

OFFERING MEMORANDUM

Dunkin' Donuts

2403 Plant Ave. | Waycross, GA



Presented by

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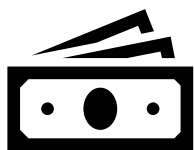
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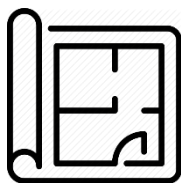
PRICE
\$956,500



CAP RATE
5.75%



NOI
\$55,000



PRICE/SF
\$25.25

RENT SCHEDULE

2019	\$55,000
2020	\$56,100
2021	\$57,222
2022	\$58,366
2023	\$59,533
2024	\$60,724
2025	\$61,938
2026	\$63,177

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





1999/2011
Year Built/Renovated



15
Spaces



22,000 ADT
Insert Route/Street

The Offering

Property Address	2403 Plant Ave. Waycross, GA 31501
Type of Ownership	Fee Simple
Lease Type	NN
Lease Term Remaining	6+ years
Lease Exp. Date	11/16/2026
Increases	2% Annually
Options	2 – 5 Yr.
Guarantor	Franchisee

Property Description

Rentable Square Feet	2,178 SF
Parcel Size	.41 AC
Year Built/Renovated	1999/2011
Number of Stories	1
Parking	15 Spaces
Parking Ratio	6.8/1,000 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.



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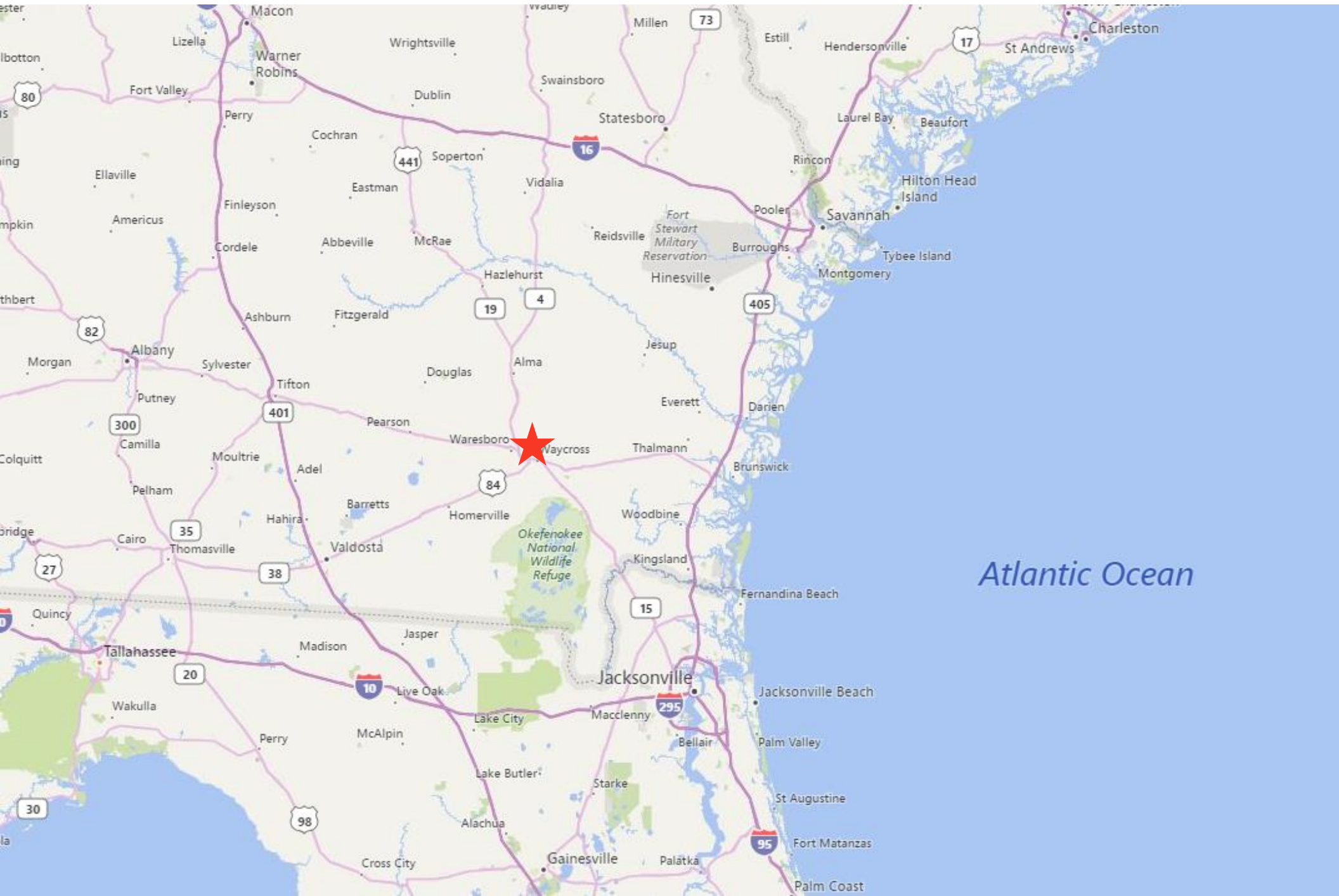
1950
Year Founded



11,000+
Locations

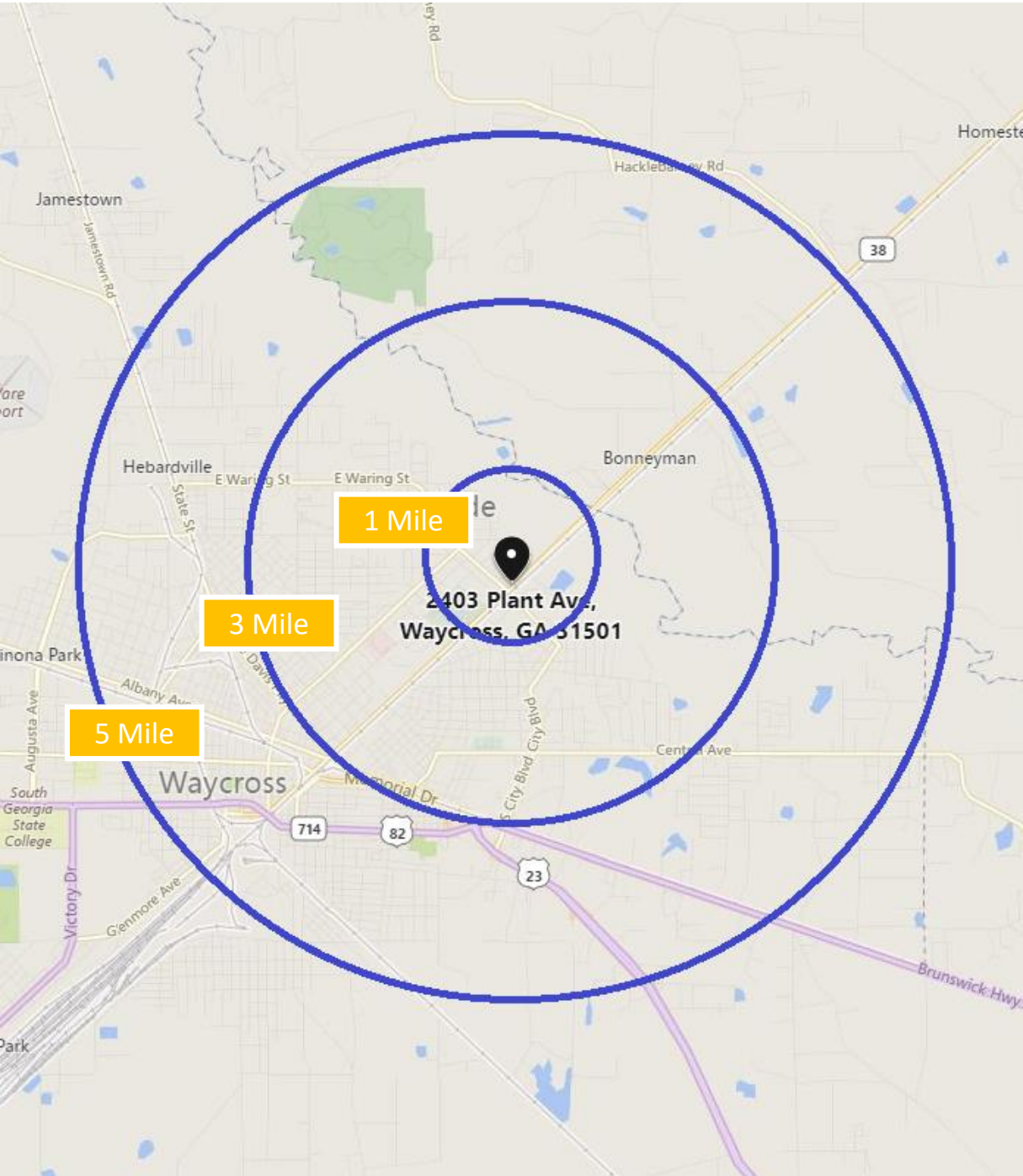
Tenant Summary

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









2403 Plant Ave. | Waycross, GA



Daytime Population
23,873
3 Mile Radius



Average HH Income
\$51,180
3 Mile Radius

POPULATION		
1 Mile	3 Miles	5 Miles
3,884	19,622	32,043
HOUSEHOLD		
1 Mile	3 Miles	5 Miles
1,621	8,020	12,223
AVERAGE HH INCOME		
1 Mile	3 Miles	5 Miles
\$60,190	\$51,180	\$50,193

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