

**STARBUCKS COFFEE/
MOE'S/NOIRE THE
NAIL BAR**
Villa Rica, GA



Actual Site

Financial Summary

700 Hwy 61 | Villa Rica, GA 30180

Asking Price \$3,264,076 | Cap Rate 6.50%

Net Operating Income (NOI)	\$212,165
Rent/Month	\$17,680
Rentable Square Feet	6,710+/- SF
Land Area	1.20+/- Acres
Tenant Names	Starbucks Coffee/Moe's/Noire The Nail Bar
Guarantor	Corporate/Franchisee
Ownership Type	Fee Simple
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Lease Term Remaining	9+ Years

Investment Highlights

- Brand new construction
- Close proximity to I-20
- Starbucks Coffee with drive-thru anchored center
- High traffic counts (31,800 VPD)
- Conveniently located just off Carrollton Hwy - a major thoroughfare for commuters into Atlanta, as well as for commuters to the University of West Georgia

P&L

Base Rent	\$212,165.00
CAM Reimbursement	\$38,152.59
Total Income	\$250,317.59
Gross Profit	\$250,317.59
CAM	\$26,841.93
RE Taxes	\$7,542.13
Insurance	\$3,639.96
Taxes-Other	\$128.57
Total Expenses	\$38,152.59
NOI	\$212,165.00

Rent Schedule

Tenant	Building SF	Annual Rent	Monthly Rent	Lease Term	Rent Commencement	Lease Expiration	Options	Increases
Starbucks Coffee	2,010	\$73,365	\$6,114	9+ Yrs	May 18, 2018	May 18, 2028	Four (4), Five (5) Yr	See Page 5
Noire The Nail Bar	2,400	\$74,400	\$6,200	9+ Yrs	June 15, 2018	June 18, 2028	Two (2), Five (5) Yr	10% Every 5 Yrs
Moe's	2,300	\$64,400	\$5,366	9+ Yrs	June 7, 2018	June 7, 2028	Two (2), Five (5) Yr	10% Every 5 Yrs
Total	6,710	\$212,165	\$17,680					

Site Photos



Site Photos



Tenant Overviews

About Starbucks Coffee

Starbucks Corporation is an American coffee company and coffeehouse chain. The chain was founded in Seattle, Washington in 1971. As of September 30, 2018, there were 29,324 restaurants worldwide.



Starbucks locations serve hot and cold drinks, whole-bean coffee, microground instant coffee known as VIA, espresso, caffe latte, full- and loose-leaf teas including Teavana tea products, Evolution Fresh juices, Frappuccino beverages, pastries, and snacks; some offerings (including their Pumpkin Spice Latte) are seasonal or specific to the locality of the store. Many stores sell pre-packaged food items, hot and cold sandwiches, and drinkware including mugs and tumblers; select "Starbucks Evenings" locations offer beer, wine, and appetizers. Starbucks-brand coffee, ice cream and bottled cold coffee drinks are also sold at grocery stores.

Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
Years 1-5	-	\$73,365	\$6,114
Years 6-10	10%	\$80,702	\$6,725
Years 11-15 (Option 1)	17.8%	\$95,072	\$7,923
Years 16-20 (Option 2)	2.7%	\$97,649	\$8,137
Years 21-25 (Option 3)	10%	\$107,414	\$8,951
Years 26-30 (Option 4)	10%	\$118,155	\$9,846

*** Termination clause after year 5**



Tenant Overviews

About Noire The Nail Bar

Noire The Nail Bar is a premiere boutique salon. They blend a warm, inviting atmosphere with top-notch technique so that their clients can have a relaxing and fulfilling experience from the moment they are greeted by receptionist at the door.



As their guest, you are entitled to the finest products and services they have available. In keeping with their commitment to cleanliness, safety and hygiene, the bar sterilize and sanitize all equipment for every service and treatment. Your health and safety are the utmost priorities. At Noire The Nail Bar, all pedicure liners are disposable to prevent the spread of bacteria, fungus, and infectious diseases. All files and buffers will be discarded after use on a customer. Rest assured that you are in good hands at Noire The Nail Bar.

Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
Years 1-5	-	\$74,400	\$6,200
Years 6-10	10%	\$81,840	\$6,820
Years 11-15 (Option 1)	10%	\$90,024	\$7,502
Years 16-20 (Option 2)	10%	\$99,024	\$8,252



About Moe's Southwest Grill

Moe's Southwest Grill, referred to informally as Moe's, was founded in Atlanta, GA, in December 2000, by Raving Brands. In August 2007, the brand was purchased by Focus Brands. As of 2019, there were more than 700 locations in the U.S. and abroad. According to the 2016 Harris Poll EquiTrend survey, Moe's is the "Fast Casual Mexican Restaurant of the Year", passing former top restaurant Chipotle Mexican Grill even with fewer than half the number of locations as Chipotle has.



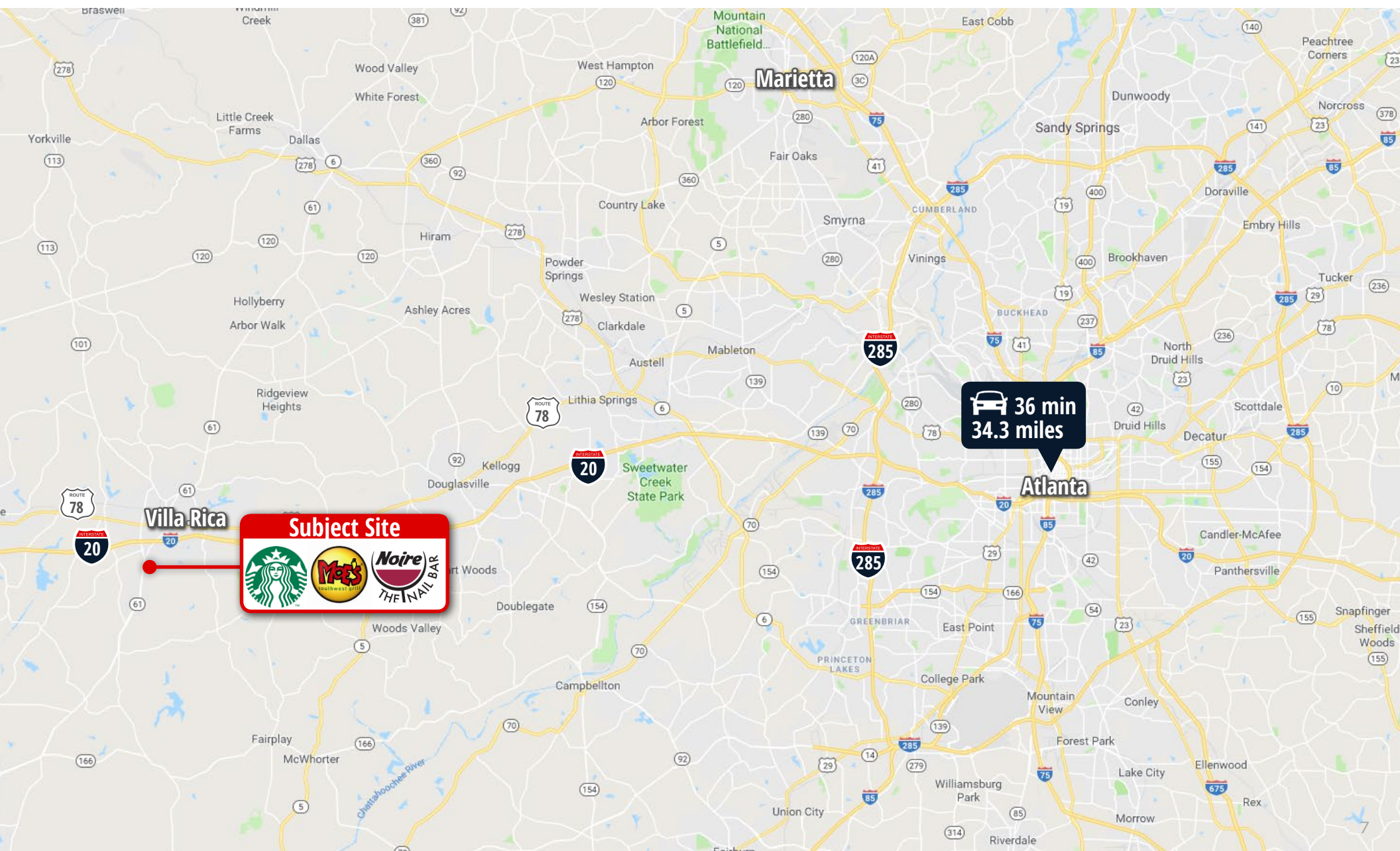
Moe's offers various types of food on its menu. Burritos, tacos, quesadillas, nachos, salads, stacks, burrito bowls, and salsas with more than twenty ingredients are available to customers to create their own unique meal. These entrees have specific ingredients within it, but ingredients can be added or subtracted from it as the customer customizes their entree. Every order comes with chips and salsa on the side. Since switching from all-white chicken to cheaper, dark meat, Moe's lost a lot of loyal customers.

Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
Years 1-5	-	\$64,400	\$5,366.67
Years 6-10	10%	\$70,840	\$5,903.33
Years 11-15 (Option 1)	10%	\$77,924	\$6,493.67
Years 16-20 (Option 2)	10%	\$85,721	\$7,143.42



Location Overview



700 Hwy 61 | Villa Rica, GA 30180

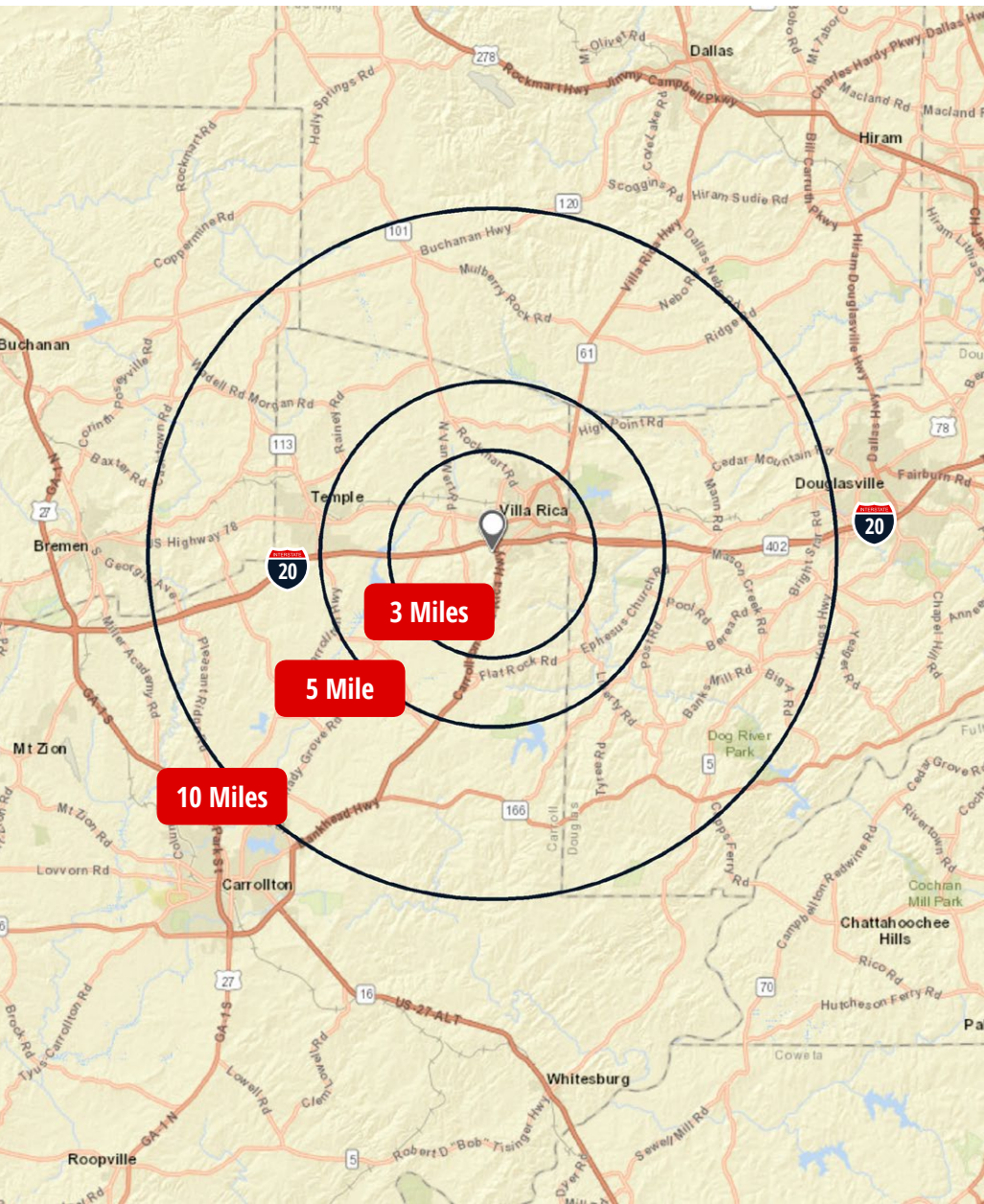


700 Hwy 61 | Villa Rica, GA 30180





Demographics



	3 Miles	5 Miles	10 Miles
Population			
2018 Population	14,489	37,566	116,381
2023 Population	15,093	39,972	123,352
2018 Median Age	34.4	35.8	37.0
Households			
2018 Total Households	5,209	13,211	40,239
2023 Total Households	5,415	14,038	42,581
Median Household Income			
2018 Median HH Income	\$50,007	\$58,030	\$58,284
2023 Median HH Income	\$53,720	\$63,428	\$63,180
Average Household Income			
2018 Average HH Income	\$63,030	\$73,815	\$72,924
2023 Average HH Income	\$72,893	\$85,394	\$83,140

10 Mile Radius | Demographics



Population
116,381



Avg HH Income
\$72,924



Total Businesses
2,440



Total Employees
22,230

Market Overview

Villa Rica, GA

Villa Rica has a rich history – literally since 1826, people have been discovering gold in the City of Villa Rica. From early settlement days when miners struck it rich to today's downtown where historic buildings house a treasure trove of shops, businesses and restaurants, Villa Rica has continued to live up to its name, "City of Gold." Conveniently located off Interstate 20, just 35 miles west of downtown Atlanta, Villa Rica is a shining gem for both residents and visitors alike.

Villa Rica is home to the Georgia's Forgotten Gold Rush of 1826, as well as being home to Coca-Cola legend Asa Candler and the Father of Gospel music Thomas A. Dorsey. Villa Rica provides a charming getaway destination right around the corner from the fast pace of Atlanta.

Villa Rica is proud of its distinction as a nationally accredited Main Street Program and invites visitors to enjoy all the city has to offer. Visitors can start at the Pine Mountain Gold Museum at Stockmar Park, Georgia's only gold museum located on the original mining site. They can pan for gold and gems, walk the trails where the miners walked, ride our scenic railroad, and spend the day learning about Villa Rica's rich history.

Then, right in the midst of town, there are plenty of opportunities to relax and enjoy nature at one or more of the town's four outdoor parks.

- Gold Dust Park features baseball fields, walking trails and tennis.
- Lamar Moody Park is a 130-acre park that includes an eight-acre lake and small stocked fishing pond. Boats with electric motors are welcome.
- The Villa Rica Civic Center and Sports Complex (V-Plex) has 9 lighted softball and baseball fields and a football field. In addition, the Parks and Recreation Department hosts special events, leisure programs, gymnastics, teen programs, athletics for all ages, senior programs and event facility rentals.
- Special city events, plays and concerts are often held on the Thomas A. Dorsey stage at THE MILL amphitheater built on the former site of two historic mill building.



Villa Rica has grown in population from 4,134 in 2000 to nearly 15,000 in 2016. With new industries coming into Villa Rica and existing industries expanding, new jobs are being created and they are inviting residential growth. The City prides itself on being a place where industries want to locate by improving quality of life with new and updated water and wastewater facilities, installation of sidewalks making it a 'walking city', an award-winning Parks and Recreation Department, and a Police Department that placed third in the 2016 National Law Enforcement Challenge.

The City of Villa Rica is home to the North College and Career Academy and maintains a diverse manufacturing and distribution base including Printpack, Sugar Foods, IHI/ICR and Southwire. With two growing interstate connectors, retail and service business is also prominent in the city. Well-known restaurant and motel chains, along with Home Depot, Walgreen's and the several community banks are finding Villa Rica a great location to do business.

About Us

Calkain Companies LLC is a boutique commercial real estate investment banking firm that provides consulting and brokerage services to both private and institutional clientele with a focus on single tenant net lease investments. We pride ourselves on being an innovative leader by providing our clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, debt and equity placement and wealth management.

Calkain has built solid, lasting relationships that have been the cornerstone of how we do business. Calkain approaches each assignment with an eye toward each client's individual needs. Whether private or institutional investors, Calkain delivers real estate solutions that maximize value while building wealth for all of our clients.

At Calkain, our foresight and innovation are leading the net lease investment industry.

To learn more about how to build a solid foundation for your investment portfolio, visit calkain.com or call us at:

Headquarters | Washington, DC

12930 Worldgate Dr, Ste 150 | Herndon, VA
703.787.4714

Atlanta

Boston

Fort Lauderdale

Nashville

New York

Philadelphia



\$12 Billion
in Closed Transactions

\$400 Million
in Active Listings

Disclaimer: The information contained in this document is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Calkain and its subsidiaries, and should not be made available to any other person or entity without the written consent of Calkain. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property(s). The information contained herein is not a substitute for a thorough due diligence investigation. Calkain and its subsidiaries have not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property(s), the future projected financial performance of the property, the size and square footage of the property(s) 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(s). The information contained in this document has been obtained from sources we believe to be reliable; however neither Calkain and its subsidiaries nor the Seller have verified, and will not verify, any of the information contained herein, nor has Calkain and its subsidiaries or the Seller conducted any investigation regarding these matters and make 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.