



4120 Buna Vista Rd | Columbus, GA 31907

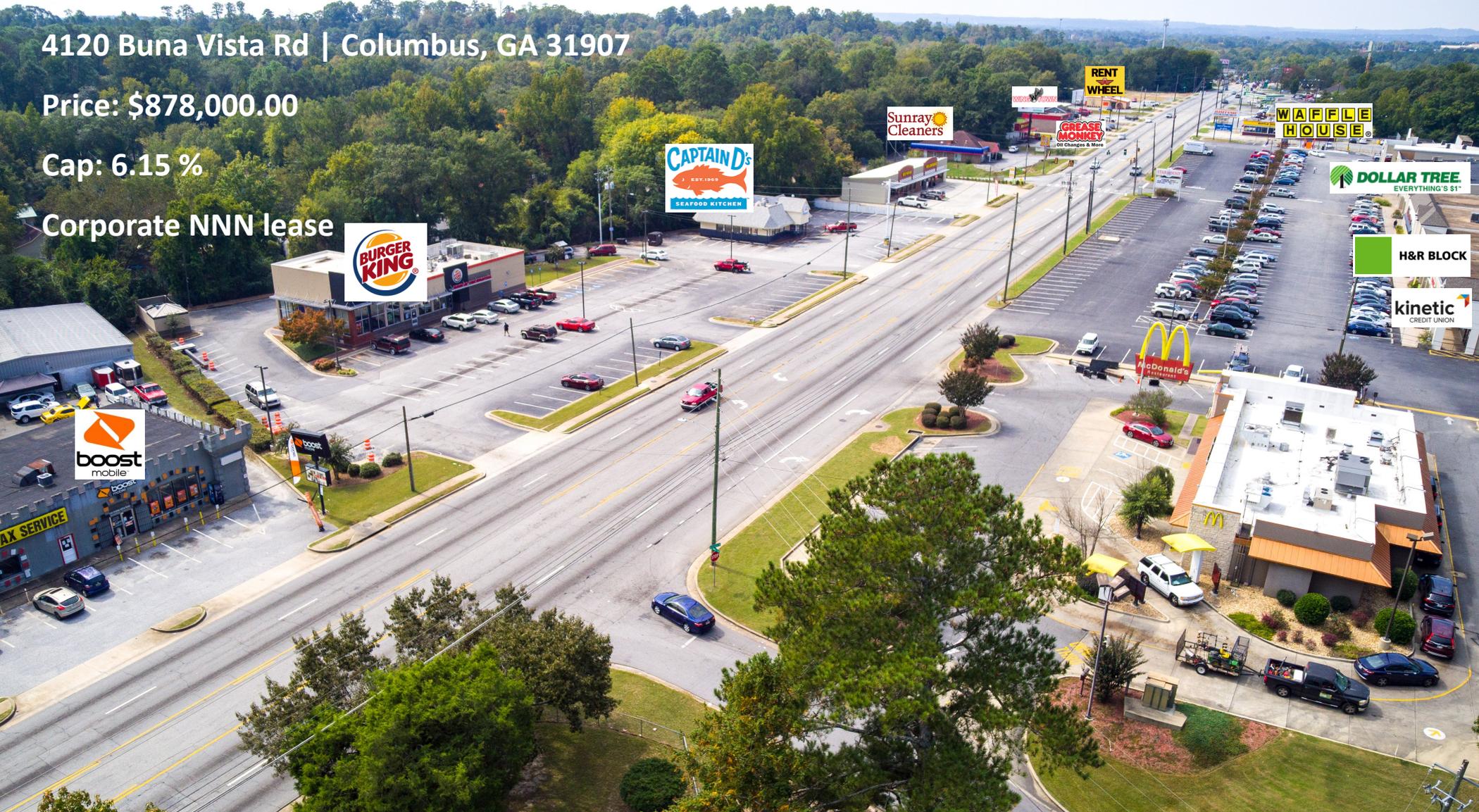
Price: \$878,000.00

Cap: 6.15 %

Corporate NNN lease



TAX SERVICE



HIGHLIGHTS

- ◆ 11 Years Remain on the Initial 20-Year Triple "NNN" Net Lease
- ◆ Corporate Location and Guaranty
- ◆ 6% Rental Increases every 3 Years
- ◆ Four, 5-Year Options
- ◆ Lower than the market rent



PROPERTY SUMMARY

The subject investment is a corporate, triple net Captain D's Seafood Kitchen, located at 4120 Buena Vista Road Columbus Georgia. The property consists of roughly 2,096 square feet of building space and sits on approximately .471 acres of land. This Captain D's has roughly 11 years remaining on a twenty year triple net lease that was executed in 2011. Rent is scheduled to increase by 6% every three years in both the primary term and option periods. There are four, 5-year tenant renewal options. This is a corporate location with the lease being guaranteed by Captain D's, LLC. This Captain sails the fast food seas. Captain D's operates Captain D's Seafood Kitchen, a leading quick-service seafood chain with more than 525 company-owned and franchised locations in about 25 states. The eateries feature a menu of fried and broiled fish, shrimp, and chicken, as well as french fries, hush puppies, and corn on the cob. Captain D's also serves fish and chicken sandwiches, salads, and menu items for kids. Most of the restaurants are located in such southern states as Georgia, Tennessee, and Alabama. Ray Danner started the business as Mr. D's in 1969. Private equity firm Sun Capital Partners acquired the chain in 2010.

PROPERTY INFORMATION

Address	4120 Buna Vista Rd, Columbus GA 31907	Lease Commencement Date	September 8, 2011
Tenant Trade Name	Captain D's Seafood	Lease Expiration Date	September 30, 2031
Ownership	Private	Term Remaining on Lease	11 Years
Tenant	Corporate Store	Increases	6% every 3 Years
Lease Guarantor	Corporate Guarantee	Options	Four, Five-Year Options
Lease Type	Triple Net (NNN)	NOI	\$54,000.00
Roof and Structure	Tenant Responsible	Cap	6.15%
Year Built	1976	Price	\$878,000.00
Lot Size	0.471 Acres	Building Square Footage	2,096

ABOUT THE AREA

The subject property is a Captain D's located at 4120 Buena Vista Rd. Columbus, GA. Columbus is the county seat for Muscogee county and is the 2nd largest city in Georgia. Columbus is roughly 100 miles from both downtown Atlanta and Montgomery, AL. In 2007, Columbus was ranked #4 on the Top 100 Best Places to Raise a Family according to Best Life Magazine and in 2010 was recognized as one of the Top 100 Best Places to Live in America. Within a 5 mile radius, this Captain D's property has access to a population of nearly 150,000 people.

The subject property is conveniently positioned on Buena Vista Rd, which has a daily traffic count of over 32,000 vehicles and is several hundred feet from Interstate 185, which experiences a traffic count of over 65,000 vehicles per day. In addition to this area's strong demographics and traffic counts, Columbus is a busy retail corridor with numerous national tenants. National tenants include Walmart, Family Dollar, Winn Dixie, Auto Zone, Walgreens, CVS, Dollar Tree, Advanced Auto Parts, Big Kmart, Office Max, Publix, and TJ Maxx.

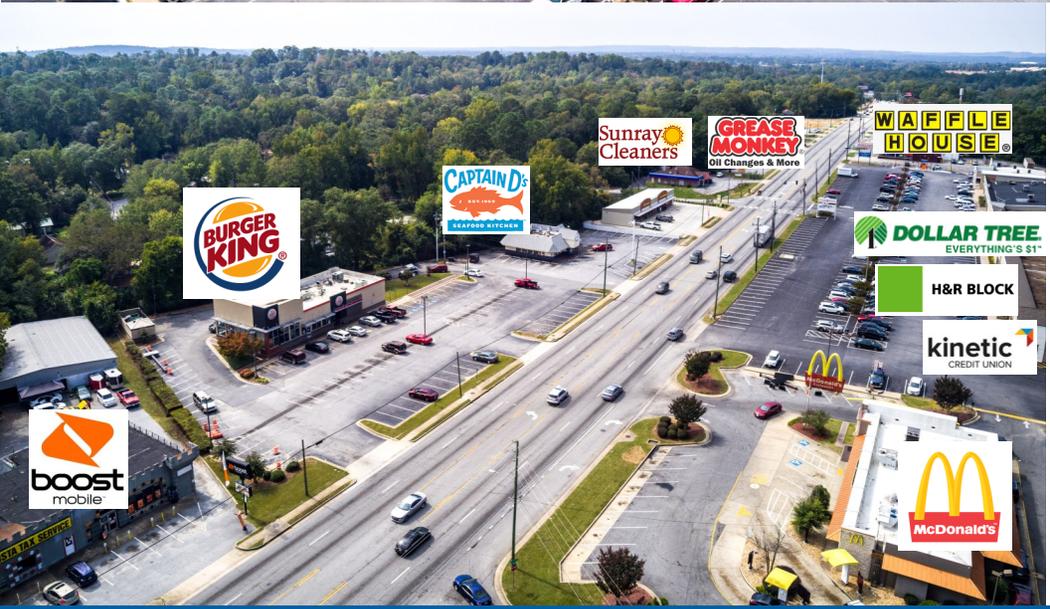


DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2017 Population	9387	77705	148355
2012 Population	9452	77563	148649
2012 Households	3972	31056	57889
2017 Households	3973	31438	58284
2012 Owner Occupied Housing Units	50.26%	49.41%	42.68%
2012 Renter Occupied Housing Units	44.44	42.96	48.71
2012 Vacant	5.21%	7.64%	8.61%
2017 Owner Occupied Housing Units	50.26%	49.554%	42.73%
2017 Renter Occupied Housing Units	44.67%	43.05%	48.96%
2017 Vacant	5.07%	7.40%	8.31%









**Robert Gamzeh,
Managing Director
Triple Net Investment Group Inc.
100 North Washington Street
Suite #210
Falls Church, VA 22046
Tel: (202)361-3050
Email: info@nnnig.com**

In association with:

**ANDREW KNIGHT
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