

6429 COVINGTON HWY STONECREST, GA 30058

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CIRCLE (

5429



Actual Location

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01-PROPERTY OVERVIEW

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OFFERING HIGHLIGHTS

Price	\$4,813,000
Cap Rate	6.00%
Year Built	2020
Building GLA	4,200 SF
Lot Size	2.56 Acres
NOI	\$288,766

TOP ATLANTA MSA EMPLOYERS

Delta Air LinesPublix Super MarketsEmory University & Emory HealthcareWellStar Health SystemThe Home DepotThe Kroger Co.Northside HospitalAT&TPiedmont HealthcareUPS



INVESTMENT HIGHLIGHTS

FUNDAMENTAL LOCATION, VISIBILITY & ACCESS

- Desirable Atlanta MSA location
- Located within the newly incorporated city of Stonecrest
- Hard corner location at lighted 4-way intersection
- Multiple points of ingress/egress
- Flat topography with phenomenal visibility
- Brand new 2020 construction
- Large footprint with 5 pumps and 10 fueling stations

OPTIMAL LEASE STRUCTURE

- Rare 20-year base term
- Four (4), 5-year renewal options
- 10% rent escalations every 5 years throughout entire lease
- Triple net (NNN) lease with no landlord responsibilities
- Tax advantages with accelerated depreciation due to fee simple ownership

HIGH GROWTH & DENSE MARKET

- Highly dense with population counts of 9,396 (1-mi), 78,255 (3-mi) & 172,767 (5-mi)
- Population growth of 18.77% (1-mi), 19.78% (3-mi) & 18.55% (5-mi) since 2000
- Continued growth expected with 500+ new homes under construction in the trade area

LARGE FRANCHISEE & DOMINANT BRAND

- Exclusive Circle K franchisee in Clayton, Cobb, Coweta, Dekalb and Fulton counties
- Expanding 78-unit operator across 4 states (AL, AR, GA, LA)
 - > Currently operate 52 Circle Ks in Georgia
- Other brands include BP and Kangaroo Express
- Circle K is an international brand with 15,000+ locations in 20 countries (corporate)



TENANT SUMMARY

Circle K has been a successful convenience store operator for over 60 years. Circle K is a highly sought after net lease C-store tenant. Circle K stores also feature strong intrinsic real estate as they are almost always located at highly trafficked intersections. Furthermore, because many Circle K stores feature gasoline, investors can take advantage of accelerated depreciation on building improvements.

The parent company of Circle K - Alimentation Couche-Tard Inc. - is the largest independent convenience store operator (regardless of petroleum integration) in terms of number of company-operated stores in North America. As of February 3, 2019, Couche-Tard has 9,933 convenience store across North America operating under one of their various brands. The Couche-Tard network also consists of 2,709 stores in Europe and licensing agreements add another 2,100 stores around the globe.

Circle K Atlanta, the franchisee for this location, is committed to growing a strong presence in the Atlanta area and beyond. They currently operate over 78 locations across Georgia, Louisiana, Alabama, and Arkansas with the majority located in the Atlanta MSA.



PROPERTY PHOTOS

















STONE MOUNTAIN

SELF STORAGE FACILITY (UNDER CONSTRUCTION)

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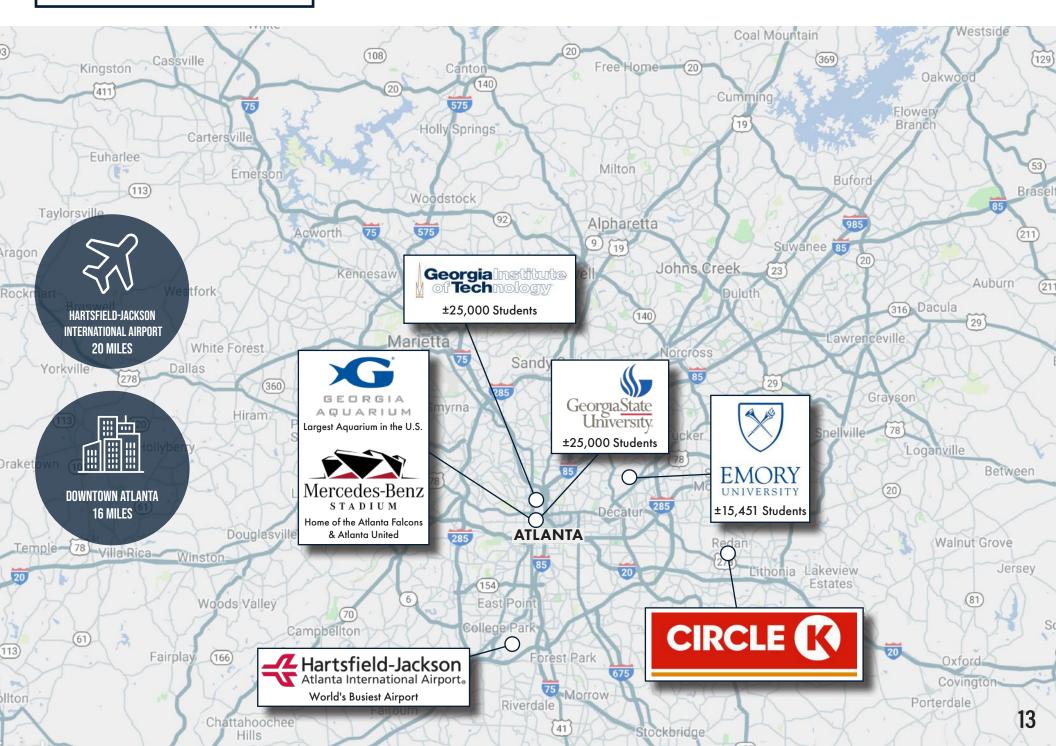
COVINGTON HIGHWAY (5229,200 VPD)

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REGIONAL MAP



02-MARKET OVERVIEW

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STREET, STREET, ST

Atlanta, GA

LOCATION OVERVIEW

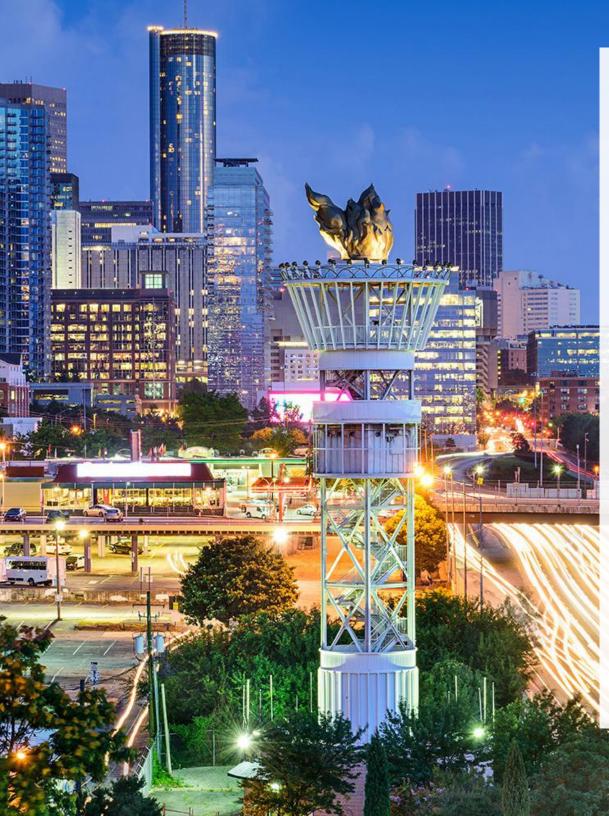
Stonecrest is a city in Dekalb County, Georgia. It is included in the Atlanta-Sandy Springs-Roswell, GA MSA just 20 minutes from downtown Atlanta. The city borders the existing municipality of Lithonia, as well as Rockdale and Henry counties. Residents in the area voted in the November 2016 General Election to approve the city. In March 2017, elections were held to elect representatives for five city council districts as well as mayor. With easy and fast access to Atlanta and Hartsfield-Jackson International Airport, Stonecrest is well-positioned for economic development. Market forecasts have predicted significant growth in the area due to the availability of land and proximity to Atlanta and its accompanying resources. There has been a specific demand for townhomes with over 500 currently under development. The area immediately surrounding the subject property has been slated for residential development as more people are flocking to this burgeoning city that is benefiting from Atlanta's continued expansion.

The Atlanta metro encompasses 29 counties in northwestern Georgia. With few natural barriers to limit development, tremendous population growth over the past decade 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. Atlanta ranks fifth in the nation in the number of Fortune 500 headquarters with 17 companies, including UPS, Delta Airlines and Coca-Cola. The metro also ranks among the highest in the nation for job growth. Nearly 400,000 jobs were added in the last four years. A pro-business environment and affordability helped Atlanta rise to second in the nation in job creation last year.









ATLANTA MSA HIGHLIGHTS

INDUSTRY

- Atlanta is home to headquarters of 26 Fortune 500 and Fortune 1,000 companies
- Part of the second-highest job growth area in the country as of April 2017
- Atlanta MSA is 8th-largest economy in the country and 17th-largest in the world
- One of top 100 wealthiest counties in the country (U.S. News & World Report)

TOURISM

- Generated over \$30 billion in direct, indirect and "induced" economic impact in 2016 in Metro Atlanta
- 51+ million visitors annually
- Home to 5 professional sports teams: Atlanta Braves, Atlanta Falcons, Atlanta Hawks, Atlanta United FC, Atlanta Dream

HEALTH & HIGHER EDUCATION

- Over 30 hospitals in the metro area
- 4 hospitals ranked among Georgia's best hospitals according to U.S. News & World Report
- Home to over 30 colleges and universities, including Georgia Institute of Technology, Emory University, and Georgia State University
- Emory University ranked 21st on U.S. News & World Report's National University Rankings and Georgia Tech ranked 34th

DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2024 Projection	9,406	78,788	173,592
2019 Estimate	9,396	78,255	172,767
2010 Census	8,876	72,389	160,435
2000 Census	7,911	65,333	145,731
Growth 2000 - 2019	18.77%	19.78%	18.55%

HOUSEHOLDS

2024 Projections	3,580	30,216	64,883
2019 Estimate	3,541	29,544	63,573
2010 Census	3,321	27,166	58,723
2000 Census	2,817	22,686	49,032
Growth 2000 - 2019	25.70%	30.23%	29.66%

2019 HOUSEHOLDS BY INCOME

\$200,000 or More	0.52%	1.22%	2.10%
\$150,000 - \$199,999	2.12%	2.48%	3.09%
\$100,000 - \$149,999	5.66%	8.99%	11.04%
\$75,000 - \$99,999	12.41%	11.70%	13.15%
\$50,000 - \$74,999	24.08%	21.53%	21.86%
\$35,000 - \$49,999	20.79%	16.95%	15.99%
\$25,000 - \$34,999	10.63%	12.25%	11.21%
\$15,000 - \$24,999	9.41%	11.38%	9.70%
\$10,000 - \$14,999	6.64%	4.91%	4.44%
Under \$9,999	7.74%	8.59%	7.41%
Average Household Income	\$53,351	\$57,597	\$64,753

POPULATION PROFILE	1 - MILE	3 - MILE	5 - MILE
20 to 34 Years	21.5%	21.2%	20.0%
35 to 59 Years	36.9%	34.6%	35.2%
60 to 74 Years	7.8%	11.5%	13.3%
Age 75+	1.6%	2.3%	2.8%
2019 Median Age	32.3	34.0	36.1
2019 Population 25 + by Education Level	5,712	49,305	111,933
Elementary (0-8)	1.36%	1.79%	1.58%
Some High School (9-11)	7.10%	6.61%	6.39%
High School Graduate (12)	29.14%	27.30%	26.99%
Some College (13-15)	26.84%	28.43%	26.84%
Associates Degree Only	9.27%	8.93%	9.24%
Bachelors Degree Only	18.48%	17.83%	18.48%
Graduate Degree	5.62%	8.03%	9.40%

2019 POPULATION BY RACE

% White Population	1.28%	2.71%	3.71%
% Black Population	95.81%	93.94%	92.57%
% Asian Population	0.33%	0.66%	0.90%
% American Indian, Eskimo, Aleut Population	0.21%	0.20%	0.18%
% Hawaiian or Pacific Islander Population	0.02%	0.02%	0.02%
% Multi-Race Population	1.92%	1.82%	1.84%
% Other Population	0.42%	0.65%	0.77%
DAYTIME POPULATION			

2019 Estimate 5,503 56,249

117,001

03-FINANCIAL ANALYSIS

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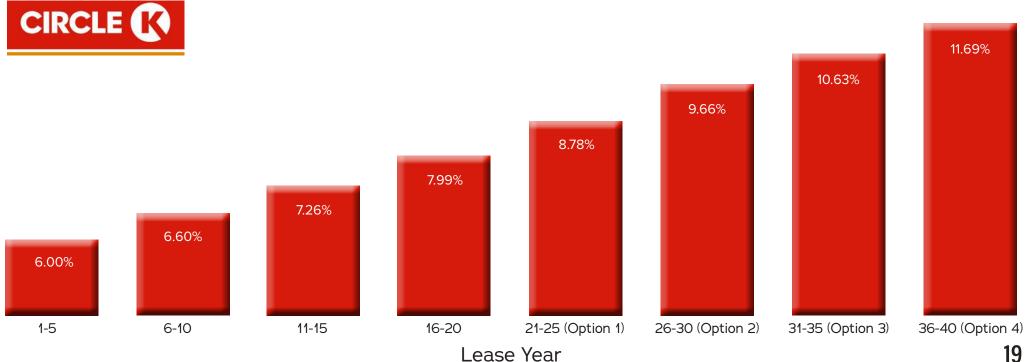
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FINANCIAL SUMMARY

THE OFFERING

LEASE SUMMARY

Price:	\$4,813,000	Property Subtype:	Net Leased Auto Service - Gas/Conv
		Tenant:	Gas Express, LLC
Property Address:	6429 Covington Hwy, Stonecrest, GA 30058	Rent Increases:	10% Every Five (Base Term & Options)
		Guarantor:	Franchisee
Cap Rate:	6.00%	Lease Type:	Absolute NNN
Gross Leasable Area (GLA):	4,200 SF	Rent Commencement:	2/15/2020
Lot Size:	2.56 Acres	Rent Expiration:	2/14/2040
Year Built:	2020	Lease Term:	20 Years
Type of Ownership:	Fee Simple	Renewal Options:	Four (4), 5-Year
		Landlord Responsibility:	None



LEASE ABSTRACT

TENANT: Gas Express, LLC d/b/a Circle K

LEASE GUARANTOR:

Franchisee

BUILDING SIZE:

4,200 Square Feet

RENT COMMENCEMENT:

February 15, 2020

RENT EXPIRATION:

February 14, 2040

LEASE TYPE:

Absolute NNN

BASE TERM:

20 Years

BASE RENT:

\$24,064 per month/\$288,766 annually (Years 1-5) \$26,470 per month/\$317,642 annually (Years 6-10) \$29,117 per month/\$349,407 annually (Years 11-15) \$32,029 per month/\$384,347 annually (Years 16-20)

OPTIONS:

Four (4), 5-year options

OPTION RENT:

Option 1: \$35,232 per month/\$422,782 annually (Years 21-25) Option 2: \$38,755 per month/\$465,060 annually (Years 26-30) Option 3: \$42,631 per month/\$511,566 annually (Years 31-35) Option 4: \$46,894 per month/\$562,723 annually (Years 36-40) TENANT MAINTENANCE OBLIGATIONS:

Absolute NNN. Tenant is responsible.

LANDLORD MAINTENANCE OBLIGATIONS: NONE, Absolute NNN,

TAXES AND UTILITIES: Absolute NNN. Tenant is responsible.

INSURANCE: Absolute NNN. Tenant is responsible.

ASSIGNMENT & SUBLETTING:

Tenant shall have the right to assign or sublease with prior, written consent of Landlord; however, in all cases Tenant shall remain liable for payment of rent and performance of the terms, covenants and conditions of this Lease.

RIGHT OF FIRST REFUSAL:

None with respect to the first sale of the Premises.

ESTOPPEL:

Tenant shall provide an executed Estoppel Certificate to Landlord within ten (10) days of written request.

FINANCIAL REPORTS:

Tenant shall deliver to Landlord financial statement and federal and state tax returns on an annual basis and shall be delivered no later than March 1st of the subsequent year.





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See what's happening at

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