

Investment Summary

Asking Price: \$2,470,000

CAP Rate: 6.50% (increases to 7.15% on 6/1/22, 7.86% on 6/1/27 and 8.65% on 6/1/32)

Address: 102 West Perennial Drive, Temple, GA 30179

Land Size: 1.05 Acres and 45,738 Square Feet

Building Size: 3,808 Square Feet with Drive Thru

Building Age: New construction completed May 2017

Tenant/Guarantor: Bovilla, LLC (personal guarantees included)

Lease Type: Absolute Triple Net with zero Landlord responsibility

Lease Term: 20 year initial term with 4 renewal options of 5 years each

Lease Commencement: May 15, 2017

Lease Expiration: May 31, 2037

Annual Base Rent: \$160,577.00 (Estimated years 1-5)

Rental Increases: 10% every 5 years including renewal options

Frontage: +/- 215 Feet on W Perennial Drive
+/- 186 on GA Hwy 113

Access: One entrance/exit on W. Perennial Dr. and one entrance/exit on GA Hwy 113

Parking: 45 total spaces with 2 handicap spaces

Zoning: DCD

Traffic Counts: +/- 19,000 on GA Hwy 113 (2015 data)
+/- 44,700 in I-20 (2015 data)



DEMOGRAPHIC SUMMARY - 2016			
	5 Mile	10 Mile	15 Mile
POPULATION	22,059	94,871	202,781
HOUSEHOLDS	7,675	33,736	71,570
AVERAGE HH INCOME	\$60,220	\$62,458	\$64,491
MEDIAN HH INCOME	\$49,991	\$51,163	\$51,958