

OFFERING MEMORANDUM

\$2,911,000 | 6.25% CAP RATE

- » 100% Leased Two-Tenant Retail Asset with Strong Real Estate Fundamentals
 - » Recent Lease Extension for Sprint (Recently Merged with T-Mobile) – Sprint Has Been at This Location Since 1998 and Extended Tenancy Four Times, Demonstrating Their Commitment to the Site
 - » Brand New 10-Year Lease for Peachtree Immediate Care
- » High-Traffic Location in Densely Populated Retail Corridor
 - » 21,220 AADT Directly in Front of the Property
 - » 176,682 Residents Within a Five-Mile Radius
 - » Outparcel to Publix-Anchored Shopping Center
- » Near Large Schools, Employers, and Community Hubs
 - » Within Five Miles of 16 Schools with Combined Enrollment of 14,835 Students
 - » 3.5 Miles from the Largest Employer in Morrow, Clayton State University (7,038 Students, 1,192 Employees)



ACTUAL SITE

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Cushman & Wakefield ("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.

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FORSYTH
CROWLE** | Leased Investment Team

www.YAFteam.com

INVESTMENT SUMMARY

ADDRESS	2005 Mt. Zion Road, Morrow, Georgia 30260
PRICE	\$2,911,000
CAP RATE	6.25%
NOI	\$181,924
OCCUPANCY	100%
YEAR REMODELED	2019
BUILDING SF	6,072 SF
PARCEL SIZE	.79 acres (34,412 SF)
TENANTS	T-Mobile & Peachtree Immediate Care



ACTUAL SITE

100% LEASED TWO-TENANT RETAIL ASSET WITH GREAT REAL ESTATE FUNDAMENTALS

- » Long-term net leases with scheduled rental increases, providing a hedge against inflation
- » Recent lease extension for Sprint (recently merged with T-Mobile) – Sprint has been at this location since 1998 and extended tenancy four times, demonstrating their commitment to the site
- » New 10-year lease for Peachtree Immediate Care
- » Multi-tenant center allows for investment diversification
- » Minimal landlord obligations, ideal for an out-of-area investor
- » Complimentary mix of “Amazon-proof” retailers

HIGH-TRAFFIC INFILL LOCATION IN DENSELY POPULATED RETAIL CORRIDOR

- » 21,220 AADT directly in front of the property along Mount Zion Road
- » 176,682 residents within a five-mile radius
- » Nearby access to Interstate 75 (128,000 AADT) and Mount Zion Boulevard (36,690 AADT)
- » Within two miles of 10 hotels, including Hampton Inn Atlanta-Southlake, Country Inn & Suites by Radisson Atlanta, and Best Western Southlake Inn
- » Within five miles of eight major shopping centers (3.5 million SF of retail space, 332 stores), featuring national tenants including Best Buy, Ross, The Home Depot, Chipotle, AMC Theaters, Chick-fil-A, and many others

NEAR LARGE SCHOOLS, EMPLOYERS, AND COMMUNITY HUBS

- » Within five miles of 16 schools with a combined enrollment of 14,835 students
- » Outparcel to Publix-anchored shopping center
- » 3.5 miles from the largest employer in Morrow, Clayton State University (7,038 students, 1,192 employees)
- » Five miles from Southern Regional Medical Center (331 beds, 1,100 employees, \$718 million in total patient revenue)
- » Gateway to Atlanta, the ninth largest metropolitan area in the U.S.

Tenant Name	Square Feet	% of Property	Lease Term		Current Rental Rates					Future Rental Rates					Recovery Type
			Start	Term	Start	Monthly	PSF	Annual	PSF	Date	Monthly	PSF	Annual	PSF	
T-Mobile	2,866	47.20%	Jan-19	5 Years	Jan-19	\$6,985	\$2.44	\$83,820	\$29.25	Options - 1 Option at 5 Years					Net
										Dec-24	FMV	FMV	FMV	FMV	
Peachtree Immediate Care	3,206	52.80%	Feb-20	10 Years	Feb-21	\$8,175	\$2.55	\$98,104	\$30.60	Feb-22	\$8,339	\$2.60	\$100,066	\$31.21	Net
										Feb-23	\$8,506	\$2.65	\$102,067	\$31.84	
										Feb-24	\$8,676	\$2.71	\$104,108	\$32.47	
										Feb-25	\$8,849	\$2.76	\$106,190	\$33.12	
										Feb-26	\$9,026	\$2.82	\$108,314	\$33.78	
										Feb-27	\$9,207	\$2.87	\$110,481	\$34.46	
										Feb-28	\$9,391	\$2.93	\$112,690	\$35.15	
										Feb-29	\$9,579	\$2.99	\$114,944	\$35.85	
										Options - 2 Option at 5 Years					
										Feb-30	2% annual rental increases				
										Feb-35	2% annual rental increases				
TOTALS/AVERAGES	6,072					\$15,160	\$2.50	\$181,924	\$29.93						
Occupied SF	6,072	100.0%													
Available	0	0.0%													
Total SF	6,072	100.0%													



ATLANTA
(16 miles) →

HARTFIELD-JACKSON
ATLANTA INTERNATIONAL AIRPORT
(10 miles)

Southern Regional
MEDICAL CENTER
(331 beds and 1,100 employees)

INDUSTRIAL
REGION

Southlake Mall

★ macy's Lids

SALLY BEAUTY MOE'S southwest grill

Shoppes at Morrow Station

OLD NAVY STAPLES

FRIDAYS
IN HERE, IT'S ALWAYS FRIDAY

United Education Institute
(429 students)

TACO BELL

COSTCO WHOLESALE
COSTCO GASOLINE

BB&T

Party City

CLAYTON STATE UNIVERSITY
(7,038 students and 1,192 employees)

LA FITNESS

at&t

CARRABBA'S ITALIAN GRILL

DOLLAR TREE

WELLS FARGO

AMC THEATRES

ASHLEY FURNITURE HomeStore BEST BUY

PET SMART

ROSS DRESS FOR LESS

BARNES & NOBLE
www.bn.com

JOE'S CRAB SHACK

FedEx Office
Print & Ship Services

THE HOME DEPOT

Bedrosians
TILE • STONE

T-Mobile

PEACHTREE IMMEDIATE CARE EMORY

Publix

The UPS Store

Chevron

CHIPOTLE MEXICAN GRILL

Wendy's

PAPA JOHN'S

NTB

Chick-fil&

SUBWAY

SHERWIN WILLIAMS

Mount Zion Road
(21,220 AADT)

Interstate 75
(42,014 AADT)

Mount Zion Boulevard
(32,690 AADT)



INDUSTRIAL REGION

Shoppes at Morrow Station

OLD NAVY

STAPLES

AMC
THEATRES

LAIFITNESS

TACO BELL

SALLY BEAUTY
Moe's
southwest grill

TOT FRIDAYS
BY HERE, IT'S ALWAYS FRIDAY

WELLS
FARGO

BB&T

Publix
The UPS Store

T-Mobile
PEACHTREE IMMEDIATE CARE
EMORY

Bedrosians
TILE • STONE

JOE'S
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CARRABBA'S
ITALIAN GRILL

Party City

DOLLAR TREE

FedEx Office
Print & Ship Services

ASHLEY FURNITURE HOMESTORE
BEST BUY
PETSMART
ROSS
DRESS FOR LESS

Pizza Hut

Chevron

Wendy's

ZAXBY'S

SHERWIN
WILLIAMS

PAPA JOHN'S

Mount Zion Road
(21,220 AADT)

SUBWAY

CHIPOTLE
MEXICAN GRILL

Chick-fil&

PANDA EXPRESS
GOURMET CHINESE FOOD

NTB
TIRES • SERVICE • BATTERIES

THE HOME
DEPOT

Mount Zion Boulevard
(32,690 AADT)

McDonald's

WAFFLE
HOUSE

STEAK SHAKE
FAMOUS FOR
STEAKBURGERS

Interstate 75
(42,014 AADT)



Mount Zion Boulevard
(32,690 AADT)

Mount Zion Road
(21,220 AADT)





Mt. Zion High School
(1,283 students)

KAISER PERMANENTE
Medical Office Building



COUNTRY
INN & SUITES[®] | BY RADISSON
(62 rooms)

Americas Best Value Inn
(89 rooms)

Waffle House

PAPA JOHN'S

SUBWAY

Wendy's

Chevron

Pizza Hut

Arby's

STEAK 'N Shake
FAMOUS FOR STEAKBURGERS

McDonald's

Chick-fil-A

NTB
TIRES • SERVICE • BRAKES • BATTERIES

THE HOME DEPOT

PANDA EXPRESS
COURTESY CHINESE FOOD

FedEx Office
Print & Ship Services

ASHLEY FURNITURE
BEST BUY
PETSMART
ROSS
DRESS FOR LESS

Mount Zion Road
(21,220 AADT)

CHIPOTLE MEXICAN GRILL



T-Mobile
PEACHTREE IMMEDIATE CARE
EMORY

Mount Zion Boulevard
(32,690 AADT)

SHERWIN WILLIAMS

Publix
The UPS Store

ZAXBY'S

AMC THEATRES

Bedrosians
TILE • STONE

JOE'S CRAB SHACK

DOLLAR TREE



T-Mobile
PEACHTREE IMMEDIATE CARE | **EMORY**
Get in. Get out. Get better. PEACHTREE CARE NETWORK



Mount Zion Road
(21,220 AADT)



SITE PLAN

Publix®



T-Mobile
2,866 SF

EMORY
3,206 SF

MT. ZION ROAD



TENANT SUMMARIES



T-Mobile is the second largest wireless carrier in the United States, with 98.3 million users as of Q2 2020. T-Mobile U.S. provides wireless and data services in the United States, Puerto Rico, and the U.S. Virgin Islands under the T-Mobile and MetroPCS brands and also serves as the host network for many mobile virtual network operators. 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.

CE Workforce is a T-Mobile Premium Retailer. The company's core management team is made up of wireless retail veterans with decades of experience on the dealer, distributor, and carrier sides of the wireless business. The management team previously built Wireless Retail, a national retailer of mobile phones and services which, at its peak, operated more than 1,200 company-owned stores in all 50 states and generated over \$400 million in annual revenue. The bulk of Wireless Retail was sold to RadioShack in 2004; however, the core management team has reassembled at CE Workforce to build another large wireless retail business. CE Workforce is backed by Grain Management, which has been leading private equity transaction in the communications sector since 2007 and has \$1.2 billion in assets under management.

In April 2018, T-Mobile US (NASDAQ: "TMUS") and Sprint Corporation (NYSE: "S") announced that they intend to merge. The merger between Sprint and T-Mobile will help give them a boost as they begin to deploy their next-generation 5G network across the country. The combined company will have nearly 100 million customers.

For more information, please visit www.t-mobile.com.

HEADQUARTERS	Bellevue, Washington	CUSTOMERS	100M
TICKER	NASDAQ: "TMUS"	REVENUE	\$77.4B

LEASE ABSTRACT

TENANT	SprintCom, Inc.	
GUARANTOR	SprintCom, Inc.	
ADDRESS	2005 Mt. Zion Road, Morrow, Georgia 30260	
RENT COMMENCEMENT	January 1, 2019 <i>Note: Spring has been a tenant since 1998 and extended tenancy four times</i>	
LEASE EXPIRATION	December 31, 2024	
RENEWAL OPTIONS	One (1) five (5) year options	
RENTAL INCREASES	YEAR 1-5 6-10 (Option 1)	NOI \$83,820 Fair Market Value
COMMON AREA COSTS	Tenant shall pay its share of common area costs.	
REAL ESTATE TAXES	Tenant is responsible its share of taxes.	
INSURANCE	Tenant is responsible for its share of insurance.	
REPAIR & MAINTENANCE	Tenant is responsible for maintaining the interior and exterior	
UTILITIES	nonstructural portions of the Premises.	
MAINTENANCE BY LANDLORD	Landlord is responsible for maintaining the roof, structure, foundation of the Premises, parking area and landscaping.	
RIGHT OF FIRST REFUSAL	None	

TENANT SUMMARIES



Peachtree Immediate Care is the largest urgent care operator in the greater Atlanta area with 33 centers and the exclusive urgent care partner of the Emory Healthcare Network. Peachtree Immediate Care locations are open seven days a week from 8 a.m. to 9 p.m. Their centers are staffed by licensed physicians and nurse practitioners, offering online-check-in, an on-site lab, and digital x-ray capabilities, allowing patients to be seen without the long wait or high costs of an emergency room. In addition to the very capable staff, the well-appointed centers have CRH's "one patient, one record" electronic medical record system, online check-in, an on-site lab, and digital x-ray capabilities, allowing patients to be seen without the long wait or high costs of an emergency room. The occupational health services include physicals (e.g., pre-employment, annual, & DOT), worker's compensation injury treatment, and drug testing, including eScreens. As of July 2019, all of its locations will be providing care to veterans. Peachtree Immediate Care will become one of the few urgent care clinics allowed by the VA to treat veterans.

CRH Healthcare (CRH), the parent company of Peachtree Immediate Care was founded in 2012 to build a consumer-and-quality-focused urgent care center industry leader through both acquisitions and de novo development. CRH was recently named Atlanta's fastest growing private healthcare company for the second year in a row by the Atlanta Business Chronicle and is the nation's fastest growing urgent care company according to Inc Magazine's annual Inc 500 list (#845 overall). CRH Healthcare is a proud member of the Urgent Care Association of America.

For more information, please visit <https://www.peachtreemed.com/>.

OWNERSHIP	Private	LOCATIONS	33
HEADQUARTERS	Atlanta, GA	PARENT	CRH Healthcare

LEASE ABSTRACT

TENANT	CRH GA Management, LLC	
GUARANTOR	CRH GA Management, LLC	
ADDRESS	2005 Mt. Zion Road, Morrow, Georgia 30260	
RENT COMMENCEMENT	February 1, 2020	
LEASE EXPIRATION	January 31, 2030	
RENEWAL OPTIONS	Two (2) five (5) year options	
RENTAL INCREASES	YEAR 1 2-10 11-15 (Option 1) 16-20 (Option 2)	NOI \$96,180 2% annual increases 2% annual increases 2% annual increases
COMMON AREA COSTS	Tenant shall pay its share of common area costs.	
REAL ESTATE TAXES	Tenant is responsible for its share of taxes.	
INSURANCE	Tenant is responsible for its share of insurance.	
REPAIR & MAINTENANCE	Tenant is responsible for maintaining the interior and exterior nonstructural portions of the Premises.	
MAINTENANCE BY LANDLORD	Landlord is responsible for maintaining the roof, structure, foundation of the Premises, parking area and landscaping.	
RIGHT OF FIRST REFUSAL	None	

PROPERTY OVERVIEW

LOCATION

The property is strategically located on Mt. Zion Road, with excellent visibility and access to 21,220 vehicles per day directly in front of the location. Mt. Zion Road serves as one of the city's primary retail and transportation corridors. The location is within five miles of eight major shopping centers with a combined 3.5 million SF of retail space and 332 stores. The site resides in a densely populated and growing area, with 176,682 residents living within a five-mile radius of the location and a 53 percent population increase in Morrow since 2000. The property also has nearby access to Interstate 75, which experiences a high traffic count of 128,000 vehicles per day. Visibility and traffic are increased by the site's location within two miles of 10 hotels, including Hampton Inn Atlanta-Southlake, Country Inn & Suites by Radisson Atlanta, and Best Western Southlake Inn.

The property benefits from the site's proximity near large schools, employers, and community hubs. The location is outparcel to a Publix-anchored shopping center and surrounded by national retailers such as McDonald's, Chipotle, The Home Depot, Wendy's, Chick-fil-A, Papa John's Pizza, Planet Fitness, Subway, PetSmart, and many more. The site is within five miles of 16 schools with a combined enrollment of 14,835 students. The city of Morrow is a highly trafficked gateway to Atlanta, the ninth largest metropolitan area in the U.S. The property is 3.5 miles from the largest employer in Morrow, Clayton State University (7,038 students, 1,192 employees) and five miles from Southern Regional Medical Center, which features 331 beds, 1,100 employees, and has generated \$718 million in total patient revenue.

ACCESS

Access from Mt. Zion Road and Mt. Zion Boulevard

TRAFFIC COUNTS

Mt. Zion Road:	21,220 AADT
Mt. Zion Boulevard:	36,690 AADT
Interstate 75:	128,000 AADT

PARKING

48 parking stalls, including two (2) handicap stalls (site plan)

BUILDING SF

6,343 SF

YEAR REMODELED

2019

NEAREST AIRPORT

Hartsfield Jackson Atlanta International Airport (ATL)



2019
YEAR
REMODELED



21K
TRAFFIC
COUNT (AADT)



**NEAREST
AIRPORT**
HARTSFIELD
JACKSON ATLANTA
INTERNATIONAL
AIRPORT

AREA OVERVIEW

Morrow is a city in Clayton County, Georgia and is bordered to the north by Lake City and to the northwest by Forest Park. Downtown Atlanta is 13 miles to the north and Interstate 75 passes through the southern part of the city, with access from State Route 54. Originally a small railway stop between Jonesboro and Atlanta, Morrow has grown into a vibrant commercial hub, offering visitors unique shopping, dining and entertainment venues, as well as convenience to nearby Hartsfield-Jackson International Airport and the cosmopolitan amenities of Atlanta. The City of Morrow blends its appreciation of history and heritage with an excitement for the future. Morrow is home to state-of-the-art Clayton State University, a branch of the U.S. Archives, the main campus of the Georgia Archives, a wooded preserve, and a world-renowned performance facility, Spivey Hall.

Clayton County is located in the north-central portion of Georgia and is included in the Atlanta-Sandy Springs-Roswell, Georgia Metropolitan Statistical Area. With a population of 285,153 residents, Clayton County has direct access to Georgia's ports via rail, and 19 exits on four major interstate highways. Landmark projects such as the opening of the \$1.2 billion Maynard H. Jackson International Terminal, and the ground breaking for Porsche's North American headquarters straddling the county line, have signaled a renewed interest by the global business community. Clayton County provides incredibly strategic and swift access to more than 80 percent of the U.S. population within two-day's drive. Direct rail connections to the fastest growing container port in the country, a skilled and abundant labor force, and an award-winning water/sewer infrastructure with enormous additional capacity make Clayton County a manufacturing and supply chain investment hub

- » Clayton County has access to two Class I railroads; CSX and Norfolk Southern.
- » Southern Business and Development Magazine ranked Clayton County as the best place for Logistics in the Atlanta Metro Area for 2016.
- » Clayton County is home to several national companies such as Clorox, Fresh Express and Toto USA.
- » With a GDP of \$304 billion, the Atlanta metro area's economy is the eighth largest in the country and the 17th-largest in the world.

MAJOR EMPLOYERS IN MORROW, GEORGIA

OF EMPLOYEES

CLAYTON STATE UNIVERSITY	1,192
WALMART SUPERCENTER	322
MACY'S	191
SHERWIN WILLIAMS	168
CHIME SOLUTIONS	150
COSTCO	121
CRACKER BARREL	102
OLIVE GARDEN	95
BEST BUY	85
SEARS	73



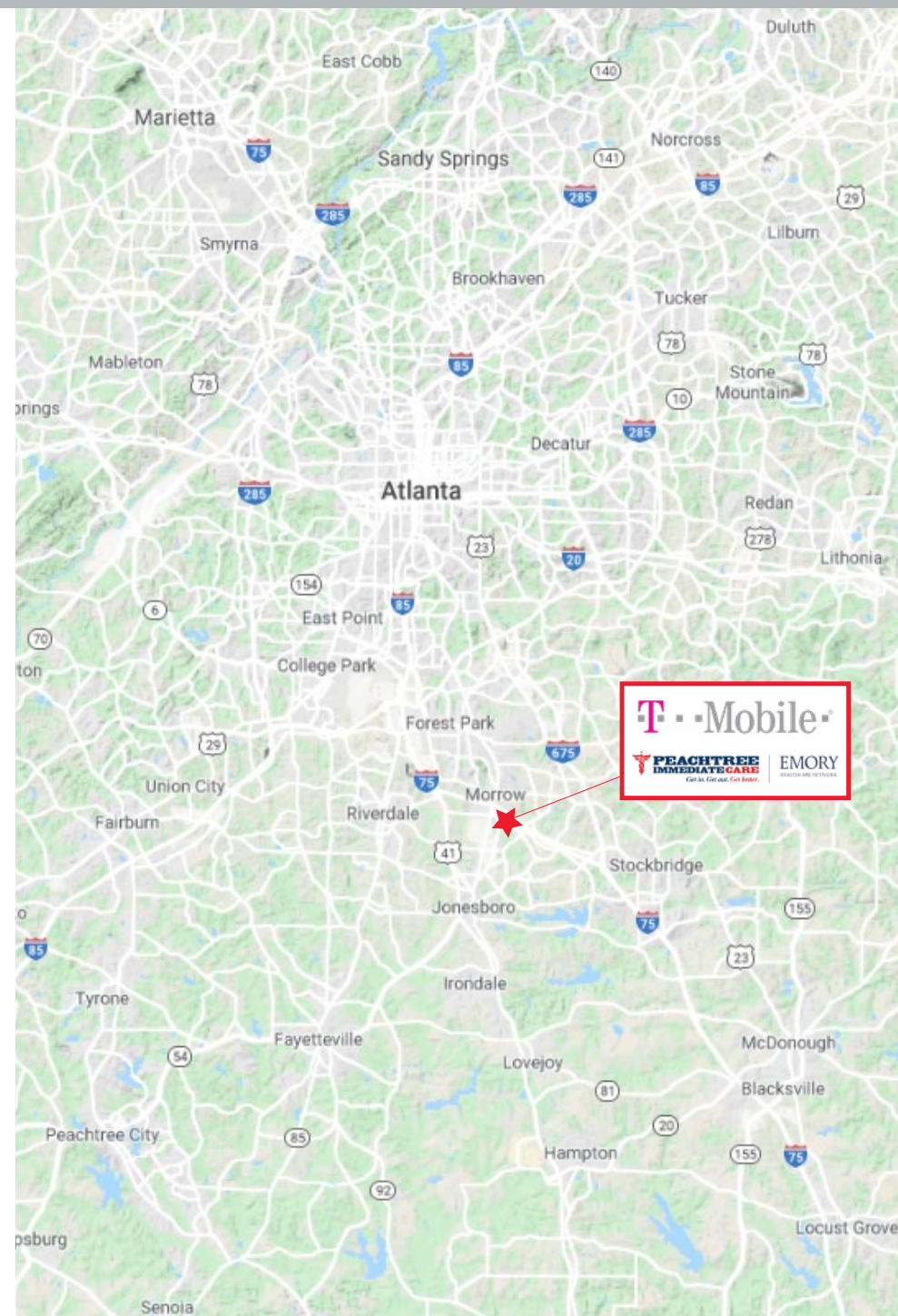
DEMOGRAPHIC PROFILE

2019 SUMMARY	1 Mile	3 Miles	5 Miles
Population	6,047	69,374	176,682
Households	2,528	25,200	61,793
Families	1,390	16,431	41,870
Average Household Size	2.38	2.72	2.80
Owner Occupied Housing Units	1,031	12,064	32,125
Renter Occupied Housing Units	1,496	13,136	29,668
Median Age	32.6	32.9	33.3
Average Household Income	\$56,557	\$53,880	\$56,965

2024 ESTIMATE	1 Mile	3 Miles	5 Miles
Population	6,328	72,559	185,341
Households	2,647	26,378	64,899
Families	1,441	17,101	43,722
Average Household Size	2.38	2.72	2.80
Owner Occupied Housing Units	1,110	12,925	34,689
Renter Occupied Housing Units	1,537	13,453	30,210
Median Age	32.1	33.2	33.6
Average Household Income	\$63,790	\$60,402	\$63,979



**POPULATION OF 176,682
WITHIN FIVE MILES**



**YURAS
AICALE
FORSYTH
CROWLE**

Leased Investment Team



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