



**AT&T**

*Morrow,  
Georgia*

1891 MOUNT ZION ROAD  
MORROW, GEORGIA 30260

**SAB**

# INVESTMENT OVERVIEW

SAB Capital is pleased to present AT&T in Morrow, Georgia, located 16 miles south of Atlanta.

**THERE ARE MORE THAN TWO YEARS REMAINING ON A DOUBLE-NET (NN) LEASE WITH LANDLORD RESPONSIBILITIES LIMITED TO ROOF AND STRUCTURE. AT&T HAS DEMONSTRATED THEIR COMMITMENT TO THIS LOCATION AS THEY EXTENDED THE BASE TERM OF THEIR LEASE FOUR TIMES.**

The lease is guaranteed by New Cingular Wireless PCS, a wholly owned subsidiary of AT&T, who came in at number nine in the Fortune 500 (2018).

The subject property is ideally located as a pad site to a large shopping center. Some national credit anchors include, Publix, LA Fitness, and AMC Southlake 24. AT&T is also located just off Mt Zion Road and nearby I-75, these heavily trafficked corridors combined see more than 150,000 vehicles per day (VPD).

AT&T is in a strong demographic area, within three miles there are more than 68,000 residents, a nine percent bump from 2010.

Additional tenants in the immediate vicinity include: TGI Friday's, Wells Fargo, Barnes & Noble, Ashley HomeStore, FedEx, The Home Depot, Chipotle, and many more.





**Southlake Festival Shopping Center**

TJ-MAXX Rainbow WAFFLE HOUSE  
SUBWAY  
Curlington avenue MATTRESS FIRM

BEST BUY DAVID'S BRIDAL SHOPPERS WORLD  
DOLLAR TREE ROSS DRESS FOR LESS  
FedEx NAM DAE MUN  
PET SMART ASHLEY  
Party City

THE HOME DEPOT bp NTB  
SUBWAY  
Chick-fil-A K

COUNTRY LONGHORN  
chili's

BBQ Moe's  
SALLY BEAUSUPPER  
GameStop

FRIDAYS TACO BELL

CATHERINES PLUS SIZES

WELLS FARGO CARRABBA'S

BARNES & NOBLE sears

LAIFITNESS

Sprint

AMC THEATRES

verizon JOE'S CRAB SHACK

McDonald's

Arbys Steak 'n Shake  
WAFFLE HOUSE

Publix SHERWIN WILLIAMS  
PAPA JOHN'S UPS Wendy's

**SAB**

**PROPERTY ADDRESS**  
1891 Mt Zion Rd  
Morrow, GA 30260

**AT&T MORROW, GEORGIA**





# INVESTMENT HIGHLIGHTS

## TACO BELL IN MORROW, GEORGIA LOCATED 16 MILES SOUTH OF ATLANTA

- More Than Two Years Remaining on a Double-Net (NN) Lease with Minimal Landlord Responsibilities
- Wholly Owned Subsidiary Guaranty | New Cingular Wireless PCS | Operates More Than 2,900 Locations
- Tenant Demonstrates Commitment | Extended Base Term of Lease Four Times
- Ideally Located Along Mt Zion Road and Nearby I-75 | Mt Zion Road: 21,000 Vehicles Per Day (VPD), I-75: 128,000 Vehicles Per Day (VPD)
- Dense Trade Area | There is More Than 1 Million Square Feet of Retail in Immediate Vicinity | Anchored by: LA Fitness, AMC, The Home Depot, and Ross
- Dense Demographics | More Than 68,000 Residents Within Three Miles | Nine Percent Growth from 2010





# FINANCIAL OVERVIEW

PRICE	\$1,270,506
CAP RATE	7.50%
NOI	\$95,288
PRICE PER SQUARE FOOT	\$220.00
RENT PER SQUARE FOOT	\$16.50
YEAR BUILT	1996
APPROXIMATE LOT SIZE	X.XX Acres
GROSS LEASEABLE AREA	5,775
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	New Cingular Wireless PCS, Limited Liability Company (LLC)
LEASE TYPE	Double-Net (NN)
ROOF AND STRUCTURE	Landlord Responsibility

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## ANNUALIZED OPERATING DATA

BASE RENT		ANNUAL RENT	MONTHLY RENT
CURRENT	8/31/2021	\$95,288.00	\$7,940.67

# LEASE SUMMARY

AT&T



LEASE COMMENCEMENT DATE	9/1/2001
LEASE EXPIRATION DATE	8/31/2021
LEASE TERM	5 Years
TERM REMAINING	2+ Years
INCREASES	None Remaining
OPTIONS TO RENEW	None Remaining





# TENANT OVERVIEW

New Cingular Wireless PCS, LLC provides mobile voice and data communications services. The company was formerly known as AT&T Wireless PCS LLC and changed its name to New Cingular Wireless PCS, LLC in February 2006. The company was incorporated in 1994 and is based in Atlanta, Georgia. New Cingular Wireless PCS, LLC operates as a subsidiary of AT&T, Inc.



## TENANT PROFILE

**TENANT TRADE NAME** AT&T

**OWNERSHIP** Wholly Owned Subsidiary

**TENANT** AT&T

**LEASE GUARANTOR** New Cingular Wireless PCS, Limited Liability Company

**NUMBER OF LOCATIONS** 2,900 Locations

**HEADQUARTERED** Atlanta, GA

**WEB SITE** [www.att.com](http://www.att.com)



# ABOUT MORROW

Morrow is located north of the center of Clayton County. It is bordered to the north by Lake City and to the northwest by Forest Park. Downtown Atlanta is 13 miles to the north. Interstate 75 passes through the southern part of the city, with access from Exit 233. The Southlake Mall is in the southwest part of the city near I-75.

The City of Morrow has blended its appreciation of history and heritage with an excitement for the future. Although it has fewer than 7,000 residents, the city proudly claims:

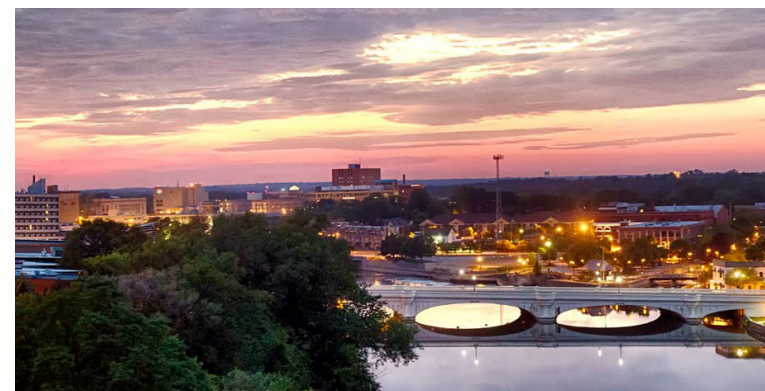
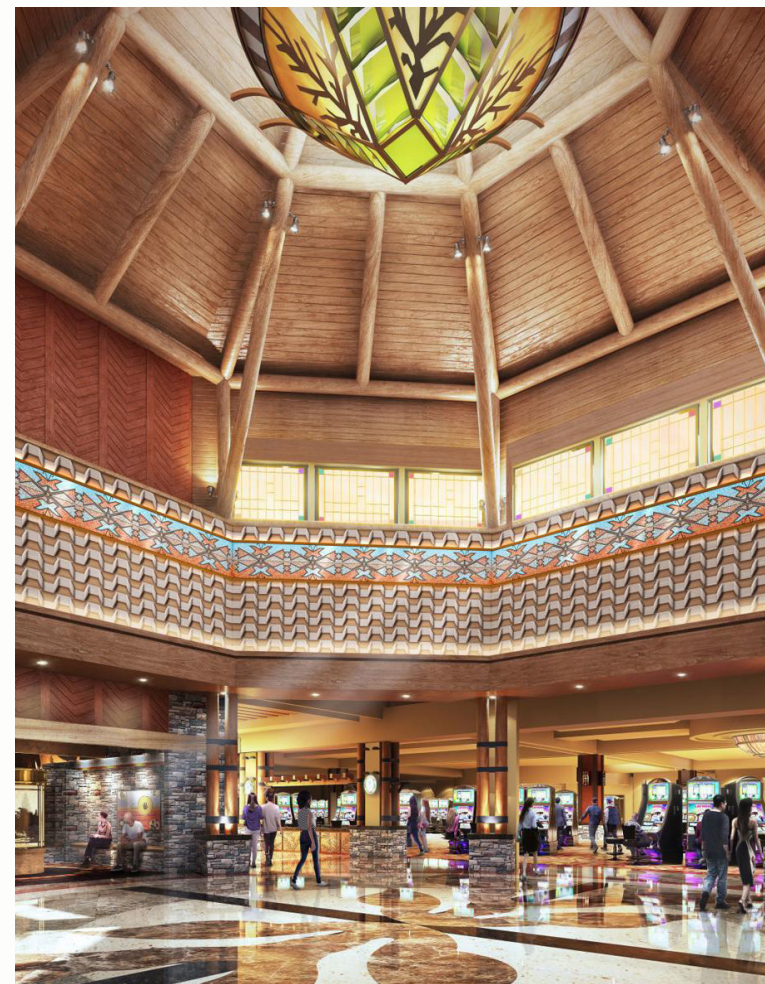
- Clayton State University
- Southeast Region Branch of the U.S. Archives
- The main campus of the Georgia Archives
- Reynolds Nature Preserve
- Spivey Hall, a world-renowned acoustically stunning performance facility

The City of Morrow has made the transformation from rural railroad acreage to a modern arena for lovers of art, music, history and outdoor recreation.

## ATLANTA MSA

Atlanta is the capital of, and the most populous city in, the U.S. state of Georgia. With an estimated 2017 population of 486,290, it is also the 39th most-populous city in the United States. The city serves as the cultural and economic center of the Atlanta metropolitan area, home to 5.8 million people and the ninth-largest metropolitan area in the nation. Atlanta is the seat of Fulton County, the most populous county in Georgia. A small portion of the city extends 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 transportation, logistics, professional and business services, media operations, medical services, and information technology.









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**AT & T**

*Morrow, Georgia*







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