

Multi-Tenant Triple Net Shopping Center Starbucks | Pet Supermarket | Senaku Hibachi Restaurant

3149-3151 East Highway 34, Newnan, Georgia 30265



OFFERING MEMORANDUM
EXCLUSIVE NET-LEASE OFFERING

Marcus & Millichap

CONFIDENTIALITY AND DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for

some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for

the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap Real Estate Investment Services, Inc. ("M&M") is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of M&M, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of M&M, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap

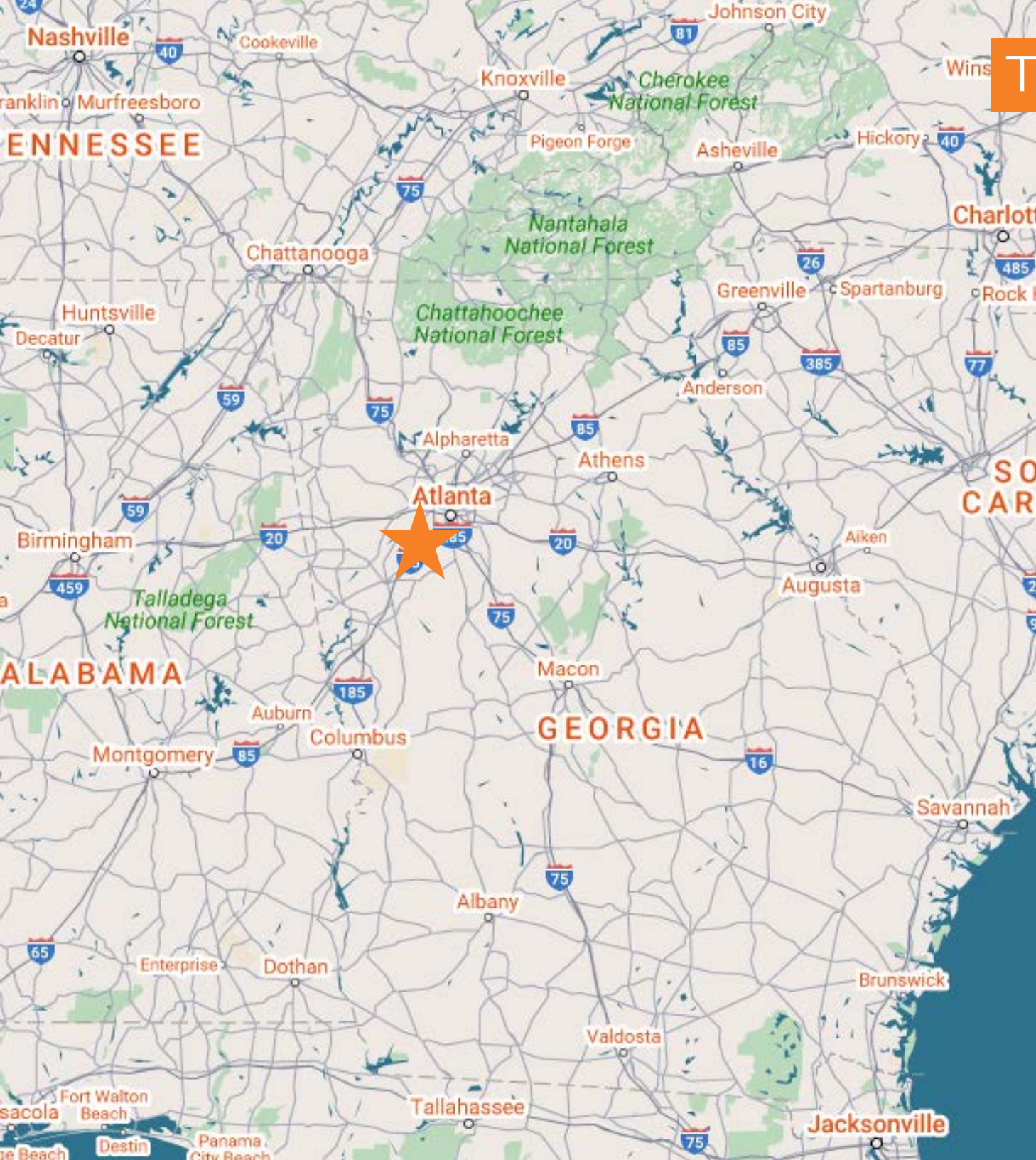


Table of Contents

Financial Overview

- Offering Terms
- Investment Highlights & Overview
- Lease Summary
- Concept Overview

Location Overview

- Location Highlights & Overview
- Surrounding Aerial Map
- Local Map
- Regional Map

Demographics

FINANCIAL OVERVIEW



Investment Highlights

- Strong Real Estate Fundamentals
- Long-Term Net Leases
- Brand New Construction – Opened Early 2017



Senaku Hibachi
Restaurant

Offering Terms

Purchase Price	Annual Rent	CAP Rate
\$4,414,516	\$265,932	6.00%

Financial Summary

Property Name	Pet Supermarket – Starbucks - Tokyo Express
Location	3149-3151 East Highway 34 Newnan, Georgia 3065
Price	\$4,414,5116
CAP Rate	6.00%
Net Operating Income*	\$264,871
Price Per SF	\$413.69
Rent Per SF	\$24.82
Building Size (SF)	10,671
Lot Size	1.57 Acres
Estimated Completion	Early 2017

***NOI includes \$0.10 reserve for roof & structure**

Investment Overview

The subject property is a three tenant property located at 3151-3149 East Highway 34 in Newnan, Georgia. The property is made up of a newly constructed Starbucks, a Pet Supermarket, and a locally operated Hibachi restaurant. The property consists of roughly 10,671 rentable square feet of building space on a roughly 1.57-acre parcel of land. The location was completed in early 2017.

Each tenant is subject to their own lease, each including reimbursements for all CAM expenses that are incurred in the maintenance and upkeep of the site. The only landlord responsibility on this property is roof and structure maintenance. The base annual rent above is net \$0.10 reserve.

There is a well known management company in place and roof warranty's makes this a management free investment.

Lease Summary

Property Name	Starbucks
Property Type	Net-Leased Restaurant
Tenant / Guarantor	Starbucks Corporation
Ownership	Public
	NASDAQ: SBUX
Lease Term	10 Years
Lease Commencement	07/05/2016
Rent Commencement	Early 2017
Lease Expiration	07/31/2026
Lease Term Remaining	10 Years
Lease Type	Double - Net (NN)
Roof & Structure	Landlord Responsible – Roof Warranty in place
Options to Renew	Four, Five-Year Options
Rental Increases	10% In Each Option Period

Annualized Operating Data

Rent Increases	Annual Rent	Monthly Rent
Year 1 - 10	\$82,500	\$6,875
Option Periods		
Year 11 - 15	\$90,750	\$7,563
Year 16 - 20	\$99,825	\$8,319
Year 21 - 25	\$109,807	\$9,151
Year 26 - 30	\$120,788	\$10,066
Annual Rent		\$82,500

ABOUT STARBUCKS

NasdaqGS: SBUX
S&P Rating: A- / Stable

Every day, the Starbucks family is hoping to do two things: share great coffee with their friends and help make the world a little better. It was true when the first Starbucks opened in 1971, and it's just as true today. Back then, the company was a single store in Seattle's historic Pike Place Market. From just a narrow storefront, Starbucks offered some of the world's finest fresh-roasted whole bean coffees. Today, Starbucks is connect with millions of customers every day with exceptional products and more than 24,000 retail stores in 70 countries.

ABOUT STARBUCKS

Starbucks wants their customers to feel a sense of belonging, their stores have become a haven, a break from the worries outside, a place where a person can meet with friends. It's about enjoyment at the speed of life—sometimes slow and savored, sometimes faster. Always full of humanity.

RECOGNITION

Starbucks has been awarded “One of the Most Admired Companies in America,” by Fortune for twelve years running. Ethisphere has also awarded the company as amongst the “World's Most Ethical Companies” for eight years in a row. Starbucks has even been recognized in China and Canada for being considered to be “One of the Best Companies to Work For.” in 2014.



Lease Summary

Property Name	Pet Supermarket
Property Type	Net-Leased General Store
Tenant	Pet Supermarket, Inc.
Guarantor	Private Pet Valu, Inc.
Lease Term	10 Years
Lease Commencement	August 5, 2016
Lease Expiration	August 31, 2026
Lease Term Remaining	10 Years
Lease Type	Double - Net (NN)
Roof & Structure	Landlord Responsible – Roof Warranty in place
Square Footage	6,944
Options to Renew	Two, Five-Year Options
Rental Increases	10% Every Five Years

Annualized Operating Data

Rent Increases	Annual Rent	Monthly Rent
Year 1 - 5	\$143,850	\$11,988
Year 6 - 10	\$158,235	\$13,186
Option Periods		
Year 11 - 15	\$174,059	\$14,505
Year 16 - 20	\$191,458	\$15,955
Annual Rent	\$143,850	

ABOUT PET SUPERMARKET

Pet Supermarket has it all for your furry and feathered friends. The company sells more than 10,000 pet care products, including food, toys, medicine, and clothing, through its website and more than 135 stores in a dozen states, primarily Florida. Stores also offer vaccinations for dogs, cats, and ferrets, and sell a variety of small animals such as hamsters, guinea pigs, rabbits, and tropical fish. In addition, Pet Supermarket works with area organizations to host adoptions and related events for cats and dogs. Like its pet superstore competitors, customers can take their pets shopping with them. Founded in 1973 by Chuck West as Pet Circus, the family-owned company became Pet Supermarket in 1986. Back then, the company was a single store in Seattle's historic Pike Place Market. From just a narrow storefront, Pet Supermarket offered some of the world's finest fresh-roasted whole bean coffees. Today, Pet Supermarket is connect with millions of customers every day with exceptional products and more than 24,000 retail stores in 70 countries.

Pet Supermarket sells pet care supplies through stores located primarily in Florida, as well as in Tennessee, Kentucky, Georgia, and North Carolina. To strengthen its brand, the retailer has rolled out e-commerce capabilities on its website. This helps to bring the Pet Supermarket name to customers who may not live near one of its retail stores. With its e-commerce operations in place, the retailer is aggressively growing its store count in Florida, where the bulk of its stores are located, and throughout the Southeast. Stores typically measure between 7,000 square feet and 11,000 square feet. The company also has its eye on growth opportunities in other parts of the country and hopes to expand its existing base in the central and western US, including in California, Ohio, Nevada, and Wisconsin, where it has a limited presence.



Lease Summary

Property Name	Senaku Hibachi Restaurant
Property Type	Net-Leased Restaurant
Tenant	Southeast Properties
Guarantor	Personal
Lease Term	10 Years
Lease Commencement	March 30, 2017
Rent Commencement	June 30, 2017
Lease Expiration	March 30, 2027
Lease Term Remaining	10 Years
Lease Type	Double - Net (NN)
Roof & Structure	Landlord Responsible – Roof Warranty in place
Square Footage	1,446
Options to Renew	One, Five-Year Options
Rental Increases	Three (3%) Annually

About Senaku Hibachi Restaurant

Senaku Hibachi Restaurant is operated by an experience restaurant group with multiple locations including Athens, GA and Somerville, NJ. This will be their 10th store. The lease is backed by a personal guaranty from the two owners.

Annualized Operating Data

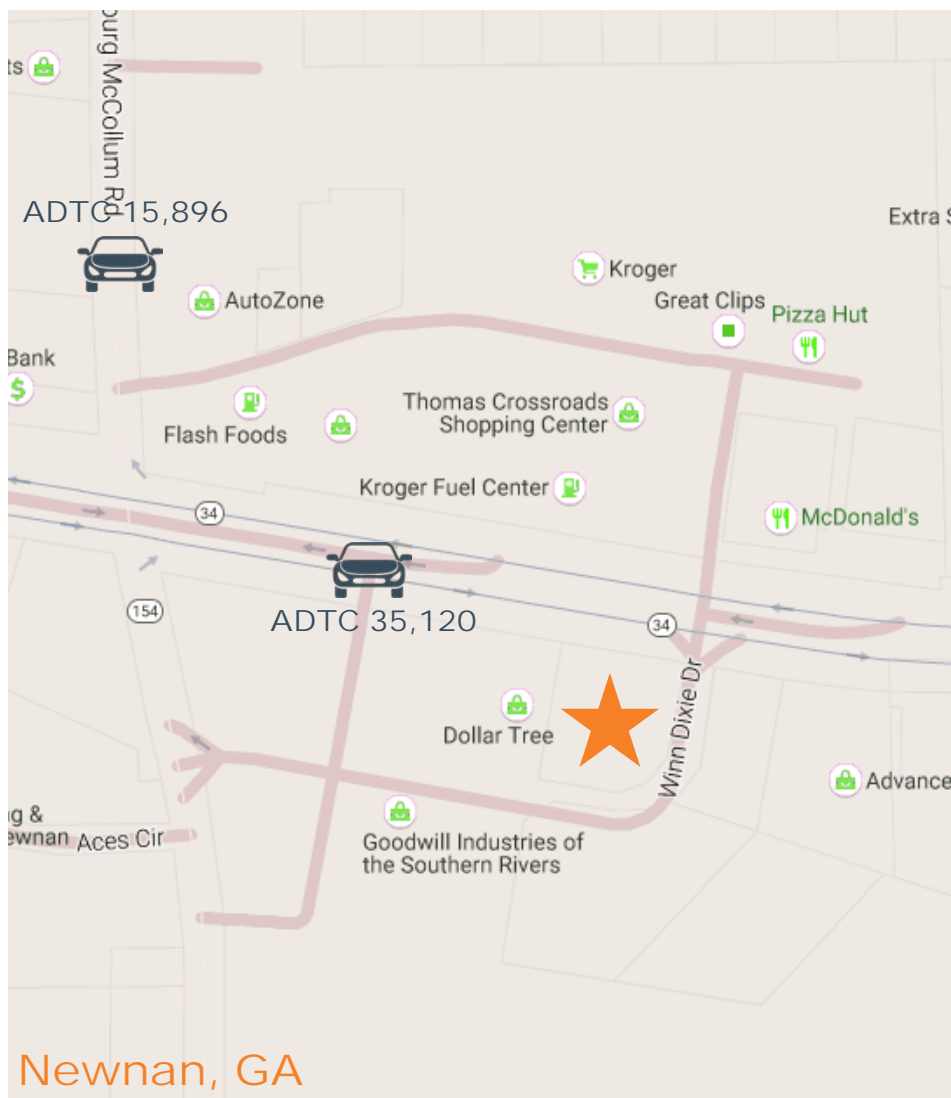
Rent Increases	Annual Rent	Monthly Rent
Year 1	\$ 39,582	\$ 3,299
Year 2	\$ 40,374	\$ 3,364
Year 3	\$ 41,181	\$ 3,432
Year 4	\$ 42,005	\$ 3,500
Year 5	\$ 42,845	\$ 3,570
Year 6	\$ 43,702	\$ 3,642
Year 7	\$ 44,576	\$ 3,715
Year 8	\$ 45,467	\$ 3,789
Year 9	\$ 46,377	\$ 3,865
Year 10	\$ 47,304	\$ 3,942
Option Periods		
Year 11	\$ 48,250	\$ 4,021
Year 12	\$ 49,215	\$ 4,101
Year 13	\$ 50,200	\$ 4,183
Year 14	\$ 51,204	\$ 4,267
Year 15	\$ 52,228	\$ 4,352



LOCATION
OVERVIEW

Location Highlights

- Strategically Located | On The Corner of East Highway 34 and Sharpsburg McCollum Road; ADTC Over 35,120 and 15,896 Vehicles Respectively
- Dense Retail Corridor | Surrounding Tenants Include: Dollar Tree, Publix, Walgreens, Dollar General, McDonald's, Goodwill
- Northgate High School and Arnall Middle School | Located Within Approximately Four Miles From Subject Property | Combined 2,845 Students Enrolled
- 40 Miles From Atlanta, GA



Location Overview

This property is located at 3151 East Highway 34 in Newnan, Georgia. Newnan is a city in the Atlanta Metropolitan Area and the county seat of Coweta County. Newnan is roughly 40 miles southwest of Atlanta. The population was 41,109 at the 2010 census, up from 16,242 at the 2000 census, for a growth rate of 153.1% over that decade.

Surrounding Retail and Points of Interest

The subject property is well-positioned in a dense retail and residential corridor, benefiting from its proximity to major national and local retailers. Major national retailers and quick-service restaurants within close proximity of the subject property include: Starbucks, Dollar Tree, Publix, Walgreens, Kroger, Dollar General, McDonald's, Goodwill, Taco Bell, and KFC, among others. Northgate High School and Arnall Middle School are both located within four miles of the subject property. The schools have a combined enrollment of approximately 2,845 students.

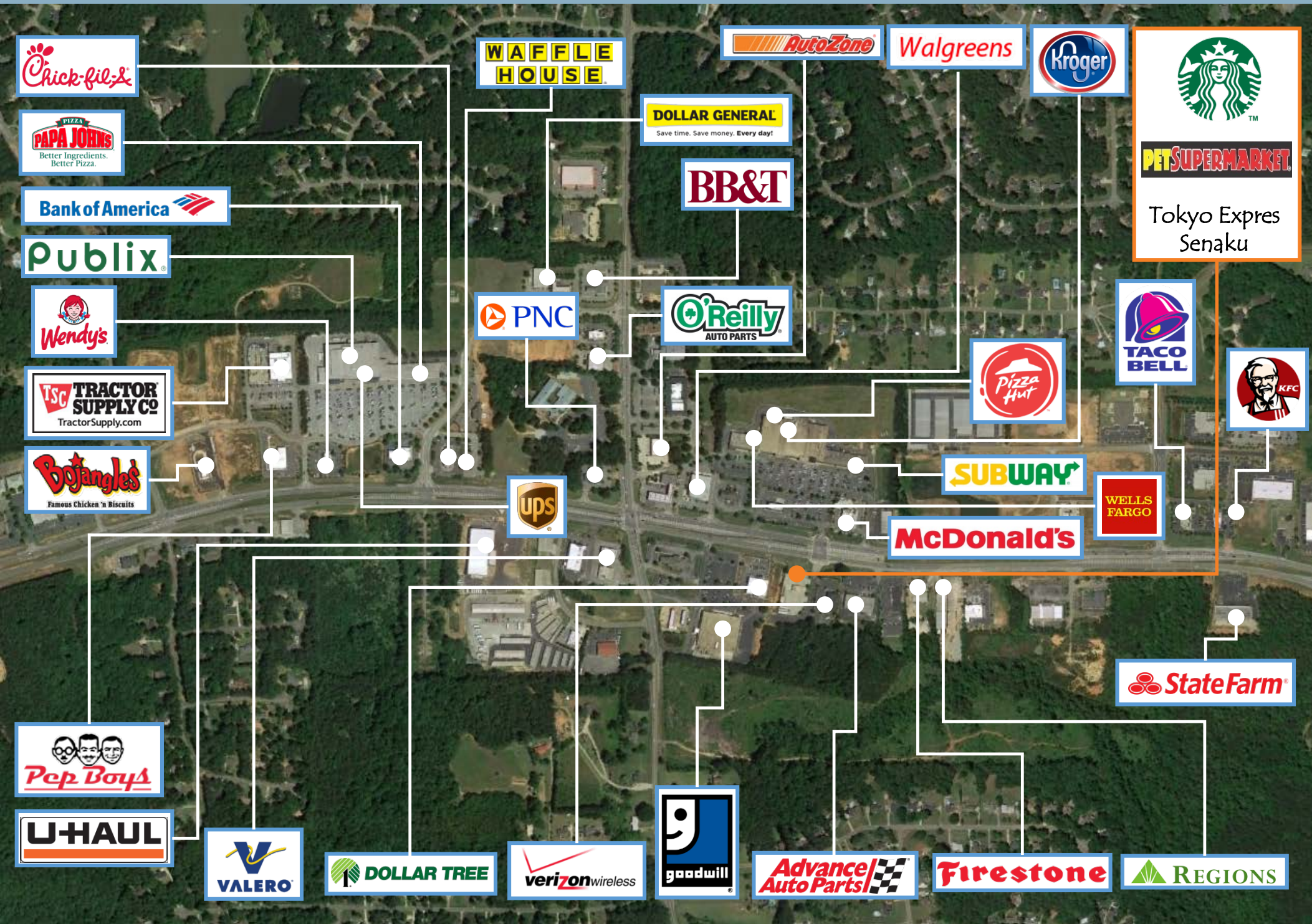
Traffic Counts and Demographics

This area of Newnan has approximately 21,126 people residing within a three-mile radius of the property and over 59,011 people within a five-mile radius. The property is situated on East Highway 34, which has traffic counts of 35,120 vehicles per day. The subject property is also situated directly off of Sharpsburg McCollum Road, which has traffic counts of 15,896 vehicles per day.

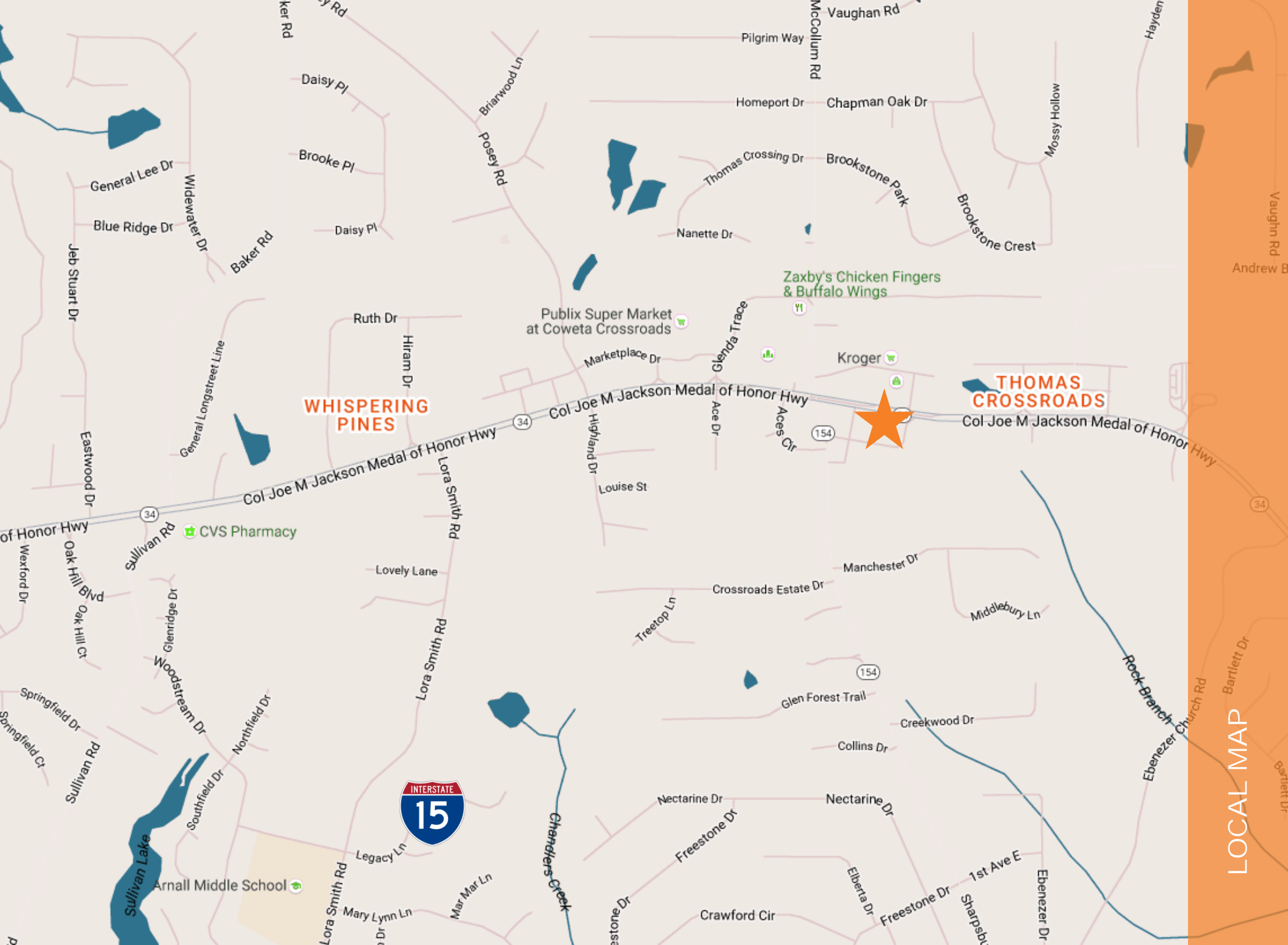
Atlanta, Georgia

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in this country and 17th-largest in the world. Over 75 percent of Fortune 1000 companies conduct business in Atlanta. Many corporations are drawn to Atlanta on account of the city's educated workforce. As of 2010 43 percent of adults in the city have college degrees, compared to 27 percent in the nation as a whole. Atlanta is home to the headquarters of many different corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, Chick-fil-A, UPS, and Newell Rubbermaid among others. Common attractions in Atlanta include the Georgia Aquarium, which is home to over 120,000 marine animals,. In addition, Atlanta is also home to the World of Coca-Cola, which is a museum showcasing the popular soft drink.

SURROUNDING AREA MAP



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2013 Marcus & Millichap

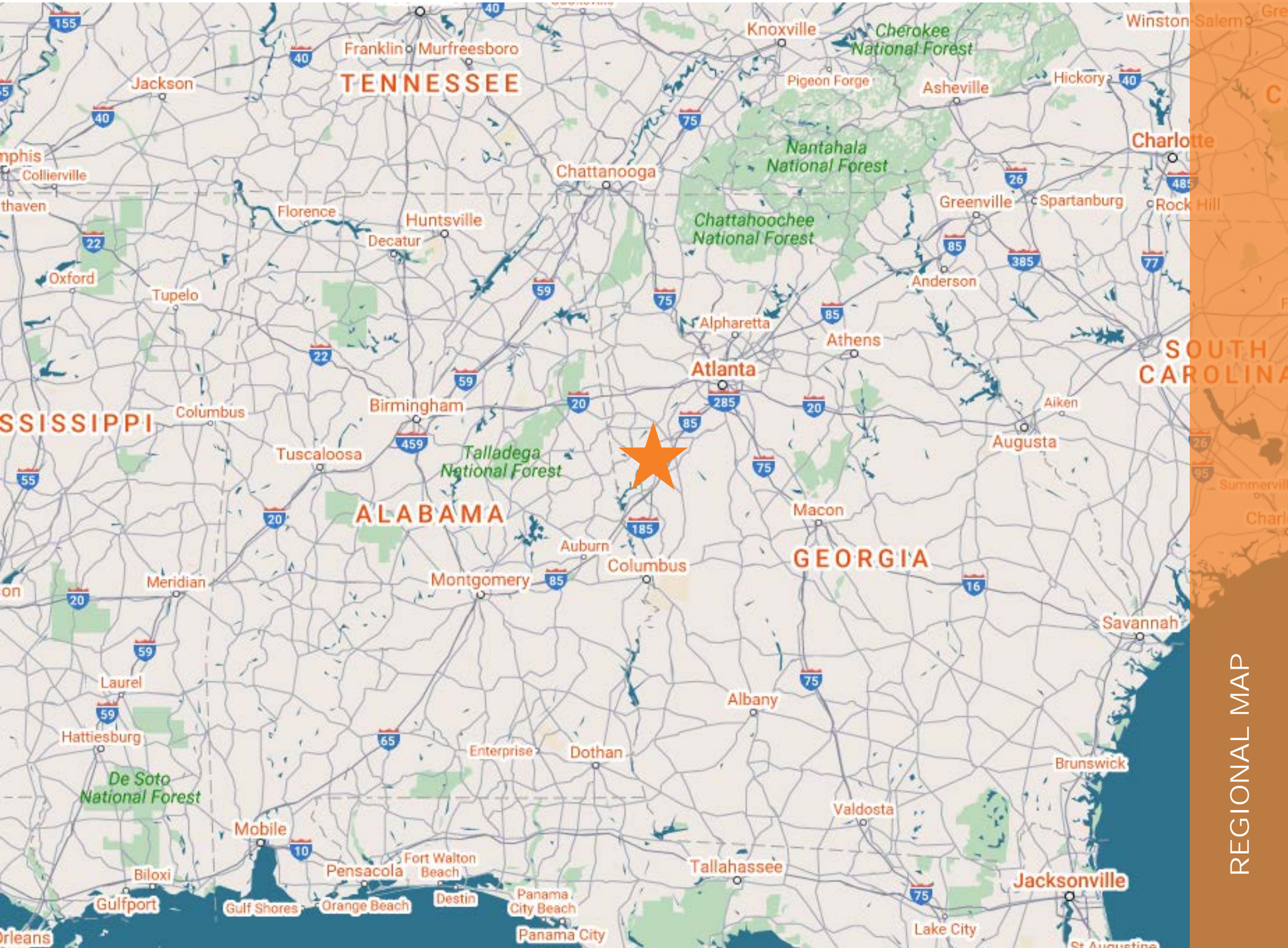


WHISPERING
PINES

THOMAS
CROSSROADS



LOCAL MAP



REGIONAL MAP

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2013 Marcus & Millichap



SITE PHOTOS



SURROUNDING RETAIL PHOTOS

DEMOGRAPHICS





Population

In 2014, the population in your selected geography is 59,011. The population has changed by 66.67% since 2000. It is estimated that the population in your area will be 66,728 five years from now, which represents a change of 13.07% from the current year. The current population is 48.64% male and 51.35% female. The median age of the population in your area is 38.2, compare this to the Entire US average which is 37.3. The population density in your area is 751.34 people per square mile.

Income

In 2014, the median household income for your selected geography is \$71,081, compare this to the Entire US average which is currently \$51,972. The median household income for your area has changed by 9.12% since 2000. It is estimated that the median household income in your area will be \$80,573 five years from now, which represents a change of 13.35% from the current year. The current year per capita income in your area is \$30,925, compare this to the Entire US average, which is \$28,599. The current year average household income in your area is \$86,453, compare this to the Entire US average which is \$74,533.

Employment

In 2014, there are 16,809 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 63.45% of employees are employed in white-collar occupations in this geography, and 36.33% are employed in blue-collar occupations. In 2014, unemployment in this area is 5.49%. In 2000, the average time traveled to work was 32.7 minutes.

POPULATION

	1-Mile	3-Mile	5-Mile
2010	3,217	20,118	56,394
2014	3,362	21,126	59,011
2019	3,704	23,037	66,728

2014 HOUSEHOLD INCOME

	1-Mile	3-Mile	5-Mile
Average	\$86,028	\$85,573	\$86,453
Median	\$73,635	\$72,758	\$71,081

TOP EMPLOYERS IN ATLANTA

Employers	# Of Employees
Delta Airlines	31,237
Emory University	29,937
Wal-Mart Stores	20,532

exclusively listed

Marcus & Millichap



GA Broker of Record

Michael J. Fasano

1100 Abernathy Road, N.E.

Bldg. 500, Suite 600

Atlanta, GA 30328

Tel (678) 808-2700

License: 352663