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CORPORATE BEST BUY (NYSE: BBY)

1875 PLEASANT HILL ROAD | ATLANTA (DULUTH), GEORGIA 30096

INVESTMENT GRADE TENANT COMMITMENT TO LOCATION

TENANT JUST EXERCISED OPTION GIVING THE LOCATION 5.75 YEARS LEFT ON TERM

150 NATIONAL RETAILERS IN IMMEDIATE RETAIL CORRIDOR WITH DIRECT ACCESS TO I-85 (274K VPD)

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

PUBLICALLY TRADED TENANT – BEST BUY CO., INC. (NYSE: BBY)

- ◆ Commitment to Location - Tenant just Exercised Option Giving Location 5.75 years of Term
- ◆ Absolute Net Lease with Zero Landlord Responsibilities
- ◆ Proven Location: Tenant has Occupied this Location Since 1994
- ◆ High Performing Location
- ◆ Large 5.7 Acre Lot: Great Opportunity for Re-Tenant/Redevelopment if Tenant Should Vacate Premises in Future

AAA LOCATION - PRIME RETAIL LOCATION IN ONE OF THE LARGEST U.S. METRO AREAS IN THE US

- ◆ Located 20 Miles Northeast of Atlanta
- ◆ Irreplaceable Freeway Access & Visibility: Sitting on top the off-ramp from Interstate 85, the site is visible by more than 274,000 highway travelers per day, as well as another 58,100 VPD from Pleasant Hill Road. Representatives of Best Buy have communicated that this unique positioning to the freeway is a key driver in both their success and ongoing commitment to the location
- ◆ More Than 150 Retailers Within a 1-Mile Radius, Including Multiple National Brands
- ◆ Just Minutes Away from Gwinnett Place Mall (1.3M SF of Retail), Which is Anchored by Macy's & Sears & Sugarloaf Mills Outlets (1.2M SF of Retail)
- ◆ 1 Mile from Gwinnett County Transit Center, Offering Easy Access to Commuters (Approx. 5,000 Riders-Per-Day)
- ◆ Local Schools and Universities Include Radloff Middle School (1,833 Students), Ferguson Elementary School (962 Students), Devry University, Saint Leo University, Keller Graduate School of Management, Charles Brant Chesney Elementary School (1,155 Students)
- ◆ Population of 249,946 and an average household income of \$71,146 Within a 5-Mile Radius
- ◆ Strategic Access to Hartsfield-Jackson Atlanta International Airport, Rail, Interstate 85, 75, and 20, and the Ports Authority facilities in Savannah and Brunswick
- ◆ Situated in Duluth's Commercial Corridor, Among the 10 largest U.S. Metro Areas - Georgia's second largest county and in close proximity to Fortune 500 corporate headquarters (AGCO and Asbury Automotive), major financial institutions and Atlanta's thriving business and high-tech community







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Best Buy owns and operated 1,238, locations worldwide. In the 2018 Fiscal Year, they generated a global revenue over 42.15 billion U.S. dollars, with over 80 percent of the company's revenue being generated from its United States region.

Best Buy Co., Inc., incorporated on October 20, 1966, is a provider of technology products, services and solutions. The Company offers products and services to the customers visiting its stores, engaging with Geek Squad agents, or using its Websites or mobile applications. It has operations in the United States, Canada and Mexico.

COMPANY SUMMARY

NYSE Symbol:	BBY
Market Cap:	\$19.72 Billion
No. of Locations:	1,238
Year Founded:	1966
Headquartered:	Richfield, Minnesota

Publicly Traded Best Buy Co., Inc. (NYSE: BBY)

2018 Gross Sales \$42.15 Billion with 6.97% Year On Year Growth

2018 Gross Income \$9.88 Billion with 6.43% Year On Year Growth

One of the Leading e-retailers in the World

LEASE SUMMARY

PROPERTY NAME:	Best Buy
TENANT:	Best Buy Stores, L.P. (NYSE: BBY)
GUARANTOR:	Best Buy Co., Inc.
LEASE COMMENCEMENT DATE:	December 16, 1994
LEASE EXPIRATION DATE:	January 31, 2025
TERM REMAINING:	5.75 Years
LEASE TYPE:	Absolute-Net
TAXES:	Tenant agrees and covenants to pay directly to the proper governmental agency, on or before the date each installment becomes due and payable, an amount equal to all "Real Property Taxes."
INSURANCE:	Tenant agrees to provide and keep in force during the Term and at its own cost and expense the following insurance coverage from an insurance company or companies authorized to do business in the State of Georgia: Fire and all risk insurance in an amount not less than the Full Insurable Value of the Building and improvements on said property. Public liability and property damage insurance with limits of not less than \$2,000,000 for injury and death to any one person, and \$5,000,000 for injury or death in any one accident or occurrence per location including property damage.
CAM:	Tenant agrees at its expense to keep and maintain the entire Leased Premises, both Building and Land, in good order, condition and repair, including but not limited to maintenance and repair of all structural or load-bearing elements, roofs, walls, foundations, heating, ventilating and air conditioning systems, windows, walls, doors, electrical systems and equipment, mechanical equipment, plumbing and all other components of the Building, mowing lawns, care of plantings, resurfacing and striping of walkways, driveways and parking areas, and adjacent public sidewalks, removal of trash, maintenance of utility lines and exterior lighting on Land. All such maintenance and repair shall keep the Leased Premises in a good state of repair in a clean, safe, and sanitary condition and in compliance with all applicable laws and insurance regulations.
RENT:	Current rent is \$409,986.00 per annum.
OPTIONS TO EXTEND:	One, 5 Year Option
OPTION INCREASES:	Rents under Option 1 (2/1/2020 - 1/31/2025) will be \$426,000.00 per annum; and rents under Last Option (2/1/2025 - 1/31/2030) increase to \$478,317.00.
PERCENTAGE RENT:	No
RIGHT OF FIRST REFUSAL:	No
FINANCIAL REPORTING:	Tenant will provide sales figures for the Best Buy Store for the current calendar year and the three immediately preceding calendar years to prospective institutional lenders identified by Landlord.

BEST BUY

1875 Pleasant Hill Road
Duluth, Georgia

OFFERING SUMMARY

Price	\$6,310,000
Cap Rate	6.75%
Gross Leasable Area (GLA)	50,484 SF
Lot Size	5.7 Acres
Year Built	1994
Ownership	Fee Simple

LEASE SUMMARY

Lease Term	20 Years
Lease Type	Absolute-Net
Lease Commencement	December 16, 1994
Increases	12.3% in Last Option
Term Remaining	5.75 Years
Lease Guarantor	Corporate
Options to Extend	One, 5-Year Option

*Tenant has exercised option to extend

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
December 17, 2014-January 31, 2020	\$409,986.00	\$34,165.50
Feb 1, 2020-January 31, 2025 (Option 1)	\$426,000.00	\$35,500.00
Feb 1, 2025-January 31, 2030 (Option 2)	\$478,317.00	\$39,859.75
TOTAL INCOME		\$426,000.00

*Seller will credit buyer difference in rent.





DULUTH, GEORGIA

Duluth is a city in Gwinnett County, Georgia, United States. It is a suburb of Atlanta. As of the 2017 census, Duluth had a population of 29,463.

Duluth is located north of Interstate 85. It is home to Gwinnett Place Mall, the Gwinnett Civic and Cultural Center, Infinite Energy Arena, Hudgens Center for the Arts, and the Red Clay Theater. Citizens have a wide variety of recreational activities to choose from. The city maintains 7 parks as well as the Festival Center. It is also home to Gwinnett Medical Center–Duluth, an 81-bed hospital constructed in 2006, as well as GMC’s Glancy Campus, a 30-bed facility located near downtown. The agricultural manufacturer AGCO is based in Duluth.

Duluth is home to a thriving, restored downtown, as well as the Arena at Gwinnett Center, Gwinnett County’s top entertainment venue. Downtown Duluth is home to seasonal concerts, outdoor movies, festivals, holiday events and a popular Children’s Fountain. Visitors can also enjoy live theatre, great dining, ArtWalks, tour the Duluth History Museum or Southeastern Railway Museum.

Duluth is known for its small town feel with big-city amenities. Its historic Downtown area offers breathtaking views of old charm. Duluth offers everything from Red Clay Music Foundry, featuring Eddie Owen Presents, and the New Dawn Theater. It is also home to the Southeastern Railway Museum, the Arena at Gwinnett Center and the Hudgens Center for the Arts.

DEMOGRAPHIC REPORT

Population	1-Mile	3-Miles	5-Miles
2000 Population	10,682	70,219	183,847
2010 Population	11,506	85,793	223,128
2018 Population	12,902	95,446	249,946
2023 Population	13,575	100,861	264,811

Households	1-Mile	3-Miles	5-Miles
2000 Households	4,578	26,592	66,270
2010 Households	4,788	30,344	76,264
2018 Households	5,450	34,111	85,991
2023 Households	5,870	36,917	93,015
2018 Average Household Size	2.39	2.75	2.86

Income	1-Mile	3-Miles	5-Miles
2018 Median Household Income	\$37,065	\$45,525	\$51,395
2018 Per Capita Income	\$19,522	\$21,568	\$24,496
2018 Average Household Income	\$46,217	\$60,375	\$71,146

POPULATION: In 2018, the population in your selected geography is 12,902. The population has changed by 20.78% since 2000. It is estimated that the population in your area will be 13,575.00 five years from now, which represents a change of 5.22% from the current year. The current population is 48.19% male and 51.81% female. The median age of the population in your area is 30.45, compare this to the US average which is 37.95. The population density in your area is 4,106.40 people per square mile.

INCOME: In 2018, the median household income for your selected geography is \$37,065, compare this to the US average which is currently \$58,754. The median household income for your area has changed by -14.51% since 2000. It is estimated that the median household income in your area will be \$39,042 five years from now, which represents a change of 5.33% from the current year.

The current year per capita income in your area is \$19,522, compare this to the US average, which is \$32,356. The current year average household income in your area is \$46,217, compare this to the US average which is \$84,609.

HOUSEHOLDS: There are currently 5,450 households in your selected geography. The number of households has changed by 19.05% since 2000. It is estimated that the number of households in your area will be 5,870 five years from now, which represents a change of 7.71% from the current year. The average household size in your area is 2.39 persons.



RACE AND ETHNICITY: The current year racial makeup of your selected area is as follows: 25.17% White, 37.26% Black, 0.02% Native American and 14.59% Asian/Pacific Islander. Compare these to US averages which are: 70.20% White, 12.89% Black, 0.19% Native American and 5.59% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 38.78% of the current year population in your selected area. Compare this to the US average of 18.01%.

EMPLOYMENT: In 2018, there are 15,697 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 67.87% of employees are employed in white-collar occupations in this geography, and 32.11% are employed in blue-collar occupations. In 2018, unemployment in this area is 6.44%. In 2000, the average time traveled to work was 34.00 minutes.

HOUSING: The median housing value in your area was \$163,096 in 2018, compare this to the US average of \$201,842. In 2000, there were 691 owner occupied housing units in your area and there were 3,887 renter occupied housing units in your area. The median rent at the time was \$731.



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