

MAACO COLLISION REPAIR

EXCLUSIVE NET-LEASE OFFERING



OFFERING MEMORANDUM



445 Forest Pkwy, Forest Park, GA 30297

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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.

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income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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Table of Contents

Investment Highlights	4
Financial Analysis	5
Concept Overview	6
Tenant Overview	7
Surrounding Area	8
Property Photo	9
Surrounding Area Photos	10
Location Overview	11
Local Map	12
Regional Map	13
Demographics / Market Overview	14-15



Representative Photo



Investment Highlights

PRICE: \$1,416,770 | CAP: 6.75% | RENT: \$95,632



About the Investment

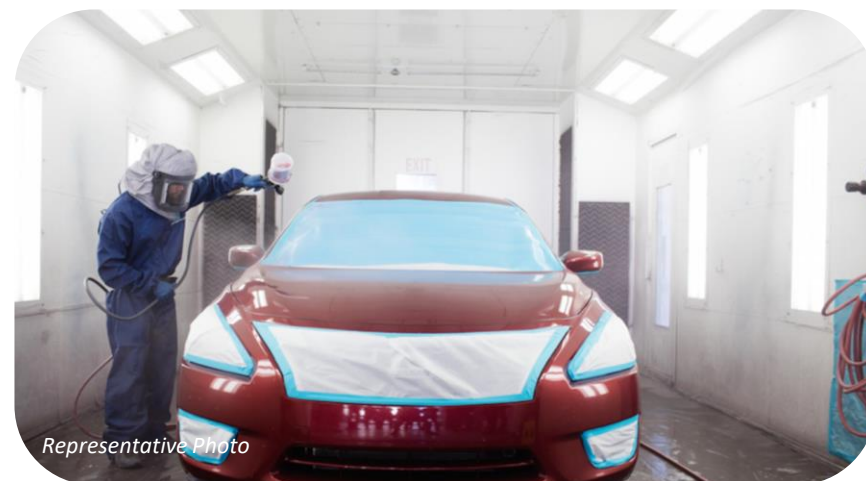
- ✓ 20-Year Absolute Triple Net (NNN) Lease; Passive Investment Offering a Long-Term Security of Cash Flow
- ✓ Growing Franchisee that Could Lead to a Credit Increase in the Future
- ✓ Strong Hedge Against Inflation | Attractive Annual Rental Increases of 1.40%

About the Location

- ✓ Dense Urban Infill
- ✓ Features High Visibility & Ease of Access on Forest Parkway
- ✓ Strong Traffic Counts | Forest Parkway & Old Dixie Highway | Average 29,213 and 21,443 Vehicles Per Day Respectively
- ✓ Compelling Location Fundamentals | Located Approximately Ten Miles from Downtown Atlanta

About Maaco

- ✓ Operates 500+ Locations Across the U.S. & Canada
- ✓ Has Serviced 20 Million+ Cars Since 1972
- ✓ Named the #1 Automotive Franchise Numerous Times by Entrepreneur in its Annual Franchise 500 Ranking
- ✓ Constantly Expanding and Looking to Grow





Financial Analysis

PRICE: \$ 1,416,770 | CAP: 6.75% | RENT: \$95,632



PROPERTY DESCRIPTION

Property	Maaco Collision Repair
Property Address	445 Forest Parkway
City, State, ZIP	Forest Park, GA 30297
Building Size	9,969 SF
Lot Size	+/- 1.01 Acres
Type of Ownership	Fee Simple

THE OFFERING

Purchase Price	\$1,416,770
CAP Rate	6.75%
Annual Rent	\$95,632
Price / SF	\$142
Rent / SF	\$9.59

LEASE SUMMARY

Property Type	Net-Leased Automotive
Ownership Type	Private
Tenant	AFG MBS, LLC (26-Units)
Original Lease Term	20 Years
Lease Commencement	July 21, 2017
Lease Expiration	July 30, 2037
Lease Term Remaining	17+ Years
Lease Type	Absolute Triple-Net (NNN)
Roof & Structure	Tenant Responsible
Rent Escalations	1.40% Annually
Options to Renew	One (1), Five (5) Year Option

RENT SCHEDULE

Lease Year(s)	Annual Rent	Monthly Rent	Rent Escalation (%)
Current	\$95,632	\$7,969	1.40%
Year 4	\$96,971	\$8,081	1.40%
Year 5	\$98,328	\$8,194	1.40%
Year 6	\$99,705	\$8,309	1.40%
Year 7	\$101,101	\$8,425	1.40%
Year 8	\$102,516	\$8,543	1.40%
Year 9	\$103,952	\$8,663	1.40%
Year 10	\$105,407	\$8,784	1.40%
Year 11	\$106,883	\$8,907	1.40%
Year 12	\$108,379	\$9,032	1.40%
Year 13	\$109,896	\$9,158	1.40%
Year 14	\$111,435	\$9,286	1.40%
Year 15	\$112,995	\$9,416	1.40%
Year 16	\$114,577	\$9,548	1.40%
Year 17	\$116,181	\$9,682	1.40%
Year 18	\$117,807	\$9,817	1.40%
Year 19	\$119,457	\$9,955	1.40%
Year 20	\$121,129	\$10,094	1.40%



Concept Overview



About Maaco Collision Repair & Auto Painting:

As America's #1 Bodyshop, Maaco has serviced more than 20 million cars since 1972. Our 500 plus independently owned and operated franchises have restored the safety and beauty of vehicles for more than 40 years. Whether it's automotive paint or collision services that you need, Maaco is here to help you transform your car and help you turn the car you drive, back into the car you love. We work with all insurance companies and guarantee our work with nationwide warranties. Maaco has trademarked the term 'North America's Bodyshop.' The franchises provide auto paint and auto body repair services for over 500,000 vehicles a year, more than any other paint and body repairer. Maaco has been named the #1 automotive franchise numerous times by Entrepreneur in its Annual Franchise 500 ranking.

Maaco History:

Ten years before MAACO's founding, Martino had launched AAMCO Transmissions with partner Robert Morgan. He created both names by using the first letters from his name (Anthony A. Martino). In 1967, with close to 500 stores in operation, Martino sold AAMCO to Morgan. In 1972, Martino opened a pilot auto painting center in Wilmington, Delaware. He chose the name MAACO (Martino, Anthony A. and Co.) to instill confidence in potential franchisees who knew of AAMCO's success. The new company grew quickly, with close to 200 franchises open in less than five years.

Driven Brands Acquisition of Maaco:

In October, 2008, Driven Brands of Charlotte, N.C., a holding company which owns Meineke Car Care Centers, Inc. as well as Econo Lube and other auto service related concerns, purchased Maaco outright from Martino's family after his death in January 2008.



General Information

Founded	1972
Website	https://www.maaco.com/
Headquarters:	Charlotte, NC
Number of Locations	500+ Across U.S. & Canada



- North America's Body shop
- 500+ Locations
- Serviced 20 Million+ Cars Since 1972
- #1 Ranked Automotive Franchise Numerous Times by Entrepreneur in Annual Franchise 500 Ranking

MAACO is North America's #1
Auto Painting & Collision Repair Shop
We help you turn the car you drive back into the car you love!



Tenant Overview



ABOUT ATTICUS FRANCHISE GROUP

Who We Are

Atticus Franchise Group is an Atlanta-based private equity firm focused on investment opportunities in franchise companies in the Southeast, with a focus in multi-unit franchisee portfolio opportunities and providing growth capital to emerging brands in the Southeast. Atticus focuses on consumer and business service companies with a compelling value proposition, meaningful barriers-to-entry, predictable cash flows and identifiable growth. Through our industry relationships, advisory board, lending partners and previous experience of franchise operations, our team looks to create a competitive advantage to generate outsized risk adjusted returns to our investors.

Our Name

Atticus Franchise Group was named after Atticus Finch, in the novel "To Kill a Mockingbird". Atticus, who was a lawyer, was respected and admired by his peers for being fair, flexible and steadfastly honest. When faced with tough decisions, he exemplified penetrating intelligence, calm wisdom, exemplary behavior, and absolute consistency. Atticus represents morality, reason, positivity, and brings out the best in other people. Atticus Franchise Group's investment style, core values and business philosophy is meant to exemplify the traits and qualities that Atticus Finch embodied throughout the novel.

Our Team

Michael Drum
Managing Partner

Bill Gmaz
Chief Administrative Officer

Sadique Punja
Analyst

Soloman Hossain
Analyst

Brand Partners

Scott Mulvey
Maaco Brand President

Luis Barragan
Wingstop Brand President

Focused

Franchisee Portfolio Investments & Emerging Brands in the Southeast:

- Restaurant, Consumer and Business Services



Value-Add

Leverage relationships with Advisory Board, lenders and strategic partners.

Flexible

Atticus remains flexible to look at compelling opportunistic transactions that leverage the team's capabilities and relationships.



Growth Capital and Support to Drive Growth

Atticus prefers that growth capital goes towards add-on acquisitions, G&A growth, technology upgrades, and new store expansion. Atticus looks to professionalize, modernize and enhance all aspects of operations.



Surrounding Area

Property Address: 445 Forest Pkwy, Forest Park, GA 30297



Hartsfield-Jackson
Atlanta International
Airport

Aladdin
Metal

Frontera
Imports

Battery
Distribution

FEDEX
Distribution

AAA COOPER
TRANSPORTATION

Public
Storage

Wendy's

DHL
Distribution

TNT Parts

McDonald's

Park City
Packaging

SPC
International

Truck
Bumper Inc

RCS Logistics

OLD DIXIE HIGHWAY
ADTC: 21.443

Clorox
Manufacturing

Georgia Power
Headquarters

Produce Distribution Center
And Farmers Market

FOREST PARKWAY
ADTC: 29.213

Johnston Supply
College Park

United
Refrigeration

Mayer Electric
Supply

Olympica
Distribution

Martinez
Distribution

Diaz Produce
Distribution

Athena Farms
Distribution

O'Reilly Auto
Distribution





Property Photo





Surrounding Area Photos





Location Overview

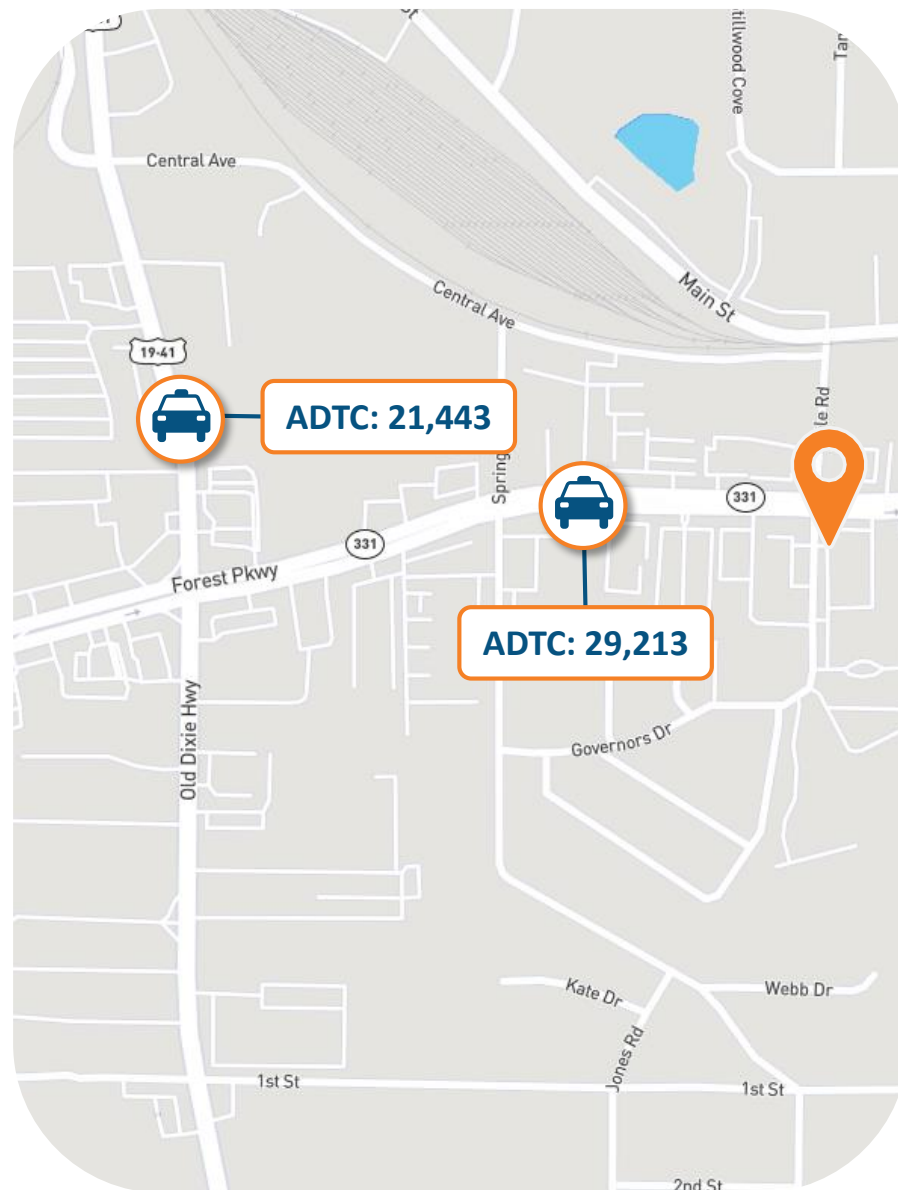
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This Maaco investment property is situated on Forest Parkway, which experiences average daily traffic counts exceeding 29,210 vehicles. Intersecting with Forest Parkway is Old Dixie Highway, which brings an additional 21,440 vehicles into the immediate area on average daily. There are more than 50,175 individuals residing within a three-mile radius of the property and nearly 158,000 individuals within a five-mile radius.

This Maaco property is situated in a dense urban infill consisting of national and local tenants, academic institutions, medical centers and a major international airport all within close proximity. Major national tenants within the area include: Family Dollar, Burger King, McDonalds, Subway, Papa Johns as well as many others. Within the immediate area of the property, there are multiple distribution centers for national retailers such as O'Reilly Auto Parts and FedEx. Additionally, the subject property benefits from its close proximity to several academic institutions. Most notable is Clayton State University, which has a total enrollment exceeding 6,900 students and is located within a three-mile radius of the subject property. Anchor Hospital, a 122-bed, general medical and surgical facility, is located approximately five miles from the site. This subject Maaco property also benefits from its immediate proximity to Hartsfield-Jackson Atlanta International Airport, the primary air transportation provider for the Atlanta MSA region. This airport serves over 107,394,000 passengers annually and is located approximately 3 miles from the subject property.

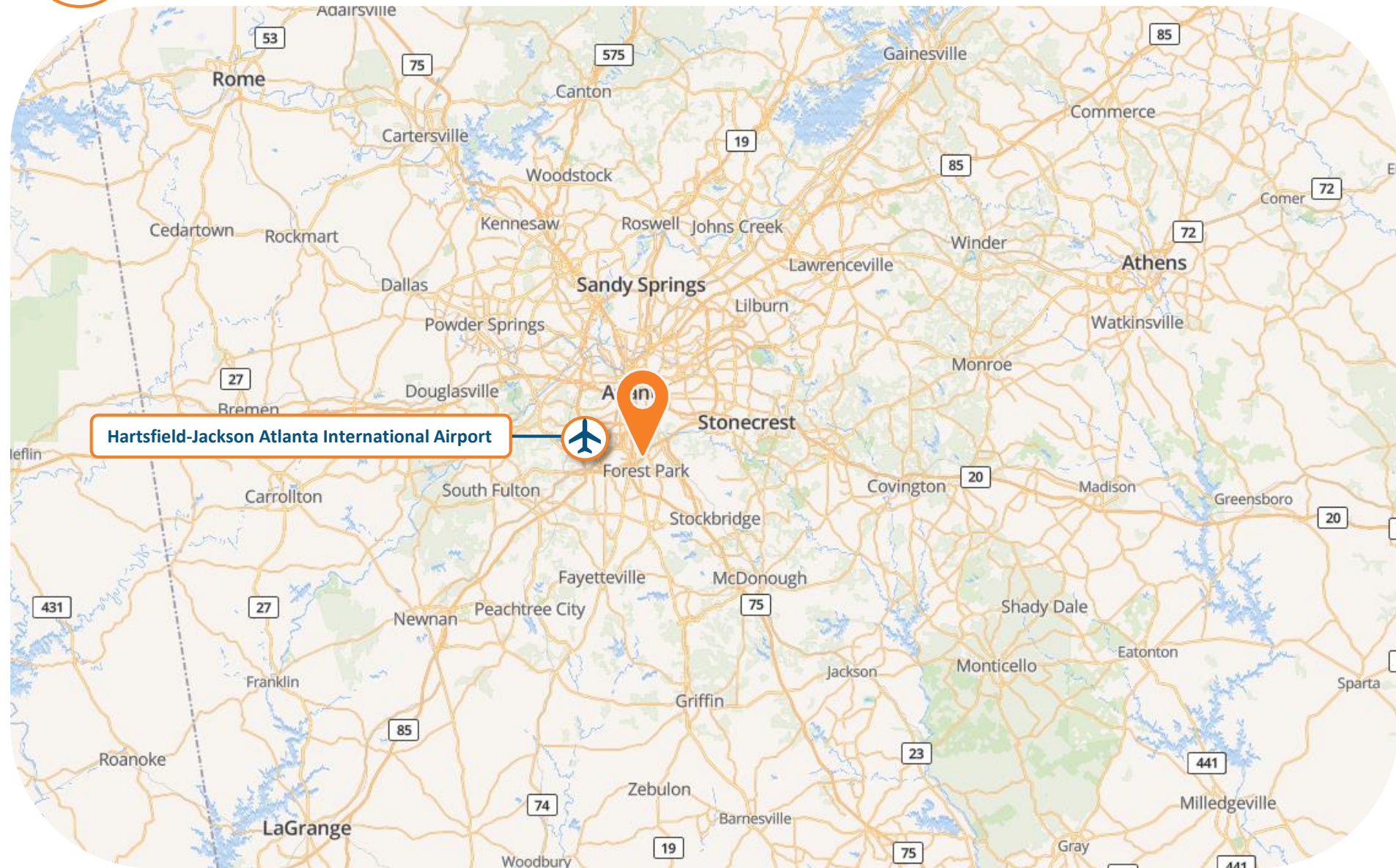
The City of Forest Park, Georgia is located in northern Clayton County, nine miles south of the City of Atlanta. With convenient access to Interstates 75 and 285 while being just five miles east of Hartsfield-Jackson International Airport, Forest Park has an advantageous geographic location in the southern metropolitan region. The City of Forest Park also includes the Fort Gillem Military Reservation which encompasses 1,465 acres and is located in the northern section of the city. It employs 456 active duty personnel, 1,663 Army reservist, and 1,667 civilians. The fort is located less than four miles from the property.





Local Map

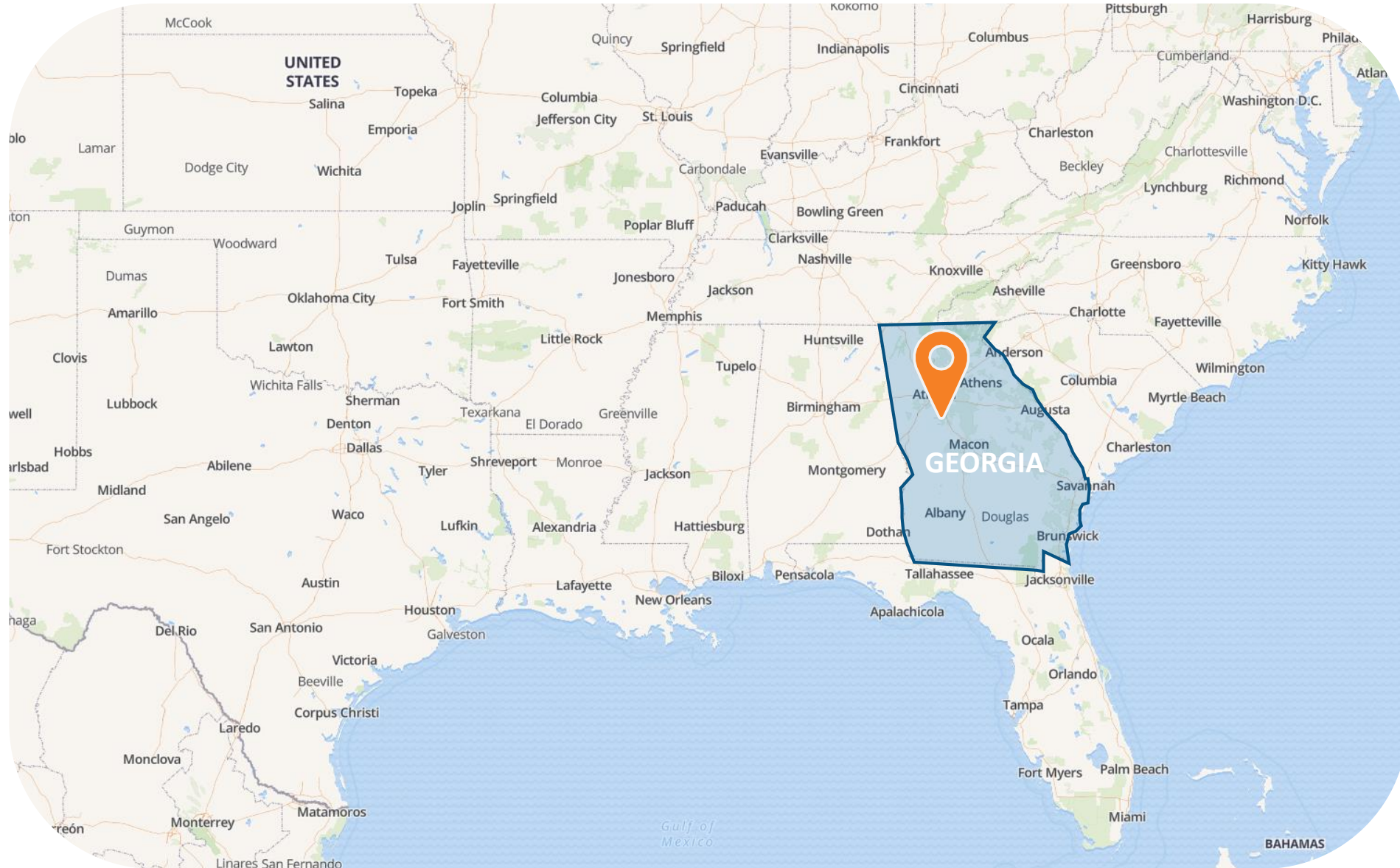
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Regional Map

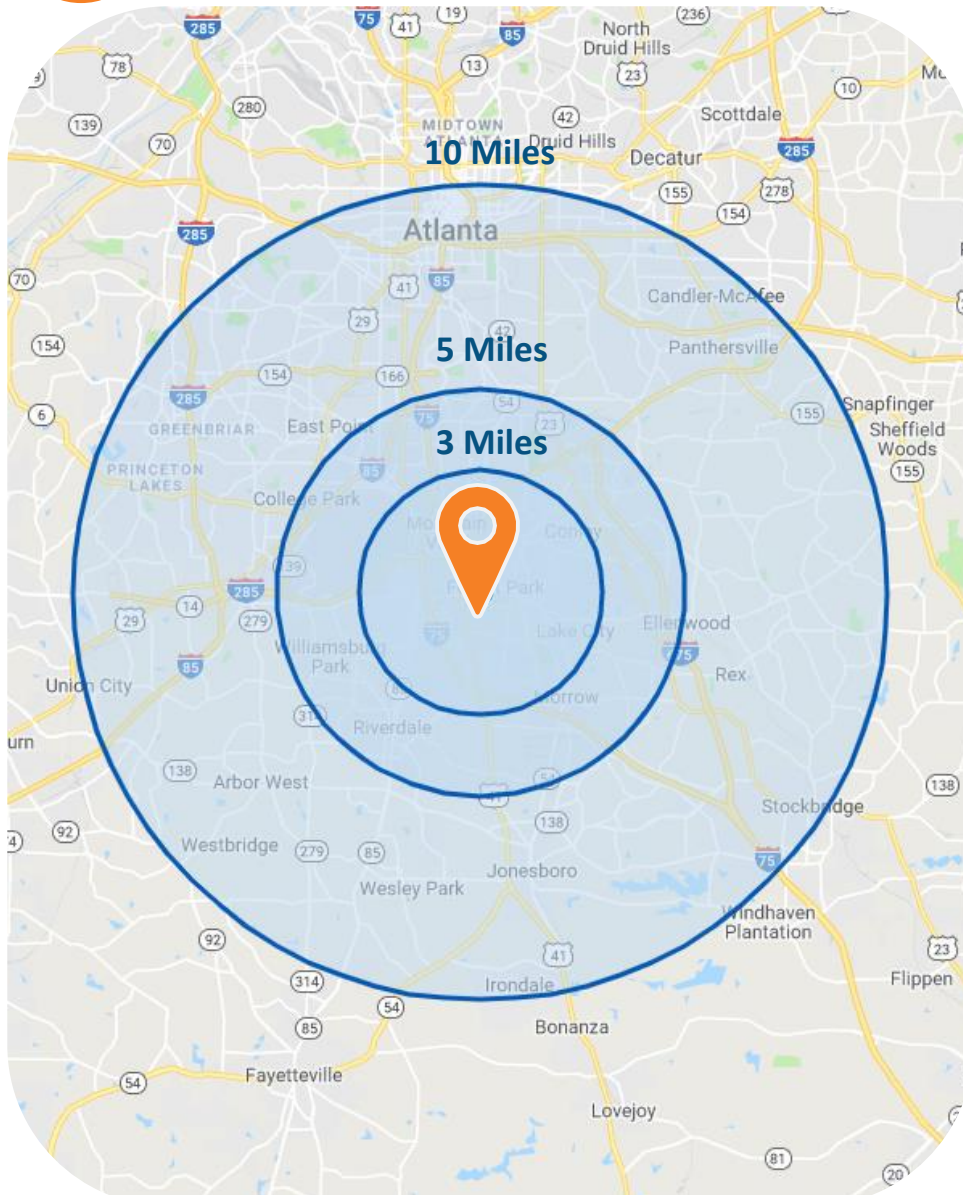
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Demographics

Property Address: 445 Forest Pkwy, Forest Park, GA 30297



POPULATION

	3 Miles	5 Miles	10 Miles
2023 Projection	49,232	160,127	730,965
2018 Estimate	50,178	157,997	700,330
2010 Census	46,887	145,953	638,873
2000 Census	51,417	156,557	624,720

INCOME

	3 Miles	5 Miles	10 Miles
Average	\$42,073	\$45,787	\$59,551
Median	\$31,925	\$34,022	\$42,243
Per Capita	\$14,368	\$16,443	\$22,559

HOUSEHOLDS

	3 Miles	5 Miles	10 Miles
2023 Projection	17,152	58,453	279,901
2018 Estimate	16,995	56,209	260,998
2010 Census	16,065	52,367	238,744
2000 Census	17,744	54,860	220,651

HOUSING

	3 Miles	5 Miles	10 Miles
2018	\$86,009	\$93,270	\$127,229

EMPLOYMENT

	3 Miles	5 Miles	10 Miles
2018 Daytime Population	86,949	263,194	847,465
2018 Unemployment	7.14%	7.27%	6.96%
2018 Median Time Traveled	31 Mins	32 Mins	33 Mins

RACE & ETHNICITY

	3 Miles	5 Miles	10 Miles
White	21.57%	14.73%	14.57%
Native American	0.05%	0.05%	0.04%
African American	53.53%	67.74%	76.19%
Asian/Pacific Islander	7.50%	6.21%	2.88%



Market Overview

City: Forest Park | County: Clayton | State: Georgia

Atlanta, Georgia

Atlanta is the capital and most populous city in the state of Georgia. The Atlanta metro area encompasses 29 counties in north western Georgia. With few natural barriers to limit development, tremendous population growth over the past decade has expanded the metro's borders and the region now has a population of roughly 5.7 million people. Over the next five years, the region is expected to add nearly 500,000 residents. Meanwhile, new redevelopment projects in the downtown and midtown sections of Atlanta present a vast array of housing, entertainment and retail opportunities that are attracting residents back to the city and providing options for people moving to the metro. Totalling approximately \$304 billion, the Atlanta metropolitan area economy is the eighth largest in this country and 17th-largest in the world. Over 75 percent of Fortune 1000 companies conduct business in Atlanta. Atlanta is home to the headquarters of many different corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, Chick-fil-A, UPS, and Newell Rubbermaid among others. Atlanta has a dynamic, distinctly Southern culture, due primarily to a large population of migrants from other parts of the U.S., in addition to many recent immigrants to the U.S. who have made the metropolitan area their home. This has established Atlanta as the cultural and economic hub of an increasingly multi-cultural metropolitan area.

Major Employers

Employer	Estimated # of Employees
Facility Services America Inc	1,050
Walmart	1,050
Columbia HCA	1,000
Baycare Behavioral Health Inc	500
Home Depot The	280
Hudson High School	258
Air Force US Dept of	254
Bayonet Point Health & Rehab	235
McDonalds	235
Walgreens	175
Fred Marchman Vocational Ctr	150
Jasmine Lakes Cmnty Civic Asso	150

Marcus & Millichap

NNN
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OFFERING MEMORANDUM



GA BROKER OF RECORD:

Tim Giambrone
Marcus & Millichap
Lic.# 265556



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