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890 LAWRENCEVILLE SUWANEE RD • LAWRENCEVILLE, GA 30043

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TSG THE SULO GROUP
at Marcus & Millichap

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Subject Property

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THE OFFERING



890 LAWRENCEVILLE SUWANEE RD • LAWRENCEVILLE, GA 30043

OFFERING TERMS

PRICE
\$3,028,000

CAP
8.00%

NET OPERATING INCOME
\$242,190

FINANCIAL SUMMARY

Building Sq Ft	4,500 Sq Ft
Year Built	2006
Lot Size	+/- 1.29 Acres

LEASE SUMMARY

Lease Type	Double Net
Tenant	Verizon Wireless
Guarantor	Corporate
Roof and Structure	Landlord Responsible
Primary Term	5 Years
Rent Commencement Date	3/1/2016
Lease Expiration Date	2/28/2021
Term Remaining	1+ Years
Rental Increases	No
Renewal Options	One, Five-Year



LEASE SUMMARY

GLA	LEASE TERM		LEASE YEARS	PAYMENT DATES		ANNUAL	MINIMUM RENT		CAP RATE	OPTIONS
	START	END		START	END		MONTHLY	PSF		
4,500	3/1/2016	2/28/2021	11-15	3/1/2016	2/28/2021	\$242,190	\$20,183	\$53.82	8.00%	One, Five-Year
			16-20	3/1/2021	2/28/2026	\$266,445	\$22,204	\$59.21	8.80%	Option 1

Lease Comments:

LEASE ABSTRACT

Additional Rent:

Tenant shall maintain the premises in accordance with the terms of this lease and pay all non-capital costs of maintaining the premises including exterior portions of the building in which the premises is located. Tenant shall contract directly with the utility companies providing the utility services to the premises, and shall pay for such services promptly when due, provided, however, landlord shall be responsible for and shall pay promptly when due any so-called "impact fee" or off-site improvement costs as a condition with tenant obtaining such utilities.

"Taxes" shall mean and include all real property taxes and personal property taxes, general and special assessments, foreseen as well as unforeseen, which are levied or assessed upon or with respect to the premises, any improvements, fixtures, equipment and other property of Landlord, real or personal, located in the premises and used in connection with the operation of all or any portion of the lieu of such real or personal property taxes and assessments, including but not limited to, a tax on rent received by landlord (but not including any charges attributable to landlord's negligence or late payment of any tax assessment). Taxes shall not, however, include any franchise, gift, estate, inheritance, conveyance, transfer or net income tax, nor any increase in taxes due to a sale of the premises. Taxes shall not include penalties, fines or late charges. Further, to the extent assessments are payable in installments, taxes for any calendar year shall only include the minimum installment coming due for the calendar year in question. Notwithstanding any provision of this Lease to the contrary, landlord (and not tenant) shall be obligated to pay any assessment for special improvements heretofore installed or installed in connect with the initial development of the premises, such as the widening of the exterior roads and the installation and/or hook up to sewer and sewer lines, sanitary and storm drainage systems and other utility lines and systems (whether public or private). Landlord agrees to pay taxes sufficiently early each year to obtain the maximum prepayment discount allowed by law. Tenant shall reimburse Landlord for taxes actually paid by landlord, prorated for the first and last years of the lease term on account of any partial year in which tenant leases the premises within 30 days of tenant's receipt of a copy of the paid invoice therefor. In the event the premises is not taxes as a separate tax parcel that does not include any property other than the premises, taxes of the larger tax parcel shall be apportioned to the premises in a manner that is reasonably acceptable to tenant. Tenant shall receive, during and subsequent to the term of this lease, any real property tax and assessment refunds or rebates paid to landlord and attributable to the term of this lease. This provision shall survive the expiration or earlier termination of this lease. Landlord shall provide tenant with a copy of any increased tax assessment (as well as any notice of proposed taxes within 15 days of its receipt, failing which tenant shall not be responsible for any such increases in taxes. Tenant shall have the right to contest any assessment or the validity of any tax. Tenant agrees to indemnify landlord and hold landlord harmless from all out of pocket costs and expenses arising out of any contest made by tenant.

Tenant shall reimburse landlord for the cost of landlord's property damage insurance covering the premises which landlord agrees to maintain pursuant to section 13.3

Estoppel Certificate:

Tenant and landlord shall, at any time and from time to time, upon 20 days notice, execute and deliver to the requesting party a statement in form and content reasonably satisfactory to the parties regarding the status of this lease, it being intended that any such statement delivered pursuant hereto may be relied upon by others with whom the requesting party may be dealing.

INVESTMENT HIGHLIGHTS



Corporate Verizon Lease - \$131 Billion in Revenue in 2018



Strong Probability of Lease Renewal – 13+ Year Operating History



Located at a Stop Light Intersection Across from a Target and Home Depot Power Center



Robust Retail Corridor – Over 20,000 CPD on Lawrenceville-Suwanee Rd



2006 Build-to-Suit for Verizon



Strong Population Density with Over 206,000 People within a 5-mile Radius

TENANT OVERVIEW



Verizon Communications was created on June 30, 2000 by Bell Atlantic Corp. and GTE Corp., in one of the largest mergers in U.S. business history. GTE and Bell Atlantic evolved and grew through decades of mergers, acquisitions and divestitures. Today, Verizon is a global technology company delivering the promise of the digital world to millions of customers every day.

Verizon delivers the promise of the digital world by enhancing the ability of humans, businesses and society to do more new and do more good. Every day, they connect millions of people, companies and communities with our powerful technology. They're using their award-winning networks to make breakthroughs in interactive entertainment, digital media, the Internet of Things and broadband services for customers.

As their customers add more devices and find more ways to use them, they're constantly increasing the density of their network. Since 2000, they've invested more than \$126 billion to meet today's surging demand for wireless data and video, and to get their network ready for 5G wireless technology.

They've got big plans to bring connected solutions to everything, from industrial and consumer products, to vehicles and buildings, so everything works more safely, productively and economically. They're not just focused on providing connections, they've also created the Verizon Open Development program designed to allow and encourage the development community to create new products, applications and services.

Source: <https://www.verizon.com/about/our-company>



7,000
LOCATIONS

Year Founded
2000

Annual Revenue
\$131 Billion
(2018)

Headquarters
New York, New York

WEBSITE:
www.verizonwireless.com

LOCATION OVERVIEW

LAWRENCEVILLE, GEORGIA

A historical town that attracts visitors from across the Southeast, many of whom end up establishing roots here. With many old and new places to visit and activities to enjoy, Lawrenceville has an abundance of entertainment, dining, and shopping for all ages and interests.

The 2006 opening of Georgia Gwinnett College-the nation's first four-year public college created in the 21st Century and Georgia's first four-year public college established in over 100 years-has further enhanced the appeal of Lawrenceville for students, educators, professionals, and business leaders. The liberal arts institution offers bachelor and associate degrees, as well as graduate programs, in conjunction with the University of Georgia and Georgia Perimeter College.

Lawrenceville, Georgia is about 32 miles northeast of Atlanta, Georgia. Some of the city's most popular tourist attractions are located in downtown Atlanta's walkable attractions loop, including World of Coca-Cola, Georgia Aquarium, Center for Civil and Human Rights, Inside CNN Studio Tour, The Children's Museum of Atlanta and SkyView Atlanta. Or get back to nature at other top Atlanta attractions beyond downtown such as Zoo Atlanta and Stone Mountain Park.

Source: <https://www.lawrencevillega.org/>
<https://www.atlanta.net/things-to-do/attractions/>



Chattahoochee National Forest

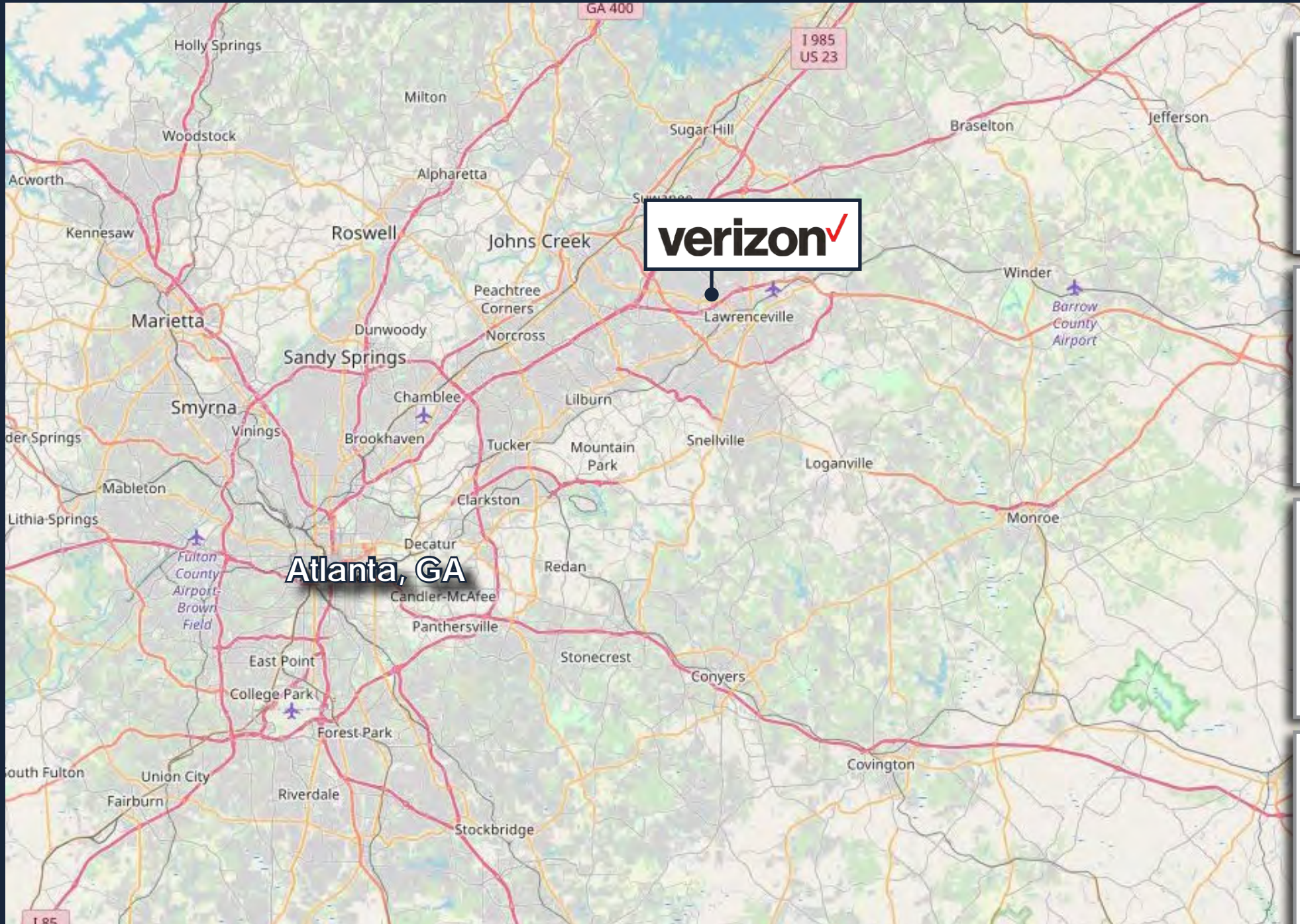


Gwinnett College



Historic Downtown Lawrenceville

AREA MAP



30.9 MILES
NORTHWEST OF
ATLANTA, GA



40 MILES
HARTSFIELD-JACKSON
ATLANTA
INTERNATIONAL AIRPORT



31.6 MILES
NORTH GEORGIA
PREMIUM OUTLETS



24.2 MILES
EMORY
UNIVERSITY

PROPERTY PHOTOS



AERIAL - WEST



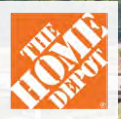
AERIAL - SOUTHWEST



Gwinnett Medical Center-Lawrenceville



BENEFIELD ELEMENTARY SCHOOL
1,222 Students

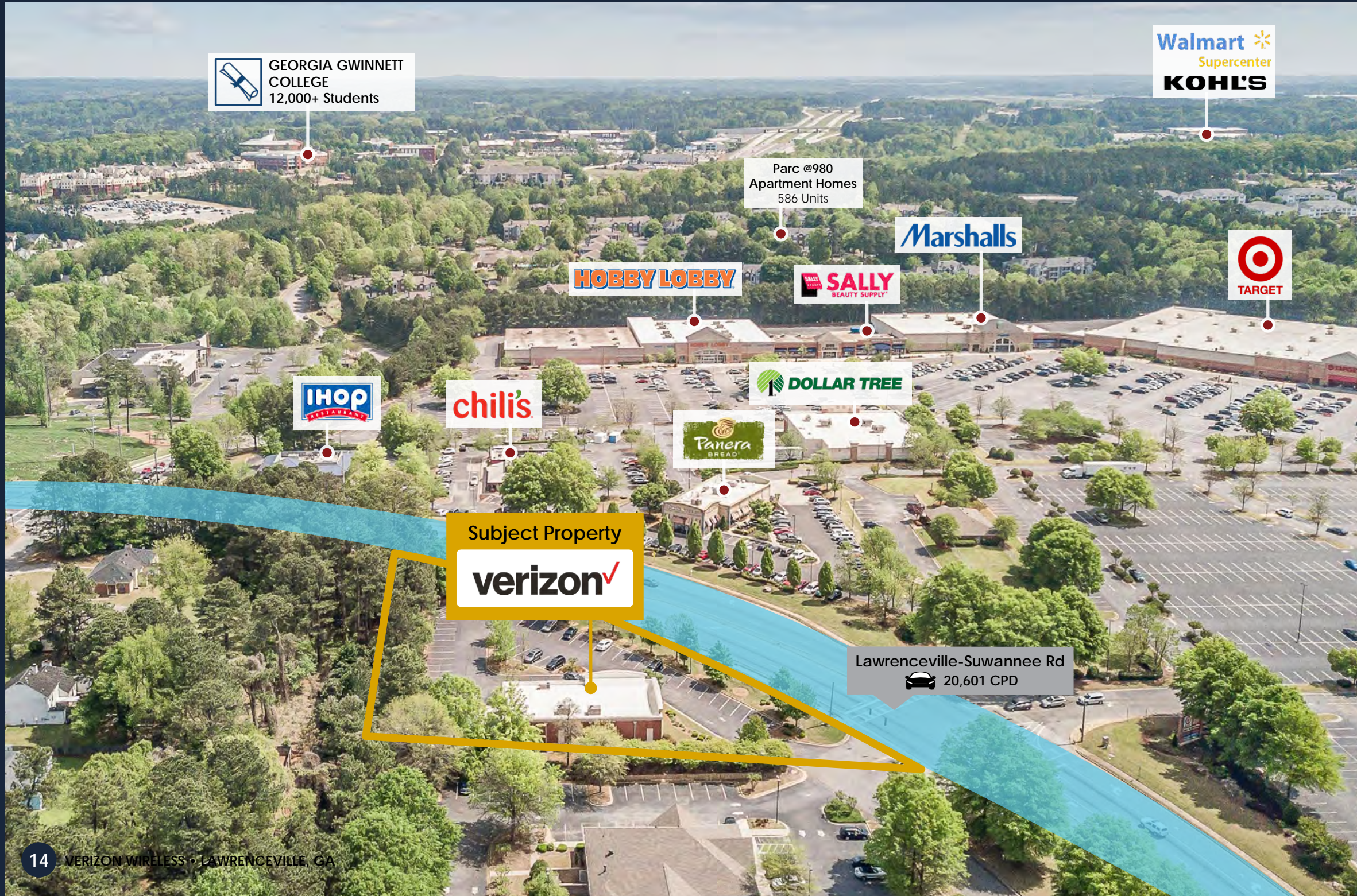


Lawrenceville-Suwannee Rd
20,601 CPD

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AERIAL - EAST



GEORGIA GWINNETT
COLLEGE
12,000+ Students

Walmart
Supercenter
KOHLS

Parc @980
Apartment Homes
586 Units

HOBBY LOBBY

SALLY
BEAUTY SUPPLY

Marshalls



chili's

DOLLAR TREE



Subject Property

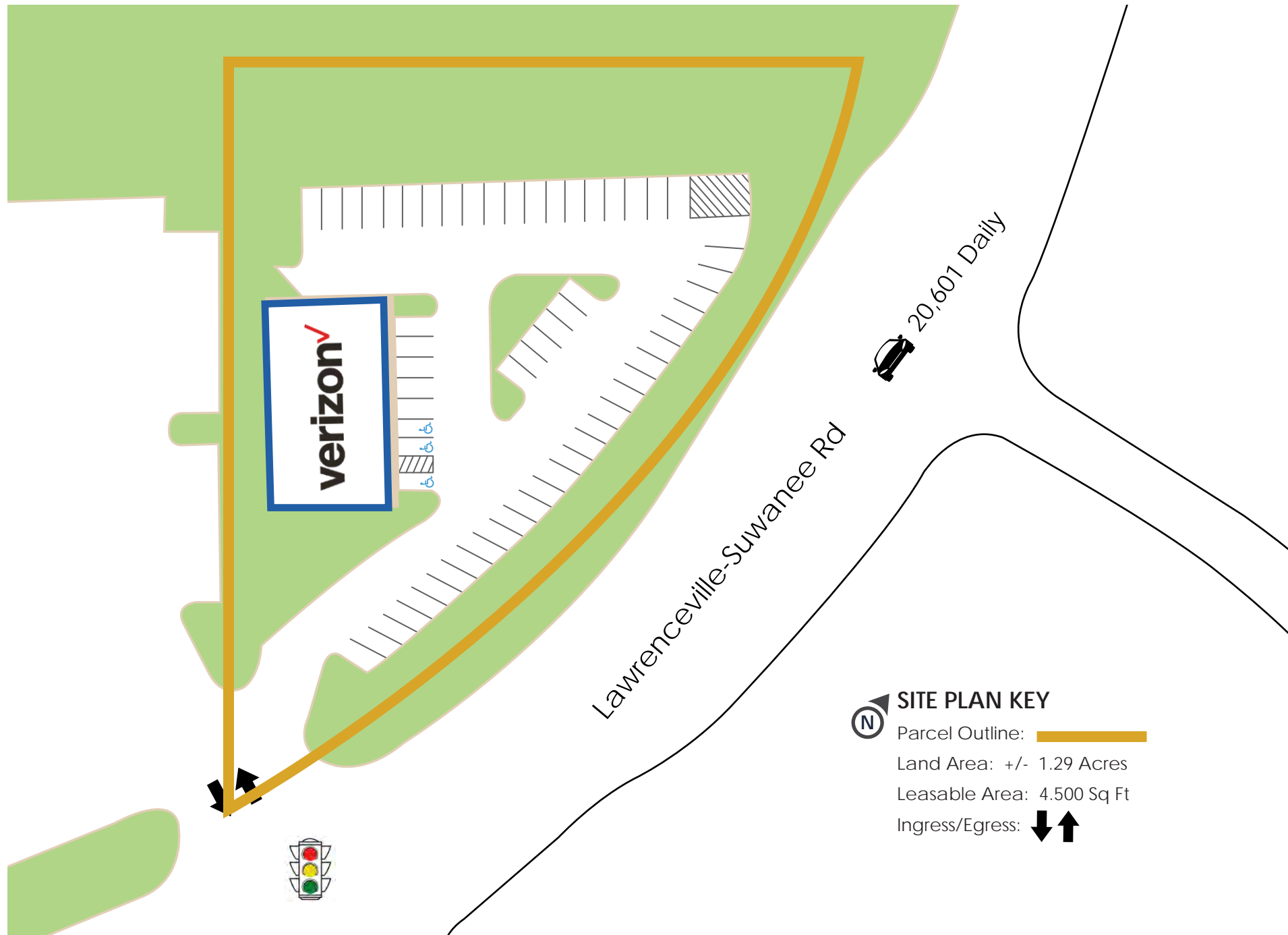
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Lawrenceville-Suwannee Rd
20,601 CPD

AERIAL



SITE PLAN



DEMOGRAPHICS

2018 Population



1-MILE	3-MILE	5-MILE
9,644	77,115	206,435

2018 Households



1-MILE	3-MILE	5-MILE
3,965	26,339	68,670

Average Household Income



1-MILE	3-MILE	5-MILE
\$76,996	\$81,922	\$85,265

POPULATION

	1-MILE	3-MILE	5-MILE
2010 Population	8,855	70,044	184,938
2018 Population	9,644	77,115	206,435
2023 Population	10,250	83,315	228,341

HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2010 Households	3,588	23,708	60,851
2018 Households	3,965	26,339	68,670
2023 Households	4,406	29,149	77,928

INCOME

	1-MILE	3-MILE	5-MILE
Median Household Income	\$57,823	\$61,732	\$63,645
Per Capita Income	\$31,719	\$28,067	\$28,519
Average Household Income	\$76,996	\$81,922	\$85,265