



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



NEW CORPORATE T-MOBILE | DALTON, GA

FOR SALE // \$2,066,512 // 6.00% CAP RATE // 2204 EAST WALNUT AVE.
BRAND NEW 10-YEAR NN LEASE // NATIONAL TENANT

PRESENTED BY //

ELIZABETH RANDALL, CCIM

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DISCLAIMER



DISCLAIMER/TERMS OF USE FOR OFFERING MEMORANDUM & OWNER-AGENCY DISCLOSURE

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

Owner-Agency Disclosure: An owner/agency relationship exists with an Associate Broker of Randall Commercial Group, LLC and the owner of the Subject Property located at 2204 East Walnut Avenue, Dalton, GA. The Associate Broker has an ownership interest in the Subject Property located at 2204 East Walnut Avenue, Dalton, GA and other business with the Manager of the ownership entity.

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INVESTMENT SUMMARY



INVESTMENT SUMMARY

OFFERING PRICE:	\$2,066,512
NET OPERATING INCOME:	\$123,991
OFFERING CAP RATE:	6.0%
BUILDING SIZE:	3,159 SF
FULL RENOVATION:	2020
LOT SIZE:	0.984 Acres
PROPERTY ADDRESS	2204 East Walnut Ave.
CITY, STATE, ZIP:	Dalton, GA 30721
3 MILE POPULATION:	32,874

PROPERTY DESCRIPTION

Randall Commercial Group, LLC is proud to present for sale this new corporate T-Mobile store located on E Walnut Ave in the main thoroughfare through the heart of Dalton, GA. Construction is expected to be completed on this store in November 2020. The subject property benefits from high traffic counts (*20,200 VPD) at storefront and is surrounded by national tenants such as Walgreens, CVS, Hobby Lobby, O'Reilly Auto Parts, Aldi, and others. The property is also an outparcel to Walnut Square Mall, hosting Belk Department Store, Chick-fil-a, GNC, and other consumer staples. *Source 2019 GDOT Study

PROPERTY HIGHLIGHTS

- 10-Year NN Lease
- 10% Rent Increase in Year 6
- Minimal Landlord Responsibilities
- E-Commerce Resistant Carrier Services
- 20,200 VPD at Site per 2019 GDOT Study
- Tenant is a Direct Subsidiary of T Mobile US, Inc, the nation's 2nd-largest wireless carrier

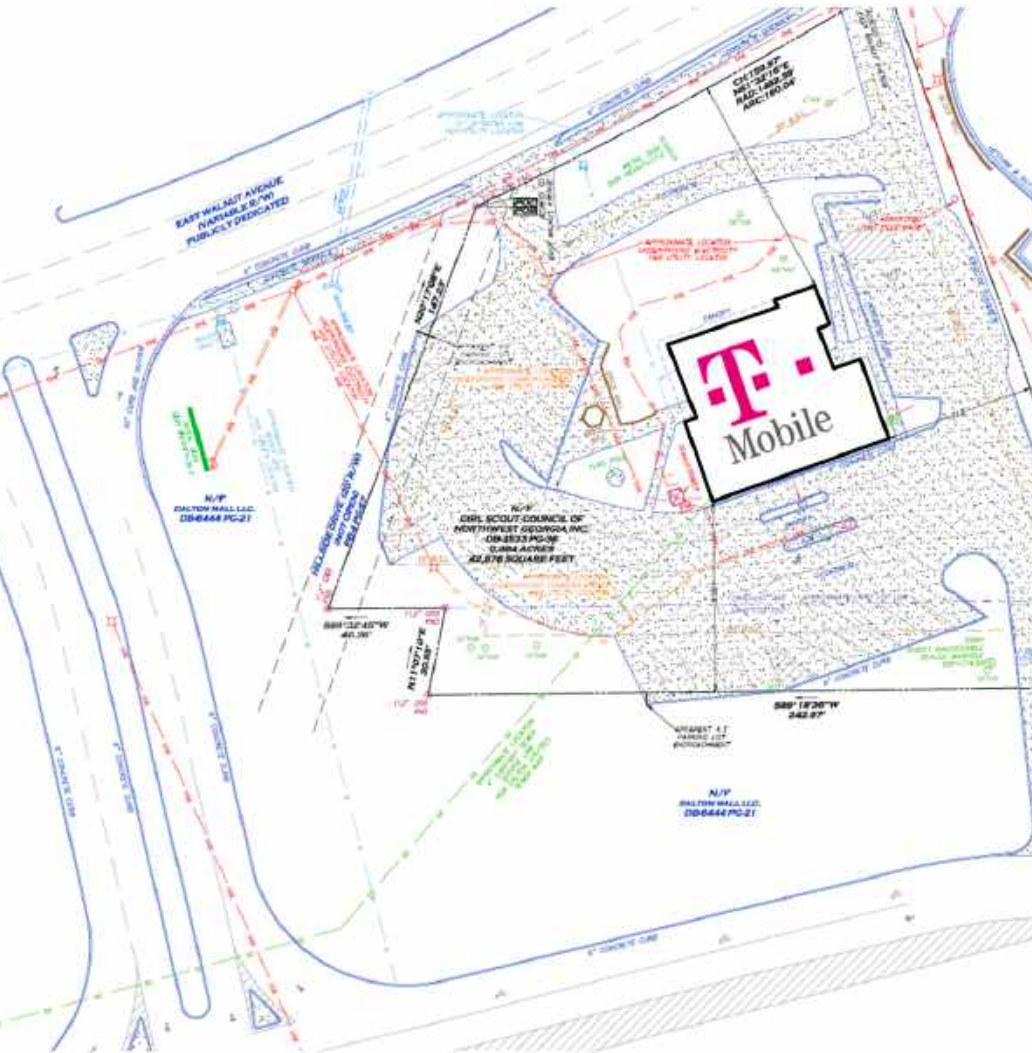
LEASE SUMMARY

TENANT:	T-Mobile South, LLC d/b/a T-Mobile
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10-years
RENT PSF:	\$39.25
BLDG. DELIVERY DATE:	11/1/2020
RENT COMM. DATE:	TBD
RENEWAL OPTIONS:	Three (3), Five (5) Year Options
RENTAL INCREASES:	10% increase in year 6 and at each option
TERMINATION CLAUSE:	After year 7 with 180 days notice
ROOF & STRUCTURE:	Landlord responsibility
TAXES & INSURANCE:	Tenant reimburses



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ADDITIONAL PHOTOS



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CLOSE-UP MAP



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RETAILER MAP



Map data ©2020 Imagery ©2020, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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NEW CORPORATE T-MOBILE STORE | DALTON, GA



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REGIONAL MAP



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MARKET PROFILE



LOCATION DESCRIPTION

Dalton, GA: Dalton is the county seat of Whitfield County, GA., located in the northwestern corner of Georgia 25 miles from Chattanooga. Dalton has a population of 34,077 * and Whitfield County has a population of 105,863*. Dalton is known as the "Carpet Capital of the World" producing over 90% of the functional carpet in the world*. According to 2018 industry report by Floor Daily**, Shaw Industries, Mohawk Industries and Engineered Floors have combined for 6.3 billion dollars in sales, thus leading to the expanding local population. Dalton is home to Hamilton Healthcare System, which was rated by HCIA and Mercer as one of the Nation's top 100 Hospitals on multiple occasions*.

Whitfield County is part of the Chattanooga, TN Micropolitan Statistical Area and is directly serviced by Interstate-75, several State Highways, two Rail Mainlines and the Dalton Municipal Airport. The Whitfield County Joint Development Authority estimates 31,132 employees commute into Whitfield County each day. In the coming decade the following sectors are expected to see the greatest job growth across the region: Healthcare and Social Assistance, Accommodation & Food Services, Retail Trade, and Construction.

*Source: Whitfield Economic Development site

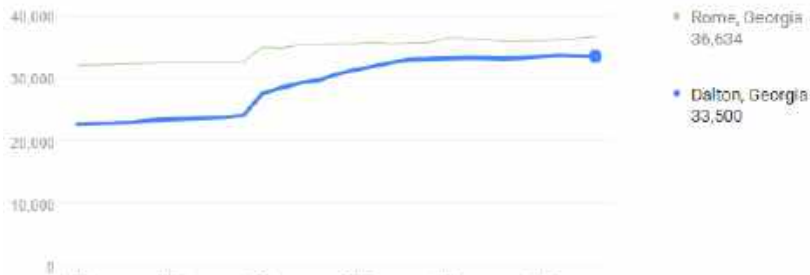
** Source: Floor Daily

MAJOR EMPLOYERS

EMPLOYEES

SHAW INDUSTRIES	6,639
MOHAWK INDUSTRIES	3,970
ENGINEERED FLOORS	6,597
WHITFIELD COUNTY SCHOOLS	2,839
HAMILTON MEDICAL CENTER	2,545
MARKETING ALLIANCE	1,223
TARKETT	1,182

33,500 (2018)



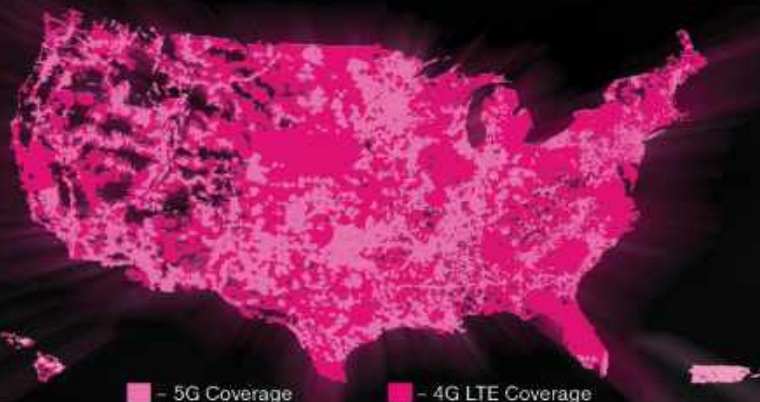
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TENANT PROFILE



T-Mobile®

T-MOBILE NATIONWIDE 5G



T-Mobile South, LLC is a subsidiary of T-Mobile US, Inc. T-Mobile US, Inc, together with its subsidiaries, provides mobile communications services in the United States, Puerto Rico, and the U.S. Virgin Islands. The company offers voice, messaging, and data services to over 98 million customers in the postpaid, prepaid, and wholesale markets. It also provides wireless devices, including smartphones, tablets, and other mobile communication devices, as well as accessories that are manufactured by various suppliers. With a growing network of retail stores and their commitment to providing the best nationwide 5G network, T-Mobile is prepared to dominate the wireless carrier market of the future.

T-Mobile is the second largest wireless carrier in the United States, with 98.3 million users as of Q2 2020. T-Mobile products are available in over 16,000 retail stores, including branded and non-exclusive locations. The company has annual revenues of over \$45 billion, and its network reaches 98% of Americans.

- Headquarters: Bellevue, WA
- Credit Rating: Ba2
- Symbol: TMUS
- Founded: 1990
- Market Cap: 141.38B
- Employees: ~52,000

Source: T-Mobile financial reports



+16,000 Retail Locations



\$44.99 Billion In Annual Revenue for 2019



Surpassed AT&T in Total Branded Customers in Q2 2020



98.3M Customers Worldwide

DEMOGRAPHICS



POPULATION (2020)	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,994	32,874	63,890
AVERAGE AGE	26.9	29.2	31.7
AVERAGE AGE (MALE)	26.3	28.6	30.3
AVERAGE AGE (FEMALE)	29.5	30.3	33.0
HOUSEHOLDS & INCOME (2020)	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,816	10,220	21,263
# OF PERSONS PER HH	3.1	3.1	3.0

* Demographic data derived from US Census & ESRI (2020)

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ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.