



OFFERING MEMORANDUM

PRESERVE
WEST
CAPITAL



Verizon
Toccoa, GA

This property is listed in conjunction with Georgia-licensed real estate broker Delta Commercial.

www.preservewestcapital.com



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Disclaimer

MGM Capital Corp dba Preserve West Capital ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

Putnam Daily

Partner
415.445.5107
putnam@preservewc.com
CA RE License #01750064

Lindsey Snider

Vice President
415.906.2887
lindsey@preservewc.com
CA RE License #01443387

Michael Maffia

Managing Partner
415.373.4060
mike@preservewc.com
CA RE License #01340853



verizon[✓]

Big A Rd (12,100 AADT)



Toccoa Bypass

CURRAHEE CORNERS



Property Highlights

- Corporate Guaranteed Lease by the Largest Premium Verizon Retailer in the US
 - Moorehead Communications (TCC) has Over 1,160 Locations in 41 States
 - 12th Largest Privately-Held Company in Indiana
 - Over \$1 Billion in Annual Revenues
- Proven Location with Successful Operating History in the Market
 - Recent Three-Year Lease Extension Showing their Commitment to this Location
 - One, 3-Year Option to Renew the Lease at an Annual Rent of \$90,295
- Outparcel to Walmart Supercenter with Regional Draw
 - Other Tenants include: The Home Depot, Mike Jones Ford Dealership, Sonic Drive-In, Murphy USA Gas Station, Captain D's, GameStop, Aaron's & More
- State Highway 17 (Toccoa Bypass) Location with Over 12,100 AADT
- Lease Requiring Minimal Landlord Responsibilities
 - Ideal Low Management Investment for a Passive, Out-of-State Investor
- Toccoa is the County Seat of Stephens County, Georgia and is Considered the "Heart of Northeast Georgia"
 - 90 Miles Northeast of Atlanta and 50 Miles from Athens
- Toccoa is a Regional Medical Center For a Five-County Area
 - Medical Facilities include the Fully Equipped Stephens County Hospital with 24-Hour Emergency Services and a Managed-Care Center, the Northeast Georgia
- Toccoa Has a Diverse Economic Base of 60 Industries & more Than 400 Businesses and Retail Outlets
 - Home to Franklin Financial Corporation which Employs More Than 1,300 People



Location

The property is located at 271 Walmart Court, Toccoa, Georgia.

Lot Size

Approximately 1.160 acres or 50,529 square feet.

Improvements

A 3,200 square foot freestanding retail building for **Verizon**.

Parking

There is ample parking available on site.

Lease

Leased to **Moorhead Communications, Inc.** dba **The Cellular Connection, LLC** through July 31, 2023 at an annual rent of \$85,995. There is one (1) three-year option to renew the lease at an annual rent of \$90,295. The lease is net with tenant responsible for all taxes, insurance, HVAC, and common area maintenance. Landlord is responsible for roof & structure.

PRICE

\$1,228,500

7.00% Return

Net Annual Income

Years		Annual Rent	Return
1-3	(Current)	\$85,995	7.00%
4-6	(Option 2)	\$90,295	7.35%

Financing

This property will be delivered free and clear of permanent financing.



Verizon Communications (NYSE: VZ) is a broadband telecommunications company and the largest wireless communications service provider in the U.S.. Verizon's operations are divided into four business units, focusing on wireless services, residential and small business services, enterprise services, and partner programs. Verizon Wireless, a wholly owned subsidiary of Verizon Communications, provides wireless communication services to more than 142 million people in the U.S..

For the 2019 fiscal year, Verizon reported revenue of \$131.8 billion, net income of \$19.26 billion, and total stockholder equity of \$43.5 billion.

The Cellular Connection (TCC) is one of the largest Verizon Premium Wireless Retailer in the U.S. with more than 1,160 locations across the country. Founded in Marion, Indiana, in 1991 by Steve and Phyllis Moorehead, TCC owes its success to its ability to provide an exceptional wireless retail experience for its customers. TCC's long-standing relationship with Verizon Wireless coupled with its buying power allows the company to make its services more accessible to customers while offering unparalleled customer service and competitive pricing. The company sets itself apart from the many other cell phone retailers today by offering superior customer service. At big box stores, customers are just the next person in line. At every TCC location, customers get personalized, one-on-one attention. Additionally, TCC is one of the leading DISH Network dealers in the nation.

For more information, visit www.tccrocks.com.

AERIAL

Stephens County
Hospital

Downtown
Toccoa

Toccoa-Stephens
County Airport

106

verizon

Stephens County
Middle School

Stephens County
High School

Big A
Elementary



Big A Rd (12,100 AADT)

Toccoa
Raceway

Toccoa Bypass



CURRAHEE CORNERS

Walmart Supercenter



Aaron's

GameStop



Encompass
Health

17

CVS
pharmacy

belk
MODERN SOUTHERN STYLE



Walgreens

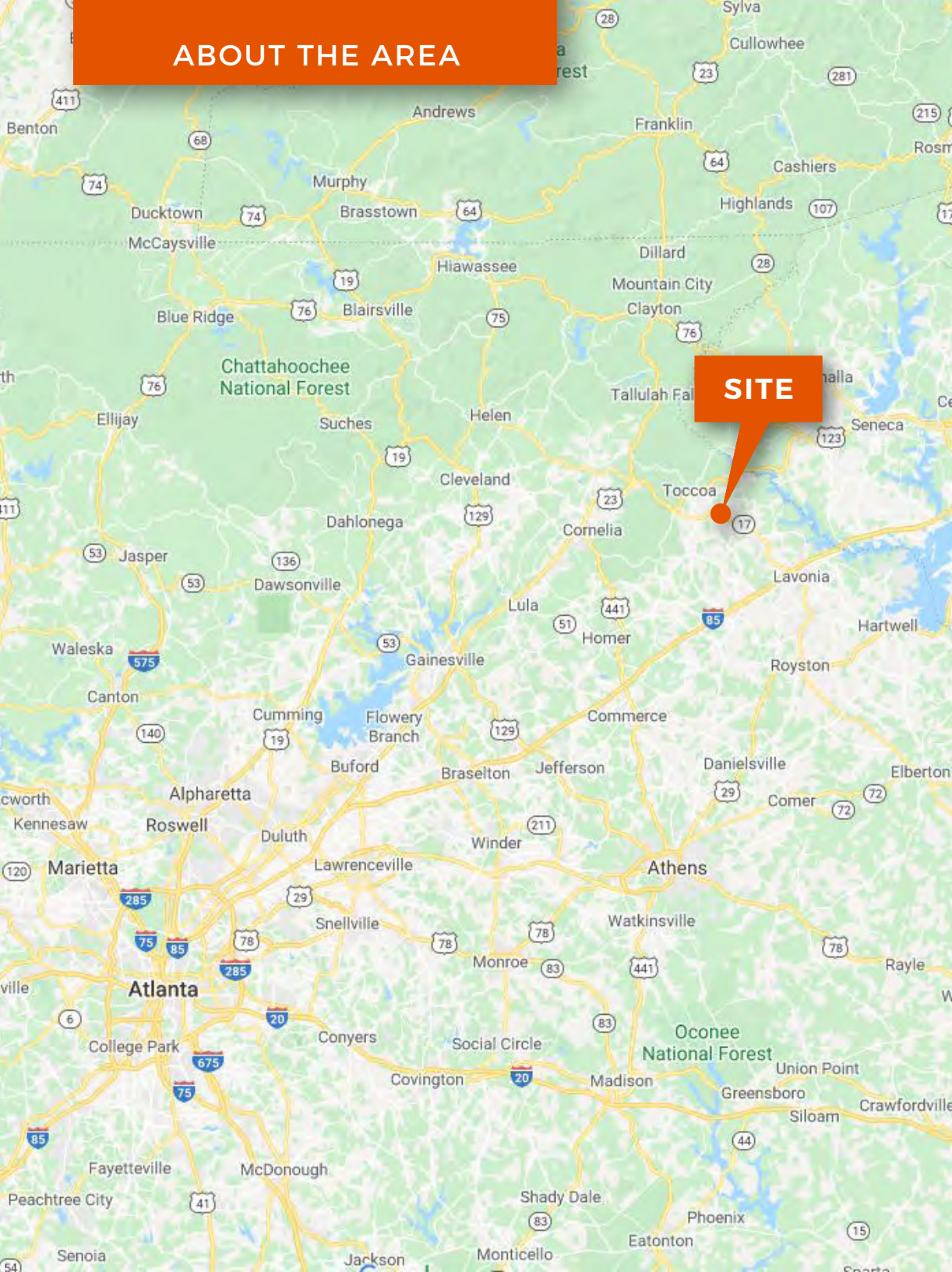
SUBWAY



TSC TRACTOR
SUPPLY CO

TACO BELL

ABOUT THE AREA



General Overview

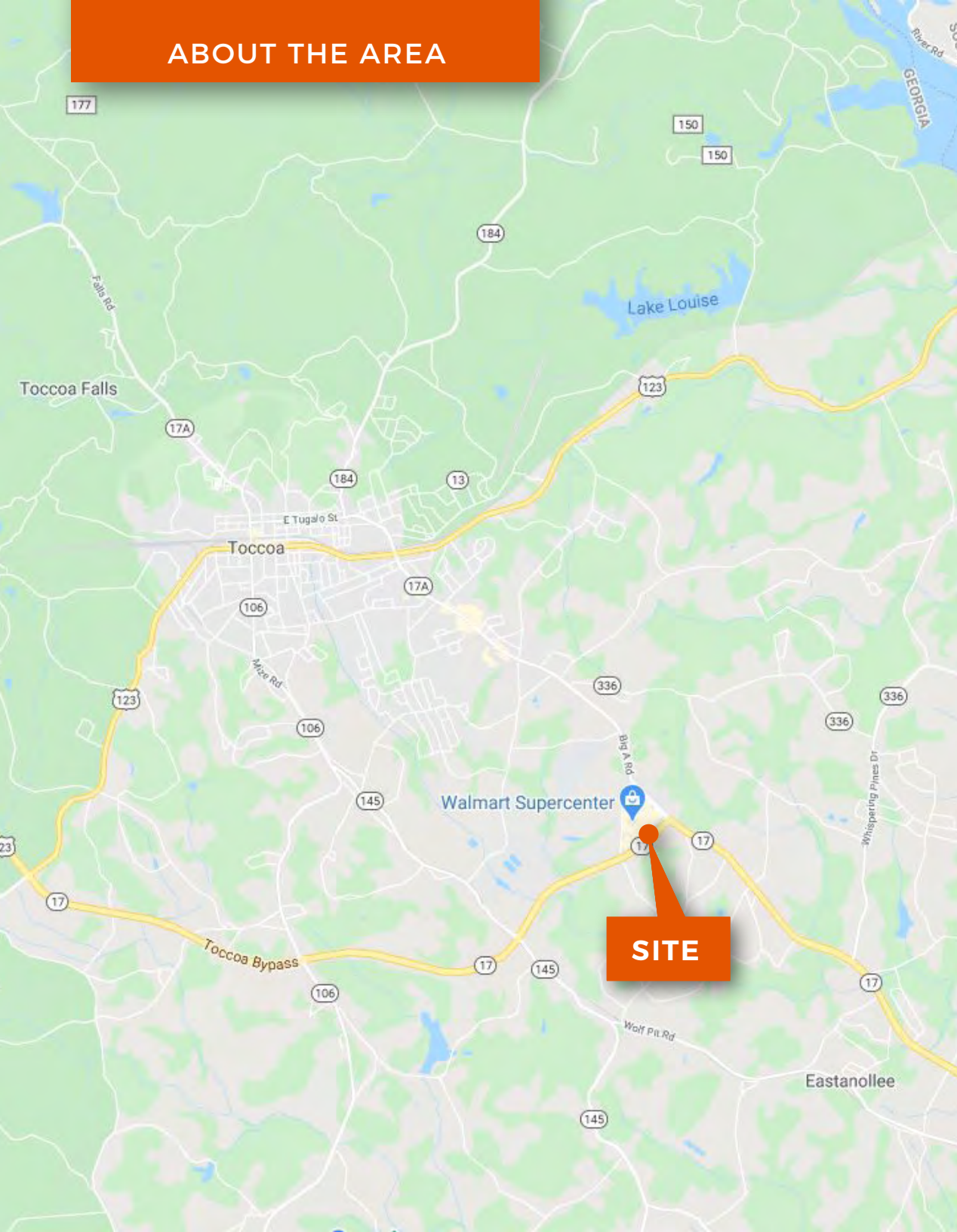
Toccoa is the county seat of Stephens County, Georgia, and is considered the “Heart of Northeast Georgia.” Founded in 1873, Toccoa is about 90 miles northeast of Atlanta and about 50 miles from Athens. According to Census 2010 figures, Toccoa has 8,491 residents. The total population of Stephens County in 2010 was 26,175.

Toccoa’s economic base includes a range of services that attracts and supports a diverse economic base of 60 industries and more than 400 businesses and retail outlets. Stephens County serves as the major employment and retail center for a five-county area. Major industrial parks in the area are Toccoa Industrial Park, Meadowbrook Industrial Park, and Hayestone Brady Business Park. Founded and headquartered in Toccoa, 1st Franklin Financial Corporation is a regional financial services company with more than 1,300 employees.

Toccoa is also a regional medical center for a five-county area. Medical facilities include the fully equipped Stephens County Hospital with 24-hour emergency services and a managed-care center, the Northeast Georgia Physicians Group - Toccoa Clinic, with a full range of diagnostic services, as well as other numerous physician specialties and family practitioners.

Toccoa is also home to the Toccoa Airport, a small executive airport to the northeast of town. The airport was built by R.G. LeTourneau and is sometimes referred to as R.G. LeTourneau Field. The nearest interstate highway is Interstate 85. State highway 17 bypasses Toccoa, and highway 17 Alt runs through Toccoa. US highway 123/state highway 365 runs through Toccoa as well. Additionally, Amtrak’s Crescent connects Toccoa with the cities of New York, Philadelphia, Baltimore, Washington, Charlotte, Atlanta, Birmingham, and New Orleans.

ABOUT THE AREA



Site Information

The subject property is a 3,200-square foot single-tenant retail building on a 1.16 acres parcel of land prominently situated with excellent access and visibility along State Highway 17 (12,100 AADT) at the Toccoa Bypass junction (5,480 AADT).

The property is ideally situated within a highly trafficked Walmart Supercenter anchored shopping center with other co-tenants including The Home Depot, Mike Jones Ford Dealership, Sonic Drive-In, Murphy USA Gas Station, Captain D's, Game Stop, Aaron's, and more.

In addition, the site is located in close proximity to Stephens County High School, Big A Elementary School, The Pointe Church, & First Alliance Church, drawing additional traffic from members, students, parents, and teachers.



271 Walmart Ct | Toccoa, GA 30538



TOTAL POPULATION

34,773



AVG. HOME VALUE

\$165,223



AVG. HOUSEHOLD INCOME

\$54,017

Population Summary	3 Mile	5 Miles	10 Miles
2010 Total Population	9,696	19,151	33,409
2019 Total Population	10,104	19,833	34,773
2024 Total Population	10,256	20,086	35,364
2019-2024 Annual Rate	0.30%	0.25%	0.34%
Average Household Income			
2019	\$51,914	\$52,263	\$54,017
2024	\$58,946	\$60,205	\$61,998
Average Home Value			
2019	\$138,524	\$144,113	\$165,223
2024	\$159,229	\$165,894	\$190,746

Major Employers in Stephens County

of Employees

ASI Southeast	400
Patterson Pump	400
Nifco KTW	400
Sage Automotive Interiors	220
Pruitt Health	200
Morgan Concrete	175
Eaton Aerospace	170
American Woodmark	130
Taylor Communications	120
Coats & Clark	90



Putnam Daily

Partner
415.445.5107
putnam@preservewc.com
CA RE License #01750064

Lindsey Snider

Vice President
415.906.2887
lindsey@preservewc.com
CA RE License #01443387

Michael Maffia

Managing Partner
415.373.4060
mike@preservewc.com
CA RE License #01340853

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