



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES
OFFERING MEMORANDUM



BP

1080-1090 S COBB DR SE
MARIETTA, GA 30060



TABLE OF CONTENTS

03

EXECUTIVE OVERVIEW

04

FINANCIAL OVERVIEW

05

PROPERTY OVERVIEW

10

AREA OVERVIEW

LISTED BY

PEDRUM LAVASSANI

ASSOCIATE
CONVENIENCE STORE SPECIALIST

D I R (404) 445-1099

M O B (678) 266-8488

PEDRUM.LAVASSANI@MATTHEWS.COM

LIC # 391206 (GA)

JOHNNY BLUE CRAIG

REGIONAL DIRECTOR, INVESTMENTS

D I R (404) 410-9201

M O B (850) 509-8733

JOHNNYBLUE.CRAIG@MATTHEWS.COM

LIC # SL3331383 (FL)

BROKER OF RECORD

KYLE MATTHEWS

LIC # 67120 (GA)



INVESTMENT HIGHLIGHTS

Lease:

- » **Mailbox Money** – ZERO Landlord Responsibilities
- » **20 Year Absolute NNN** – This property will feature a long-term lease and absolutely no landlord responsibilities.
- » **Four, 5 Year Options** – 20 additional years of lease term in the option periods brings the total potential lease term to 40 years
- » **Rent increases to combat inflation**

Proven location with 20 years of operating history. Contact agent for details.

Benefit From Amazing Tax Benefits:

For investors in high tax brackets, the tax benefits of convenience store investments can provide a 30%+ greater after tax return than other NNN property types at the exact same cap rate! These tax savings can be used to reinvest in other income producing investments. A summary of the tax benefits of convenience store investments are provided on page 6. (*Verify with CPA*)

E-Commerce Proof: Convenience Stores are Sheltered From the Impact of Online Competition

Incredible Location:

- » **Top 10 MSA** – Marietta is one of Atlanta's most desirable suburbs and located in Atlanta, GA, which is the 9th largest metropolitan statistical area in the United States
- » **Dense Population** – 225,000 people in a 5 mile radius of the property
- » **Two Universities Within Two Miles** – Located less than 2 miles from both Kennesaw State University and Life University. These two Universities have a combined 38,000 students.
- » **Located on the going-home side of the road, with traffic counts of 37,200 vehicles per day.**

FINANCIAL OVERVIEW



INVESTMENT SUMMARY

» LIST PRICE	\$4,500,000
» NOI (YEAR 1)	\$288,000
» CAP RATE (YEAR 1)	6.40%
» TOTAL BUILDING AREA	±2,800 SF
» TOTAL LAND AREA	± 0.92 Acres

ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	Increases	Cap Rate
Year 1-5	\$24,000	\$288,000.00		6.40%
Year 6-10	\$25,200	\$302,400.00	5%	6.72%
Year 11-15	\$26,460	\$317,520.00	5%	7.06%
Year 16-20	\$27,783	\$333,396.00	5%	7.41%
Option 1	\$29,172	\$350,065.00	5%	7.78%
Option 2	\$30,630	\$367,568.00	5%	8.17%
Option 3	\$32,162	\$385,946.00	5%	8.58%
Option 4	\$33,770	\$405,241.00	5%	9.00%

TENANT SUMMARY

Tenant Trade Name	BP
Type of Ownership	Fee Simple
Lease Guarantee	Personal
Lease Type	NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	20 years
Rent Commencement	Close of Escrow
Lease Expiration	20 years after close of escrow
Options	Four, 5-Year Options

PROPERTY OVERVIEW



THE OFFERING

PROPERTY NAME BP

Property Address 1080-1090 S Cobb Dr SE
Marietta, GA 30060

SITE DESCRIPTION

Year Built 1997

GLA ±2,800 SF

Lot Size ±0.92AC (40,075 SF)

Type of Ownership Fee Simple

Landscaping Professional

Topography Generally Level

TENANT OVERVIEW

» **Company Name**

BP

» **Year Founded**

1909

» **Headquarters**

London, England

» **Ownership**

Public

» **Industry**

Convenience Store

» **Website**

www.BP.com

BP plc is a British multinational oil and gas company headquartered in London, United Kingdom. It is one of the world's seven oil and gas "supermajors", whose performance in 2012 made it the world's sixth-largest oil and gas company, the sixth-largest energy company by market capitalization and the company with the world's 12th-largest revenue (turnover). It is a vertically integrated company operating in all areas of the oil and gas industry, including exploration and production, refining, distribution and marketing, petrochemicals, power generation, and trading. It also has renewable energy interests in biofuels and wind power.

\$303.73 B

REVENUE

**ONE OF THE WORLD'S
SEVEN OIL AND GAS
"SUPERMAJORS"**

±74,000

NO. OF EMPLOYEES



TAX BENEFITS OF CONVENIENCE STORE PROPERTIES

One of the reasons investors favor convenience store assets is the tax benefits that these properties provide. Because of the way certain improvements are classified on convenience stores, owners are able to accelerate the depreciation. The new tax law further amplifies the benefits that convenience store investors receive.

The tax savings are tremendous, and savvy investors use this additional cash flow to either purchase more property, apply to their principal (debt) payment, or spend on themselves. In this scenario, an investor in a 37% tax bracket could benefit from \$259,151 of tax savings during their first 12 months of ownership, which the investor can use as they please.

A comparison of the potential tax savings from buying this convenience store vs. a traditional NNN property is below.

	Traditional NNN Property: 39 Year Straight Line Depreciation	BP - Marietta GA: Cost-Segregation/Accelerated Depreciation
Purchase Price	\$4,500,000	\$4,500,000
Building Value	\$3,375,000	\$3,375,000
Year 1 Depreciation	\$86,538	\$700,408
Tax Bracket	37.00%	37.00%
Tax Savings	\$32,019	\$259,151

709% GREATER TAX SAVINGS!

The Year-1 Depreciable Value used in this analysis was provided by Len Lichterman of Cost Segregation Service Incorporated. Please contact Len if you would like additional information on the potential tax savings that you can experience from a cost-segregation study.

Len Lichterman | Cost Segregation Services, Inc.

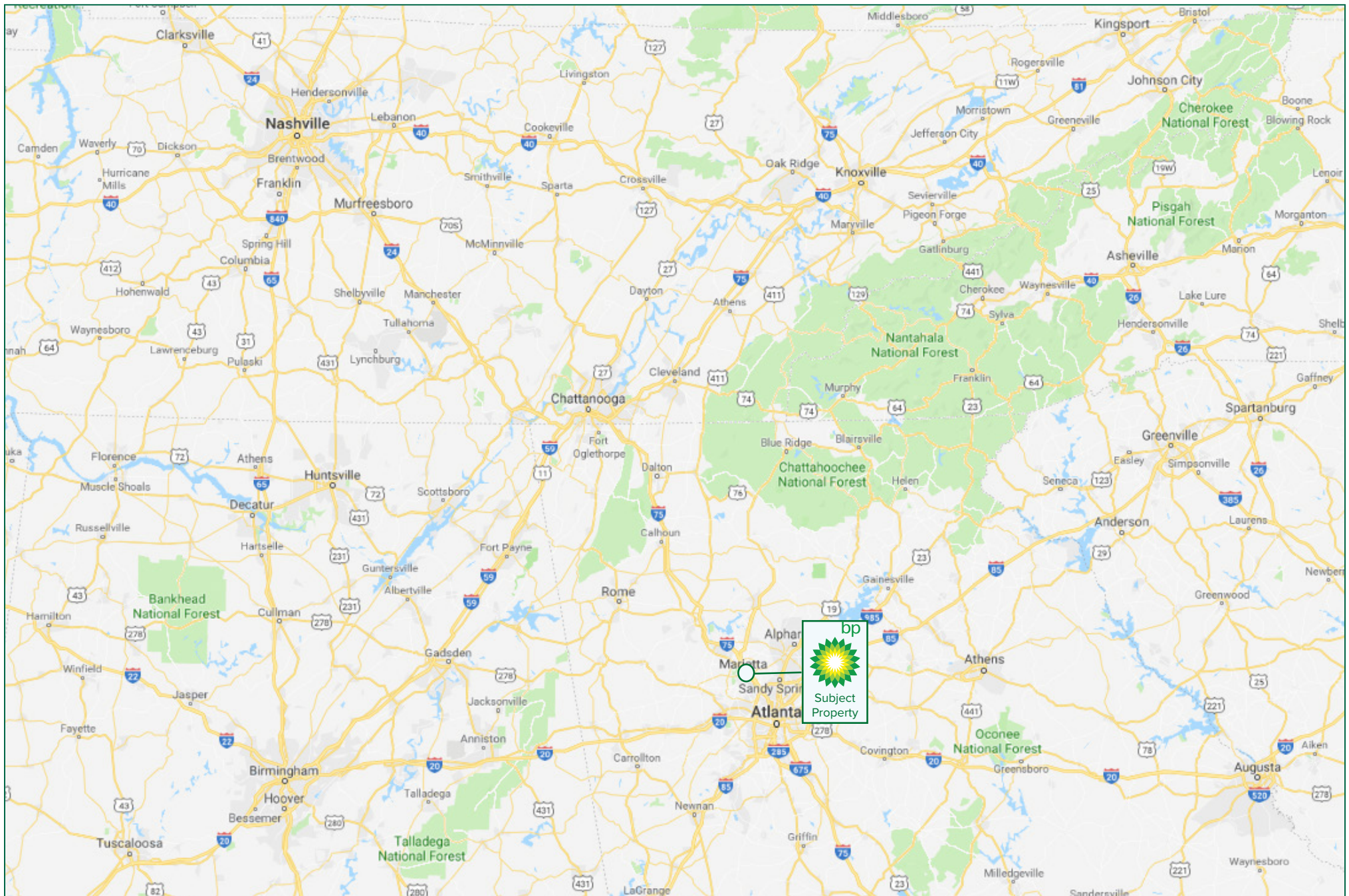
847.404.3977 | lenl@costsegregationservices.com

BUYER UNDERSTANDS AND ACKNOWLEDGES THAT BROKER IS NOT QUALIFIED TO PROVIDE, AND HAS NOT BEEN CONTRACTED TO PROVIDE, LEGAL, FINANCIAL OR TAX ADVICE, AND THAT ANY SUCH ADVICE MUST BE OBTAINED FROM BUYER'S ATTORNEY, ACCOUNTANT OR TAX PROFESSIONAL.





LOCAL MAP



AREA OVERVIEW



MARIETTA, GEORGIA

Marietta lies in central Cobb County, Georgia and is the county's seat and largest city. With a population of 61,048 people, Marietta is considered one of Atlanta's largest suburbs. Because of its central location, this community can easily access Atlanta and other nearby large cities.

Over the last 50 years, Cobb County has transformed from an underdeveloped suburban area to a bustling residential hub. The region's industry has been boosted by tech giants such as IBM and Lockheed Martin and it is also the home to 15 schools who have received National Blue Ribbon School Awards and 33 schools that have been recognized as Georgia Schools of Excellence.

Marietta's overall charm mixed with a booming city lifestyle create the perfect atmosphere for the city's central focus: family.

DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2010 Census	10,747	71,533	194,313
2019 Estimate	12,004	77,198	213,552
2024 Projection	12,745	80,724	224,391
Growth 2010-2019	11.70%	7.92%	9.90%
Growth 2019-2024	6.17%	4.57%	5.08%

HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2010 Census	3,844	25,487	76,857
2019 Estimate	4,391	28,015	85,402
2024 Projection	4,701	29,509	90,117
Growth 2010-2019	14.23%	9.92%	11.12%
Growth 2019-2024	7.06%	5.33%	5.52%

INCOME	1 - MILE	3 - MILE	5 - MILE
2019 Est. Average Household Income	\$62,112	\$74,666	\$84,385



Distance to:

Hartsfield-Jackson Atlanta International Airport - 27.0 Miles



Distance to:

Downtown Atlanta - 19.5 Miles



Distance to:

Mercedes-Benz Stadium - 19.5 Miles



Distance to:

Georgia Aquarium - 19.0 Miles

ATLANTA MSA



Atlanta is the capital of and the most populous city in the U.S. state of Georgia, the cultural and economic center of the Atlanta metropolitan area, and the ninth largest metropolitan area in the United States.

Atlanta is an “alpha-” or “world city”, exerting a significant impact upon commerce, finance, research, technology, education, media, art, and entertainment. It ranks 36th among world cities and 8th in the nation with a gross domestic product of \$270 billion. Atlanta’s economy is considered diverse, with dominant sectors including logistics, professional and business services, media operations, and information technology.

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. Corporate operations comprise a large portion of Atlanta’s economy, with the city serving as the regional, national, or global headquarters for many corporations. Atlanta contains the country’s third largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, Chick-fil-A, UPS, and Newell-Rubbermaid.

Atlanta is home to professional franchises for three major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, and the Atlanta Falcons of the National Football League. Due to the more than 30 colleges and universities located in the city, Atlanta is considered a center for higher education.

ECONOMY

Atlanta’s economy is considered diverse, with dominant sectors including logistics, professional and business services, media operations, and information technology. Corporate operations comprise a large portion of Atlanta’s economy, with the city serving as the regional, national, or global headquarters for many corporations.

Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Many corporations are drawn to Atlanta on account of the city’s educated workforce; as of 2010, nearly 43% of adults in the city of Atlanta have college degrees, compared to 27% in the nation as a whole.

TOP EMPLOYERS



EMORY
UNIVERSITY



at&t





CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of BP located at 1080-1090 S Cobb Dr SE, Marietta, GA ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

BP

1080-1090 S COBB DR SE
MARIETTA, GA 30060

LISTED BY



PEDRUM LAVASSANI
ASSOCIATE
CONVENIENCE STORE SPECIALIST

D I R (404) 445-1099
M O B (678) 266-8488
PEDRUM.LAVASSANI@MATTHEWS.COM
LIC # 391206 (GA)



JOHNNY BLUE CRAIG
REGIONAL DIRECTOR, INVESTMENTS

D I R (404) 410-9201
M O B (850) 509-8733
JOHNNYBLUE.CRAIG@MATTHEWS.COM
LIC # SL3331383 (FL)

BROKER OF RECORD
KYLE MATTHEWS
LIC # 67120 (GA)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES