



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Krystal

Reposition | Redevelopment Opportunity
2068 N Druid Hills Road NE
Atlanta, GA 30329

Property is Directly Adjacent to Direct Access to the
Peachtree Creek Greenway Project

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the Krystal Located at 2068 N Druid Hills Road NE, Atlanta, Georgia. This is a Corporate Guaranteed Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities and Offers a Reposition/Redevelopment Opportunity as Site is Currently Closed.

OFFERING SUMMARY

PRICE	\$1,382,633
CAP	6.00%
NOI	\$82,958
PRICE PER SF	\$566.65
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	2068 N Druid Hills Road NE Atlanta, GA 30329
COUNTY	Fulton
BUILDING AREA	2,440 SF
LAND AREA	0.52 AC
BUILT	1973



K R Y S T A L

HIGHLIGHTS

- Reposition / Redevelopment Opportunity
- Absolute Triple Net Lease (NNN) - Zero Landlord Responsibilities
- Long-Term Investment Opportunity With 13 Years Remaining and 1.25% Annual Rent Increases
- Corporate Guarantee - The Krystal Company
- Krystal is the Second Oldest Fast Food Restaurant (Founded in 1932) and is the Southeast's Longest-Standing QSR Chain and Has Over 227 Corporately Owned Units - Over 360 Stores Total
- Strategically Located in Between Two Traffic Corridors - Northeast Expressway (I-85) and Buford Hwy NE
- Population of 158,142 People Within a 3-Mile Radius and a Population Growth of 7.2% Anticipated By 2024 Within a 3-Mile Radius of Property
- Excellent Visibility With Strong Traffic Counts - Over 60,800 VPD Travel Along Druid Hills Road
- Buford Highway NE / Interstate 85 Runs Directly Into Downtown Atlanta and is Also a Major North-South Thoroughfare For the Entire Area - I-85 Sees 249,900 VPD
- Located Next to U.S. Salvation Army Southern Territory Headquarters (60,000 SF Office) - Proximity and Walking Distance Drives Additional Traffic to Site
- Close Proximity to Large Economic Drivers Including Major Hospitals, CDC Headquarters and a \$1 Billion Medical Park Campus (Currently Under Construction)
- Short Drive to Emory and Georgia Tech University With a Total Enrollment of Roughly 41,839 Undergraduates
- Neighboring Tenants Include: McDonald's, Waffle House, Pep Boys, DoubleTree Hotel, Georgia Spinal Health & Wellness, Einstein Brothers, Subway, Dollar Tree, Tuesday Morning, Panera Bread and More



LEASE SUMMARY

TENANT	The Krystal Company
PREMISES	A Building of Approximately 2,440 SF
LEASE COMMENCEMENT	September 21, 2012
LEASE EXPIRATION	September 30, 2032
LEASE TERM	13 Years Remaining
RENEWAL OPTIONS	6 x 5 Years
RENT INCREASES	1.25% Annually
LEASE TYPE	Absolute Triple Net Lease (NNN)
PERMITTED USE	Fast Food
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
GUARANTEE	Corporate
RIGHT OF FIRST REFUSAL	Yes

SQUARE
FOOTAGE

2,440 SF

ANNUAL
BASE RENT

\$82,958

RENT
PER SF

\$34.00



ACTUAL PROPERTY IMAGES

A detailed map of Atlanta, Georgia, showing major highways, neighborhoods, and landmarks. A blue dot is placed in the North Buckhead area, with a blue callout arrow pointing to a white box containing the red 'Krystal' logo. The map includes labels for various areas like Buckhead, Midtown, and Downtown Atlanta, as well as landmarks like the Georgia Aquarium and Zoo Atlanta.

Krystal



Shady Valley
Park

BUCKHEAD
PLAZA
APARTMENT HOMES

For What Its Worth Boutique

Skyland
Trail



Fortas Scott

Downtown Atlanta

Tempo Cabana
Apartments

THE POINTE
AT LENOX PARK
APARTMENT HOMES

THE MARQ
AT BROOKHAVEN

Curtel Emissions

CLASSIC
COLLISION

HAVANA
Sandwich Shop

THE HONEY BAKED
Ham Co

the Rusty Nail
EST. 1974

CVS
pharmacy

Hampton
by HILTON

Red Roof

Lawrence
Animal Hospital

TITLEMAX

POLYGRAPH

Chevron



GEORGIA SPINAL HEALTH & WELLNESS
www.georgiaspinal.com
404.325.0069

PROMOVE

Rapid Lim

HI-SPEED
CAR WASH
EXPRESS

Buford Hwy NE

Brookhaven Laundry

WHEELS & DEALS



FoodMart

EXXON

N Druid Hills Rd NE



Krystal



THE SALVATION ARMY
INTERNATIONAL



Steve Duncan Custom Cabinets



Children's Healthcare of Atlanta



THE SALVATION ARMY INTERNATIONAL



N Druid Hills Rd NE



Aaron's AutoZone DOLLAR GENERAL
goodwill TACO BELL dd's DISCOUNTS QT QuikTrip
DOLLAR TREE CITGO O'Reilly AUTO PARTS Pizza Hut
PAPA JOHN'S T-Mobile SUBWAY
metroPCS cricket

bp WAFFLE HOUSE McDonald's
extended STAY AMERICA
SUBWAY Holiday Inn Express

Sam's Club Marriott
IBERIABANK U-HAUL

WELLS FARGO CITGO MICRÔTEL BY WYNDHAM

Krystal

Buford Hwy NE



WELLS FARGO Chevron
LOUISIANA KITCHEN IHOP
POPEYES

CVS pharmacy
Chevron Hampton BY HILTON

QT QuikTrip Hallmark



N Druid Hills Rd NE

McDonald's Pep Boys EXXON DOUBLE TREE BY HILTON

Guitar Center BURGER KING Starbucks WILLY'S MEXICANA GRILL
Walgreens MATTRESS FIRM
McDonald's Sprint EINSTEIN BAGELS tropical CAFE

DOLLAR TREE Bank of America Panera BREAD
Meat Market Tuesday Morning Coast Dental & Orthodontics
Chevron ZOË'S KITCHEN SMOOTHIE KING GNC JASON'S MILEN
SUNTRUST SUBWAY Great Clips COURTYARD

QT QuikTrip BOSTON MARKET Home Style Meals

TARGET TACO BELL Arby's Starbucks
SHERWIN-WILLIAMS Firestone
CVS pharmacy Chick-fil-A

ATLANTA | FULTON COUNTY | GEORGIA

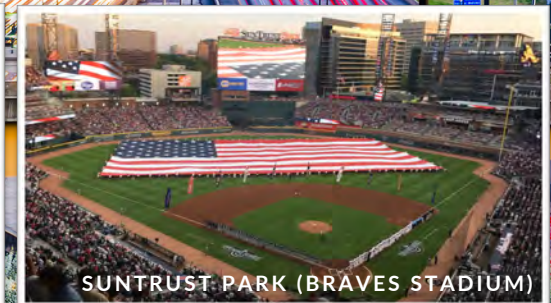
Atlanta is the capital and most populous city in the state of Georgia with an estimated 2018 population of 498,044 residents, it is also the 37th most-populous city in the United States. Atlanta is also known for being the largest city in the South. The city serves as the cultural and economic center of the Atlanta metropolitan area, home to 5.9 million people and the ninth-largest metropolitan area in the nation. Atlanta is the seat of Fulton County, the most populous county in Georgia. Portions of the city extend eastward into neighboring DeKalb County. Atlanta is rated as a "beta(+)" world city that exerts a moderate impact on global commerce, finance, research, technology, education, media, art, and entertainment. It ranks in the top twenty among world cities and 10th in the nation with a gross domestic product (GDP) of \$385 billion.

Atlanta's economy is considered diverse, with dominant sectors that include aerospace, transportation, logistics, professional and business services, media operations, medical services, and information technology. Atlanta's economy is the 8th largest in the county and the 17th-largest in the world. Corporate operations play a major role in Atlanta's economy, as the city claims the nation's third-largest concentration of Fortune 500 companies. It also hosts the global headquarters of corporations like the Coca-Cola Company, The Home Depot, UPS, Delta Air Lines, AT&T Mobility, Chick-fil-A, and Turner Broadcasting. Over 75% of Fortune 1000 companies conduct business operations in the city's metro area, and the region hosts offices of over 1,250 multinational corporations.

Atlanta is the seventh-most visited city in the United States, with over 35 million visitors per year. Although the most popular attraction among visitors to Atlanta is the Georgia Aquarium, the world's largest indoor aquarium. Atlanta's tourism industry is mostly driven by the city's history museums and outdoor attractions. Atlanta contains a notable amount of historical museums and sites, including the Martin Luther King, Jr. National Historic Site, which includes the preserved childhood home of Dr. Martin Luther King, Jr. Atlanta is also home to the World of Coca-Cola, a museum dedicated to the iconic soft drink. Atlanta also includes the High Museum of Art, in Midtown, which exhibits classic and contemporary art from Rembrandt to Picasso, and the city is home to the famous Atlanta Braves. The city contains several outdoor attractions like the Atlanta Zoo and the Atlanta Botanical Garden, which is home to the 600-foot-long Kendeda Canopy Walk, a skywalk that allows visitors to tour one of the city's last remaining urban forests from 40-foot-high. The Canopy Walk is considered the only canopy-level pathway of its kind in the United States. Atlanta is home to professional franchises for four major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the NBA, the Atlanta Falcons of the NFL, and Atlanta United FC of MLS.



GEORGIA AQUARIUM



SUNTRUST PARK (BRAVES STADIUM)

Krystal

Buford Hwy NE (33,850 VPD)

(249,971 VPD)

N Druid Hills Rd NE

(60,802 VPD)



	1 MILE	3 MILES	5 MILES
POPULATION	17,523	158,142	379,116
AVERAGE HH INCOME	\$93,675	\$112,706	\$112,449

K R Y S T A L

TENANT PROFILE

Things have changed a lot in the last 87 years or so, but at Krystal, not so much. Even during the Great Depression, founders Rody Davenport Jr. and Glenn Sherrill believed that a good meal at a great price—served with a smile at a clean restaurant—would attract customers and keep them coming back. Krystal has proven them right ever since. Sure, Krystal stuck to the classics, but over the years, they have never been afraid to innovate, adding a breakfast menu, chicken sandwiches, hot dogs, milkshakes (and more) to their enduring selection of delicious, iconic, little square burgers. Today, as they expand into new markets with new restaurant designs and unique and tasty menu items, they still deliver a one-of-a-kind taste and experience—one the company likes to think would make Rody and Glenn proud.

Krystal is an American fast food restaurant chain headquartered in Atlanta, Georgia, with restaurants in the Southeastern United States. It is known for its small, square hamburgers, called sliders in places other than the Southeast, with steamed-in onions. The company is also known as the nation's 2nd oldest QSR concept—founded in 1932 amid the harsh financial times of The Great Depression. The company is a Southeastern Footprint with over 360 company-owned and franchised locations and only planning on expanding more in the future.



COMPANY TYPE
Private



FOUNDED
1932



OF LOCATIONS
360+



HEADQUARTERS
Atlanta, GA



WEBSITE
krystal.com



CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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