



DENSE ATLANTA LOCATION



PNC



AT&T

PNC BANK - AT&T

Outparcel to Greenbriar Mall | Corporate Leases | Credit Tenants

2841 Greenbriar Pkwy SW, Atlanta, GA 30331



FranklinStreet
OFFERING MEMORANDUM



Franklin Street



COLLABORATION



INTEGRITY



HARD WORK



ACCOUNTABILITY

CONFIDENTIALITY AGREEMENT

PNC BANK - AT&T

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of 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 or Franklin Street Real Estate Services, LLC. 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 all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase 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 Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering 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 obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering 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 so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.



Google

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VISITS & OFFERS

Please do not contact on-site management and residents. To schedule a tour or to make an offer, please contact a Franklin Street team member.



Visit us at: FranklinSt.com

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PROPERTY INFORMATION

PNC Bank - AT&T | Atlanta, GA



FranklinStreet
OFFERING MEMORANDUM



PNC BANK - AT&T

2841 Greenbriar Pkwy SW, Atlanta, GA 30331



OFFERING SUMMARY

Sale Price:	\$2,577,000
Cap Rate:	6.50%
NOI:	\$167,562
Year 2 CAP Rate:	6.90%
Building Size:	4,400 SF
Price PSF:	\$585.68
Year Built:	2016
Lot Size:	0.7 Acres
Lease Type:	NNN
Ownership:	Fee Simple
Occupancy:	100.00%
Tenancy:	Multiple
Parcel Number:	14-0229-LL-076-7



23,600 VPD

Travel daily along
Greenbriar Pkwy



161,894 RESIDENTS

within 5 miles of the property





INVESTMENT HIGHLIGHTS

- Newer construction PNC Bank & AT&T in Atlanta
- Investment-grade tenants: PNC Bank (A - S&P rating) and AT&T (BBB - S&P rating)
- Outparcel to Greenbriar Mall and across from high-volume Kroger
- Excellent visibility on Greenbriar Pkwy: 23,600 VPD
- Densely populated area: 204,470 residents within 15 minutes
- 10% rent bump in one year from PNC Bank
- Easily accessible: 10 miles from Downtown Atlanta and 5 miles from Hartsfield Jackson Airport (World's Busiest)
- Surrounded by national retailers: Macy's, Planet Fitness, Kroger, Dollar Tree, Foot Locker, CVS, among many others

INVESTMENT SUMMARY

Franklin Street is pleased to present this two-tenant opportunity with PNC Bank and AT&T in Atlanta, Georgia. The property is located in southwest Atlanta less than 5 miles away from the Atlanta Airport. The site sits at a lighted corner in front of the 678,072-SF Greenbriar Mall, which is anchored by Macy's. It was originally developed in 2016 and PNC Bank and AT&T both signed original 10-year leases when they began occupying the property. The leases offer landlord-friendly 10% increases every 5 years. The property fills a substantial market void for PNC Bank. They spent multiple years searching for an acceptable site until they landed here. The location falls within an Opportunity Zone, which encourages future surrounding development by offering substantial tax incentives for investors. The center is located a short distance from two major traffic corridors: Langford Pkwy (64,700 VPD) and I-285 (151,000 VPD). The property requires very little landlord responsibilities and still has 6 years remaining on its Firestone roof warranty that is transferable to new ownership.



OFFERING SUMMARY

Sale Price:	\$2,577,000
Cap Rate:	6.50%
Year 2 Cap Rate:	6.90%

Net Operating Income:	\$167,562
Leasable Area:	4,400 SF

Year Built:	2016
Occupancy:	100.00%

INCOME	TOTAL	PER SF	PERCENT
Base Rents	\$164,000	\$37.27	83.76%
NNN Reimbursements	\$31,809	\$7.23	16.24%
GROSS POTENTIAL INCOME	\$195,809	\$44.50	
Vacancy Cost (-)	-	-	0.00%
EFFECTIVE GROSS INCOME	\$195,809	\$44.50	
EXPENSES	TOTAL	PER SF	PERCENT
CAM	\$4,470	\$1.02	15.83%
Taxes	\$16,987	\$3.86	60.14%
Insurance	\$938	\$0.21	3.32%
Management - 3%	\$5,850	\$1.33	20.71%
TOTAL EXPENSES	\$28,246	\$6.42	
NET OPERATING INCOME (NOI)	\$167,562	\$38.08	



Base Rent	Lease Years	Per SF	Annual	% Increase
Primary Term	1-to-5	\$37.50	\$90,000	
Primary Term	6-to-10	\$41.25	\$99,000	10%

Option Rent	Lease Years	Per SF	Annual	% Increase
1st Renewal Term	11-to-15	\$45.38	\$108,900	10%
2nd Renewal Term	16-to-20	\$49.91	\$119,790	10%

QUICK FACTS

# of Stores:	2,481
# of Employees:	52,906
Guarantee:	Corporate
S&P Rating:	A
Revenue:	\$16.329 Billion
Stock Symbol:	NYSE: PNC
Website:	www.pnc.com



GLA	Lease Term	Remaining Renewal Option(s)	Increases
2,400	9/20/2016 - 9/30/2026	Two 5-Yr Options	10% Every 5 Yrs

ABOUT PNC

PNC Bank, National Association (PNC Bank, N.A.) is the principal subsidiary and banking arm of PNC Financial Services Group, Inc. With over 2,450 branches and 9,050 ATMs, PNC is the fifth largest bank in the United States by total branches, the sixth largest bank by deposits, the eighth largest bank by total assets and the fourth largest bank off-premise ATM provider. PNC's Retail Banking business segment provides deposit, lending, brokerage, investment management and cash management services to consumer and small business customers within the company's primary geographic markets through branch network, ATM's, call centers, online banking and mobile channels. PNC Bank, N.A. currently holds an investment-grade credit rating of A/Stable on senior debt from Standard and Poor's Global ratings.

PNC Bank has a fixed CAM & Insurance of \$3.75 PSF which increases 12% every 5 years and in options. They pay their prorata Taxes.



Base Rent	Lease Years	Per SF	Annual	% Increase
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Primary Term 1- to -5 \$37.00 \$74,000

Primary Term 6- to -10 \$40.70 \$81,400 10%

Option Rent	Lease Years	Per SF	Annual	% Increase
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1st Renewal Term 11- to -15 \$44.77 \$89,400 10%

2nd Renewal Term 16- to -20 \$49.25 \$98,494 10%

QUICK FACTS

# of Stores	5,000+
# of Employees:	75,000+
Guarantee:	New Cingular Wireless, PCS
S&P Rating:	BBB
Revenue:	\$73 Billion
Stock Symbol:	NYSE: T
Website:	www.att.com/wireless



GLA	Lease Term	Remaining Renewal Option(s)	Increases
2,000	11/18/2019 - 11/30/2029	Two 5-Yr Options	10% Every 5 Yrs

ABOUT AT&T

Through its subsidiaries, affiliates and holding companies, Through its subsidiaries, affiliates and holding companies, AT&T (NYSE: T) offers services via wireless, wireline, satellite, Wi-Fi, IP network and fiber optic cable. The company is the world's largest telecommunications company by revenue. It is also the second-largest provider of mobile telephone services in the United States with more than 138 million subscribers. It is the largest pay-television operator offering digital TV through its U-verse brand and satellite TV service, DirecTV. In the U.S., AT&T provides services to more than 3.5 million business locations and high-speed internet in more than 220 markets. The American multinational telecommunications corporation is headquartered in Dallas, Texas. As of February 2017, AT&T is the 12th largest non-oil company in the world, as measured by a composite of revenues, profits, assets and market valuation. Brand Finance ranked the company as #4 of the world's most valuable brands. AT&T employs over 254,000 employees and reported revenues of \$160 billion for FYE 2018.

**AT&T pays their prorata Taxes, Insurance, and Common Area Maintenance charges. AT&T also pays an admin fee. **



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LOCATION INFORMATION

PNC Bank - AT&T | Atlanta, GA



FranklinStreet
OFFERING MEMORANDUM



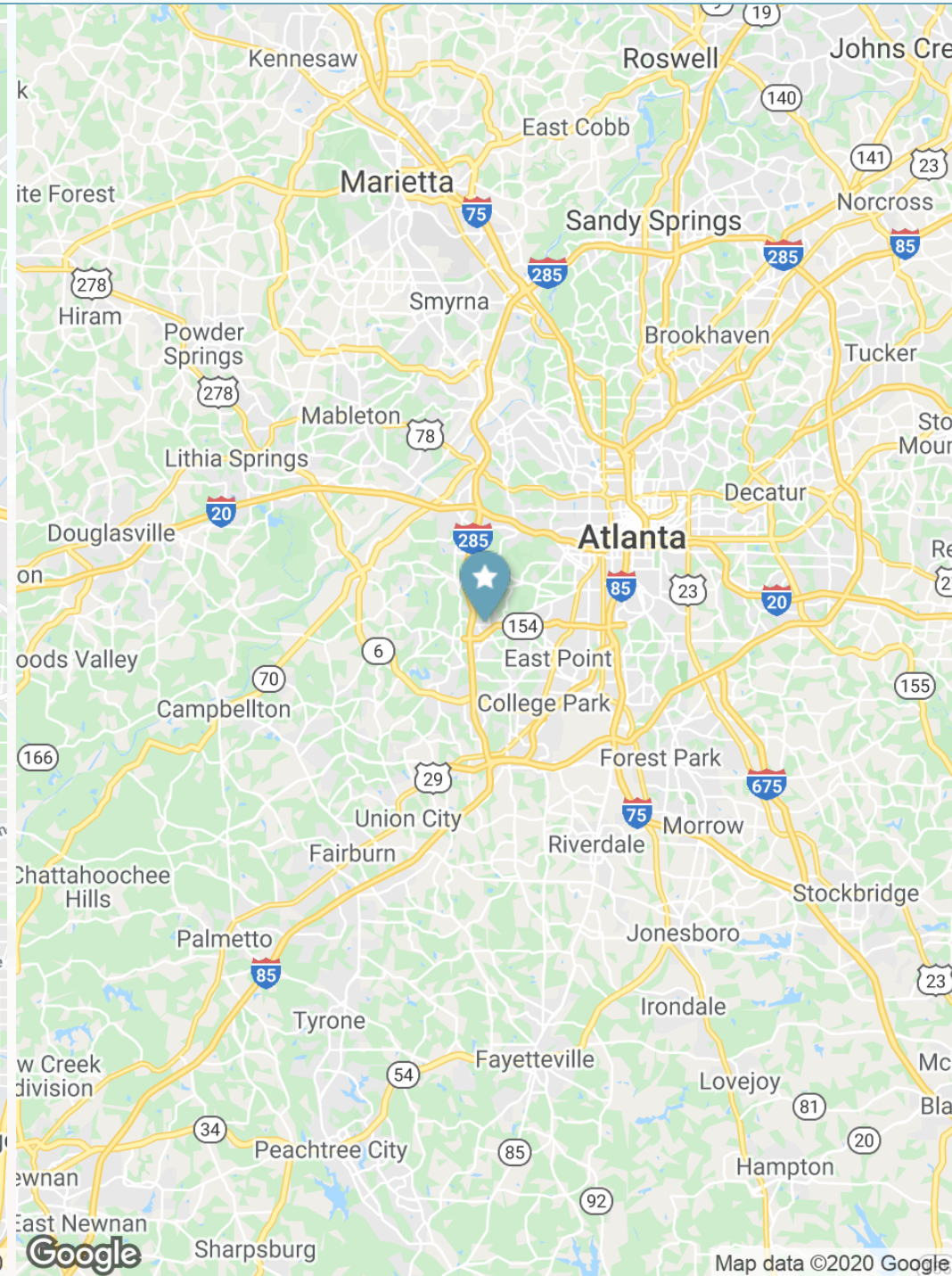
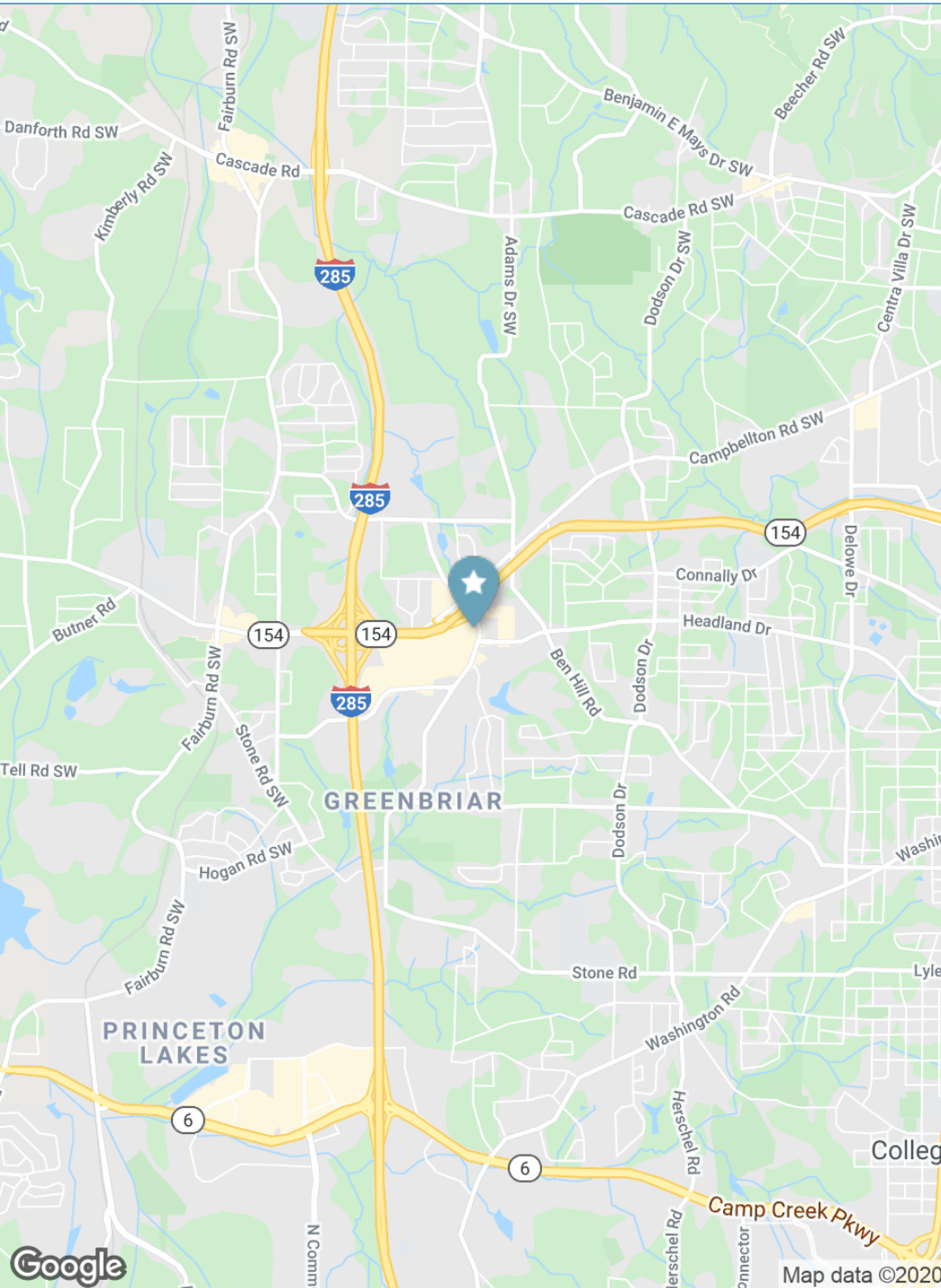


GREENBRIAR PKWY SW
23,600 VPD



LANGFORD PKWY
64,700 VPD







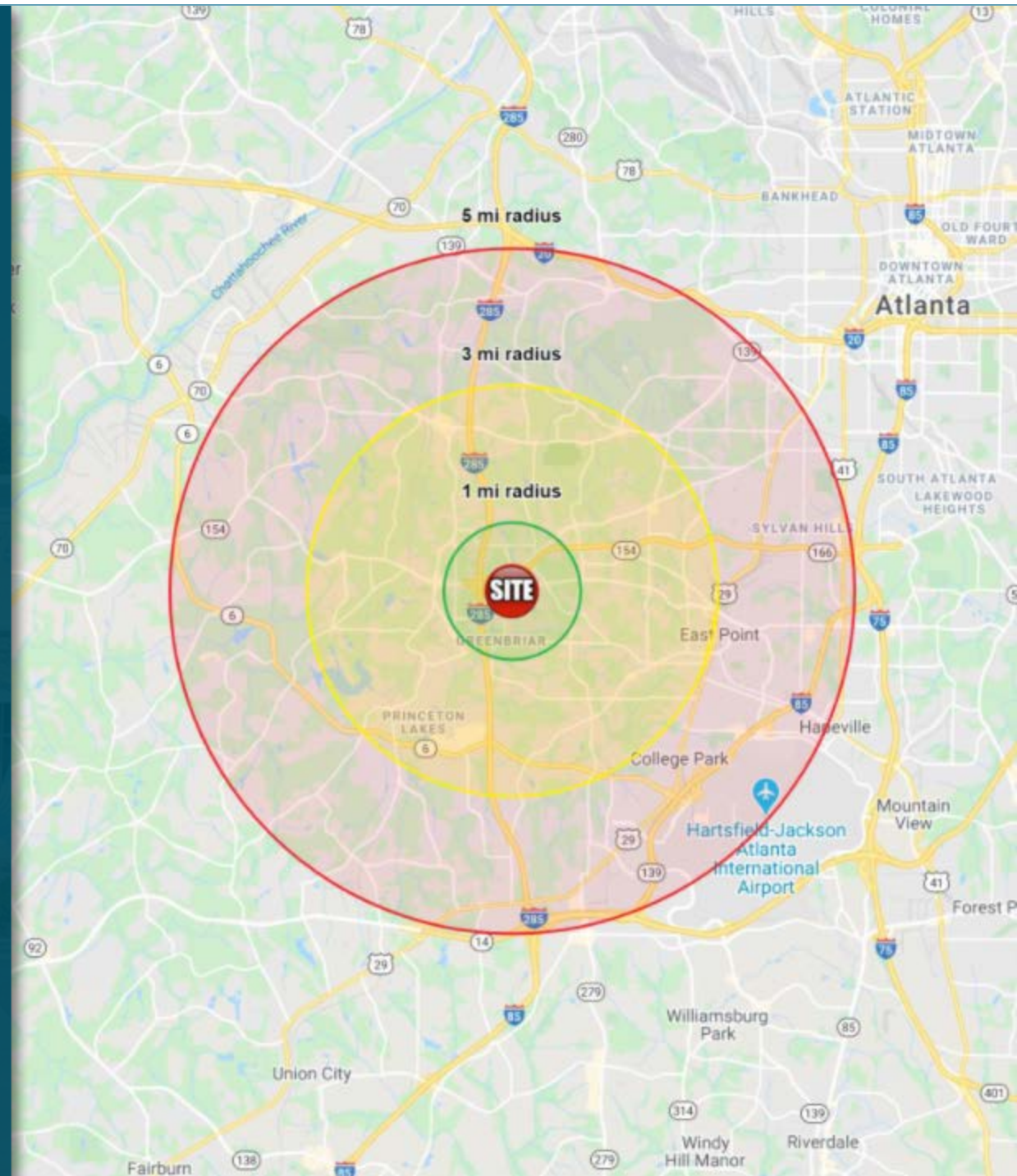
ATLANTA OVERVIEW

Atlanta, the capital and most populous city in Georgia, is the fifth largest metro in the United States with over 5.7 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy, and superb quality of life. Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S. and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. It is considered an “alpha” or “world city” with a gross domestic product of \$270 billion. The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production, due to tax credits implemented in 2008. Atlanta houses several of the top higher education institutions in the United States including the Georgia Institute of Technology, Emory University, Georgia State University, Spelman College, Morehouse College, Oglethorpe University, Clark Atlanta University, and Kennesaw State University. The city is thriving with technological innovation, earning the undisputed title of the “Silicon Valley of the South,” much of which is attributed to the growth of Georgia Tech’s “Technology Square” or “Tech Square.” Tech Square is home of the Advanced Technology Development Center (ATDC), which is a science and business incubator with over 100 companies including AT&T, Boeing, Chick-fil-A, Coca-Cola, Delta Air Lines, The Home Depot, NCR, Panasonic, Siemens, Southern Co., ThyssenKrupp, and numerous other major corporations. Forbes named the ATDC as one of its “Incubators Changing the World” in 2010 and 2013. Anthem, a major insurance company, recently announced plans to anchor a 21-story office tower in Tech Square, a hub for an estimated 3,000 IT jobs. Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theatre, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest, making the city a hub for business and tourism travelers alike.

POPULATION

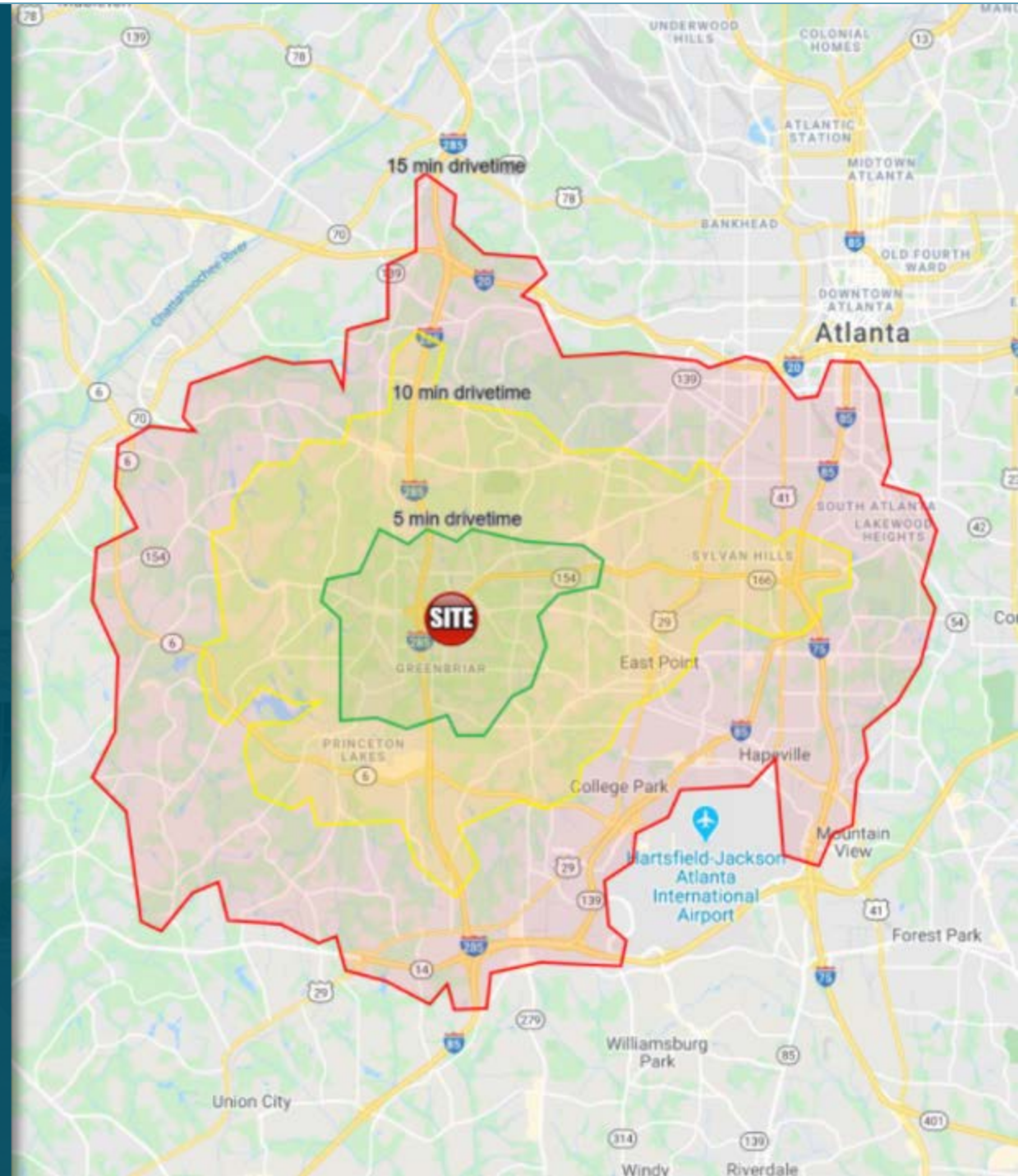
	1 MILE	3 MILES	5 MILES
POPULATION			
Population (2020)	8,496	70,332	161,894
Projected Population (2025)	8,784	73,620	172,422
Census Population (2010)	7,357	65,496	149,878
Ann. Growth ('10-'20)	1.5%	0.7%	0.8%
HOUSEHOLDS & INCOME			
Total Households (2020)	3,923	30,241	67,721
Projected Households (2025)	4,063	31,764	72,369
Average HHI (2020)	\$50,317	\$58,891	\$63,235
Median HHI (2020)	\$37,212	\$43,156	\$46,325
Avg. HH Net Worth (2020)	\$298,295	\$316,437	\$358,683

* Demographic data derived from REGIS Online



DEMOGRAPHICS

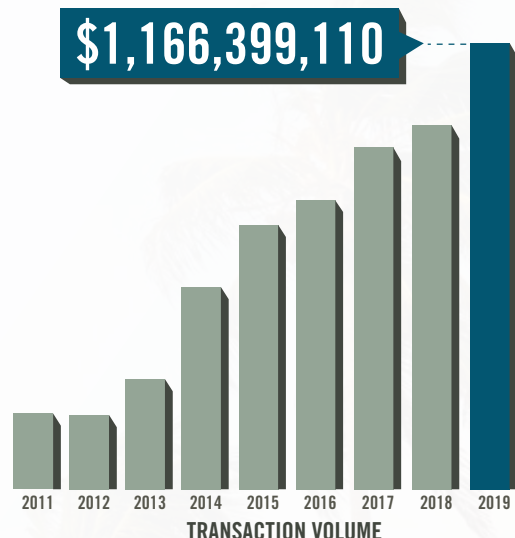
	5 MIN	10 MIN	15 MIN
POPULATION			
Population (2020)	23,993	90,887	204,470
Projected Population (2025)	24,764	95,921	218,605
Census Population (2010)	21,935	84,335	188,412
HOUSEHOLDS			
Households (2020)	10,604	39,072	84,983
Projected Households (2025)	10,955	41,364	91,114
Census Households (2010)	9,354	34,835	75,223
HOUSEHOLD INCOMES			
Avg. HHI (2020)	\$53,884	\$59,059	\$61,340
Median HHI (2020)	\$40,033	\$43,089	\$44,648
Avg. HH Net Worth (2020)	\$312,843	\$322,566	\$350,993



OUR MISSION

Franklin Street and our family of full-service companies are committed to providing supreme advisory services through the collaboration of each member of our team of Real Estate professionals. We deliver precise and accurate information to our clients by embracing technology and the development and recruitment of top-level employees.

Nationwide, we are helping clients make the most successful decisions in Capital Advisory, Investment Sales, Insurance Services, Landlord Representation, Tenant Representation, Project Management, and Property and Facilities Management. Our southeast based firm is maximizing client success through our collaborative platform—an industry leader, creating tailored solutions for your Commercial Real Estate needs.



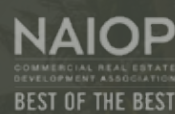
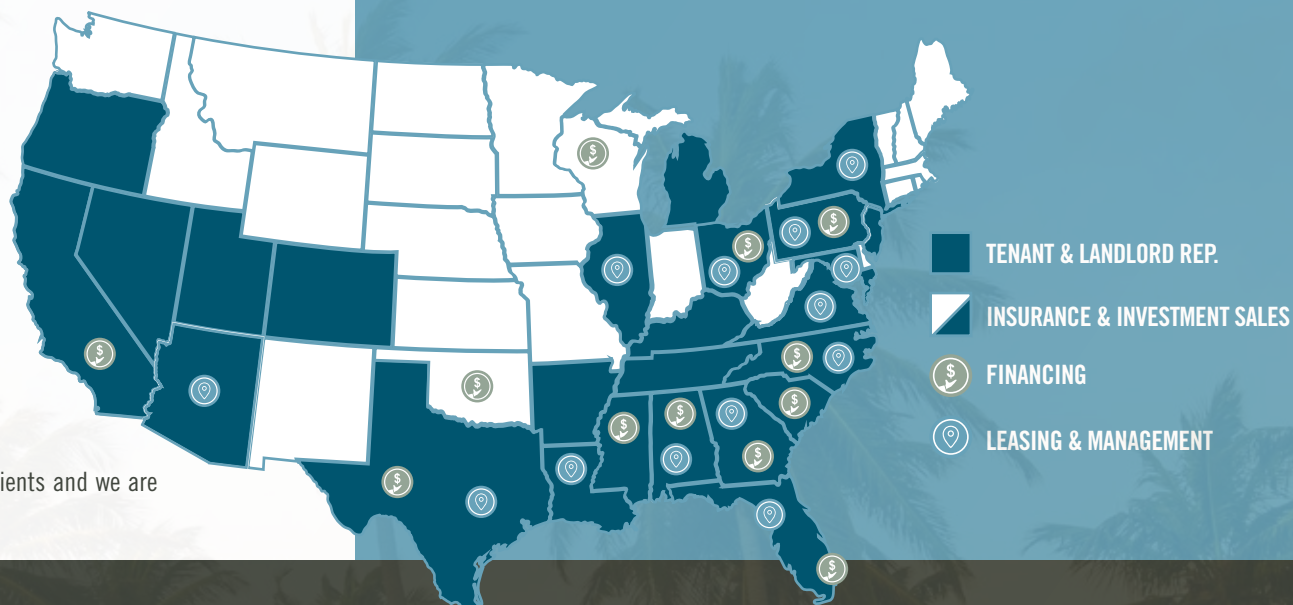
Our growth is based off of the successes we experience with our clients and we are proud to achieve year over year growth since 2006.



ANDREW WRIGHT
CEO & MANAGING PARTNER

“ Since founding Franklin Street in 2006, our family of real estate services have continually surpassed the goals and expectations set within our own firm, as well as those set by our diverse portfolio of clients. As one of the fastest-growing full-service commercial real estate firms in the Southeast, we work to have offices in the top metropolitan markets with the best professionals performing across all lines of business.

Our success comes from our clients' successes. It has been my personal goal to instill a “client-first” philosophy that resonates throughout our entire organization. This philosophy, coupled with our core values— Collaboration, Integrity, Hard Work & Accountability— is what makes Franklin Street the top choice for our clients' financial and real estate objectives.”





ATLANTA, GA

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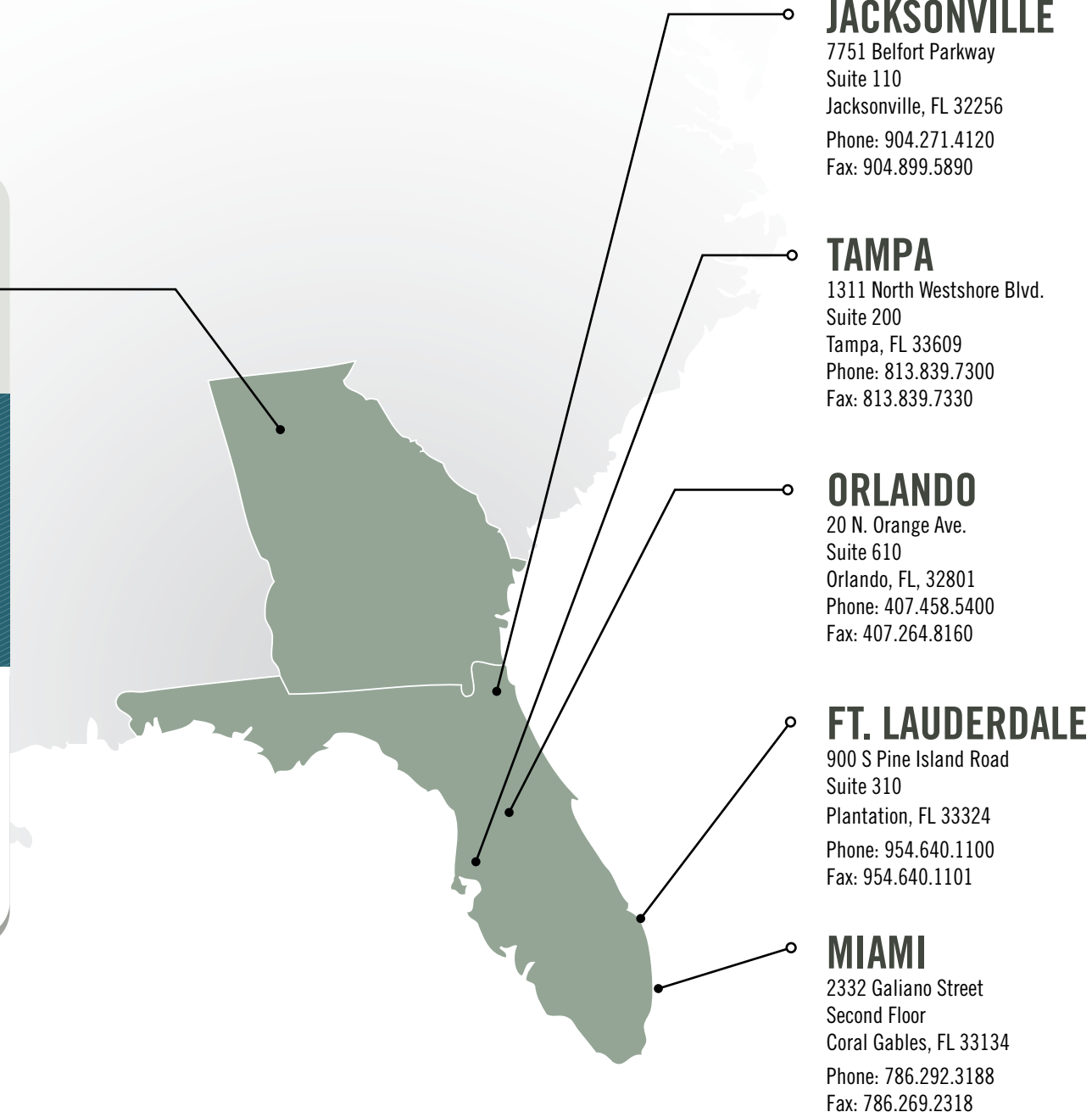


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PNC BANK - AT&T

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