

# Property Summary

<b>Location:</b>	NW corner of Panola Road and Snapfinger Woods Drive, less than 1/2 miles N of I-20 exit 71 about 15 miles E of downtown Atlanta			
<b>Land Size:</b>	+/- 1.808 Acres			
<b>Building Size:</b>	+/- 3,808 Square Feet			
<b>Building Age:</b>	New construction completed in September 2014			
<b>Tenant/Guarantor:</b>	Atlantic Food Company, LLC (limited personal guaranty - approx. net worth of \$10M)			
<b>Lease Type:</b>	Absolute NNN - Zero Landlord Obligations			
<b>Base Lease Term:</b>	20 Years			
<b>Lease Commencement:</b>	September 22, 2014			
<b>Lease Expiration:</b>	September 30, 2034			
<b>Renewal Options:</b>	4 options for 5 years each			
<b>Landlord Responsibility:</b>	None			
<b>Tenant Responsibility:</b>	CAM, Taxes, Insurance, Roof, Structure, Parking Lot, HVAC, FF&E, etc.			
<b>Frontage:</b>	+/- 284 feet on Panola Road and +/- 207 feet on Snapfinger Woods Drive			
<b>Access:</b>	One all turn entrance/exit on Panola Road and one all turn entrance/exit on Snapfinger Woods Drive			
<b>Parking:</b>	+/- 51 spaces provided including 3 handicap spaces			
<b>Zoning:</b>	M (Industrial District)			
<b>Traffic Counts:</b>	+/- 26,710 cars per day on Panola Road (2013 GDOT)			
	+/- 147,800 cars per day on I-20 west of Panola Road exit (2012 GDOT)			
	+/- 126,379 cars per day on I-20 east of Panola Road exit (2013 GDOT)			
<b>Demographics:</b>	<u>2013</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
	Population	6,123	74,358	162,964
	Households	2,644	27,793	60,100
	Average HH Income	\$50,774	\$53,476	\$57,663
	Median Income	\$39,259	\$42,339	\$45,857

## Financial Summary

<b>Purchase Price:</b>	<b>\$2,420,000</b>
<b>Estimated Base Rent:</b>	<b>\$157,250.00 (Years 1-5)</b>
	<b>\$172,975.00 (Years 6-10)</b>
	<b>\$190,272.50 (Years 11-15)</b>
	<b>\$209,299.75 (Years 16-20)</b>
<b>Going in Cap Rate:</b>	<b>6.50%</b>
<b>Cap Rate on 10/1/19 :</b>	<b>7.15%</b>
<b>Cap Rate on 10/1/24 :</b>	<b>7.86%</b>
<b>Cap Rate on 10/1/29 :</b>	<b>8.65%</b>
<b>Average Cap Rate:</b>	<b>7.54% (Years 1-20)</b>
<b>Assumable Financing:</b>	<b>None - Property delivered free and clear of debt at closing</b>
<b>Proposed Financing:</b>	<b>65-70% loan-to-value (\$726-847K down payment)</b>
	<b>10 Year term</b>
	<b>23-30 Year amortization</b>
	<b>4.5-5.0% interest rate</b>
	<b>\$104,919 annual debt service (using 65% LTV, 25 year amortization, 4.5% interest)</b>
	<b>\$52,331 after debt cash flow</b>
	<b>6.18% cash-on-cash return (Years 1-5)</b>
<b>Tenant Financials:</b>	<b>Contact listing broker for a Confidentiality Agreement</b>