

J.H. WINOKUR, INC.

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**EXCLUSIVELY LISTED**  
**VERIZON WIRELESS NET LEASE**  
**ROME, GEORGIA**



- **CORPORATE VERIZON LEASE**
- **INVESTMENT-GRADE TENANT RATING**
- **VERIZON RENEWED THE LEASE TWICE**
- **PRIME RETAIL LOCATION**
- **STRATEGIC LOCATION ON TURNER MCCALL BLVD**
- **28,240 AVERAGE DAILY TRAFFIC COUNT**
- **57,578 POPULATION IN FIVE-MILE RADIUS**

Verizon Wireless | Rome, Georgia

	Verizon Wireless Rome, Georgia - Property Details
<b>Location:</b>	<p>805 Broad Street Rome, Georgia 30161</p> <p>The property is located on the main retail thoroughfare of downtown Rome, with a Kroger, Barnes and Noble, Outback, Applebee's, Super Kmart, Dairy Queen, CVS, Advance Auto and Home Depot within close proximity of the site. Lowe's recently opened a 1.4 million square foot Regional Distribution Center at the cost of \$125 million. A 106,000+ SF Publix Supermarket anchored shopping center recently opened at the intersection of Turner McCall Blvd and North Fifth Avenue, just north of the downtown Rome area.</p> <p>Rome is located 56 miles northwest of the Atlanta Central Business District; 140 miles northwest of Macon, Georgia; and 70 miles south of Chattanooga, Tennessee.</p>
<b>Building Size:</b>	4,146 SF
<b>Land Size:</b>	.56 acres
<b>Year Built:</b>	2006
<b>Original Lease Commencement:</b>	10/16/2006
<b>Original Term:</b>	Original 7-year lease was extended twice demonstrating Verizon's commitment to the location.
<b>Current Lease Expiration:</b>	1/31/2024
<b>Options:</b>	One 5-year option remains
<b>Expenses:</b>	NN Lease – Landlord responsible for roof and structure
<b>Current Rent:</b>	\$200,000 per annum
<b>Option Rent: Option 2:</b>	\$220,000 per annum
<b>Purchase Price:</b>	\$3,100,000
<b>CAP Rate:</b>	6.45%

# Cellco Partnership

Cellco Partnership, doing business as Verizon Wireless, provides wireless voice and data services. The Company provides postpaid and prepaid services, such as text and picture messaging, and mobile broadband services. Cellco Partnership serves customers throughout United States.

SECTOR	INDUSTRY	SUB-INDUSTRY	FOUNDED
Communications	Telecom	Telecom Carriers	01/08/2001
ADDRESS	PHONE	WEBSITE	NO. OF EMPLOYEES
One Verizon Way VC52N091 Basking Ridge, NJ 07920 United States	1-800-922-0204	www.verizonwireless.com	85000

**The Verizon approach:**  
a disciplined,  
synergistic  
network strategy





Verizon Communications Inc. (NYSE, Nasdaq: VZ) was formed on June 30, 2000 and is celebrating its 20th year as one of the world's leading providers of technology, communications, information and entertainment products and services. Headquartered in New York City and with a presence around the world, Verizon generated revenues of \$131.9 billion in 2019. The company offers voice, data and video services and solutions on its award-winning networks and platforms, delivering on customers' demand for mobility, reliable network connectivity, security and control. Verizon was the first company in the world to launch a commercial 5G mobile network with a commercially-available 5G-enabled smartphone. The company's operating structure focuses on three customer-facing areas: Consumer, Business and Media.

Our Wireless segment, doing business as Verizon Wireless, provides wireless communications products and services across one of the most extensive wireless networks in the United States (U.S.). We provide these services and equipment sales to consumer, business and government customers across the U.S. on a postpaid and prepaid basis. A retail postpaid connection represents an individual line of service for a wireless device for which a customer is generally billed one month in advance for a monthly access charge in return for access to and usage of network services. Our prepaid service enables individuals to obtain wireless services without credit verification by paying for all services in advance. Our wireless customers also include other companies who resell network services to their end-users using our network. Our reseller customers are billed for services in arrears.

## Fast facts

Chairman and CEO:	<b>Hans Vestberg</b>
2019 revenue:	<b>\$131.9 billion</b>
2019 dividends paid:	<b>\$10.02 billion</b>
Fortune rank:	<b>19</b>
Employees:	<b>135,000</b>
Stock symbol:	<b>VZ (NYSE &amp; Nasdaq)</b>
Retail locations:	<b>1,600+</b>
Fortune 500 customers served:	<b>99 percent</b>
Countries served:	<b>150+</b>

## **Verizon ends 2019 with highest 4Q wireless adds in six years, increased cash flow and revenue growth**

NEW YORK - Verizon Communications Inc. (NYSE, Nasdaq: VZ) closed 2019 with strong fourth-quarter results highlighted by earnings growth and the most fourth-quarter phone net additions in six years.

"Verizon delivered strong operational performance in the fourth quarter, highlighted by continued wireless customer growth in both Consumer and Business," said Chairman and CEO Hans Vestberg. "In 2019, Verizon drove innovation in 5G, established a new operating structure and delivered solid financial results. We entered 2020 with great momentum as we expand our network leadership and remain focused on the customer to provide a best-in-class experience. Our 5G footprint continues to grow as we lead this era of transformational change by building these next-generation networks the right way."

### **Wireless (non-GAAP):**

- Total revenue growth of 3.5 percent year over year to \$25.3 billion in fourth-quarter 2019, driven by a 2.7 percent increase in service revenue. For full-year 2019, Wireless service revenue grew 3.2 percent.
- 1.2 million retail postpaid net additions, including 790,000 phone net additions, the highest fourth-quarter phone net additions in six years; and 969,000 postpaid smartphone net additions, up 11.0 percent year over year.
- 1.4 million phone net additions in full-year 2019, compared to 1.1 million in full-year 2018.
- Total retail postpaid churn of 1.13 percent, and retail postpaid phone churn of 0.86 percent.
- 

### **2019 highlights Consolidated:**

- Full year EPS of \$4.65, compared with \$3.76 in 2018; adjusted EPS (non-GAAP), excluding special items, of \$4.81, compared with 2018 adjusted EPS of \$4.71.
- Full-year 2019 operating cash flow of \$35.7 billion, an increase from \$34.3 billion in 2018.
- Free cash flow (non-GAAP) of \$17.8 billion in full-year 2019, up 0.7 percent year over year.
- Unsecured debt is lower by \$3.9 billion from year-end 2018.

## SITE PHOTOS

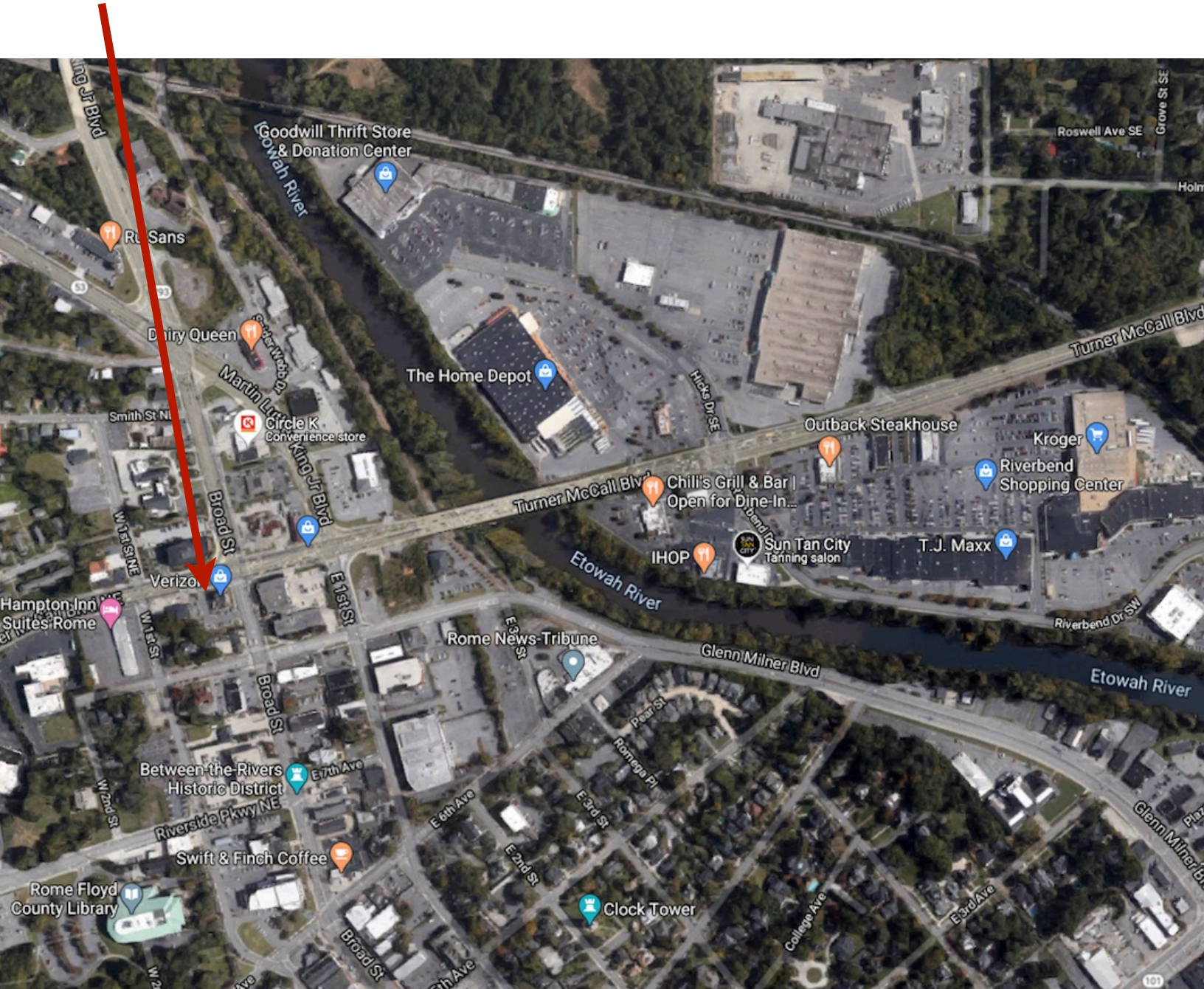




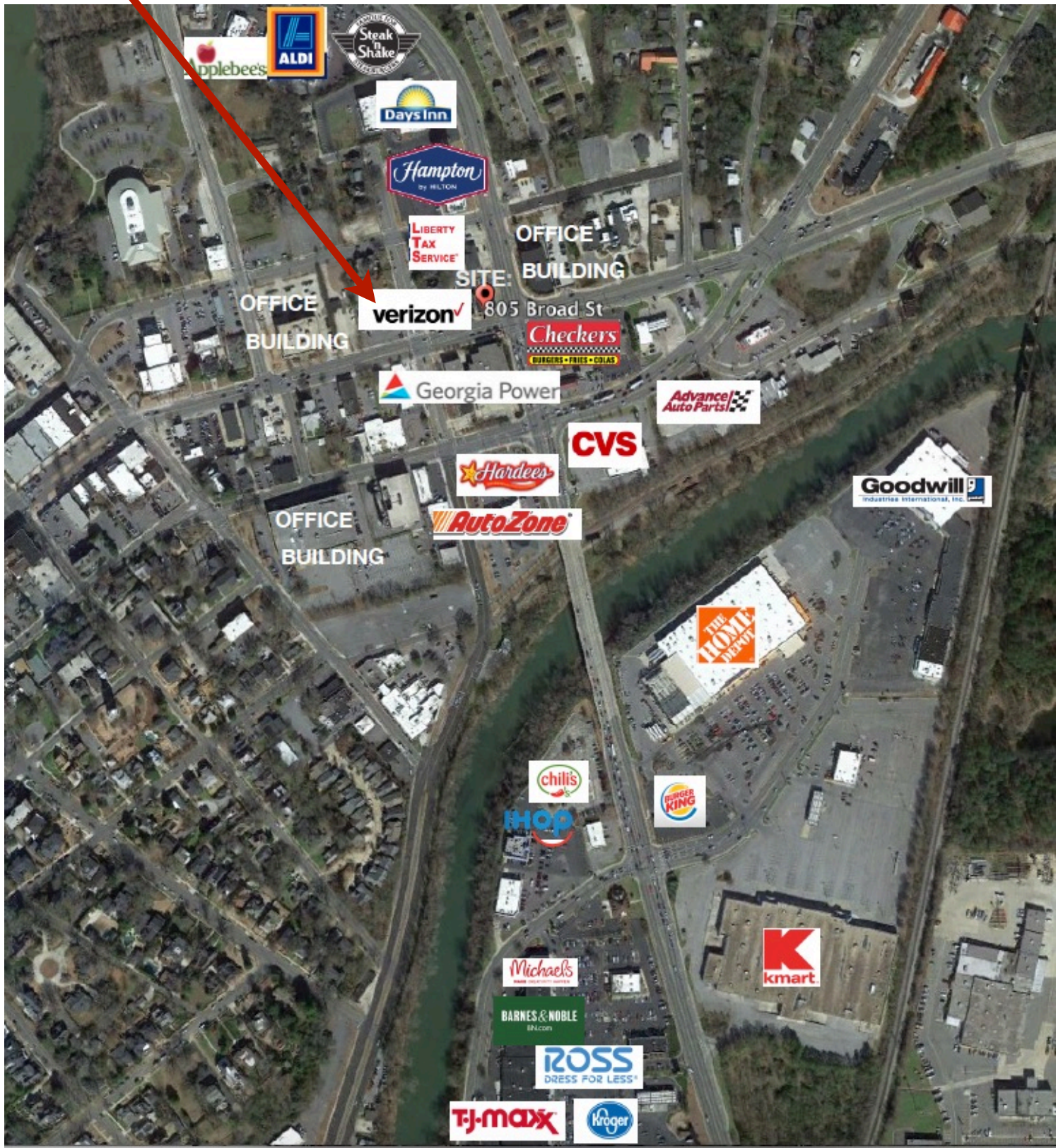


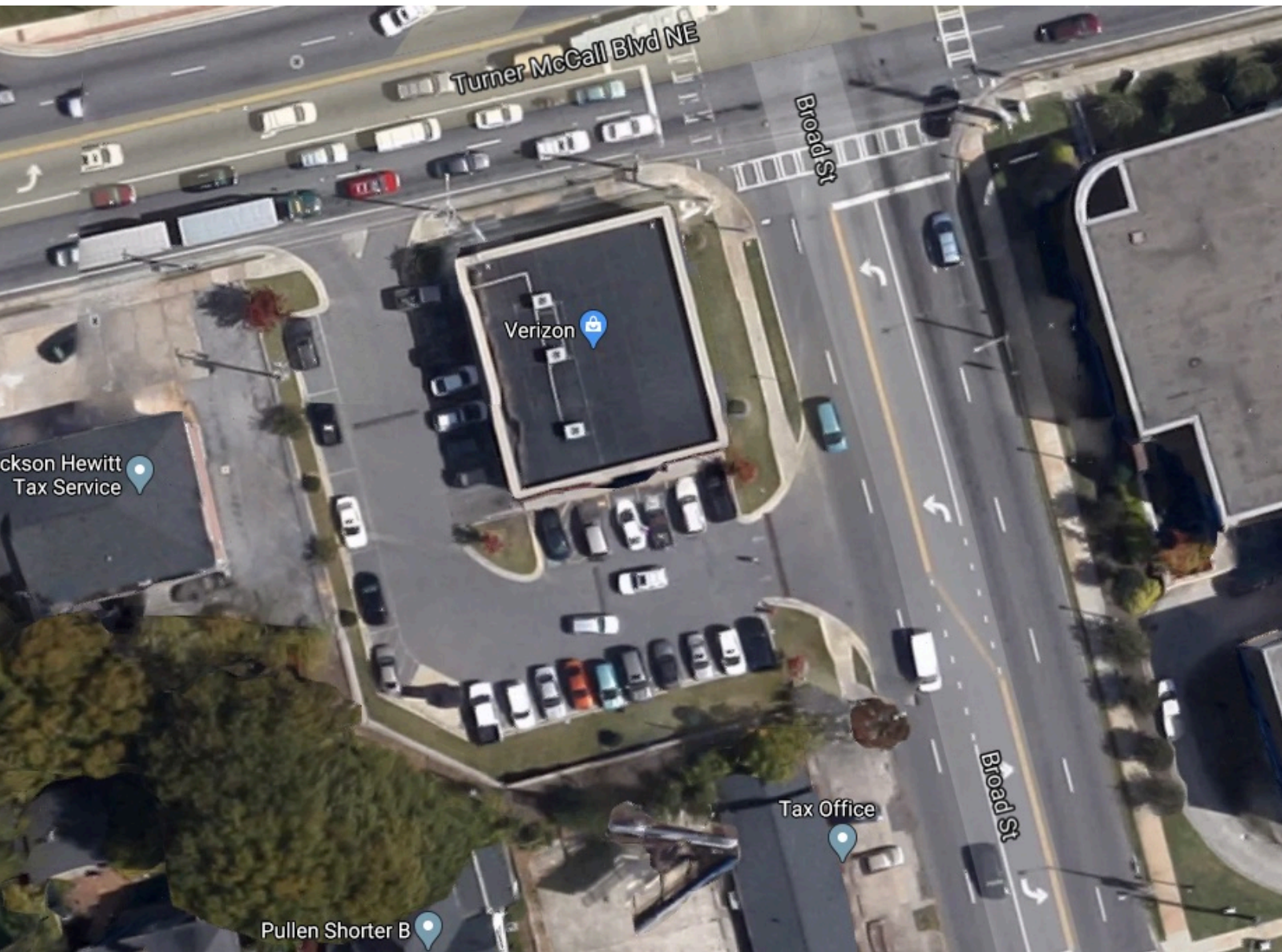
## AERIALS

**SITE**



**SITE**







Georgia's Rome is tucked in the foothills of the Appalachian Mountains and centrally located between Atlanta, Birmingham and Chattanooga. **Rome & Floyd County have a population of 99,150. Within a 30-miles of Rome, there are 415,000 people. 15 International companies, 20 corporate, divisional and regional headquarters are located in Rome & Floyd, including Pirelli, Suzuki and Big Time Products. Major employers include Floyd Medical Center, Redmond Regional Medical Center, Lowe's, Harbin Clinic, Walmart, Berry College, Kellogg's, F&P Georgia, International Papers, Hillshire Brands and Syntec Industries.** The beautiful Victorian river town of Rome stands out as the portrait of southern heritage and hospitality and is the perfect setting for a relaxing weekend with a spouse, a girls getaway, or a fun weekend with the grandkids. Few cities can compare to the natural beauty and charm of Georgia's Rome. Tucked in the foothills of the ancient Appalachian mountains, Rome is a city that has reverently preserved its past while embracing its future. Throughout the decades, this classic city has grown in sophistication to become a unique portrait of Southern heritage and hospitality. Rome has a strong arts community, a passion for history and a respect for the three gentle rivers winding through the heart of the city.

Rome's attractions, historic sites and natural beauty are tempting, but what really stands out are the people – the smiles – the Southern hospitality that offers an open invitation.

Whether you are visiting to shop for antiques or to hike our rich mountain trails, you will never forget "where the rivers meet and the mountains begin!" The stately Oak Hill/Martha Berry Museum is not only beautiful, but holds an amazing story of Appalachia; excitement abounds during a Rome Braves game; and Cherokee heritage comes to life at the Chieftains Museum.



# ROME and FLOYD COUNTY, GA

## THE FACTS



### POPULATION

99,150 people live in Rome and Floyd County.

415,000 people live within 30-miles of Rome.

### PER-CAPITA INCOME

Rome MSA, \$37,204



### EDUCATION

- 3 Colleges
- 1 University
- 2 Public School Systems
- 4 Private Schools
- 1 International Day and Boarding School



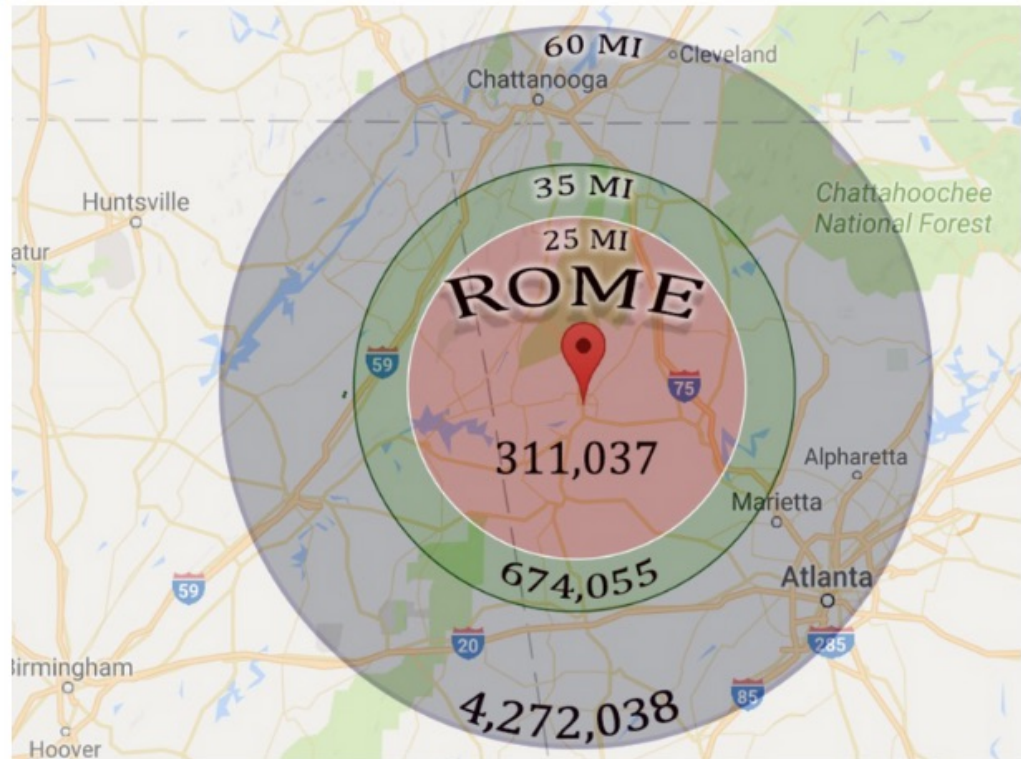
Northwest Georgia Clinical Campus

### LOCATION

Center of the 'ABC Triangle'

Atlanta, GA  
Birmingham, AL  
Chattanooga, TN

Regional Center of Northwest Georgia for retail, education, healthcare, hospitality and manufacturing



### INDUSTRY

15 International Companies



20 Corporate, Divisional and Regional Headquarters



HIGH PERFORMANCE WORK PLACE



### MEDICAL

1 Public Hospital



1 Private Hospital



Largest Physician-owned, Multi-Specialty Clinic In The Southeast U.S.



Tony E. Warren Cancer Center



### TOURISM



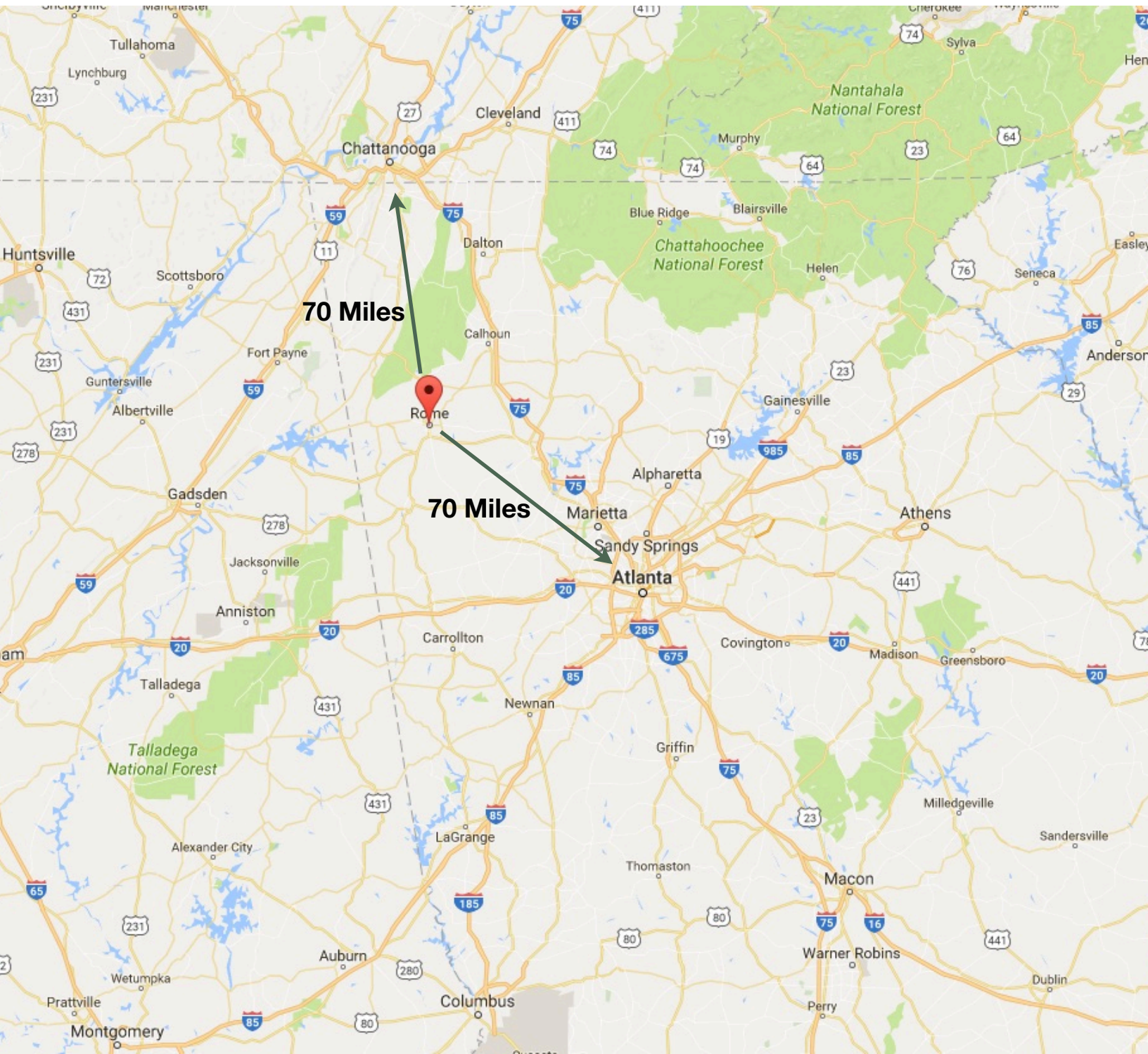
60 courts and is the Nation's largest hard court facility.

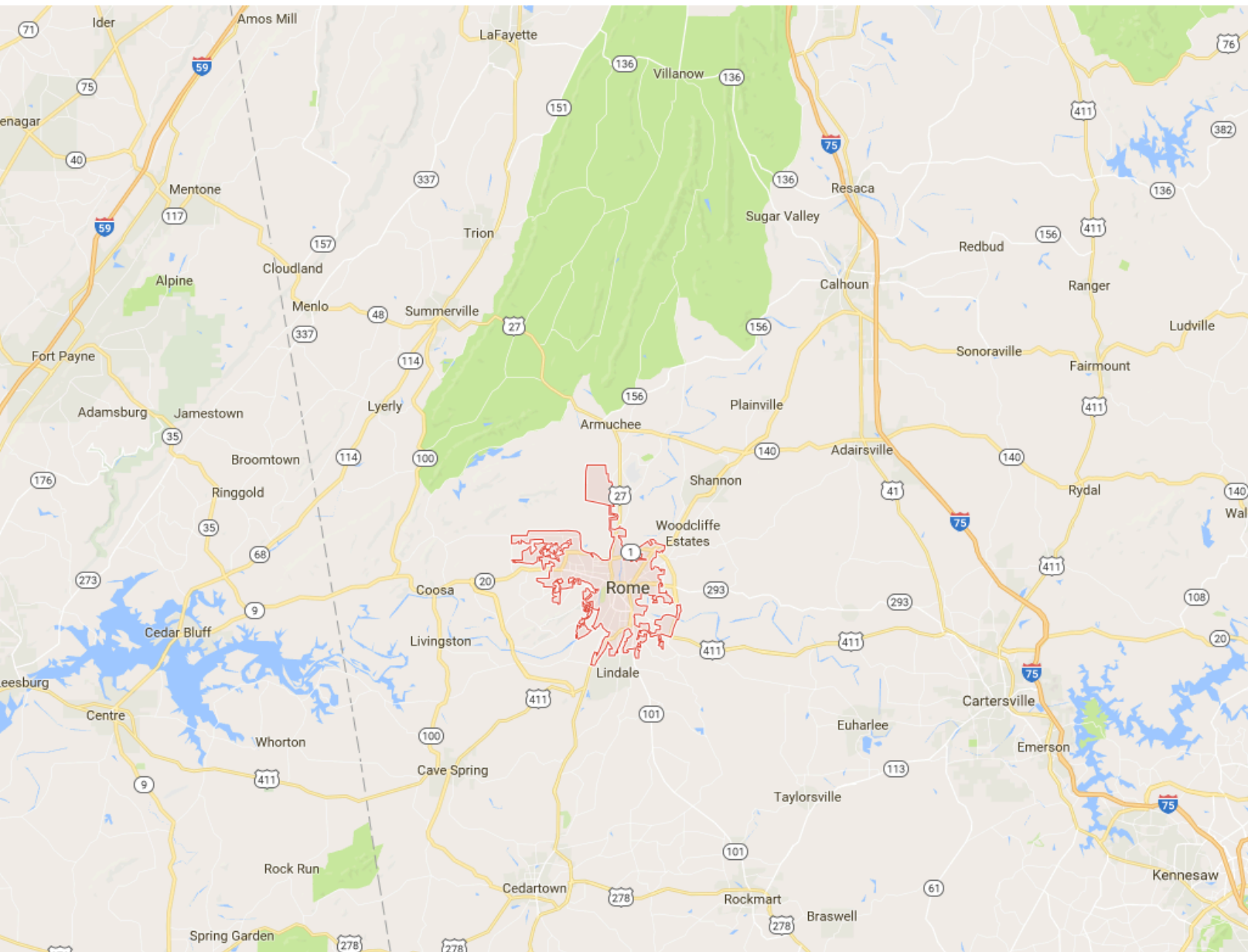
36 Scheduled tournaments with over 9,000 players for 2017

ACC Men and Women Championships were held in Rome on April 25-30, 2017



## MAPS:





## Population Trends In Rome and Floyd County

### HOUSEHOLD AND POPULATION TOTALS

County	Households	Population
Floyd County (total)	40,551	93,317
Rome	13,885	36,303
<b>Regional Total</b>	<b>149,157</b>	<b>381,442</b>

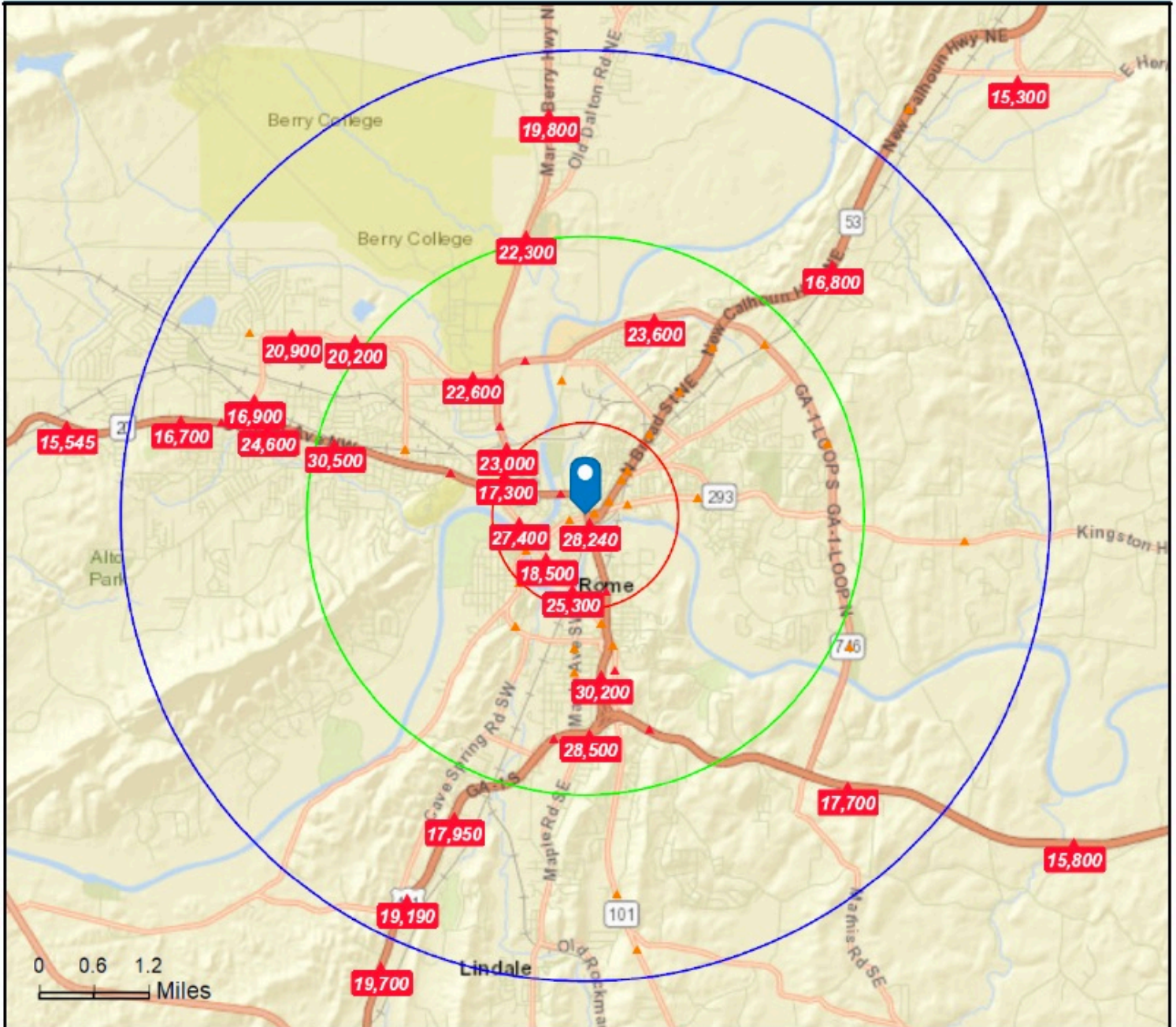
## DEMOGRAPHICS & TRAFFIC COUNT:



### Traffic Count Map

805 Broad St, Rome, Georgia, 30161  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 34.25712  
Longitude: -85.16525





## Executive Summary

805 Broad St, Rome, Georgia, 30161  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 34.25712  
Longitude: -85.16525

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	4,856	31,050	52,789
2010 Population	4,229	30,220	55,383
2019 Population	4,092	31,320	57,578
2024 Population	4,061	31,788	58,542
2000-2010 Annual Rate	-1.37%	-0.27%	0.48%
2010-2019 Annual Rate	-0.36%	0.39%	0.42%
2019-2024 Annual Rate	-0.15%	0.30%	0.33%
2019 Male Population	46.3%	47.4%	48.2%
2019 Female Population	53.7%	52.6%	51.8%
2019 Median Age	40.7	36.0	36.8

In the identified area, the current year population is 57,578. In 2010, the Census count in the area was 55,383. The rate of change since 2010 was 0.42% annually. The five-year projection for the population in the area is 58,542 representing a change of 0.33% annually from 2019 to 2024. Currently, the population is 48.2% male and 51.8% female.

### Median Age

The median age in this area is 40.7, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	46.7%	55.9%	63.4%
2019 Black Alone	43.2%	30.7%	22.0%
2019 American Indian/Alaska Native Alone	0.8%	0.5%	0.4%
2019 Asian Alone	0.5%	1.0%	1.7%
2019 Pacific Islander Alone	0.4%	0.3%	0.2%
2019 Other Race	5.8%	9.1%	9.5%
2019 Two or More Races	2.7%	2.6%	2.8%
2019 Hispanic Origin (Any Race)	12.1%	15.3%	16.4%

Persons of Hispanic origin represent 16.4% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.3 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	30	55	66
2000 Households	2,059	11,525	19,732
2010 Households	1,954	11,293	20,505
2019 Total Households	1,885	11,628	21,178
2024 Total Households	1,867	11,814	21,536
2000-2010 Annual Rate	-0.52%	-0.20%	0.39%
2010-2019 Annual Rate	-0.39%	0.32%	0.35%
2019-2024 Annual Rate	-0.19%	0.32%	0.34%
2019 Average Household Size	2.12	2.42	2.55



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Rings: 1, 3, 5 mile radii

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Latitude: 34.25712  
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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	30.1%	22.1%	19.1%
<b>Median Household Income</b>			
2019 Median Household Income	\$24,555	\$34,513	\$40,090
2024 Median Household Income	\$27,188	\$40,030	\$46,972
2019-2024 Annual Rate	2.06%	3.01%	3.22%
<b>Average Household Income</b>			
2019 Average Household Income	\$40,354	\$55,164	\$61,696
2024 Average Household Income	\$45,669	\$62,952	\$70,652
2019-2024 Annual Rate	2.51%	2.68%	2.75%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$19,271	\$20,525	\$22,796
2024 Per Capita Income	\$21,837	\$23,414	\$26,089
2019-2024 Annual Rate	2.53%	2.67%	2.74%

### Households by Income

Current median household income is \$40,090 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$46,972 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$61,696 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$70,652 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$22,796 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$26,089 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	79	106	121
2000 Total Housing Units	2,279	12,641	21,320
2000 Owner Occupied Housing Units	652	6,083	11,819
2000 Renter Occupied Housing Units	1,407	5,441	7,913
2000 Vacant Housing Units	220	1,117	1,588
2010 Total Housing Units	2,265	13,165	23,311
2010 Owner Occupied Housing Units	515	5,340	11,248
2010 Renter Occupied Housing Units	1,439	5,953	9,257
2010 Vacant Housing Units	311	1,872	2,806
2019 Total Housing Units	2,272	13,498	23,840
2019 Owner Occupied Housing Units	467	5,354	11,292
2019 Renter Occupied Housing Units	1,419	6,273	9,885
2019 Vacant Housing Units	387	1,870	2,662
2024 Total Housing Units	2,276	13,745	24,264
2024 Owner Occupied Housing Units	471	5,505	11,649
2024 Renter Occupied Housing Units	1,397	6,309	9,887
2024 Vacant Housing Units	409	1,931	2,728

**SITE PLAN:**

