



USPS

Jefferson, Georgia

Marcus & Millichap



USPS | 216 Lee Street, Jefferson, GA 30549

OFFERING PRICE

CAP RATE

\$1,300,000

7.65%

EXECUTIVE Summary



PRICING

Property Address	216 Lee St, Jefferson, GA 30549
Price	\$1,300,000
NOI	\$99,395
CAP Rate	7.65%
Price/SF	\$224

PROPERTY DESCRIPTION

Building Size	5,794 SF
Lot Size	1 AC
Type of Ownership	Fee Simple
Year Built	1969

LEASE SUMMARY

Lease Type	NN
Roof & Structure	Landlord
Lease Guarantor	Government
Original Lease Term	5 Years
Lease Commencement Date	9/1/2019
Lease Expiration Date	8/31/2024
Remaining Lease Term	5.75 Years
Increases	In Options
Options	2 x 5-Year Options

Seller shall provide a Credit at Closing to Buyer of the difference between marketed base rent and current base rent.

BASE RENT

TERM	ANNUAL RENT	MONTHLY RENT	CAP RATE
9/1/2019 - 8/31/2024	\$104,292	\$8,691	8.02%
9/1/2024 - 8/31/2029 (Option 1)	\$114,721	\$9,560	8.82%
9/1/2029 - 8/31/2034 (Option 2)	\$126,193	\$10,516	9.71%

PROFIT & LOSS

Base Rent	\$104,292
Repairs & Maintenance	\$2,897
Insurance	\$2,000
NOI	\$99,395



INVESTMENT HIGHLIGHTS



LONG TERM TENANCY

USPS has been at the location since it was built in 1969. At this time, USPS is no longer building new facilities, focusing their tenancy at this site in the future.



RECENTLY EXERCISED OPTION

USPS recently extended their lease another five years, showing their commitment to the site. USPS has an additional two five-year options to renew.



U.S. POSTAL SERVICE GUARANTEE

The lease is guaranteed by the United States Postal Service. The U.S. Postal Service is the core of the \$1.4 trillion mailing industry in the country.



JEFFERSON, GEORGIA LOCATION

The property is located on Lee Street in the heart of downtown Jefferson, Georgia. USPS is surrounded by various public service buildings, Subway, CITGO, and various other destinations.



TENANT OVERVIEW

The United States Postal Service traces back to 1775 to the Second Continental Congress when Benjamin Franklin was appointed the first Postmaster General. The Post Office Department was created in 1792 from Franklin's operation, and elevated to the cabinet-level department in 1872, then transformed in 1971 to the U.S. Postal Service as an independent agency. The Postal Service has grown and changed with America over the past two centuries and is continually embracing new technology to better serve the growing population.

The U.S. Postal Service is the core of the \$1.4 trillion mailing industry that employs over 617,000. The Postal Service processes and delivers around 47 percent of the world's mail. The Postal Service receives no tax dollars for operating expenses and relies on the sale of postage, products, and services to fund its operations. The Postal Service has the country's largest retail net worth - larger than McDonald's, Starbucks, and Walmart combined, domestically.

- The U.S. Postal Service is the core of the \$1.4 trillion mailing industry in this country
- The Postal Service has more than 227,000 vehicles, one of the largest civilian fleets in the world. Part of this fleet is currently in the process of being replaced with next generations vehicles to incorporate the automotive industry's advances in ergonomics, safety features, fuel efficiency, low emissions, and design flexibility
- The Postal Service can and does compete with the private sector and it collaborates with it, too. UPS and FedEx pay the Postal Service to deliver hundreds of millions of their ground packages to residences, taking advantage of the Postal Service's expansive delivery network. The Postal Service pays UPS and FedEx for air transportation, taking advantage of their comprehensive air networks
- The Postal Service is the only organization in the country that has the resources, network infrastructure, and logistical capability to regularly deliver to every residential and business address in the nation



31,585+
LOCATIONS



HEADQUARTERED IN
Washington, D.C.



FOUNDED
1971



DELIVERS OVER
153.4 BILLION
PIECES OF MAIL ANNUALLY





PROPERTY

Overview



Jefferson Elementary School

Jefferson High School

Jefferson Academy

Jefferson Middle School



Jefferson Public Library



LOCATION OVERVIEW

Atlanta, Georgia

Jefferson, Georgia is located about 60 miles from Downtown Atlanta. The Atlanta metro encompasses 29 counties in northwestern Georgia. With few natural barriers to limit development, tremendous population growth over the past decade expanded the metro's borders and the region now has a population of roughly 5.8 million people. Over the next five years the region is expected to add approximately 512,000 residents. Meanwhile, Mercedes-Benz Stadium has been a catalyst for redevelopment in the urban core of Atlanta. New projects in the downtown and midtown sections of the city present a vast array of housing, entertainment and retail opportunities that are enticing residents back into the city and providing options for people moving to the metro.

METRO HIGHLIGHTS



MANY CORPORATE HEADQUARTERS

Atlanta ranks fifth in the nation in the number of Fortune 500 headquarters with 15 companies including UPS, Delta Airlines, and Coca-Cola.



STRONG EMPLOYMENT GAINS

The metro places among the highest in the nation for job growth. Nearly 400,000 jobs were added in the last four years.



LOW COST OF LIVING

A pro-business environment and affordability helped Atlanta lure new companies to the metro.



DEMOGRAPHICS

Jefferson, GA

POPULATION	1-MILE	3-MILES	5-MILES
2022 Projection			
Total Population	3,406	13,778	22,670
2017 Estimate			
Total Population	2,916	11,543	19,131
2010 Census			
Total Population	2,770	10,744	17,781
2000 Census			
Total Population	2,104	6,332	10,281
Current Daytime Population			
2017 Estimate	4,932	14,264	18,726

HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2022 Projection			
Total Households	1,371	4,899	7,993
2017 Estimate			
Total Households	1,165	4,048	6,650
Average (Mean) Household Size	2.75	2.78	2.8
2010 Census			
Total Households	1,110	3,800	6,233
2000 Census			
Total Households	827	2,251	3,648
Occupied Units			
2022 Projection	1,371	4,899	7,993
2017 Estimate	1,266	4,312	7,125

HOUSEHOLDS BY INCOME	1-MILE	3-MILES	5-MILES
2017 Estimate			
\$150,000 or More	5.23%	6.16%	5.91%
\$100,000 - \$149,000	16.28%	16.33%	15.80%
\$75,000 - \$99,999	11.76%	13.11%	15.18%
\$50,000 - \$74,999	18.58%	20.10%	21.43%
\$35,000 - \$49,999	10.91%	12.11%	11.92%
Under \$35,000	37.23%	32.17%	29.76%
Average Household Income	\$68,789	\$75,147	\$75,293
Median Household Income	\$52,454	\$56,525	\$58,931
Per Capita Income	\$27,510	\$26,622	\$26,463

HOUSEHOLD BY EXPENDITURE	1-MILE	3-MILES	5-MILES
Total Average Household Retail Expenditure	\$66,630	\$69,877	\$71,692
Consumer Expenditure Top 10 Categories			
Housing	\$17,534	\$18,392	\$18,870
Transportation	\$11,463	\$11,879	\$12,135
Shelter	\$9,598	\$10,078	\$10,370
Personal Insurance and Pensions	\$7,095	\$7,633	\$8,048
Food	\$6,307	\$6,575	\$6,731
Health Care	\$4,561	\$4,906	\$5,061
Utilities	\$4,232	\$4,372	\$4,456
Entertainment	\$2,402	\$2,550	\$2,631
Cash Contributions	\$1,953	\$2,061	\$2,139
Apparel	\$1,827	\$1,927	\$1,965

POPULATION PROFILE	1-MILE	3-MILES	5-MILES
Population By Age			
2017 Estimate Total Population	2,916	11,543	19,131
Under 20	29.73%	29.68%	29.11%
20 to 34 Years	18.32%	19.17%	19.03%
35 to 39 Years	6.84%	7.38%	7.44%
40 to 49 Years	15.26%	14.77%	14.75%
50 to 64 Years	17.42%	16.32%	17.13%
Age 65+	12.40%	12.68%	12.52%
Median Age	36.44	35.78	36.25
Population 25+ by Education Level			
2017 Estimate Population Age 25+	1,886	7,483	12,505
Elementary (0-8)	4.22%	4.09%	3.94%
Some High School (9-11)	15.40%	13.69%	12.49%
High School Graduate (12)	30.91%	30.01%	31.87%
Some College (13-15)	18.76%	20.10%	19.38%
Associate Degree Only	7.61%	7.50%	7.93%
Bachelors Degree Only	13.13%	14.56%	14.44%
Graduate Degree	8.22%	8.12%	8.14%

SUMMARY OF TERMS

INTEREST OFFERED

Marcus & Millichap is marketing for sale to qualified investors an opportunity to acquire 100 percent fee simple Interest in the subject property. Seller shall assign to purchaser all leases encumbering the property at Closing.

OFFERING PROCESS

The property is being offered on an open bid basis. Prospective purchasers will be notified if a call for offers or best and final date is set; however, Seller intends to review offers as they are submitted and will respond promptly to all offers. Please contact the listing brokers to discuss submitting a Letter of Intent to purchase.

FINANCING

The property is being offered free and clear of any existing debt and prospective purchasers shall be afforded the opportunity to obtain a new financing for acquisition. Prospective purchasers are encouraged to submit proof of funds, expected loan terms, and a preliminary approval from lender with a Letter of Intent. Marcus & Millichap Capital Corporation has also sourced potential lenders for this acquisition and the listing brokers can provide terms upon request.

COOPERATIVE BROKERAGE COMMISSION

Marcus & Millichap is offering a cooperative brokerage commission equal to 50 percent of the gross commission by seller to brokers that represent purchasers that were not directly contacted by the listing brokers and that successfully close on the property at terms acceptable to seller.

PROPERTY TOURS

Prospective purchasers are encouraged to visit the subject property prior to submitting a Letter of Intent; however, all property tours must be arranged with the listing broker or landlord only. Under no circumstances should any prospective purchaser or related entity contact the tenant, on-site management, or employees. Recipients of this offering memorandum acknowledge that such contact may damage the tenant's operations which may impair the financial results. The landlord/seller reserves the right to seek legal redress for any damage that may occur from such interference with their relationship with tenant.

CONFIDENTIALITY & DISCLAIMER

NON-DISCLOSURE NOTICE

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.

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DO NOT CONTACT TENANT

All property showing are by appointment with the listing broker or landlord only. Under no circumstances, should any prospective purchaser or related entity contact the tenant or any of the employees at these stores. Recipients of this offering memorandum acknowledge that such contact may damage the tenant's operation which would impair the financial results. Landlord reserves the right to seek legal redress for any damage that may occur from such interference with landlord's relationship with tenant.

NET LEASE 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.



USPS

Jefferson, Georgia

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