



Offering Memorandum

Arby's

**15 years
Ground Lease
Absolute NNN**

1503 Veterans Pkwy
Columbus, GA 31901

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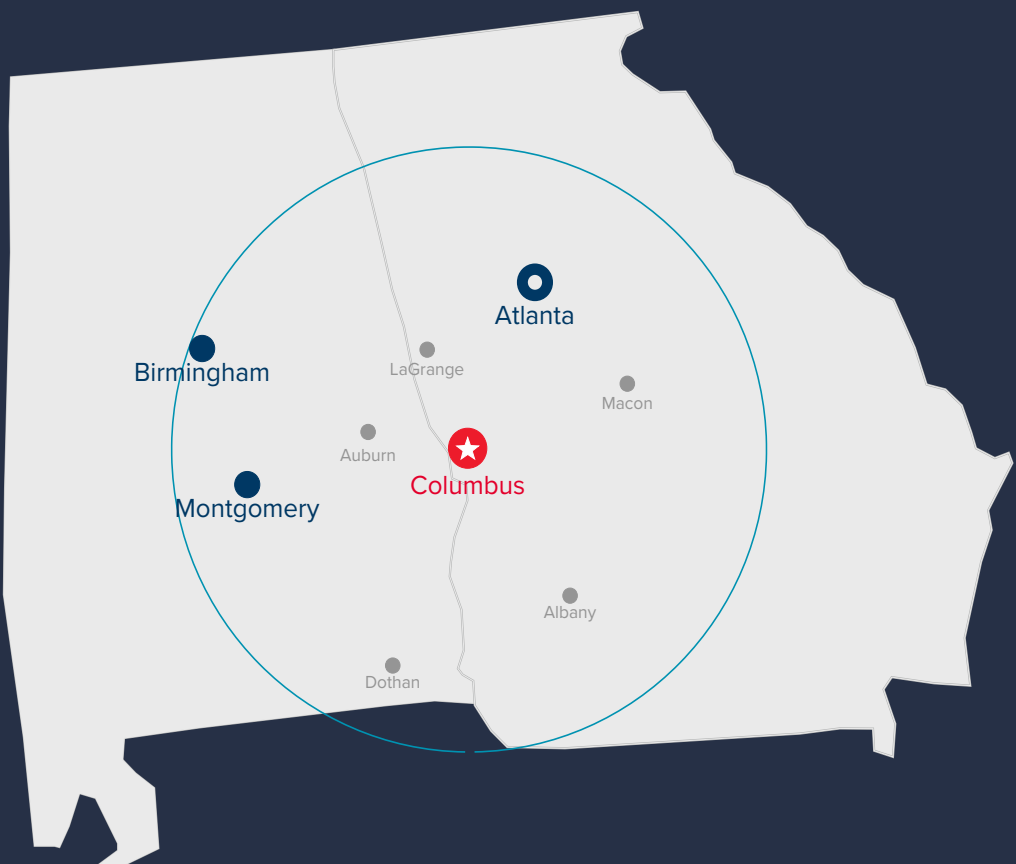
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Investment Highlights

Columbus, Georgia

Located on the Chattahoochee River, at the Georgia-Alabama line, Columbus provides more than 120K regional jobs as the thriving economic focal point of the Chattahoochee Valley region. Home to the worldwide headquarters of TSYS and Aflac, Columbus is a Southeast financial/tech/insurance center with rapidly expanding healthcare and education bases.



ABSOLUTE NNN - RENT INCREASES

15 year Absolute NNN Ground Lease featuring rental increases every 5 years throughout the initial term and options.

Lease is guaranteed by Southern Hospitality Beef, LLC, a multi-unit franchisee of Arby's



UPTOWN COLUMBUS GROWTH

Property is located in Uptown Columbus, the entertainment, education and corporate heart of Columbus, Georgia.

Opened in 2013, the popular 2.5 mile Whitewater Course is the longest urban whitewater rafting in the world and ranked among "The Top 12 Man-Made Adventures in the World" by USA Today.



HIGH TRAFFIC - HIGH VISIBILITY

Positioned along the area's major arterial road, daily traffic counts in front of the property exceed 35,000 ADT.



ADJACENT TO CSU CAMPUS

Located adjacent to Columbus State University Riverpark Campus (8,500+ students), including over 400 student housing units.

In 2017, CSU opened their new \$25m College of Education and Health Professions at the downtown RiverPark Campus, which added 1,800 students and faculty to the downtown campus.



GROWING RESIDENTIAL POPULATION

Since 2010, over 500 new residential units have come on-line with an additional 226 units currently under development. In addition to the already booming tourist attraction of Uptown Columbus, an additional 200 hotel rooms is slated to come on-line in 2019.



DENSE DAYTIME POPULATION

Property is within walking distance to two Fortune 1000 corporate headquarters and the areas largest hospital campus (Piedmont Midtown Hospital) with ±30,000 daytime population within 1 mile of Subject Property.

Property Summary

ADDRESS:	1503 VETERANS PARKWAY COLUMBUS, GEORGIA 31901
PARCEL ID:	017 004 00
PROPERTY ZONING:	UPT (UPTOWN BUSINESS)
LOT SIZE:	1.044 AC
TYPE OF OWNERSHIP:	FEE SIMPLE
YEAR BUILT:	2008
FRONTAGE (VETERANS PKWY):	155.41 FEET
FRONTAGE (15TH STREET):	288.11 FEET
PARKING SPACES:	53 SPACES
OPTIONS EXPIRATION DATE:	10/28/2058

Lease Summary

Tenant:	SOUTHERN HOSPITALITY BEEF, LLC.
Tenant Trade Name:	ARBY'S
Lease Guarantor:	FRANCHISEE CORPORATE GUARANTEE
Lease Type:	ABSOLUTE NET GROUND LEASE
Original lease Term:	15 YEARS
Lease commencement date:	8/28/2008
Rent commencement date:	10/1/2008
Initial term expiration date:	10/28/2023
Term Remaining on Lease:	5 YEARS
Options:	7 OPTIONS (5 YEARS EACH)
Options Expiration Date:	10/28/2058

Rent Schedule

	ANNUAL RENT	RENT INCREASES
YEARS 1-5	\$58,893.00	
YEARS 6-10	\$65,116.08	ANNUAL RENT X (CPI-A' / CPI-B²)
YEARS 11-15	\$70,266.24	ANNUAL RENT X (CPI-A' / CPI-B²)
OPTION 1 (5 YEARS)		ANNUAL RENT X (CPI-A' / CPI-B²)
OPTION 2 (5 YEARS)		ANNUAL RENT X (CPI-A' / CPI-B²)
OPTION 3 (5 YEARS)		ANNUAL RENT X (CPI-A' / CPI-B²)
OPTION 3 (5 YEARS)		ANNUAL RENT X (CPI-A' / CPI-B²)
OPTION 3 (5 YEARS)		ANNUAL RENT X (CPI-A' / CPI-B²)
OPTION 3 (5 YEARS)		ANNUAL RENT X (CPI-A' / CPI-B²)
OPTION 3 (5 YEARS)		ANNUAL RENT X (CPI-A' / CPI-B²)

1. Consumer Price Index - Seasonally Adjusted U.S. city average for all urban consumers ("CPI") - final month of previous term.

2. Consumer Price Index - Seasonally Adjusted U.S. city average for all urban consumers ("CPI") - first full month of previous term.

Offering Summary

Price:
\$1,400,000

Lot Size:
1.044 Acres

Cap Rate:
5.00%

1503 Veterans Pkwy
Columbus, GA 31901



Area Demographics

	1 - MILE	2 - MILE	3 - MILE
FULL-TIME RESIDENTIAL POPULATION (2018)	8,042	66,021	139,669
DAYTIME POPULATION (2018)	27,404	93,264	178,030
AVERAGE AGE:	33.7	35.1	36.1
INCOME (2018 AVERAGE)	\$21,059	\$32,819	\$39,269



Aerial: North to South



SUNTRUST
Regional
Headquarters

SYNOVUS
Corporate Headquarters

500+/-
New Residential Units

TSYS
Corporate Headquarters

K

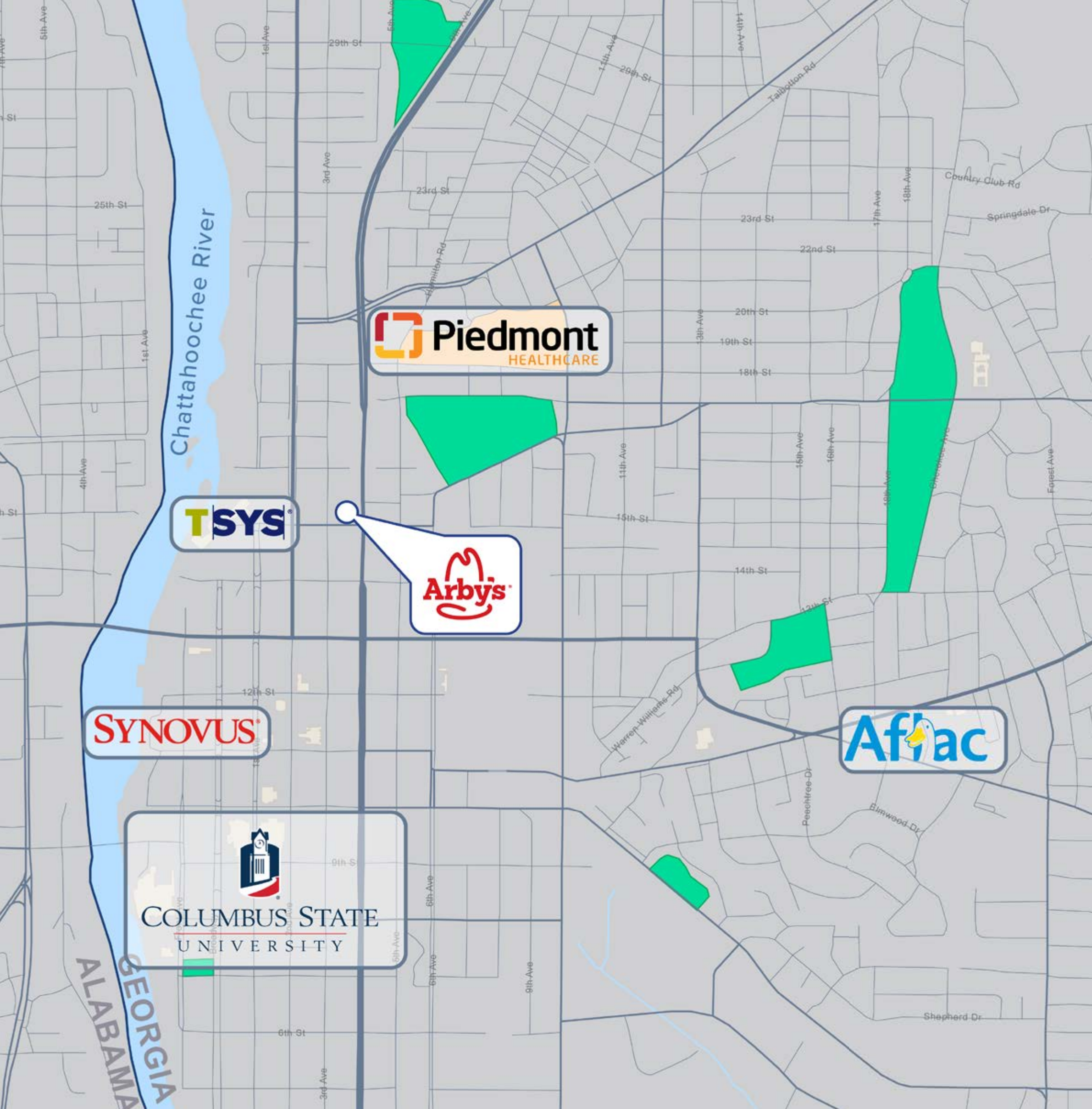
DUNKIN'
DONUTS
BR
baskin
robbins

15th Street

Veterans Parkway (30,000± ADT)

Aerial: East to West

**COLDWELL
BANKER
COMMERCIAL**



Columbus, Georgia

Second Largest City in Georgia, Regional Economic Leader

HIGHER EDUCATION

Columbus State University (CSU) is among Georgia's top 15 largest universities with over 9,500 students. CSU also employs over 1,200 faculty and staff. Columbus Tech has 5,200 students with over 400 faculty and staff.



TECH & FINANCE

Columbus' corporate hubs are blocks from the subject property and are home to major finance/tech/insurance leaders including Synovus Financial, TSYS, Aflac, BlueCross & BlueShield of Georgia, and Pratt Whitney (a United Technologies subsidiary).



HEALTHCARE

Piedmont Medical campus (located two blocks from subject property) is the primary West Georgia regional healthcare magnet, representing almost 10,000 jobs.



FORT BENNING

Occupying more than 182,000 acres, Fort Benning is a self-sustaining military community adjacent to South Columbus. It supports more than 60,000 active-duty military and employees on a daily basis.





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Confidentiality Agreement & Disclaimer:

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