



REPRESENTATIVE PHOTO



OFFERING MEMORANDUM  
**ALDI**  
STATESBORO, GA

Marcus & Millichap

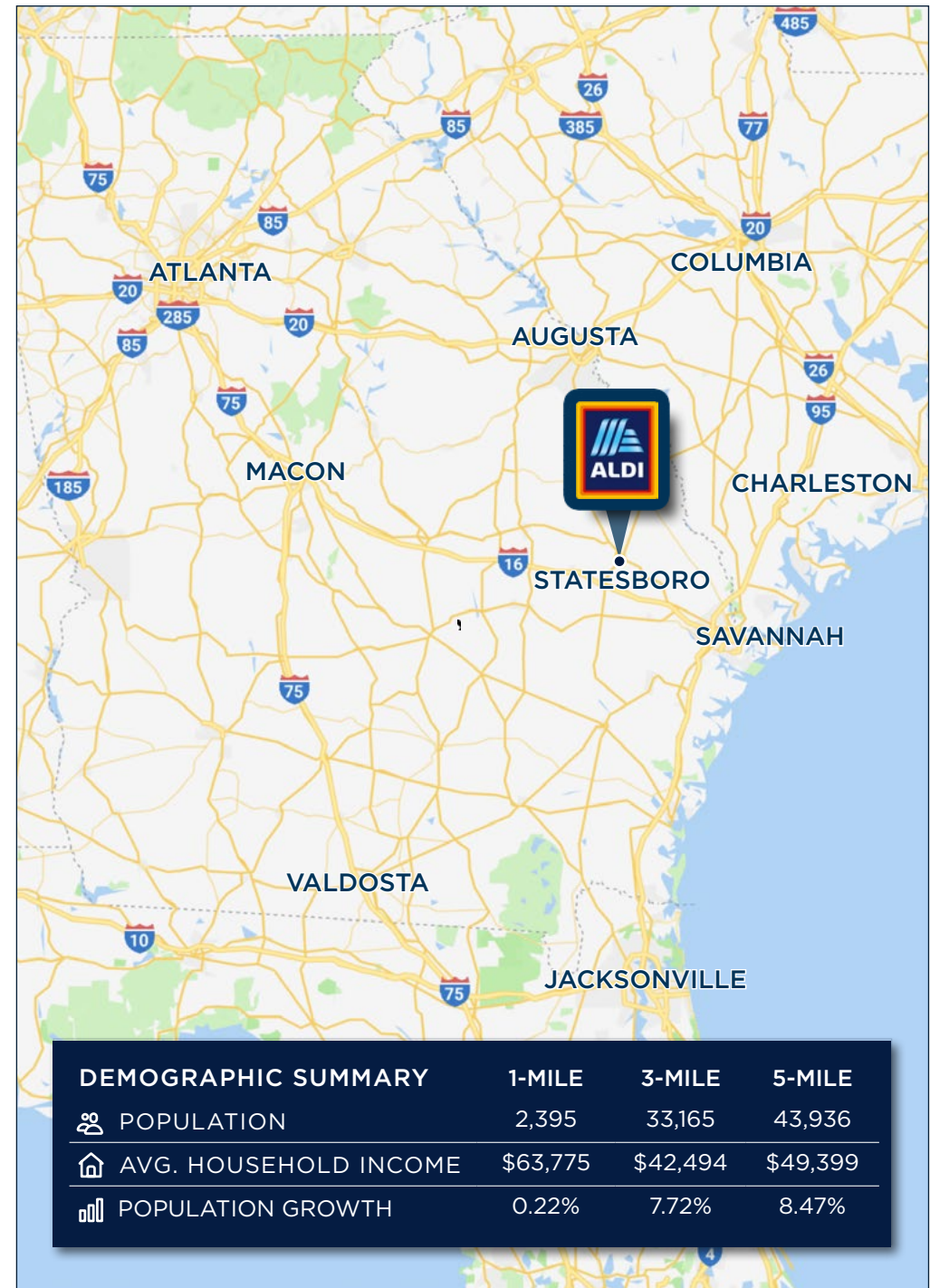
# OFFERING SUMMARY

## ALDI

TBD Henry Blvd., Statesboro, GA 30458

PRICE	\$2,796,000		
CAP RATE	4.65%		
NOI	\$130,000		
RENTABLE SQUARE FEET	23,435 SF		
PRICE/SF	\$119		
YEAR BUILT	2019		
LOT SIZE	2.92 AC		
TENANT TRADE NAME	ALDI		
LEASE GUARANTOR	Corporate		
LEASE TYPE	NNN Ground Lease		
ROOF & STRUCTURE	Tenant		
LEASE TERM	20-Years		
RENT COMMENCEMENT DATE	June 2019*		
LEASE EXPIRATION DATE	June 2039		
TERM REMAINING ON LEASE	20-Years		
INCREASES	10% Every 5 Years During Lease and Options		
OPTIONS	Six 5-Year Options		
BASE RENT	Years 1 - 5		\$130,000
	Years 6-10		\$143,000
	Years 11-15		\$157,300
	Years 16-20		\$173,030
OPTION RENT	Years 21-25	(Option 1)	\$190,333
	Years 26-30	(Option 2)	\$209,366
	Years 31-35	(Option 3)	\$230,303
	Years 36-40	(Option 4)	\$253,333
	Years 41-45	(Option 5)	\$278,667
	Years 46-50	(Option 6)	\$306,533
TENANT RESPONSIBILITIES	Taxes, CAM, Insurance, Roof & Structure		
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities		

\*Store is scheduled to open September 2019.





# INVESTMENT HIGHLIGHTS

## NEW CONSTRUCTION STORE

- Brand new build-to-suit ALDI ground lease in Statesboro, GA.
- Rent is scheduled to commence in June 2019. The store is scheduled to open September 2019.

## LONG TERM GROUND LEASE WITH ATTRACTIVE INCREASES

- New 20-year corporate guaranteed NNN ground lease with zero landlord responsibilities.
- 10% rental increases every 5 years during the lease and six, 5-year options.

## OUTPARCEL TO RETAIL POWER CENTER

- Subject property sits at the entrance to a 115,181 SF stabilized retail power center (Statesboro Crossing).
- Statesboro Crossing is the dominant retail destination for Statesboro, GA.
- Anchors include T.J. Maxx, Hobby Lobby, Petco, and More.

## PRIMARY RETAIL CORRIDOR LOCATION

- Subject property sits at the heart of the Statesboro retail corridor along Veterans Memorial Pkwy (25,700 VPD).
- Over 1.5M SF of retail within 1-mile radius of this property which includes Walmart, Lowe's and The Statesboro Mall.

## HOME TO GEORGIA SOUTHERN UNIVERSITY

- Subject property is located 2 miles from Georgia Southern University (28,000+ Students).
- GA Southern is the 6th largest college in the state of Georgia.
- GSU has been ranked as a Top 12 Business School and one of America's Best Colleges by Forbes.

## ALDI IS THE FASTEST GROWING GROCERY CHAIN IN THE U.S.

- ALDI has 11,234 locations worldwide and over 1,800 in the U.S.
- ALDI is targeted to build another 800 new stores over the next 5 years and bring its total number of U.S. stores to 2,500.
- On track to be the third largest grocery chain in the U.S.





# TENANT OVERVIEW



**1946**

FOUNDED  
IN 1946



**RANKED #5**

FORBES GLOBAL  
PRIVATE COMPANIES



**1,800+**

U.S. STORES  
11,234 WORLDWIDE



**\$21.2 B**

NET WORTH  
(JAN 6, 2019)



**\$13.5 B**

YEARLY  
REVENUE



**HQ**

ESSEN,  
GERMANY

A leader in the grocery retailing industry since 1976, ALDI operates more than 1,800 U.S. stores in 35 states. More than 40 million customers each month benefit from the simple, streamlined approach ALDI brings to retailing. ALDI sells frequently purchased grocery and household items, primarily under its exclusive brands, which meet or exceed national name brands on taste and quality. ALDI has been one of America's favorite grocery retailers, and for the eighth consecutive year, the Value Leader for grocery shoppers, according to a 2018 survey of U.S. consumers by Market Force Information. In June 2017, Aldi announced a new \$3.4 billion capital investment plan to expand to 2,500 U.S. stores by the end of 2022.

## Forbes

[READ MORE](#)

Inside Aldi's \$5 Billion Plan To Become The Third-Largest Grocer In The U.S.

## sn SUPERMARKET NEWS

[READ MORE](#)

Aldi honored with Supermarket New's Retailer of the Year award



# STATESBORO CROSSING





# AERIAL

East Georgia Regional  
Medical Center

Georgia Southern  
Botanical Garden



GEORGIA  
SOUTHERN  
UNIVERSITY

20,673 Students  
1,800 Faculty

STATESBORO CROSSING



Future Development  
Area

Brannen St. +/- 9,390 VPD

HOWARD LUMBER



STATESBORO MALL

JCPenney BI-LO



BIG LOTS!



Office DEPOT



Waterpark  
120,000 Annual Visitors  
3.1 Mi

Veterans Memorial Parkway +/- 22,200 VPD

US Hwy 80 +/- 23,700 VPD

WAL-MART  
SUPERCENTER

Payless  
SHOESOURCE



TACO BELL



LONGHORN  
STEAKHOUSE



BIG K

verizon  
wireless

SONIC



Parker's



Ole Times  
Buffet

Bernard's  
Jewelry

LOWE'S



DEMOGRAPHIC SUMMARY		5-MILE
POPULATION		43,936
AVG. HOUSEHOLD INCOME		\$49,399
POPULATION GROWTH		8.47%

Statesboro-Bulloch County Airport (TBR)  
18,500 Aircraft Operations per Year

4.7 Mi



# SITE PLAN



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# Marcus & Millichap

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Marcus & Millichap Real Estate Investment Services of Georgia, Inc.

Michael Fasano - Broker of Record





Dated: \_\_\_\_\_

Don McMinn  
Marcus & Millichap  
1100 Abernathy Road, NE, Suite 600  
Atlanta, GA 30328

Phone: (678) 808-2762  
Fax: (815) 550-1286  
don.mcminn@marcusmillichap.com

**Re: TBD Henry Blvd., Statesboro, GA 30458 (ALDI)**

Dear Don:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

**Purchaser** \_\_\_\_\_

**Purchaser's  
Address** \_\_\_\_\_

**Purchaser's  
Phone/Fax** \_\_\_\_\_

**Purchaser's  
Email Address** \_\_\_\_\_

**Offer Price** \_\_\_\_\_

**Earnest Money** \$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract. The Earnest Money shall be increased to \$100,000 at the expiration of the Inspection Period and shall become non-refundable barring any other listed contingencies.

**Inspection Period** 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_



**Financing Period**  
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$\_\_\_\_\_ on terms which are acceptable to Purchaser.

**Closing Date**  
(Please Check One)

☐ **New Property:** Within 10 Calendar Days after rent commencement and receipt of tenant estoppel.

☐ **Existing Property** Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

**Closing Costs**

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

**Property Condition**

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

**Contract within  
10 days:**

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

**Broker Commission**

☐ Purchaser acknowledges that Don McMinn of Marcus & Millichap will represent them in this transaction. Any commissions due to the Purchaser's broker (if applicable) shall be paid by the Seller directly.

☐ Purchaser acknowledges that \_\_\_\_\_ of \_\_\_\_\_ will represent them in this transaction. Any commissions due to the Purchaser's broker (if applicable) shall be paid by the Seller directly.

**1031 Exchange**

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$\_\_\_\_\_ in an exchange account from a transaction which closed escrow on \_\_\_\_\_. Purchaser will provide Seller, upon request, proof of such funds.

Purchaser's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_



**Confidentiality**

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation (written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

**Agreed and Accepted | Purchaser**

By: \_\_\_\_\_

Printed: \_\_\_\_\_

Dated: \_\_\_\_\_

**Agreed and Accepted | Seller**

By: \_\_\_\_\_

Printed: \_\_\_\_\_

Dated: \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_