

# Charles Schwab

## Atlanta, GA

### \$7,440,841 Purchase Price

Contact Broker for Pricing Details



Subject Property

## Investment Highlights

### High Grade Credit, Well-Known Tenancy

The tenant under the lease is Charles Schwab & Co. (S&P: A+) which is the company's brokerage services division. Charles Schwab Corporation (NYSE: SCHW) is a leading provider of financial services in the United States with \$3.36 trillion in client assets under management and more than 345 branches. As of December 2017 the company reported annual revenue of \$8.61 billion.

### Outstanding Real Estate

Accessible via traffic signal, the level site has ample frontage on Cumberland Blvd and is less than half a mile from US Highway 41 and Interstate 75 (>160,000 combined VPD). The site is immediately surrounded by >28M SF of Class A office space and >12M SF of retailers including Cumberland Mall (>132 tenants), Costco, Best Buy, Bed Bath and Beyond, AMC Cinemas, Home Depot and more.

### Limited Landlord Responsibilities

Charles Schwab is operating under a NNN lease with zero Landlord responsibilities, making this a truly passive income investment.

### Annual Rent Increase & Renewal Options

This location is under a 12-year lease (7.60 lease term remaining) that provides annual increases of 2.25% throughout term and all three (3), five (5) year options.

### Affluent Growth Market

The Property is located within Atlanta's MSA (population of >5.7M people) and benefits from an average household income in excess of \$116k and a population of over 213k within a five-mile radius.

### 2014 Built-to-Suit

The Property was recently built-to-suit for the exact specifications and requirements of the Tenant.

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