the building and improvements through the term of the lease and extension options. Two separate leases; one for the ground and one for the building. Both leases are coterminous with extension options roughly the same.

## 33 Macon, GA 31204



Price	\$1,230,000
Building Size	2,078 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

### Property Notes

#### Property Description

The subject property is a freestanding 2,078+/- sq. ft. Popeye's building located on Mercer University Drive in Macon, Georgia since 1998. Approximately 9 years remain on the lease, tenant has exercised all its options early, showing commitment to the location. Store Sales: 2013-\$970,000, 2014-\$996,921, 2015-\$1,177,070. That is an impressive 17% increase. Ask Broker for Sales report The Tenant is Sailormen, Popeye's Largest Franchisee with over 145+ units, giving it a strong guarantee, they recently extended the lease term early in 2010, making the new lease expiration date December 31, 2024. The lease is structured as triple net (NNN) with landlord being responsible for certain repairs to the exterior walls ONLY(mainly stucco repair). All other expenses is the tenants responsibility. This is a great asset with Strong Store sales.

## 34 Conyers, GA 30013



Price	\$1,904,762
Building Size	3,324 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Net lease to one of the largest KFC franchisees in the U.S. 20-year lease term with 16 years left on the primary term, and 10 additional years in lease extension options. Lease is absolute net; Tenant pays for all taxes, insurance, and maintenance.

## 35 Carrollton, GA 30117



Price	\$1,714,286
Building Size	2,281 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

20-year net lease to one of the largest KFC franchisees in the U.S. Lease is absolute net. Tenant pays for all taxes, insurance, and maintenance. Rent escalations every 5 years. Ten additional years in lease extension options.

## 36 Covington, GA 30014



Price	\$1,712,123
Building Size	9,100 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Freestanding Dollar General Store Upgraded Construction three (3) sided brick exterior with additional architectural upgrades New 15 Year NN Corporate Backed Lease Main Thoroughfare Site with excellent visibility Wide Profile Building Type for Flexible Future Use and Universal Applications.

## 37 Dalton, GA 30721



Price	\$3,960,000
Building Size	14,121 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Walgreens investment opportunity in Dalton, Georgia. The investment property is subject to a 60 year absolute NNN ground lease with approximately 17.5 years remaining of firm term. This asset benefits from desirable five year option periods as opposed to one year option periods often found in similar Walgreens leases. In addition, there are five percent increases in each of the seven option periods. Walgreens Company is a wholly owned subsidiary of Walgreens Boots Alliance, Inc., which is publicly traded on the NASDAQ under the ticker symbol WBA and has a current BBB credit rating from Standard & Poors.



Price	\$3,540,028
Building Size	8,167 SF
Cap Rate	5.50%
Property Sub-type	Service/Gas Station
Status	Active

## Property Notes

**Property Description**

Fee-simple interest in a uniquely-located retail property leased to Circle K (the Property ) in Augusta, Georgia. Positioned next to the 520 Expressway, this site includes a convenience store, a gas station, and a restaurant, all master leased by Circle K and guaranteed by Alimentation Couche-Tard (S&P BBB). The site sits immediately adjacent to both the on-ramp and off-ramp for this primary Augusta thoroughfare. Circle K is a direct subsidiary of Alimentation Couche-Tard, which is one of the largest convenience store operators in the world, with more than 16,000 stores worldwide. This lease is corporately guaranteed and has 7 years of remaining lease term. A portion of the retail space has been subleased by Circle K to a local restaurant operator A-Town Wings , but all rent remains guaranteed by Circle K and Alimentation Couche-Tard.



Price	\$5,900,000
Building Size	15,084 SF
Cap Rate	6.15%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

Tenant: Walgreen Co. (S&P: BBB), a subsidiary of Walgreen's Boots Alliance Inc. (NASDAQ: WBA), operates 8,232 stores across 50 states, the District of Columbia and Puerto Rico. Walgreen's Boots Alliance Inc. produced total revenues of more than \$103.44 billion, an EBITDA of \$7.68 billion, and net income of \$4.28 billion as of LTM August 2015. Net Lease: 20-year net lease with  $\pm 10$  years of primary lease term remaining and eight 5-year options. Limited Landlord responsibilities. Proven Location: Strong annual store-level sales. Recent Lease Extension: Walgreen's recently agreed to an early 5-year lease extension signaling their continued commitment to this location.



Price	\$2,945,000
Building Size	10,127 SF
Cap Rate	6.35%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

Parent Guarantee: CVS Health Corporation (NYSE: CVS; S&P: BBB+) is the second largest pharmacy health care provider in the United States with integrated offerings across the entire spectrum of pharmacy care. The company operates more than 7,800 retail locations, has more than 200,000 employees and as of September 2015, produced TTM revenues of \$149 billion. Net Lease With Rare Initial Term Bump:  $\pm 8$  year NN lease with a 5% initial term bump in 2019. Three 5-year renewal options. 5% bumps in each of the options. Early Lease Extension: CVS agreed to an early 5-year lease extension in 2011 signaling their commitment to the site.

## 41 Augusta, GA 30906



Price	\$1,514,000
Building Size	8,320 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Corporate Guarantor: Family Dollar Stores, Inc. is the second largest dollar store chain in the United States, operating 8,100 stores across 46 states. As of May 2015, the company's TTM revenues increased by 3.1% when compared to the prior year to \$10.7 billion, and it ended the third quarter of 2015 with approximately \$4 billion in Total Assets Long-Term Absolute NNN Lease: New 15+ year lease that is expected to commence on March 26, 2016 with six 5-year renewal options No Landlord responsibilities Attractive Rent Escalations: 10% rent escalation during the initial term in July 2026 with 10% increases during each renewal option New Construction: The building is currently under construction with expected delivery in January 2016.

## 42 Augusta, GA 30904



Price	\$1,845,000
Building Size	8,320 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Corporate Guarantor: Family Dollar Stores, Inc. is the second largest dollar store chain in the United States, operating 8,100 stores across 46 states. As of May 2015, the company's TTM revenues increased by 3.1% when compared to the prior year to \$10.7 billion, and it ended the third quarter of 2015 with approximately \$4 billion in Total Assets Long-Term Absolute NNN Lease: New 15+ year lease that is expected to commence on January 15, 2015 with six 5-year renewal options No Landlord responsibilities Attractive Rent Escalations: 10% rent escalation during the initial term in October 2026 with 10% increases during each renewal option.

## 43 East Point, GA 30344



Price	\$1,177,091
Building Size	813 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

Checkers Drive-In Restaurant located at 3169 Camp Creek Parkway in East Point, GA. The Subject Property is operating under a fifteen (15) year NNN sale leaseback with two (2), five (5) year renewal options.

## 44 Blackshear, GA 31516



Price	\$1,283,470
Building Size	9,026 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

The Matthews Retail Advisors are pleased to exclusively offer for sale the new construction Dollar General, located in Blackshear, Georgia. The subject property benefits from its location on Highway 84, between Waycross and Blackshear. The location caters to all of the surrounding residential communities, as well as many residents within the city, and the labor force commuting along Highway 84.

## 45 McDonough, GA 30253



Price	\$11,500,000
Building Size	72,996 SF
Cap Rate	6.73%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Floor & Decor signed a 15-year NN Lease that expires in January 2030. The Lease contains three (3), five (5) year options to extend with rental escalations of 5% every five years. Floor & Decor, headquartered in Atlanta, was founded in 2000 and is a leading specialty retailer in the hard surface flooring market, offering the broadest in-stock selection of tile, wood, stone, related tools and flooring accessories - at every-day low prices. Floor & Decor currently has over 60 locations throughout 16 states. In 2014, they reported revenue of approximately \$540 million.

## 46 Thomasville, GA 31757



Price	\$1,306,000
Building Size	9,100 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Long Term Corporate Lease: The subject property has a brand new 15-year Corporate Guaranteed Lease with Dollar General. New Construction: New 9,100 SF Dollar General building. Scheduled Delivery April 2016. Absolute NNN Net Lease: The Tenant is 100% responsible for all expenses, including roof, structure, taxes, insurance and common area maintenance. Rent Increases: There are 10% rent increases in each of the 4, 5-year option periods. Investment Grade Tenant: The company operates over 12,300+ locations and currently holds an investment grade credit rating of BBB/Stable with S&P.

## 47 Newnan, GA 30265



Price	\$3,962,000
Building Size	4,020 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Leased to PNC Bank, National Association, for 15 years from April 2009 to April 2024, at an annual net rent of \$267,421. There are three five-year options to renew the lease. The rent increases by 5% at the start of each option period. The lease is absolute net, with the tenant responsible for all taxes, insurance, and maintenance.

## 48 Calhoun, GA 30701



Price	\$1,200,000
Building Size	9,026 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

This 9,026 square foot Dollar General is currently under construction and is expected to be delivered in March 2016. The lease is a 15-year Corporate-Guarantee Absolute NNN structure with four 5-year renewal options and ten percent increases during each period. This store will include exterior improvements such as a brick facade. Dollar General Corporation has been delivering value to customers for over 75 years. With more than 12,000 stores in 43 state, Dollar General is America's largest small-box discount retailer by sales. In addition to high quality private brands, Dollar General sells products from America's most trusted manufacturers such as Clorox, Energizer, Hanes, Coca-Cola, Unilever, Nestle and General Mills.

## 49 Sandy Springs, GA 30328



Price	\$4,500,000
Building Size	9,338 SF
Cap Rate	6.11%
Property Sub-type	Anchor
Status	Active

Property Notes

### Property Description

Fee simple interest (land & building) in a corporate guaranteed freestanding, single tenant, absolute NNN leased, Sweet Tomatoes, located in Sandy Springs (Atlanta MSA), GA. The tenant, Garden Fresh Restaurant Corporation (dba. Sweet Tomatoes), has approximately 9-years remaining in the current term. The lease features 1.25% annual increases throughout the initial term which generates steady NOI growth and hedges against inflation. Additionally, the lease contains 2 (10-year) option periods.

## 50 Sugar Hill, GA 30518



Price	\$3,982,000
Cap Rate	4.75%
Property Sub-type	Retail Pad
Status	Active

Property Notes

### Property Description

The subject property is located on the northwest corner at the intersection of State Route 20 (North East Cumming Highway) and Suwanee Dam Road approximately three miles northwest of downtown Sugar Hill. State Route 20 and Suwanee Dam Road are major thoroughfares that traverse through Sugar Hill and collectively experience an annual average daily traffic count in excess of 47,870 vehicles. The property is outparcel to the Market Place at Sugar Hill, which is anchored by a new, high-performing Kroger super store that occupies over 100,000 square feet. Other national retailers within Market Place include McDonald's, AutoZone, Subway, and Supercuts among others. Directly to the south of the property across Suwanee Dam Road is the approximately 88,000 square feet Sugar Hill Corner shopping center. With an average household income of \$112,218 and population of 107,628 within a five mile radius, the area is fueled by an affluent demographic.

## 51 Savannah, GA 31419



Price	\$1,407,500
Building Size	4,388 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Fee interest in a NNN ground leased investment to Wells Fargo, situated upon a Savannah Mall outparcel and located in Savannah, GA. The 1.0637 +/- acre ground leased outparcel is extremely well located at the Apache Ave. entrance to Savannah Mall, and is the only developed outparcel located along the street. The strategic location, strong investment grade credit tenant, and regional draw created by Savannah Mall provides buyers with an opportunity to acquire a ground leased asset with zero landlord responsibilities in an established, growing market.





Price	\$2,763,383
Building Size	9,660 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Free standing single tenant Family Dollar. The property consists of 9,180 square feet of building space and sits on 1.16 acres of land. This Family Dollar was a recently completed built-to-suit. The property is subject to a 15-year triple-net (NNN) lease. The base rent is \$165,803 with 10 percent rental increases every five years starting November 1, 2015. The increases will continue through the six, five-year tenant renewal options. The lease has a Family Dollar Corporate guarantee.



Price	\$1,280,000
Building Size	1,840 SF
Cap Rate	6.01%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

The site encompasses a single tenant, free standing, stucco building with no landlord responsibilities. The site is conveniently located with a single access point on US 40 (Osborne Road) which is a 4 lane highway with a single center turn lane. The visibility is enhanced with a 2 story lighted sign in front. There are 18 regular and 2 handicap parking spaces, a single window drive thru, and 2 doors located in the front and the parking side. A 2006 remodel included upgrading the buildings esthetics to Taco Bell's current image plan. The site is flanked by Arby's and Southeastern Bank, and Wendy's Pizza Hut, Domino's, Subway, Sonic, Hardee's, and Bank of America are many but not all of the retail brands in close Proximity.



Price	\$3,090,909
Building Size	4,295 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

100% fee simple interest in the single tenant property located at 4311 Washington Road in Evans, Georgia (the Property ). The Property is a fast-casual restaurant leased to PDQ, complete with dine-in space as well as a drive-thru. It is located 1/2 mile from the 52-acre newly constructed Evans Towne Center mixed-use office and retail development and 7 miles west of the world renowned Augusta National Golf Club.



Price	\$3,368,077
Building Size	4,500 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Newly constructed Verizon Wireless located in Dalton, Georgia. Dalton is in the Chattanooga, TN MSA and is located about 90 miles northwest of Atlanta. Dalton is the county seat of Whitfield County and home to Dalton State College. Additionally, Dalton is known as the Carpet Capital of the world as it is home to the largest carpet and flooring companies in the world including Shaw Industries. The subject property is located in Dalton's busiest retail corridor and on the main east-west thoroughfare from Interstate 75 to the central business district. The dense corridor is comprised of national retailers and restaurants including; Kroger, Kmart, RaceTrac, Krispy Kreme, AT&T, Applebee's, Burger King, Walgreens and more. West Walnut has a reported traffic count of over 32,000 vehicles per day.



Price	\$3,769,230
Building Size	7,000 SF
Cap Rate	6.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Wild Wing Cafe is a unique casual dining experience that attracts families, foodies, beer lovers, sports fanatics and music buffs all under one roof. The restaurant layout has been specifically designed to accommodate this combination of customers. Wild Wing Cafe offers a menu of signature homemade dishes, seasonal ingredients, an extensive beer list and the perfect venue to enjoy live music. Wild Wing Cafe appeals to a wide variety of customers with competitive menu prices, plenty of high-quality TVs for sporting events, and a great family dining experience earlier in the day that transforms into a great atmosphere for late-night live music lovers.



Price	\$4,221,000
Building Size	13,891 SF
Cap Rate	5.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

13,891-square-foot freestanding Wells Fargo situated on a 1.56 acre trophy site in Atlanta, Georgia. The property is located in the Central Perimeter submarket, one of Atlanta's largest, most affluent and densely populated commercial and residential areas. Wells Fargo is situated with excellent frontage on Ashford Dunwoody Road NE (Traffic Count: 49,350 VPD), just northeast of the intersection of Interstate 285 and Georgia 400 (Combined Traffic Count: 359,000 VPD), two of Atlanta's preeminent arteries. The site is also just 0.2 miles north of the 1,554,288 square foot Perimeter Mall (anchors: Dillard's, Macy's, Nordstrom, and Von Maur), an upscale super-regional mall. This investment offers investors an excellent opportunity to acquire a net leased asset leased on a long-term NNN basis to one of the nation's premier banks.



Price	\$1,191,000
Building Size	4,200 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

4,200-square-foot freestanding Wells Fargo situated on 1.14 acres in Savannah, Georgia. Situated along the Savannah River near the Atlantic coast of Georgia, Savannah (MSA Population: 372,708) is a historic and beautiful city near the South Carolina border, approximately 100 miles south of Charleston and 250 miles southeast of Atlanta. Savannah is one of the most popular tourist destinations in the U.S. with more than 13 million tourists every year. The property is located with excellent frontage at the signalized intersection of Abercorn Street and Stephenson Avenue (Combined Traffic Count: 37,930 VPD). Wells Fargo is across the street from BMW and Mercedes-Benz dealerships and just 0.3 miles from the entrance to Hunter Army Airfield, which currently employs approximately 5,000 military personnel. This investment offers investors an excellent opportunity to acquire a net leased asset leased on a long-term NNN basis to one of the nation's premier banks.



Price	\$2,250,000
Building Size	7,800 SF
Cap Rate	5.90%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

7,800-square-foot freestanding Wells Fargo situated on 1.49 acres in Augusta, Georgia. Located approximately 150 miles east of Atlanta, Augusta is the second largest metropolitan area in the state with a population in excess of 583,000. The property is ideally located with excellent frontage on Washington Road (Traffic Count: 29,700 VPD), just 0.4 miles east of I-20, Augusta's primary artery which directly connects the city to Atlanta and Columbia. Wells Fargo is also directly across Washington Road from the 197,042 square foot Washington Square Shopping Center (Anchors: Stein Mart, Dollar Tree). In addition, the property is just 1.1 miles northwest of the Augusta National Golf Club, the course where the world famous Masters Tournament is held and within the city's premier retail corridor. This investment offers investors an excellent opportunity to acquire a net leased asset leased on a long-term NNN basis to one of the nation's premier banks.



Price	\$1,284,000
Building Size	4,000 SF
Cap Rate	5.30%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

4,000-square-foot freestanding Wells Fargo situated on a 1.44 acre site in the heart of Atlanta, Georgia. The property is ideally located in North Druid Hills, a densely developed and affluent infill neighborhood with excellent frontage on North Druid Hills Road (Traffic Count: 32,300 VPD), just 2.0 miles south of Interstate 85 (Traffic Count: 219,000 VPD), one of Atlanta's preeminent arteries. Wells Fargo is also directly across North Druid Hills Road from the 600,000 square foot Toco Hills shopping center (Anchors: Publix and Kroger) and just 2.0 miles north of the 63-acre Emory University and Hospital campus (14,769 students with 28,617 hospital and university employees) and Centers for Disease Control (the only federal agency based outside of Washington, DC). This investment offers investors an excellent opportunity to acquire a net leased asset leased on a long-term NNN basis to one of the nation's premier banks.

## 61 Buford, GA 30519



Price	\$4,400,000
Building Size	3,294 SF
Cap Rate	6.09%
Property Sub-type	Free Standing Bldg
Status	Active

### Property Notes

#### Property Description

Arby's signed a true 20-year NNN Lease in February 2001 which included above market 15% rental escalations every 5 years. The property is not a typical Arby's prototype. It was built with solid red brick with crown molding and significantly enhanced improvements on the inside. Arby's, headquartered approximately 25 minutes from the subject property, currently operates over 3,400 restaurants across the United States. In 2014 Arby's reported sales of approximately \$3.2 billion and achieved same store sales growth of over 9% in the 3rd quarter of 2015. Comparable two-year same store sales for Arby's is up about 20%. The subject property is a corporately guaranteed Arby's located at the signalized intersection of Buford Drive and Woodward Crossing directly across the street from the Mall of Georgia in Buford, GA, approximately 30 miles north of Atlanta. The Mall of Georgia is currently the largest shopping mall in the state with over 1.7M sf of retail. The mall is anchored by Belk, Dillard's, JCPenney, Macy's Dick's Sporting Goods, and Von Maur (opening Fall 2016), plus also has more than 200 local, national and international stores.

## 62 Brunswick, GA 31525



Price	\$3,618,000
Building Size	5,042 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

### Property Notes

#### Property Description

Freestanding 5,042-square-foot Applebee's restaurant situated on a 1.65-acre site in Brunswick, GA. Built in 1995, Applebee's absolute NNN lease has approximately 11.75 years of primary term remaining with 1.50% annual rent increases. Brunswick (MSA Population: 113,807) is a coastal community located directly on the Atlantic Intracoastal Waterway approximately 70 miles north of Jacksonville and 300 miles southeast of Atlanta. Applebee's is the world's largest casual dining chain with ±2,000 locations across 49 states, 15 countries and one U.S. territory. 99% of all Applebee's are owned and operated by Franchisees. The Applebee's brand is owned by DineEquity, Inc. (NYSE: DIN), which operates 3,600 restaurants under the Applebee's and IHOP brand names making it one of the largest full-service restaurant companies in the world. As of September 30, 2015, Dine Equity produced TTM Revenues of \$674.21M

## 63 Augusta, GA 30907



Price	\$1,541,266
Building Size	2,504 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

### Property Notes

#### Property Description

Corporate Circle K located in the high average income area of Augusta Georgia. The subject property is a 2,504 square foot Circle K. This site is strategically located off of 28 and 104 and features excellent exposure along one of Augusta's main corridors experiencing over 60,000 vehicles per day. The asset is surrounded by major retailers including AutoZone, Subway, RiteAid, McDonald's and Publix Supermarket.

## 64 Douglasville, GA 30135



Price	\$1,619,000
Building Size	3,123 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

27,629 square foot tract of land with 3,123 square feet of improvements net leased to one of the largest KFC franchisees in the U.S. Current lease expires Feb 2032 with an additional 10 years in extension options. The lease is ABSOLUTE NET. KFC is the world's most popular chicken chain restaurant with over 17,000 locations in the U.S.. KFC serve more than 12 million customers each day in over 115 countries and territories worldwide.

## 65 Jackson, GA 30233



Price	\$1,505,062
Building Size	9,100 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

New Construction - Free Standing Dollar General Store New 15 Year Corporate Backed Lease with Rent Increases Nearby Jackson Lake recreational area for additional traffic generation Approx. 44 miles from Atlanta, GA Rooftops and local retail surround the site.

## 66 Brunswick, GA 31520



Price	\$12,796,231
Building Size	41,117 SF
Cap Rate	5.20%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Walmart Neighborhood Market in Brunswick, GA. We welcome your review of this attractive investment. Highlights: LONG LEASE TERM: 19+ years remaining on initial term with rent increases that occur in the four- 5 year option periods. AA CORPORATE CREDIT TENANT: Wal-Mart Stores, Inc., traded on the New York Stock Exchange under the ticker symbol WMT (AA/A-1+), has as high a credit rating of any national retailer. Walmart operates retail stores in various formats worldwide. The company operates through three segments: Walmart U.S., Walmart International, and Sam's Club. As of September 23, 2015, it operated 11,532 stores under 65 banners in 28 countries; and e-commerce Websites in 11 countries. The company was founded in 1945 and is headquartered in Bentonville, Arkansas. NEW CONSTRUCTION: Nearly brand new build to suit building at a location that tenant has pursued for years. SOLID POPULATION GROWTH DEMOGRAPHICS: Three-mile population grew 10.5% between 2000 and 2015 and growth according to the census will continue.

## 67 Savannah, GA 31401



Price	\$1,569,000
Building Size	9,301 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

This is a ±9,301 SF building sitting on ±1.8 AC of land. It is a freestanding building fully leased to Dollar General, newly constructed in 2012, with 14' ceilings, and a brick facade. It is zoned BG (City of Savannah, General Business).

## 68 Warner Robins, GA 31093



Price	\$1,668,367
Building Size	8,320 SF
Cap Rate	6.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Brand New, NNN, Family Dollar property with a 15-Year Initial Lease Term that commenced August 5, 2015. It is a 8,320 SF building on 1.88 acres located in Warner Robins, GA. No landlord responsibilities and is corporately guaranteed by Family Dollar Corporation for 15 Years.

## 69 Albany, GA 31721



Price	\$1,615,173
Building Size	8,320 SF
Cap Rate	6.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Brand New, NNN, Family Dollar Property with 15-Year initial Lease Term that commenced May 7, 2015. It is a 8,320 SF building on 2.36 acres located in Albany, GA. No landlord responsibilities and is corporately guaranteed by Family Dollar Corporation for 15-Years.

## 70 Athens, GA 30601



Price	\$8,631,000
Building Size	14,781 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Long Term Lease: 25-Year Absolute NNN CVS with 20-Years Remaining near the University of Georgia (UGA). Investment Grade Tenant: Corporate CVS Guarantee: CVS Health Corporation (NYSE: CVS): \$139 Billion in Revenue (2014), \$37.12 Billion Net Worth, S&P Rated BBB+ Stable. Absolute NNN Lease: 100%No Landlord Responsibilities.

## 71 Atlanta, GA 30349



Price	\$3,771,000
Building Size	4,131 SF
Cap Rate	5.78%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

Rent Increase 9/1/2016 to \$18,150 Per Month Making Cap Rate 5.78% Outparcel to Walmart Supercenter Absolute NNN Lease Built in 2008 13 Years Remaining Personal Guaranty by 2 High Net Worth Individuals on Top of Franchise Guaranty.

## 72 Flowery Branch, GA 30542



Price	\$7,133,000
Building Size	14,550 SF
Cap Rate	5.65%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Tenant: Walgreen Co. (S&P: BBB), a subsidiary of Walgreen's Boots Alliance Inc. (NASDAQ: WBA, S&P: BBB), operates 8,330 stores (as of November 2014) across 50 states, the District of Columbia and Puerto Rico. The company produced total revenues of more than \$77.6 billion, an EBITDA of \$5.6 billion, and net income of \$2.05 billion as of LTM November 2014. Long-term Absolute NNN Lease: Approximately 19.5 years of primary lease term remaining-No Landlord responsibilities. Hard Corner Site: Ideally positioned at the signalized hard corner intersection of Spout Springs Road (Traffic Count: 13,040 VPD) and Hog Mountain Road, two of the area's most heavily traveled arteries, just east of access to Interstate 985 (Traffic Count: 521,600 VPD).

## 73 Augusta, GA 30907



Price	\$2,495,000
Building Size	3,364 SF
Cap Rate	6.38%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

The offering consists of a 3,364 sq ft freestanding Wendy's building with a drive-through. The site is approximately 44,866 sq ft and is located approximately an eighth of a mile north of the I-20/ South Belair Road interchange. Belair Road is a major four-lane street and provides great exposure and good ingress/egress to the property. 1.5% annual increases. Above average store sales. Huge property (over an acre). Other retailers in the area include a Popeye's Chicken, Burger King, and Food Lion Grocer.

## 74 Powder Springs, GA 30127



Price	\$1,595,000
Building Size	2,777 SF
Cap Rate	6.39%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

Established Wendy's Restaurant-Tenant pays the greater of 8.5% of monthly sales as percentage rent, with a minimum of \$84,000 per year. Based on 2014 approximate sales, cap rate at list price would be 6.39%. Successful location with long-term occupancy and strong sales; tenant has occupied this building since 1999-Property is the only quick service restaurant on a major retail thoroughfare, having very little competition-Strong Franchisee with over 167 locations in 7 states Great Addition to Portfolio for Long Term Investor-Opportunity for an investor to purchase a Wendy's site with the potential to add substantial value upon future lease negotiation-Easy-to-own NNN investment requires no management or maintenance ideal for investors not local to the market.

## 75 Athens, GA 30606



Price	\$8,000,000
Building Size	13,225 SF
Cap Rate	5.22%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

A single story CVS store with drive through constructed in 2011 and first occupied in 2011. The original absolutely net 25 year lease guaranteed by CVS runs through January 2037.





Price	\$2,571,250
Building Size	2,446 SF
Cap Rate	4%
Property Sub-type	Restaurant
Status	Active

## Property Notes

**Property Description**

This offering is a NNN Corporate Panda Express Ground Lease located in the highly affluent East Cobb area with an average HH income over \$156,000 within 1 mile (Top 5% in the Nation). Panda Express occupies a prime location, on an outparcel to a Dick's anchored center, and just off the corner of Roswell Road and Johnson Ferry Rd, with combined traffic counts over 70,000 cars per day. This location is the core of retail for the East Cobb market, with close to 2 million SF of retail within a 2 mile radius. The property is directly adjacent to the Avenue East Cobb, a 236,000 SF Lifestyle Center with multiple high end retailers. Other major nearby retailers include Whole Foods, Target, Home Depot, Kohl's, LA Fitness and many more. Panda Express signed a 20 year lease, that has just over 10 years remaining and 10% increases every 5 years.



Price	\$1,176,000
Building Size	9,100 SF
Cap Rate	6.50%
Property Sub-type	Retail Pad
Status	Active

## Property Notes

**Property Description**

Investment Grade Tenant: The company operates over 12,200 locations in 42 States and currently holds an investment grade credit rating of BBB-/Stable with S&P. Long Term Corporate Lease: The subject property has a brand new 15-year Corporate Guaranteed Lease with Dollar General. Absolute NNN Lease: The Tenant is 100% responsible for all expenses, including roof, structure, taxes, insurance and common area maintenance. Rent Increases: There are 10% rent increases in each of the 5, 5-year option periods. Superior Constructed Building: This building has superior construction with a brick base and cement siding on two road facing sides.



Price	\$6,339,756
Building Size	14,673 SF
Cap Rate	6.15%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

14,673-square foot New World Design Prototype building situated on a 2.13-acre parcel. It is located at the signalized intersection off the Southwest Corner of Big A Road. Rite Aid has signed a new 20 Year Corporate Absolute NNN lease, subject to zero Landlord Responsibility, with a Rare Rent Increase structured at the end of Year 10 to reflect a 10% Bump as opposed to the standard flat drug store lease. Additionally, there are 6 (5yr) Options with Increases. The location includes a drive-thru. The immediate area is inundated with national retailers to include; Walmart, The Home Depot, Walgreen's, Ace Hardware, McDonald's, Advance Auto Parts, CVS Pharmacy, Ingles, Dollar General, Little Ceasar's, and many others.

## 79 Columbus, GA 31901



Price	\$2,532,564
Building Size	8,320 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Great location in the heart of a dense Downtown / Historic / Liberty District. Brand new "ALL BRICK" construction. Pre-construction - anticipated opening early Summer 2016. First Major and Largest retailer of its type to locate in Downtown Columbus. 15 year Corporate Guaranteed NNN lease with 10% bump in 11th year of initial term. No Landlord Obligations. Projected to be a top performing store.

## 80 Lagrange, GA 30241



Price	\$12,460,000
Building Size	41,117 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Newly constructed Walmart Neighborhood Market in LaGrange, GA. Built in 2015 and situated on 7.21 acres of land, Walmart is comprised of 41,117 square feet of retail space which includes a drive-thru pharmacy, and a six-pump fuel station on an outparcel to the property. Walmart has an established loyal customer base, which will be served by this new location.

## 81 Evans, GA 30809



Price	\$3,214,285
Building Size	4,629 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Hardee's SaleLeaseback opportunity. The subject properties are located in Lincolnton, GA and Evans, GA. The city of Lincolnton is the county seat of Lincoln County, Georgia, United States. It is the location for the historical site, Elijah Clark State Park, and contains numerous houses and historic districts listed on the National Register of Historic Places. Both the city and the county were named for General Benjamin Lincoln, who served in the Continental Army during the American Revolution.

## 82 Acworth, GA 30101



Price	\$1,618,000
Building Size	4,324 SF
Cap Rate	4.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

\*11.5 years remaining on the initial lease term\*Attractive rental increases: 7.50% every 5 years including the option periods\*Four (4), Five (5) year options to renew \*From 2014 to 2015, deposits at this site have grown over 32%\*Substantial year-over-year growth has occurred over the last five years\*Healthy branch deposits of over \$42 Million.

## 83 Augusta, GA 30907



Price	\$13,954,040
Building Size	41,117 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Walmart Neighborhood Market in Augusta, GA. Built in 2015 and situated on 6.31 Acres of land, Walmart is comprised of 41,117 square feet of retail space which includes a drive-thru pharmacy, and a six-pump fuel station on an outparcel to the property.

## 84 Cumming, GA 30040



Price	\$5,816,305
Building Size	8,354 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

13 + years left on lease - Built in 2008 with quality architectural design and from highest grade building material available, this bank branch is well located on large corner lot within the heart of Cumming, GA surrounded by the county's highest employers. A net lease with 13 years remaining with a very credit worthy lessee, this property is an ideal investment for a like kind exchange need, estate planning structure or cash on cash return of better than 6.20% over the initial term of the lease. Plus 3 x 5 year renewal options. The rent increase each and every year by 2.5%. The double net means minimum landlord responsibility limited to roof (39 year warranty assumable), structural and underground facilities only. #netleasebank.

## 85 Augusta, GA 30909



Price	\$4,812,171
Building Size	8,079 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

Red Lobster located in Augusta, Georgia. The property is roughly 8,079 square feet and is situated on approximately 1.91 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.75 years remaining on the lease. Current annual rent is \$276,700. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options.

## 86 Sugar Hill, GA 30518



Price	\$4,830,000
Building Size	13,824 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

The subject property is a 13,824 square foot Rite Aid located in Sugar Hill, Georgia. The tenant signed a corporate-backed 20-year absolute NNN lease which commenced in 2004, leaving approximately 8.5 years remaining on the initial lease term. The lease includes four, five-year renewal options with rent increases between each option period.

## 87 Lawrenceville, GA 30046



Price	\$2,136,173
Building Size	4,500 SF
Cap Rate	4.05%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

4,500 sf Chase Bank ground lease located in Lawrenceville, GA. The property is 30 miles from downtown Atlanta and contains four drive-thrus and is a pad site to a Walmart Super Center and Kohl's. The property is located just off University Parkway, which receives an average of 80,874 vehicles per day and connects Atlanta to Athens, GA. Collins Hill Road is a limited access highway. There are approximately 12 years remaining on the primary lease term, with 10% rent escalations every 5 years. The property has excellent potential to be converted into a restaurant, by replacing the four drive-thru lanes with parking space. There is also the opportunity to develop another ½ acre by piping a seasonal stream.

## 88 Duluth, GA 30096



Price	\$3,156,000
Building Size	4,414 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

\*8+ years remaining on the initial lease term\*Attractive rental increases every five (5) years - 10% in 2019 and 6% in each of the two (2) option periods\*Two (2) five (5) year options to renew\*Applebee's has successfully operated at the site since 1986\*Neighborhood Restaurant Partners NRP is currently one of the largest franchisees for Applebee's in the world with over 115 locations throughout GA, TX and FL\*NRP is an affiliate of Argonne Capital Group, LLC which has roughly \$1.5 billion under management between Applebee's, IHOP, Kyrstal and On The Border\*NRP exceeds over \$305 million in sales, making it one of the largest franchised restaurant operators in the country.

## 89 Albany, GA 31705



Price	\$1,889,079
Building Size	9,100 SF
Cap Rate	6.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Dollar General store of approximately 9,100 square feet located in Albany, Georgia. Dollar General has signed a 15 year Triple Net Lease with 10 percent rent increases between each of the five, five year renewal options. The lease is guaranteed by Dollar General Corporation, which is publicly traded on the New York Stock Exchange under the ticker DG and has a current BBB- credit rating by Standard & Poor's. Dollar General was delivered in April 2014. The property features a stylish concrete tilt-up design with modern finishes. The surrounding demographics are well suited to discount retailing, with approximately 75,000 people within a five mile radius and within a close proximity to Albany State University with over 5,400 students currently enrolled. The average daily daily traffic counts on US 19 are over 30,100 cars per day.



Price	\$1,844,179
Building Size	12,480 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Dollar General store of approximately 12,480 square feet located in Albany, Georgia. Dollar General has signed a 15 year Triple Net Lease with 10 percent rent increases between each of the four, five year renewal options. The lease is guaranteed by Dollar General Corporation, which is publicly traded on the New York Stock Exchange under the ticker DG and has a current BBB- credit rating by Standard & Poor's. Dollar General was delivered in 2014. The property features a stylish concrete tilt-up design with modern finishes. The surrounding demographics are well suited to discount retailing, with approximately 75,000 people within a five mile radius and within a close proximity to Albany State University with over 5,400 students currently enrolled. The average daily traffic counts on US 19 are over 30,100 cars per day.



Price	\$5,887,712
Gross Leasable Area	86,584 SF
Cap Rate	6.25%
Property Sub-type	Power Center
Status	Active

Property Notes

**Property Description**

Highlights: " Absolute NNN ground lease " Strong retail corridor" Low rent per square foot" Investment-grade credit" Highway visibility" Affluent Atlanta submarket Description - Kohl's NNN ground lease located Dacula, GA 30019. Kohl's Corporation is an American department store with revenues of over \$19 billion and a market cap over \$13 billion. The Property is operating under an absolute NNN ground lease with seven and a half (7.5) years of remaining term. The lease includes nine (9), five (5) year renewal options.



Price	\$3,494,000
Building Size	4,365 SF
Cap Rate	4.15%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

McDonald's in Atlanta, Georgia. Atlanta is the state capital of Georgia and the 9th largest MSA in the US with approximately 5.5 million residents. Atlanta was also recently named the 12th fastest growing city in the US by Forbes. Atlanta contains the country's third largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as Coca-Cola Company, The Home Depot, Delta, AT&T, UPS, and Newell-Rubbermaid. The property is located just off an exit of I-85 (211,481 ADT) once you get inside the belt line of Atlanta. The McDonald's has excellent accessibility at a lighted intersection, across from a very busy QuikTrip.

## 93 Lilburn, GA 30047



Price	\$2,359,200
Building Size	3,808 SF
Cap Rate	5.45%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Bojangle's investment opportunity located at 5625 Lawrenceville Highway, in Lilburn, Georgia. The subject property is a free-standing, 3,080-square foot building situated on a 0.80 acre lot. Bojangle's is currently operating under a 15 year lease that commenced on 12/1/2014. Built into the lease are 1.25% annual increases and three five-year options to renew.

## 94 Gainesville, GA 30501



Price	\$1,200,000
Building Size	4,500 SF
Cap Rate	6.50%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

### Property Description

This investment occupied by a Meineke Car Care Center and was constructed in 2004 with 4,500 square feet on 0.7 acres in Gainesville, Georgia. At closing, the franchise owner will execute a ten (10) year absolute net lease for \$6,500 per month increasing annually by the change in the consumer price index (CPI). The lease will have two options for five (5) year periods. The franchise owner is an experienced operator with increasing sales. Meineke, an industry leader for over 40 years as a franchise-based automotive repair chain, has over 900 locations with a trusted name and brand recognized by over 92% of Americans. In 2015, the company was ranked by Entrepreneur Magazine as the #53 overall best franchise.

## 95 Atlanta, GA 30344



Price	\$1,665,000
Building Size	4,300 SF
Cap Rate	4.35%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

McDonald's is signed to an initial 20-year NNN ground lease that commenced in October 2014, with 19+/- years remaining on the initial term. The lease calls for scheduled rental increases of 10% every 5 years. McDonald's is responsible for all property expenses. McDonald's has more than 36,000 restaurants serving burgers and fries in about 120 countries. (There are more than 14,250 Golden Arches locations in the US.) The popular chain is well-known for its Big Macs, Quarter Pounders, and Chicken McNuggets. Most of the outlets are free-standing units offering dine-in and drive-through service, but McDonald's also has many eateries located in airports, retail areas, and other high-traffic locations.

## 96 Jasper, GA 30143



Price	\$2,281,856
Building Size	2,791 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

The offering is a newly Constructed Single Tenant Hardee's with a Brand New 20-Year Absolute NNN Lease. The subject property is a 2,791± Sq Ft building situated on located on 1.08 ± acres in Jasper, GA. Jasper is the county seat of Pickens County and part of the Atlanta MSA population 6.1± million. Jasper is located 55 miles north of downtown Atlanta on the Interstate 75/575 corridor.



Price	\$3,800,000
Building Size	13,000 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

DaVita, Inc. (NYSE: DVA) DaVita Kidney Care is a division of DaVita HealthCare Partners Inc., a Fortune 500 company that is one of the largest kidney care companies in the United States, with corporate headquarters located in Denver, Colorado. A leading provider of dialysis services in the United States, DaVita Kidney Care treats patients with chronic kidney failure and end stage renal disease. DaVita Kidney Care strives to improve patients' quality of life by innovating clinical care, and by offering integrated treatment plans, personalized care teams and convenient health-management services. Since 1999 the company has experienced significant improvements including 11 straight years of improved clinical outcomes and financial results. DaVita acquired Gambro's U.S.-based clinics in 2004. This merger nearly doubled the number of DaVita's outpatient facilities, combining DaVita's 664 clinics with Gambro Healthcare's 565 clinics.



Price	\$1,305,984
Building Size	9,100 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

New Construction 15 Year NNN Dollar General Upgraded Construction: Three (3) Sided Brick The Juliette Dollar General has excellent visibility from Hwy 87, the major North/South artery. The site has one full access driveway onto Hwy 87 making the site highly accessible for customers. The store is easily visible from the main intersection in Juliette. The store is strategically placed in an ideal location in town due to its access to the population and daytime employees driving to Macon. There is no other retail competition within a 10 mile radius of the store. It is also near the major traffic generators in the area including Georgia Power's Plant Scherer (400+ employees) which is the 5th largest electric generating plant in the country.



Price	\$1,730,100
Building Size	8,320 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Great location in the heart of a dense residential area. Brand new construction. Under construction - anticipated opening late Fall 2015.



## 100 Lawrenceville, GA 30043



Price	\$1,396,000
Building Size	4,358 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

4,358 square-foot Meineke Car Care Center property situated on 0.87 acres and located in Lawrenceville, GA. Meineke is operating under a ten (10) year absolute triple net (NNN) lease with CPI increases annually. The lease also features three (3), five (5) year option periods. The property is strategically located in the market of Lawrenceville, GA, situated to serve the tenant's targeted demographic, with a population of 73,403 and an average household income of \$76,074 within a three (3) mile radius. Meineke Car Care Center, Inc. is a franchise-based international automotive repair chain with more than 900 locations. With nearly 1,000 Meineke Car Care franchises operating nationally and internationally, Meineke continues to be recognized as a leader in complete car care automotive franchises.

## 101 Marietta, GA 30066



Price	\$5,572,452
Building Size	13,824 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Leased to Rite Aid with 8+ years remaining on an absolute NNN lease. Rite Aid has a B (positive) credit rating with S&P Index. Rite Aid pays all taxes, insurance and maintenance including roof and structure.

## 102 Brunswick, GA 31525



Price	\$1,778,064
Building Size	9,100 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Perfect 1031 exchange opportunity for investors seeking a highly sought after credit tenant deal. New 15 Year NNN deal with 13+ yrs. remaining. Lease features four 5 year renewal options with 10% rent bumps in each period. Very Strong Sales at this location.

## 103 Jesup, GA 31545



Price	\$1,274,000
Building Size	6,840 SF
Cap Rate	6%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

### Property Description

6,840 square foot AutoZone located at 712 North 1st Street in Jesup, Georgia. AutoZone has 10.5 years remaining on the original 20-year base term with four, five-year options to renew. Included in the option periods are 12 percent rental increases every five years. For more than 30 years, AutoZone has been committed to providing the best parts, prices and customer service in the automotive aftermarket industry. They have a rich culture and history of going the Extra Mile for our customers and our community.

## 104 Rockmart, GA 30153



Price	\$1,250,000
Building Size	2,992 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

2,992 SF quick serve restaurant with drive thru and ample parking on 0.78 acres.

## 105 Rome, GA 30165



Price	\$1,525,000
Building Size	3,244 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

3,244 SF quick serve restaurant with drive thru and ample parking on 0.89 acres.

## 106 Lumpkin, GA 31815



Price	\$1,106,000
Building Size	7,500 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Dollar General in Lumpkin, Georgia. Currently under construction, Dollar General will occupy a 7,500 freestanding building on 1.05 acres and has signed a new 15-year absolute NNN lease with 10% increases at each of the four, 5-year renewal options.

## 107 Lawrenceville, GA 30045



Price	\$11,440,000
Building Size	52,000 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Gander Mountain location. This net lease investment opportunity will give prospective investors a unique opportunity to acquire a newly constructed asset that is 100% leased and occupied by Gander Mountain Company, the nation's largest and fastest-growing network of outdoor specialty stores. The subject property is located at 1200 Scenic Highway South in Lawrenceville, GA. The property is a freestanding single tenant, retail location that contains ±52,000 square feet and is situated on approximately 3.60± acres.

## 108 Dacula, GA 30019



Price	\$3,026,719
Building Size	3,378 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

The subject property is a corporately owned Arby's is 3,378 square feet placed on 1.39 acres and includes a drive-thru. The property features great visibility and is directly across from Home Depot. It is less than half a mile away from Interstate 85. There is currently 9 years left on the initial 20 year term with a net operating income of \$174,036.37. This property features 10% increases every five years. In 2020, the NOI will bump to \$191,413.97. There are four, five year options with 10% escalations each option period.

## 109 Palmetto, GA 30268



Price	\$2,658,128
Building Size	6,835 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

- FMC Build-to-Suit Completed 2007 | New 15 Year Lease- NNN Lease Leaves the Landlord with Zero Responsibilities- 2.25% Annual Increase During Primary Term and Options Periods Creates Attractive Principal Investment Appreciation Throughout the Lease Term- Lease is Guaranteed by National Renal Alliance, LLC- Fresenius Medical Care in the Largest Dialysis Provider in the U.S.

## 110 Garden City, GA 31408



Price	\$2,308,165
Building Size	9,180 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Corporate guaranteed NNN lease with 10% bump in year 11. A relocation of an existing store, the store will be the largest prototype store size due to proven high sales and will have an all brick facade. No landlord obligations.

## 111 Augusta, GA 30901



Price	\$1,932,000
Building Size	6,814 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

6,814-square-foot freestanding Wells Fargo situated on 1.72 acres in Augusta, Georgia. Located approximately 150 miles east of Atlanta, Augusta is the second largest metropolitan area in the state with a population in excess of 583,000. The property is ideally located with excellent frontage on the signalized hard corner of Walton Way (Traffic Count: 22,900 VPD) and 15th Street (Traffic Count: 18,900 VPD), just 3.7 miles west of I-20, Augusta's primary artery which directly connects the city to Atlanta and Columbia, South Carolina. Wells Fargo is also immediately adjacent to McDonald's and across Osler Lane from the Veterans Affairs Medical Center (155 Beds) as well as the Georgia Regents Medical Center (460 Beds). The campus of Georgia Regents University (Enrollment: 5,224 students), the University Hospital (581 Beds), Children's Hospital of Georgia Pediatric Surgery (154 Beds), and the Medical College of Georgia (920 Students) are also within walking distance of the site. This investment offers investors an excellent opportunity to acquire a net leased asset leased on a long-term NNN basis.

## 112 Alpharetta, GA 30009



Price	\$2,202,380
Building Size	3,407 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Fee simple BB&T investment located at the signalized intersection of Haynes Bridge Road and Old Milton Parkway. The subject property is positioned on a 0.66 +/- acre lot with a 3,407 +/- square foot building. The site is an outparcel to a Walmart Neighborhood Market anchored shopping center and benefits from superior visibility.

## 113 Grovetown, GA 30813



Price	\$2,678,304
Building Size	3,780 SF
Cap Rate	6.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

20 Year Initial Term with Rent Escalations Award Winning Operator Located in the Augusta MSA Near the New Cyber Command Facility at Fort Gordon High Growth Corridor, Possibly Largest Current Economic Boom in the State New Construction CVS and Walgreen's Within 500 Feet of the Site Absolute NNN - Zero Landlord Responsibilities.

## 114 Duluth, GA 30096



Price	\$7,500,000
Building Size	86,584 SF
Cap Rate	6%
Property Sub-type	Anchor
Status	Active

Property Notes

### Property Description

The subject property is a NNN ground lease located in Duluth, GA. With convenient access off interstate 85, this Kohl's is situated in a dominant retail corridor one mile from Gwinnett Place Mall, an American regional shopping center. 6.5 years left on lease with eight (8) - 5 year options.

## 115 Conyers, GA 30013



Price	\$4,198,000
Building Size	11,316 SF
Cap Rate	6.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

\*New 20-Year NNN Corporate Lease with CEC Entertainment, Inc.\*Rent Escalations Every 5 Years at 10%.

## 116 Albany, GA 31705



Price	\$1,778,766
Building Size	8,320 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Brand new construction with no landlord obligations.

## 117 Sugar Hill, GA 30518



Price	\$2,820,000
Building Size	3,915 SF
Cap Rate	3.90%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

McDonald's Ground Lease for sale located at 6005 Cumming Highway, in Sugar Hill, Georgia. The lease has 16+ years remaining, with 10% bumps every five years, and six 5-year options. Located in the newly constructed Market Place at Sugar Hill shopping center, it is anchored by Kroger in its superstore prototype.

## 118 Cumming, GA 30040



Price	\$2,652,000
Building Size	6,007 SF
Cap Rate	6.25%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

### Property Description

Long-Term Absolute Triple-Net Lease Zero Landlord Responsibility 15-Year Primary Term with Options up to 50 Years One and One-Half Percent Annual Rent Escalations Strong Corporate Guarantee 5 Mile Population Exceeds 91,000 People - 121% Increase Since 2000 Average Household Income is 1.75x the National Average Traffic Counts Exceed 32,000 Vehicles Per Day.

## 119 Brunswick, GA 31520



Price	\$13,308,080
Building Size	41,117 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Brand new Wal-Mart Neighborhood Market with a 20 year lease.

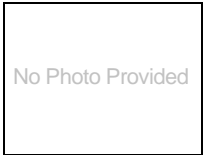


Price	\$5,824,750
Building Size	13,650 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Fee simple CVS property located along New Jesup Hwy in Brunswick, Ga. There are 19 years of cash flow remaining on this absolute NNN lease which commenced in 2009. Property will be delivered free and clear of existing debt with NO Rent Holiday! Average daily traffic count exceeds 30,000 vehicles per day. Surrounding trade area retailers include Winn Dixie, Waffle House, Fred's, Advance Auto, Comfort Inn and Super 8 Motel.



Price	\$1,775,000
Building Size	7,000 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Lease & Property Information Lease Type: NNN Lease Commencement: 12/6/2007 Lease Expiration: 12/31/2022 Rent Increases: 5% per option Options: 3-5 year Property Type: Retail Building Size: 7,000 Lot Size: 1 Acres Landlord Responsibilities: Liability Insurance.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.