



**SUBWAY - CORPORATE**  
**3379 MAIN ST**  
**COLLEGE PARK, GA 30337**

### OFFERING SUMMARY

Price	\$400,000
Net Operating Income	\$24,000
Capitalization Rate	6.00%
Price/SF	\$166.67
Net Cash Flow	6.00% / \$24,000
Down Payment	All Cash
Cash on Cash Return	6.00%
Rent/SF	\$10.00
Gross Leasable Area	2,400 SF
Year Built/Renovated	1963
Lot Size	0.14 acre(s)

### LEASE SUMMARY

Tenant	Subway
Credit Rating	Not Rated
Lease Type	NNN
Lease Commencement	4/12/2002
Lease Expiration	9/30/2027
Lease Term Remaining	8.1 Years
Options	2% Annual Increases Throughout Options

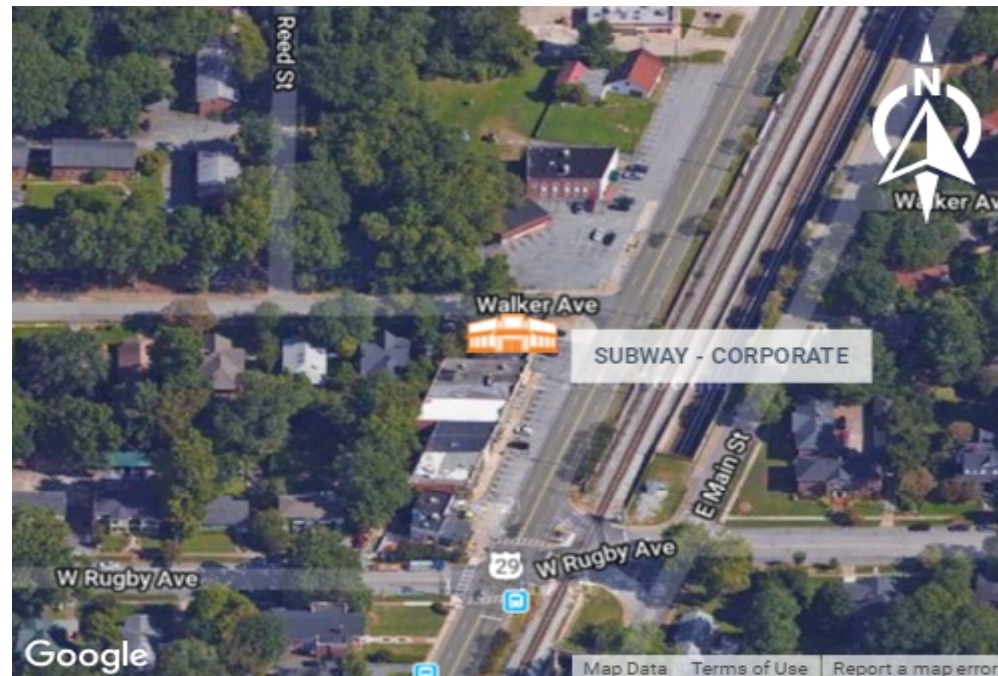


### EXCLUSIVELY LISTED BY:

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RENT SCHEDULE				
Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase
\$24,000	\$10.00	\$2,000	Current	N/A
\$24,480	\$10.20	\$2,040	October 1, 2022	2.00%
\$24,970	\$10.40	\$2,081	October 1, 2023	2.00%
\$25,469	\$10.61	\$2,122	October 1, 2024	2.00%
\$25,978	\$10.82	\$2,165	October 1, 2025	2.00%
\$26,498	\$11.04	\$2,208	October 1, 2026	2.00%



### INVESTMENT HIGHLIGHTS

- 8 Years Remaining on Corporate Guaranteed Lease
- Just Exercised 5-Year Option Early | Long Term Operating History Over 17 Years
- 2% Annual Increases Beginning After Year 3 | Small Price Point | Low Rent/SF
- Two 5-Year Options Remaining | 2% Annual Increases Throughout Options
- Over 131,000 Daytime Population within 3 Miles | 14,600+ Vehicles Per Day
- Historic College Park Location | 2 Miles from Hartsfield-Jackson Intl. Airport (ATL)

	DEMOGRAPHICS		
	3 Miles	5 Miles	10 Miles
2018 Population	67,570	176,462	731,358
2010 Population	60,544	158,851	654,703
2018 Households	26,880	69,311	287,813
2010 Households	24,149	62,621	256,786
Average HH Income	\$48,973	\$50,979	\$67,578