

OFFERING MEMORANDUM

Dunkin' Donuts

4435 Altama Ave. | Brunswick, GA



Presented by

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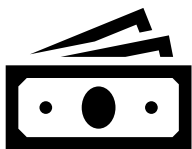
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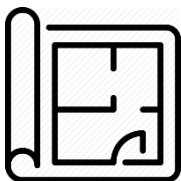
PRICE
\$870,000



CAP RATE
5.75%



NOI
\$50,000



PRICE/SF
\$21.72

RENT SCHEDULE

| | |
|------|----------|
| 2019 | \$50,000 |
| 2020 | \$51,000 |
| 2021 | \$52,020 |
| 2022 | \$53,060 |
| 2023 | \$54,121 |
| 2024 | \$55,204 |
| 2025 | \$56,308 |
| 2026 | \$57,434 |

INVESTMENT HIGHLIGHTS

- Net Leased Property (NN)
- Minimal Landlord Responsibility: Roof Only
- Attractive Rental Escalations: 2% Annually
- Multi-Unit Franchisee: Operates Dunkin' Brands in New York, Georgia and Florida
- Established Operating History
- Strong Traffic Counts: Over 22,000 Vehicles/Day
- Co-Branded Store





2,302
Rentable Sq. Ft.



33
Spaces



22,000 + ADT
Insert Route/Street

The Offering

| | |
|----------------------|-----------------------------------------|
| Property Address | 4435 Altama Ave. Brunswick, GA 31520 |
| Type of Ownership | Fee Simple |
| Lease Type | NN |
| Lease Term Remaining | 3 Yrs. |
| Lease Exp. Date | 6/5/2026 |
| Increases | None |
| Options | 2 – 5 Yr. |
| Guarantor | Franchisee |

Property Description

| | |
|----------------------|---------------|
| Rentable Square Feet | 2,302 SF |
| Parcel Size | .97 AC |
| Lot | 021-0 |
| Number of Stories | 1 |
| Parking | 33 Spaces |
| Parking Ratio | 14.8/1,000 SF |
| Traffic Count | 22,000 + |

In 1950 Bill Rosenberg opened the first Dunkin' Donuts restaurant in Quincy, Mass., with the goal to "make and serve the freshest, most delicious coffee and donuts quickly and courteously in modern, well-merchandised stores." Rosenberg licensed the first of many franchises in 1955.

Dunkin' Brands Group, Inc., together with its subsidiaries, develops, franchises, and licenses quick service restaurants worldwide. The company operates through four segments: Dunkin' Donuts U.S., Dunkin' Donuts International, Baskin-Robbins International, and Baskin-Robbins U.S. Its restaurants offer hot and cold coffee, baked goods, donuts, bagels, muffins, breakfast sandwiches, hard and soft serve ice creams, frozen yogurts, shakes, and more.



1950
Year Founded

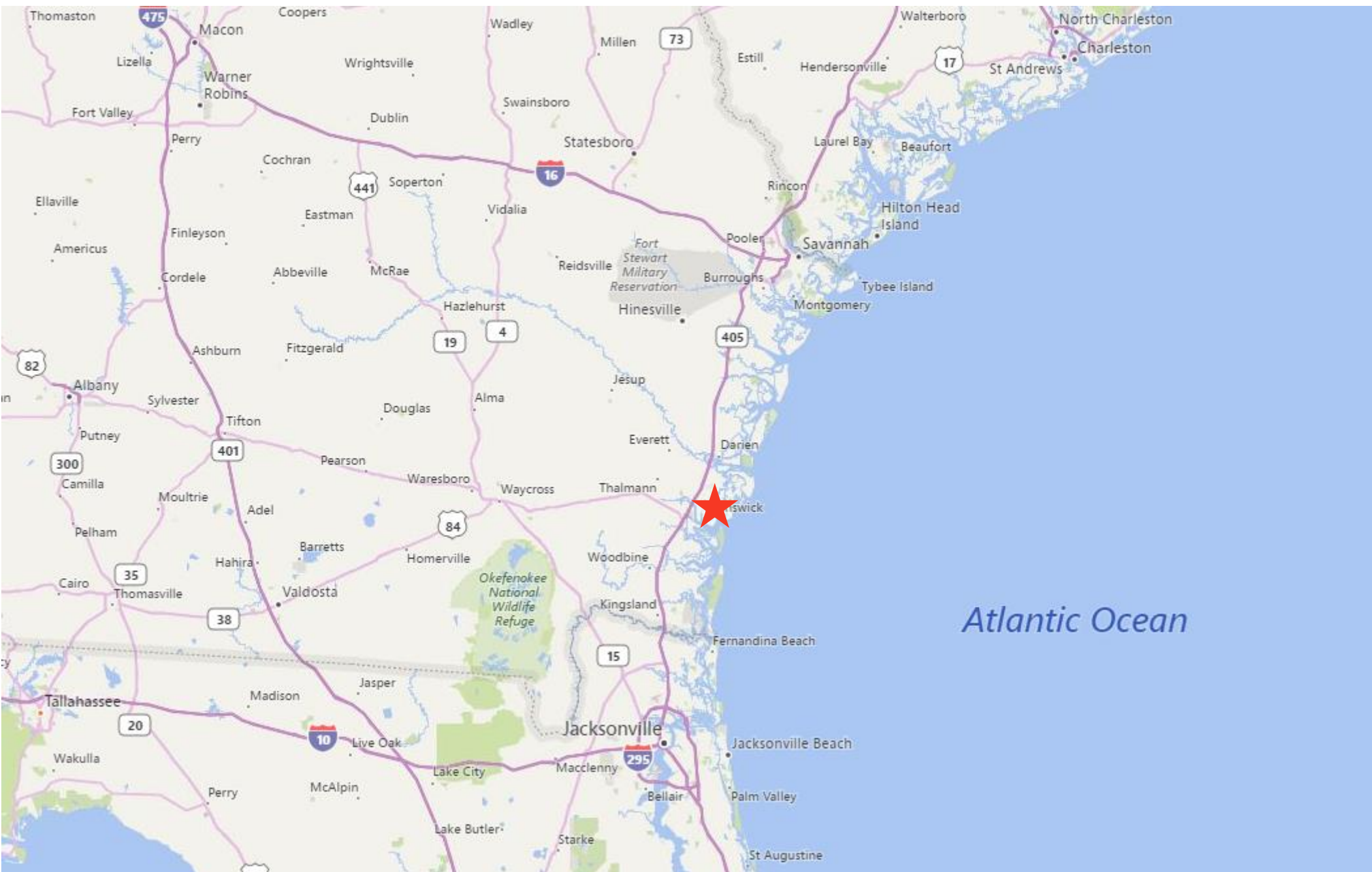


11,000+
Locations

Tenant Summary

| | |
|----------------------|-------------------------------------------------------------------------------|
| Tenant Trade Name | Dunkin' Donuts |
| Ticker Symbol | NASDAQ: DNKN |
| Credit Rating/Agency | Moody's: B1 |
| Net Revenue (2017) | 860 Million + |
| Headquarters | Canton, MA |
| Website | https://www.dunkindonuts.com/en |

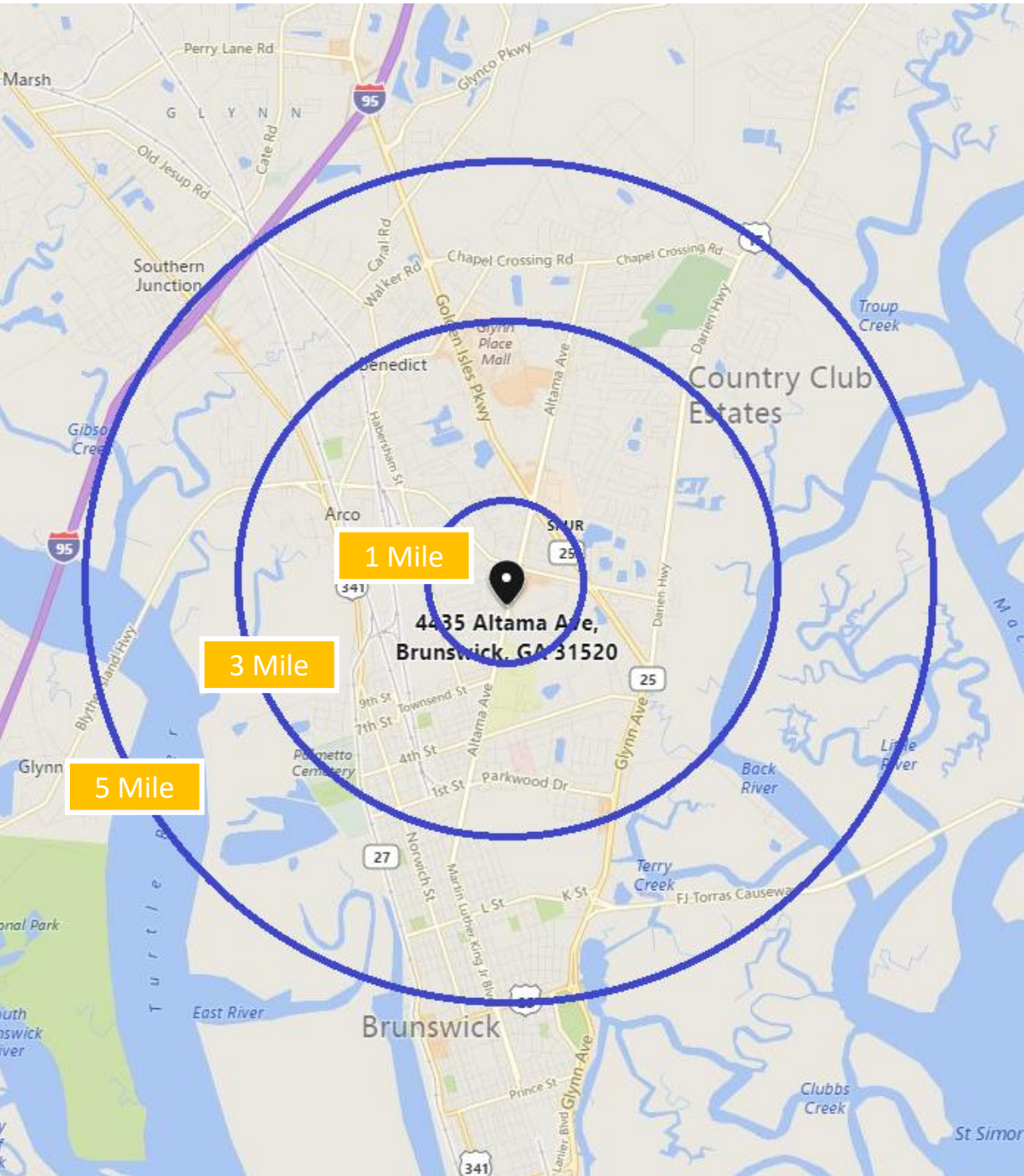
REGIONAL MAP







DEMOGRAPHICS



Daytime Population
46,055
3 Mile Radius



Average HH Income
\$49,205
3 Mile Radius

POPULATION

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 4,631 | 30,728 | 46,700 |

HOUSEHOLD

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 1,897 | 11,885 | 17,881 |

AVERAGE HH INCOME

| 1 Mile | 3 Miles | 5 Miles |
|----------|----------|----------|
| \$49,872 | \$49,205 | \$54,953 |

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