



# NNN LEASED DUNKIN' DONUTS

5921 OGEECHEE ROAD  
SAVANNAH, GA 31419

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# 1 PROPERTY INFORMATION

5921 Ogeechee Road  
Savannah, GA 31419



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$2,075,000
Cap Rate:	5.38%
NOI:	\$111,600
Lot Size:	1.079 Acres
Year Built:	2005
Building Size:	3,040 SF
Renovated:	2010
Zoning:	P-B-C
Market:	Savannah
Submarket:	Southside
Traffic Count:	30,800
Price / SF:	\$682.57

## PROPERTY OVERVIEW

SVN | GASC is pleased to offer this free-standing, long term net leased Dunkin' Donuts opportunity in Savannah, Georgia. The property was built in 2005 and renovated in 2010. UDonuts, LLC is the franchisee operator with 13 locations in the Savannah, GA /Hilton Head, SC MSA.

## LOCATION OVERVIEW

The site is directly across from a Wal\*Mart SuperCenter and experiences 29,000+ vehicles per day. Ogeechee Road/Coastal Highway 17 is one of two main corridors to Richmond Hill, a bedroom community of Savannah with strong demographics. Located only 1/2 mile from the GA Highway 204 interchange, and 2 1/2 miles from I-95.

## PROPERTY HIGHLIGHTS

- 5.38% cap rate
- NOI: \$111,600
- Lease Expiration: November 30, 2028
- NNN Lease (LL Responsible for Structure/Roof)
- 3,040 SF on 1.079 acres



# Additional Photos



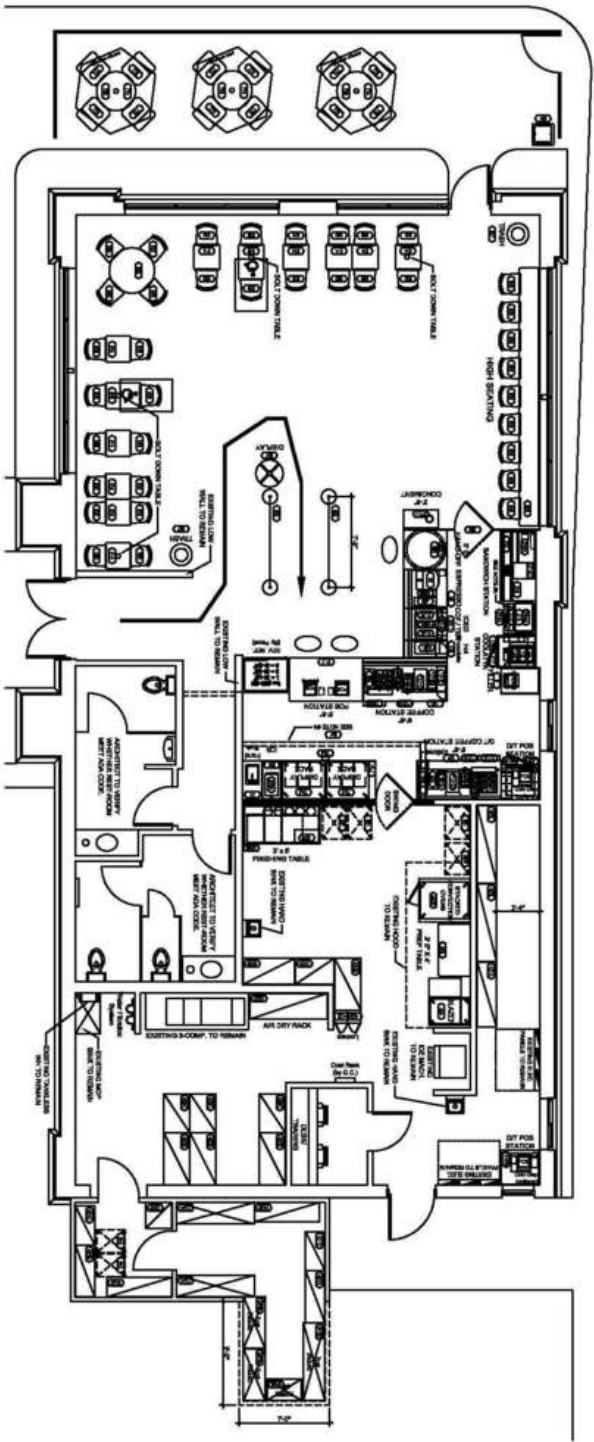


# Additional Photos





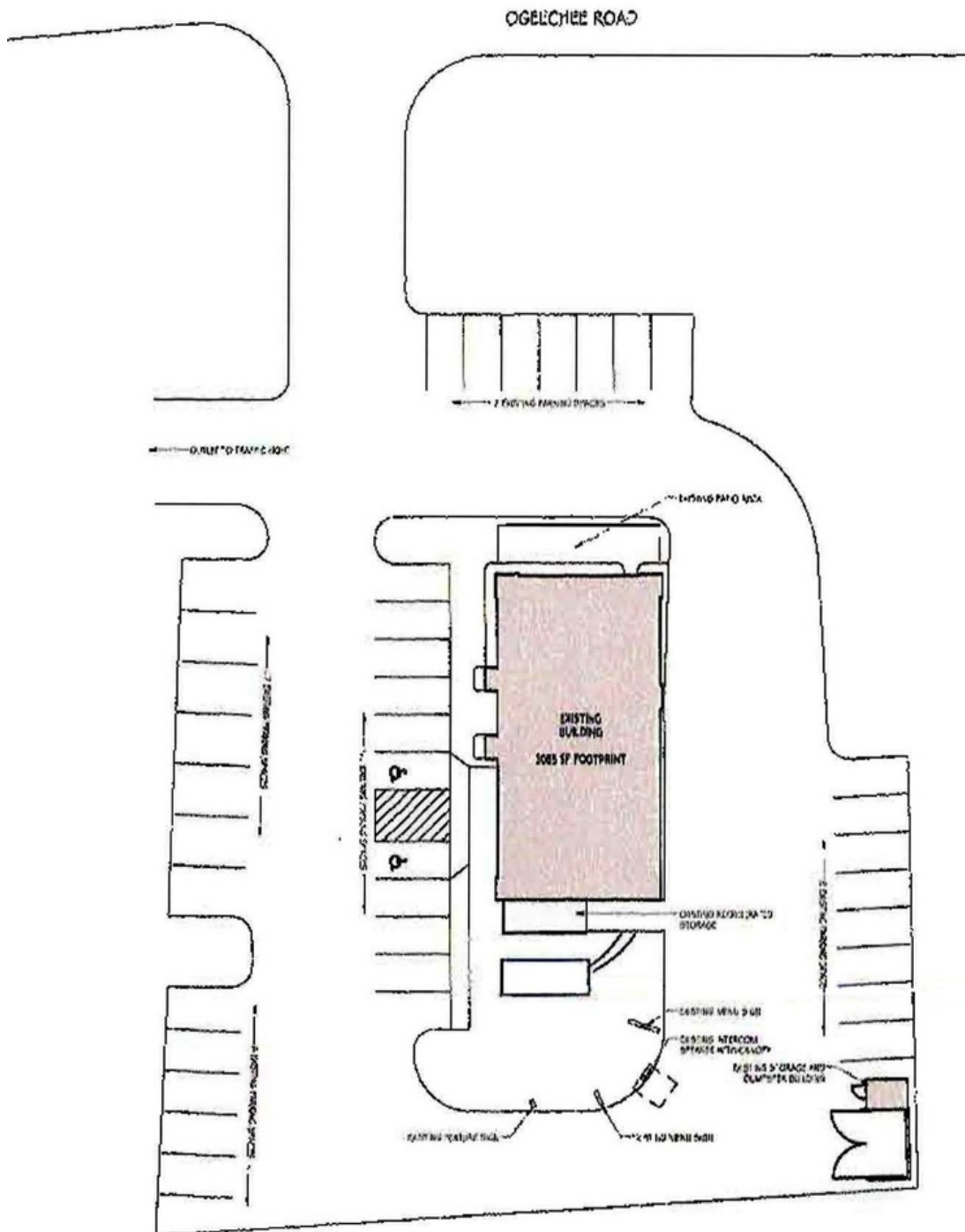
# Floor Plan







# Site Plan



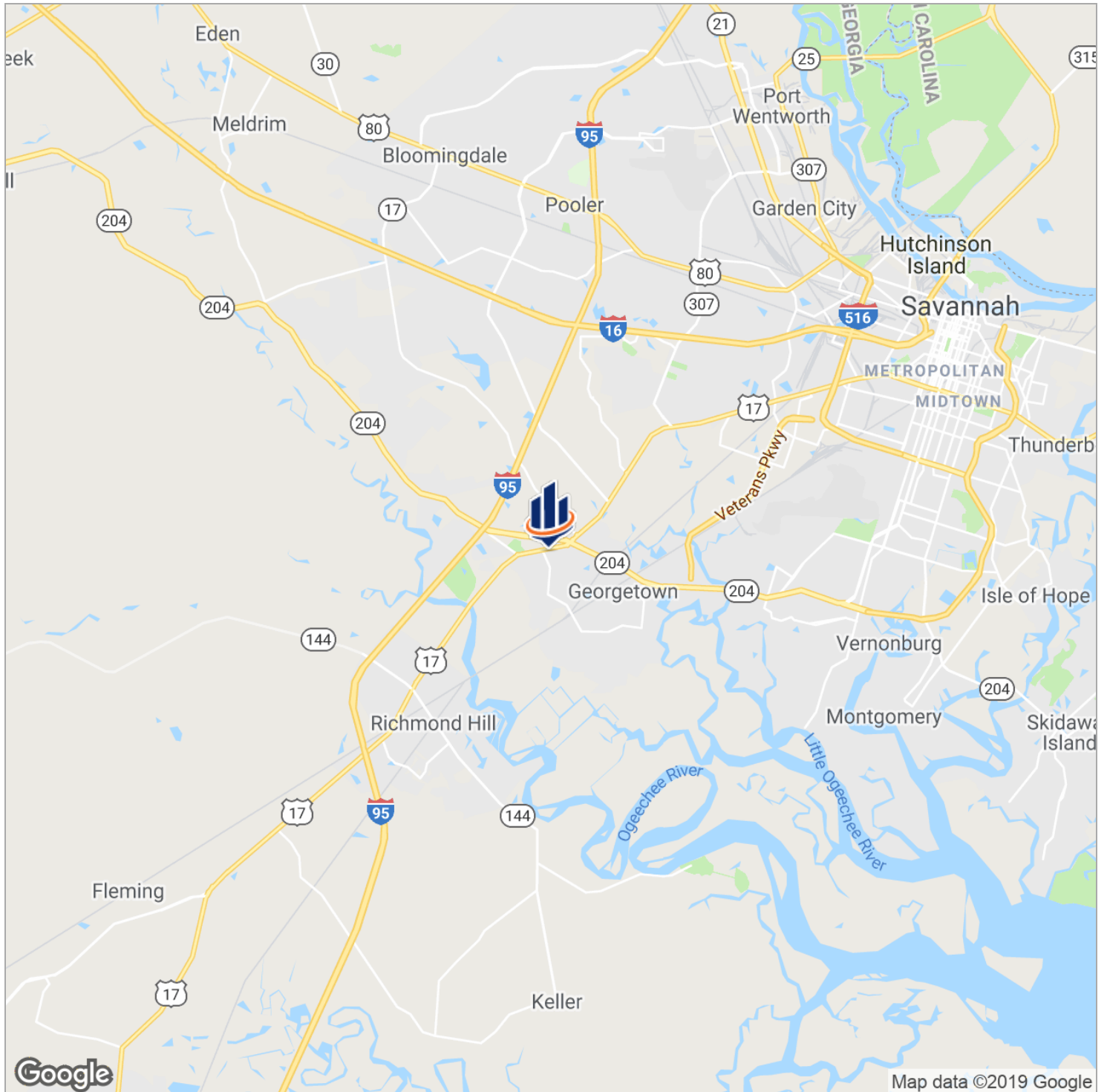


## 2 LOCATION INFORMATION

5921 Ogeechee Road  
Savannah, GA 31419



# Regional Map



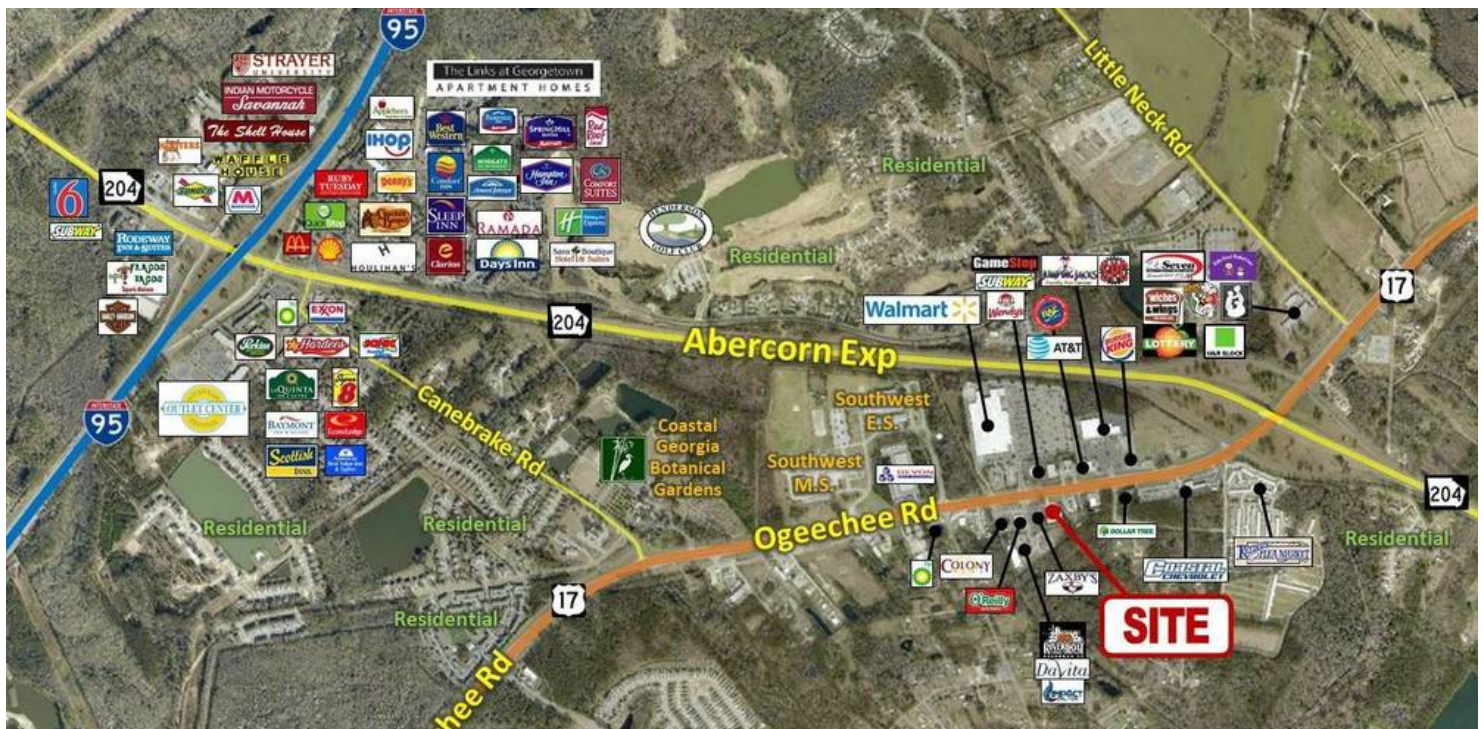


# Location Maps



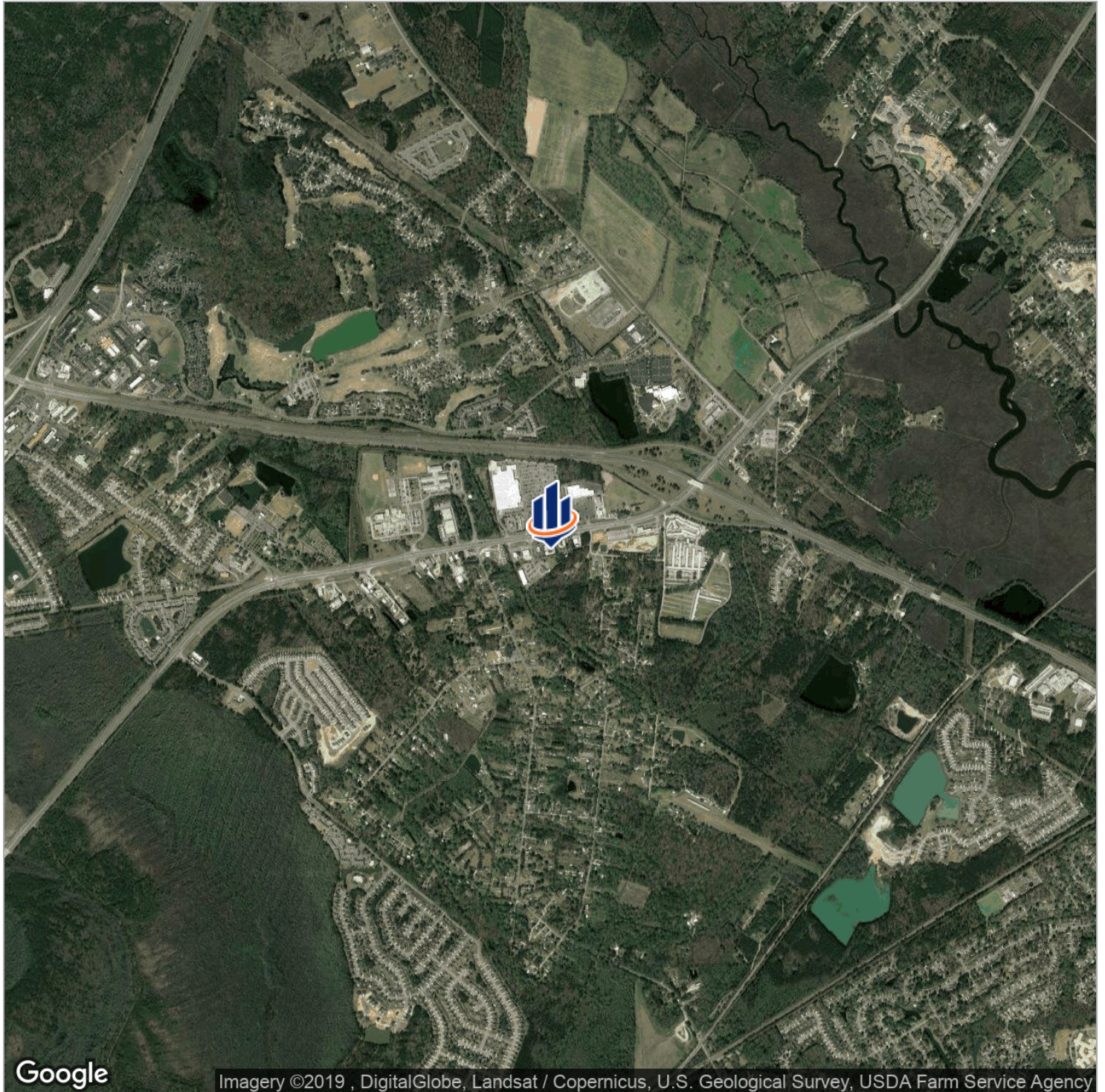


# Additional Photos



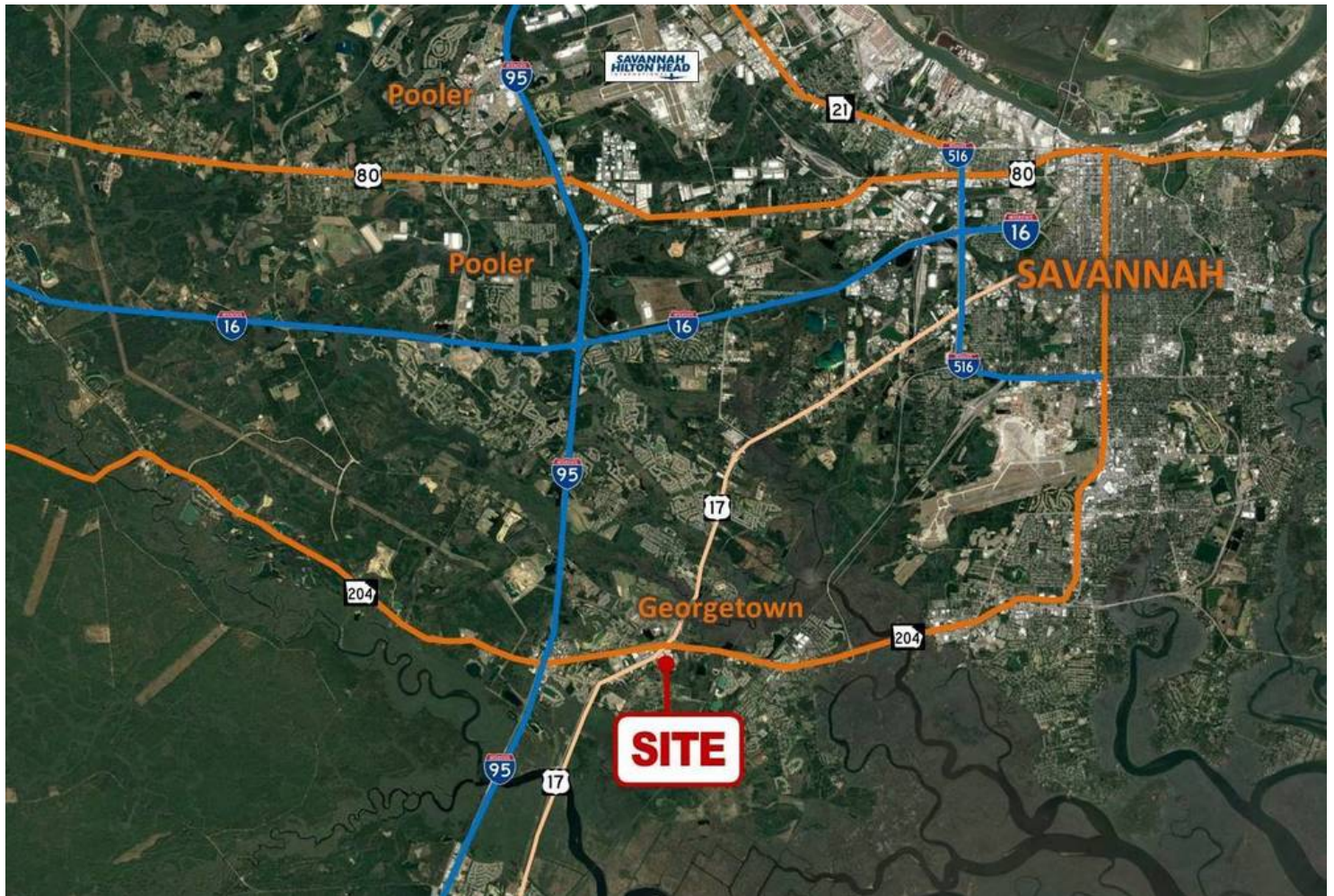


# Aerial Map





# Additional Photos





# 3 FINANCIAL ANALYSIS

5921 Ogeechee Road  
Savannah, GA 31419



# Financial Summary

## INVESTMENT OVERVIEW

Price	\$2,075,000
Price per SF	\$682.57
CAP Rate	5.4%
Cash-on-Cash Return (yr 1)	5.38 %
Total Return (yr 1)	\$111,600
Debt Coverage Ratio	-

## OPERATING DATA

Gross Scheduled Income	\$111,600
Other Income	-
Total Scheduled Income	\$111,600
Vacancy Cost	\$0
Gross Income	\$111,600
Operating Expenses	\$19,335
Net Operating Income	\$111,600
Pre-Tax Cash Flow	\$111,600

## FINANCING DATA

Down Payment	\$2,075,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-



# Income & Expenses

## INCOME SUMMARY

Gross Income	\$111,600
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## EXPENSE SUMMARY

Flood Insurance	\$930
Liability Insurance	\$1,954
Property Tax	\$16,451
Gross Expenses	\$19,335
Net Operating Income	\$111,600



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## DEMOGRAPHICS

5921 Ogeechee Road  
Savannah, GA 31419



# Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	1,263	54,206	239,977
Median age	30.2	32.3	33.4
Median age (male)	29.4	31.4	32.2
Median age (female)	30.5	32.8	34.8
	1 MILE	5 MILES	10 MILES
Total households	369	19,885	92,877
Total persons per HH	3.4	2.7	2.6
Average HH income	\$40,537	\$56,830	\$54,553
Average house value	\$107,408	\$156,131	\$191,316

*\* Demographic data derived from 2010 US Census*



# Demographics Map



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Median age [Male]	29.4	31.4	32.2
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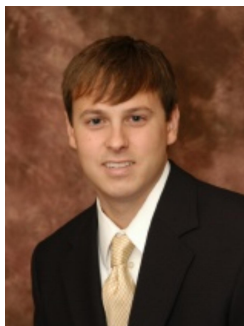


## 5 ADVISOR BIOS

5921 Ogeechee Road  
Savannah, GA 31419



# Advisor Bio



## ADAM BRYANT, CCIM

Partner

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### PROFESSIONAL BACKGROUND

Adam Bryant, CCIM is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Effingham County.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$100 million in transaction volume and is a past recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 10 producers in the nation of completed transactions at SVN.

Bryant also serves as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

#### SVN | GASC

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# Advisor Bio



## JAMES BRYANT

Partner

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### PROFESSIONAL BACKGROUND

Jim Bryant serves as a senior advisor for SVN specializing in the sale and lease of office property in the Savannah Georgia market. With 20 years of commercial real estate experience, Bryant has secured over 402 transactions and more than 500,000 square feet of class "A" office space.

Since joining SVN, Bryant has partnered with Tom DeMint and Bill Bosley of SVN/Bosley DeMint Realty, LLC in Hilton Head, South Carolina to form SVN/GASC, LLC.

Prior to joining SVN, Bryant served as the president and broker in charge for Pinnacle Commercial Real Estate, Inc. where he joined efforts with Harlan Hostetter to generate more than \$30 million in transactions in local and surrounding markets in the company's first year.

Previously, he was a project manager with Colliers Keenan, Inc. for the firm's local REIT owned class "A" office portfolio. His career began as facilities director of the International Air Cargo Facilities at the Syracuse, New York International Airport where he was responsible for management and leasing of the facility.

His professional affiliations include: candidacy for the Society of Industrial and Office realtors and the Certified Commercial Investment Member designations. He is a member of the National Association of Realtors; the Georgia Association of Realtors; the Savannah Board of Realtors; an officer of the Savannah-Hilton Head Realtors Commercial Alliance; and an officer of The Kiwanis Club of Savannah.

Bryant earned a master degree from Penn State University and a Bachelor's degree in business management from Northeastern State University.

#### SVN | GASC

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