

CONFIDENTIAL OFFERING MEMORANDUM



CONFIDENTIALITY AGREEMENT





For more information, please contact one of the following individuals:

Rudy Blankenship

Senior Director +1 559 433 3525 rudy.blankenship@paccra.com

Harry Gill

Sales Associate +1 559 433 3544 harry.gill@paccra.com

9 River Park Place East #101 Fresno, CA 93720 +559 433 3500 paccra.com This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 290 Grayson Highway Lawrenceville, Georgia Gwinnett County ("Property").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Cushman & Wakefield | Pacific Commercial Realty Advisors-Fresno Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner or Cushman & Wakefield | Pacific Commercial Realty Advisors-Fresno Inc., nor any of their respective directors, officers, affiliates or representatives are any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluation a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Cushman & Wakefield | Pacific Commercial Realty Advisors-Fresno Inc. You also agree that you will not sue this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Cushman & Wakefield | Pacific Commercial Realty Advisors-Fresno Inc.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Cushman & Wakefield | Pacific Commercial Realty Advisors-Fresno Inc.

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Executive Summary





Section Snapshot:

The GPS Hospitality Ventures investment offers an investor one of the largest Popeyes franchisee located in a regional retail area of Lawrenceville, GA with surrounding tenants like Burger King, Kroger, Sonic Drive-In, Wendy's, O'Reilly, Kohl's, Walmart, CVS, Dollar General, Publix and many more all with a 5 mile radius or less. The average household income within a five-mile radius is approximately \$106,434 per year. The lease has approximately 10-years remaining with stepped increases in the rent every 5 years beginning January 1, 2023.

OFFERING SUMMARY

PRICE	\$2,100,000
NET INCOME	\$120,015
CAP RATE	5.71%
LEASE	Fee Interest in Land

GPS HOSPITALITY VENTURES LLC LEASE ABSTRACT

COMMENCEMMENT	January 1, 2013	TAXE\$	Lessee
LEASE TERM	10 years remaining, plus 2 (Two), 5 (Five) year renewal terms	CAM CHARGE\$	Lessee
RENT INCREASES	7.5% increase every 5 years. Next increase begins January 1, 2023	INSURANCE	Lessee
WEBSITE	https://www.gpshospitality.com/		

SITE DESCRIPTION	
LOCATION	290 Grayson Highway, Gwinnett County, Lawrenceville, GA 30046
SITE SIZE	Land ±21,344 SF Building ±2,343 SF
ZONING	GB (General Business)
FLOOD ZONE INFORMATION	According to panel 13135C0089F (effective on 09/29/2006) the property is not located in a Special Flood Hazard Area on the Federal Emergency Management Agency (FEMA) "Flood Map Service Center".
	Web Site: https://msc.fema.gov/portal/search
FLOOD ZONE	X

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2,343 SF TOTAL BLDG SIZE

290 Grayson Hwy

Lawrenceville, GA 30046

ADDRESS

\$2,400,300 PRICE

21,344 SF LOT SIZE

GB (General Business) ZONING

Rudy Blankenship

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Harry Gill

Sales Associate +1 559 433 3544 harry.gill@paccra.com

GPS HOSPITALITY Overview

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GPS Hospitality is one of the fastest growing franchisees of Burger King. GPS Hospitality is a Burger King, Popeyes Louisiana Kitchen and Pizza Hut franchisee, operating more than 400 restaurants in Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Maryland, Michigan, Mississippi, New Jersey, Pennsylvania, Tennessee and West Virginia. GPS Hospitality proudly announced the expansion of the company's portfolio with the acquisition of 75 Pizza Hut restaurants, which totals its restaurant footprint to 13 states across the US. In addition, GPS Hospitality operates 17 Popeyes restaurants.



Brian Arnold: Chief Development Officer

GPSHOSPITALITY

PROUD FRANCHISEE OF



MARKET OVERVIEW



Lawrenceville, Georgia - Overview

Lawrenceville is a city in Gwinnett county and is also the County seat. Lawrenceville is a suburb in of Atlanta, roughly 30 miles northeast from downtown. It covers about 13.72 square miles (35.53 km2). In 2019, the city had a population of 30,834. There are many public schools throughout in Gwinnett county, 20 elementary schools, 7 middle schools, 23 high schools, and 2 public colleges. Lawrenceville houses the only airport in Gwinnett county serving primarily for general aviation and some commercial aircraft.

There are a wide range of activities visitors in downtown for local people and out of town visitors. The activities Lawrenceville offers are the Aurora Theatre, Historic courthouse, historic downtown, historical military sites, Lawrenceville ghost tours, Lawrenceville lawn, and the Rhodes Jordan Park Pool.

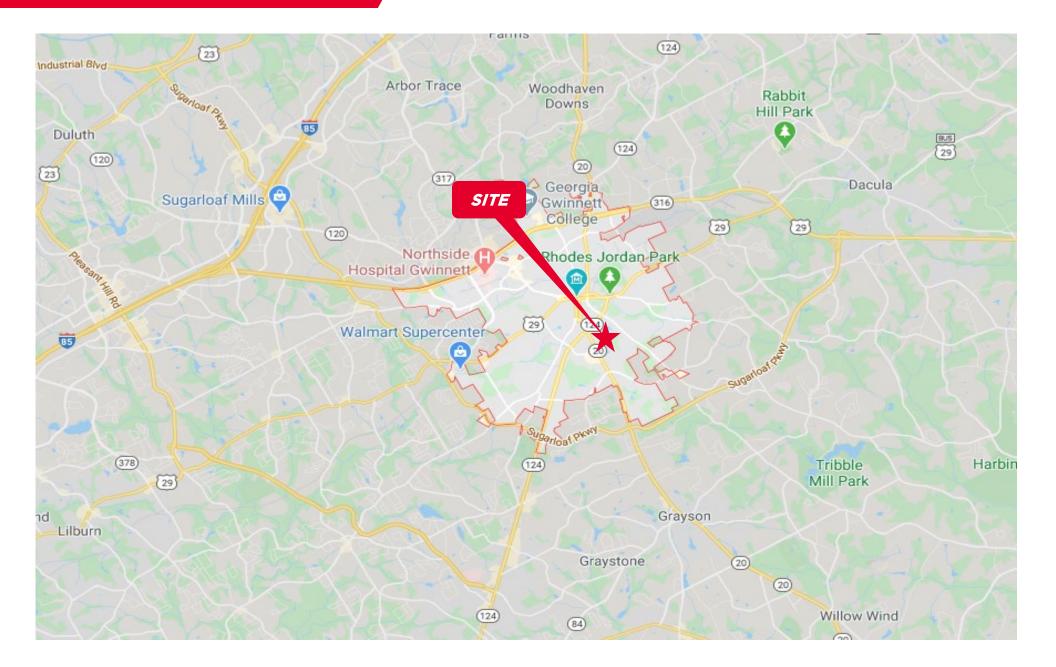
OF EMPLOYEES MAJOR EMPLOYERS **Gwinnett County Public** 21.531 Schools **Gwinnett County** 2 5,308 Government Gwinnett Health Care System 3 4.260 Publix 4,169 4 Walmart 5 3,425 State of Georgia (includes 6 2,582 Georgia Gwinnett College) 7 **US Postal Service** 2.223 8 Kroger 2,219 9 Pruitt Health 1.699 10 Primerica 1.654

AWRENCEVILLE

GEORGIA

MAP OF LAWRENCEVILLE & SITE LOCATION





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BIRDS EYE SITE LOCATION & IMMEDIATE AREA AMENITIES





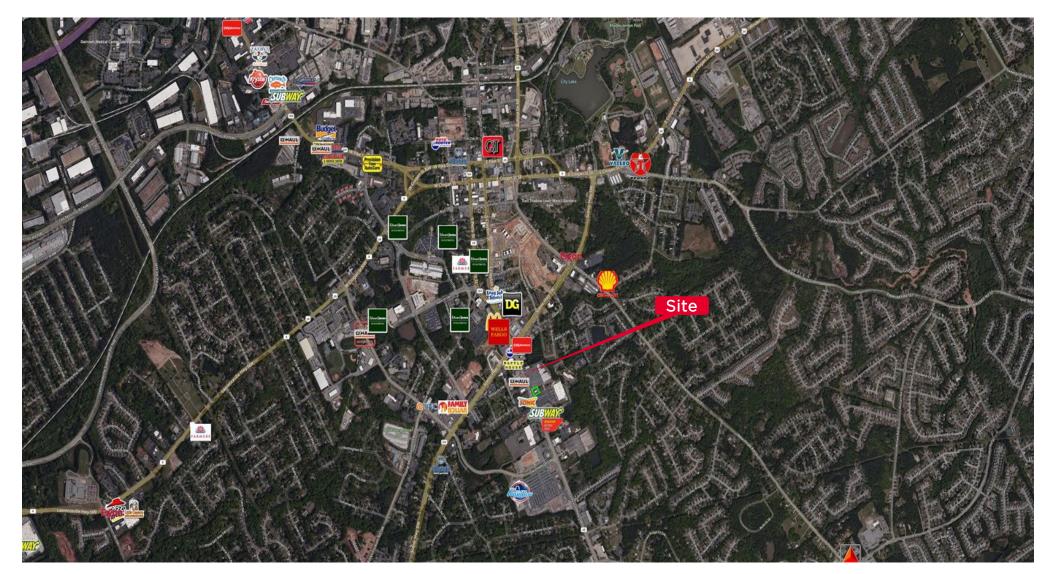
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LOCAL RETAILERS



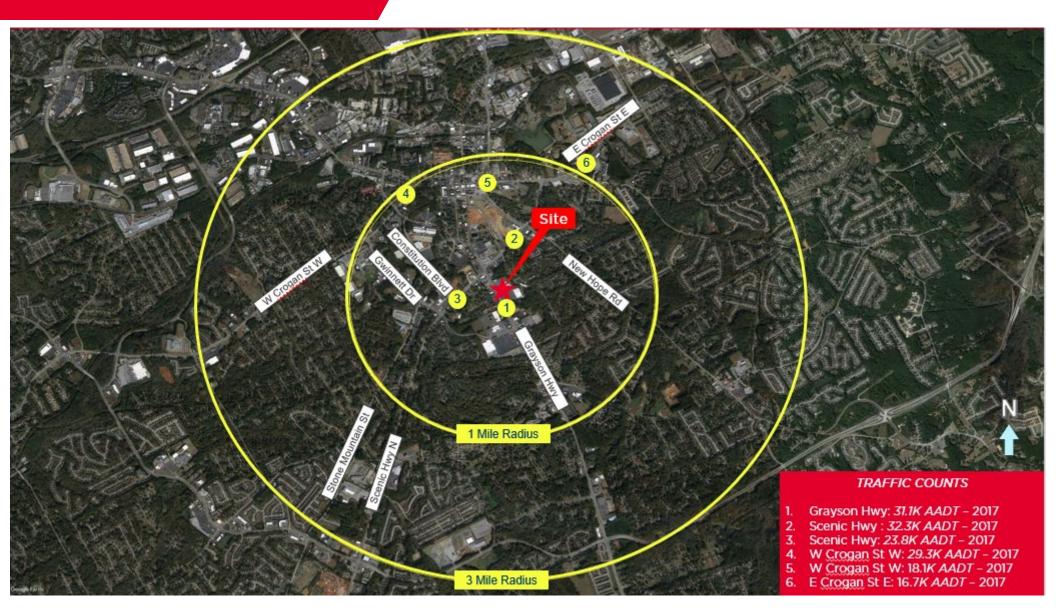


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TRAFFIC COUNTS





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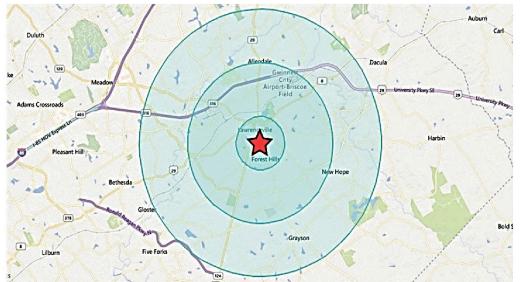
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DEMOGRAPHICS



3 Miles

5 Miles



Area & Density

Rudy Blankenship

rudy.blankenship@paccra.com

Senior Director

+1 559 433 3525

Area (Square Miles)	1 Mile 3.41	3 Miles 24.29	5 Miles 74.37
Density(Population Per Square Mile)	2,796	2,974	2,590
General Population Char	acteristics		
	1 Mile	3 Miles	5 Miles
Male	4,583	34,575	94,349
Female	4,944	37,660	98,267
Density	2,796	2,974	2,590
Urban	9,527	72,235	192,616
Rural			

Harry Gill

Sales Associate

+1 559 433 3544

harry.gill@paccra.com

	1 Mile	3 Miles	5 Miles
Population By Year	6,242	26,568	58,408
Population (2000)	8,684	42,204	116,863
Population (2010)	8,480	63,709	168,203
Population (Current)	9,527	72,235	192,616
Population (5 Yr. Forecast)	10,011	75,948	202,381
Percent Growth (Current	11.93%	13.12%	14.4%
Yr./Previous Yr.)	11.33%	13.1270	14.490
Percent Forecast (5 Yr.	5.01%	5.1%	5.08%
Forecast/Current Yr.)	5.0170	5.170	5.00%
Population By Age			
	1 Mile	3 Miles	5 Miles
Median Age	34	34	35
Aged 0 to 5	972	6,834	15,906
Aged 6 to 11	885	7,320	18,747
Aged 12 to 17	769	6,590	18,952
Aged 18 to 24	820	6,037	16,136
Aged 25 to 34	1,576	11,521	27,740
Aged 35 to 44	1,257	11,526	30,457
Aged 45 to 54	1,000	9,047	27,342
Aged 55 to 64	987	6,989	20,914
Aged 65 to 74	717	3,810	10,700
Aged 75 to 84	379	1,840	4,255
Aged 85+	165	721	1,467
Total Population	9,527	72,235	192,616
Population By Race			
	1 Mile	3 Miles	5 Miles
White Alone	4,513	29,941	91,560
Black Alone	2,590	26,739	62,523
Asian Alone	464	6,580	17,768
Native American and Alaska	90	420	1,031
Native Alone	30	420	1,051
Other Race Alone	1,384	5,694	12,538
Two or More Races	486	2,861	7,196
Population By Ethnicity			
	1 Mile	3 Miles	5 Miles
Hispanic	2,957	15,050	33,975
White Non-Hispanic	3,263	22,456	74,290

1 Mile

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DEMOGRAPHICS



General Income Charac	teristics			Households by Income			
	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Median Household Income	\$44,630	\$75,860	\$90,409	Under \$15,000	620	2,035	3,510
Total Household Income	\$205,533,388	\$2,147,324,228	\$6,633,521,268	\$15,000 - \$24,999	432	1,673	3,061
Average Household Income	\$61,629	\$88,404	\$106,434	\$25,000 - \$34,999	396	2,051	3,837
Per Capita Income	\$21,574	\$29,727	\$34,439	\$35,000 - \$49,999	399	2,691	5,774
Avg Family Income	\$66,857	\$90,630	\$113,542	\$50,000 - \$74,999	546	4,018	10,162
Family Income, Per Capita	\$19,102	\$25,699	\$32,574	\$75,000 - \$99,999	397	3,696	9,501
				\$100K - \$12 5K	181	3,281	9,116
				_ \$125K - \$150K	134	1,598	5,572
Families by Income				\$150K - \$2 00K	156	1,686	5,838
	1 Mile	3 Miles	5 Miles	Over \$200K	74	1,561	5,954
Family High Income Avg	\$318,471	\$302,804	\$331,624	Total Households	3,335	24,290	62,325
Under \$15,000	336	1,197	2,163				
\$15,000 - \$24,999	256	1,070	2,103				
\$25,000 - \$34,999	230	1,303		Households by Rent Value			
\$35,000 - \$49,999	231	1,303	3,905	Thouseholds by Rent Value			
\$50,000 - \$74,999	392	2,957	7,435		1 Mile	3 Miles	5 Miles
\$75,000 - \$99,999	274	2,501	7,265	Under \$250	248	345	381
\$100K - \$125K	129	2,501		\$250-\$499	231	422	630
	129	1,404	7,244	\$500-\$749	1,004	4,082	5,524
\$125K - \$150K			4,971	\$750-\$999	327	2,950	5,338
\$150K - \$200K	155	1,502	5,510	\$1,000-\$1,249	31	957	2,676
Over \$200K	66	1,498	5,746	\$1,250-\$1,499	37	388	1,091
General Household Cha	racteristics			\$1,500-\$1,999		201	407
	1 Mile	3 Miles	5 Miles	Over \$2,000	6	90	144
Households (Current)	3,335	24,290	62,325	Total Renter Occupied Units	1,910	9,611	16,631
Families	2,192	17,762	48,701				
Average Size of Household	2,132	2.9	3.01	Rudy Blankenship			
Median Age of Householder	51	47	48	Senior Director			
Median Value Owner	51	47	40	+1 559 433 3525			
Occupied	\$117,918	\$150,976	\$175,387	rudy.blankenship@paccra.com			
Median Rent	\$615	\$885	\$949				
Median Vehicles Per	4015	4005	4949				21
Household	2	2	2			er Park Place East #10	ונ
	3,752	26.039	65,912			io, CA 93720	
Housing Units Owner Occupied Units	1,425	14,679	45,694	Harry Gill		433 3500	
Renter Occupied Units	1,425	9,611	45,634	Sales Associate	paccr	a.com	
	417			+1 559 433 3544			
Vacant Units	41/	1,749	3,587	harry.gill@paccra.com			

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DEMOGRAPHICS



Retail Sales

	1 Mile	3 Miles	5 Miles
Motor Vehicles	\$29,755,000	\$277,833,000	\$668,599,000
Furniture and Home	\$23,733,000	\$277,000,000	4000,000,000
Furnishings	\$1,244,000	\$10,459,000	\$36,690,000
-	\$444.000	\$6.603.000	\$36.060.000
Electrical and Appliances	\$444,000	\$6,603,000	\$30,000,000
Building Materials and	\$1,352,000	\$13,015,000	\$84,049,000
Garden			
Food and Beverage	\$2,194,000	\$76,495,000	\$346,464,000
Health and Personal Care	\$2,193,000	\$26,749,000	\$99,418,000
Gasoline Stations	\$11,821,000	\$80,527,000	\$220,222,000
Clothing and Accessories	\$294,000	\$10,525,000	\$116,734,000
Sporting Goods	\$546,000	\$8,146,000	\$49,167,000
General Merchandise	\$13,326,000	\$82,349,000	\$189,481,000
Miscellaneous	\$492,000	\$5,900,000	\$31,923,000
Nonstore Purchases	\$1,012,000	\$20,603,000	\$117,618,000
Food Services	\$6,285,000	\$64,654,000	\$246,878,000
Total Retail Sales	\$70,958,000	\$683,858,000	\$2,243,303,000
Consumer Expenditures			
	1 Mile	3 Miles	5 Miles
Total Consumer			******
Expenditures	\$179,874,000	\$1,498,983,000	\$4,240,041,000

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BROKER BIOGRAPHY



BROKER BIOGRAPHY



RUDY BLANKENSHIP Lic., #00515550 Senior Director Investment Properties Specialist

ROLE & RESPONSIBILITIES

Rudy Blankenship is an investment specialist concentrating on single-tenant, net-leased investments throughout the United States, Rudy joined Cushman & Wakefield | Pacific in April 2013. Over his 45-year career, Rudy has been affiliated with CBRE, Grubb & Ellis, and CB Commercial.

WORK EXPERIENCE

Rudy has closed over \$1 Billon of investment real estate throughout the United States. He has generated significant relationships with real estate developers; real estate investment companies, and insurance and financial institutions. Rudy diligently provides his clients with sophisticated skills in both Buyer and Seller representation. He is focused on quality representation with attention to client concerns.

EDUCATION, MEMBERSHIPS AND AWARDS

- International Council of Shopping Centers (ICSC)
- United States Navy/United State Marine Corps
- Fresno City College, Fresno, CA

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POPEYES 290 Grayson Highway Lawrenceville, GA



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Real Property Photo

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