





NAVY 
FEDERAL®
Credit Union

1135 GA-85, Fayetteville, GA 30214

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STATEMENT OF CONFIDENTIALITY & DISCLAIMER

Faris Lee Investments ("FLI") has been engaged as the exclusive financial advisor to the Seller in connection with Seller's solicitation of offers for the purchase of the property known as Navy Federal Credit Union, City of Fayetteville, County of Fayette, State of Georgia. Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property, and it is not to be used for any other purpose or made available to any other person without the express written consent of Seller or FLI. The material is based in part upon information supplied by the Seller and in part upon financial information obtained

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No representation or warranty, expressed or implied, is made by the Seller, FLI, or any of their respective affiliates as to the accuracy or completeness of the information contained herein. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the Property site or used in the construction or maintenance of the building at the Property site.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein

or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or FLI or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Prospective purchasers are not to construe the contents of this Offering Memorandum or any prior or subsequent communication from FLI or Seller or their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents as legal, tax, or other advice. Prior to submitting an offer, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

PRICING:

\$3,290,000

NET OPERATING INCOME:

\$157,918

IN PLACE CAP RATE:

4.80%

GLA:

3,433 SF

LAND AREA:

1.57 ACRES

CREDIT TENANT:

NAVY 
FEDERAL[®]
Credit Union

LOCATION:

1135 GA-85
FAYETTEVILLE,
GA 30214



THE OFFERING

Faris Lee Investments is pleased to present a rare opportunity to acquire the fee simple interest (land and building) in a strong corporate guaranty single tenant – Navy Federal Credit Union with drive – thru that serves the affluent city of Fayetteville, Georgia (Atlanta, MSA). Navy Federal Credit Union signed a brand new Corporate 10 – year NNN lease (10% increase in year 6), providing security for the investor and a hedge against inflation and is currently under construction.

Navy Federal Credit Union (“NFCU”) is the world’s largest credit union with more than \$90 billion in assets, more than 7.8 million members, 316 branches, and a workforce of over 17,000 employees worldwide. The credit union serves all department of defense and coast guard active duty, veterans, civilian and contract personnel and their families.

The subject property boasts a great location in the trade area, along Highway 85 (29,197 VPD), the main thoroughfare running across Fayetteville. The location is ideal for NFCU with over 90,000 permanent residents and an average household income well over \$86,000 Dollars in a 5 – mile radius. The location is near many national credit retailers including Target, Walmart, Home Depot, Kroger’s, Marshalls, Lowe’s, Racetrac, Starbucks and Chipotle. The site itself is situated in front of a planned home development that will consist of 72 townhomes.

PROPERTY SPECIFICATIONS

1135 GA-85, Fayetteville, GA 30214



LAND AREA

1.57 Acres (68,389 SF)



RENTABLE AREA

3,433 SF



OWNERSHIP

Fee Simple (Land & Building)



ACCESS

There are (2) access points (2) along N Glynn Street.



PARKING

There are approximately 48 dedicated parking stalls on the owned parcel. The parking ratio is approximately 13.98 parking stalls per 1,000 SF of leasable area.



TRAFFIC COUNTS (Regis 2019)

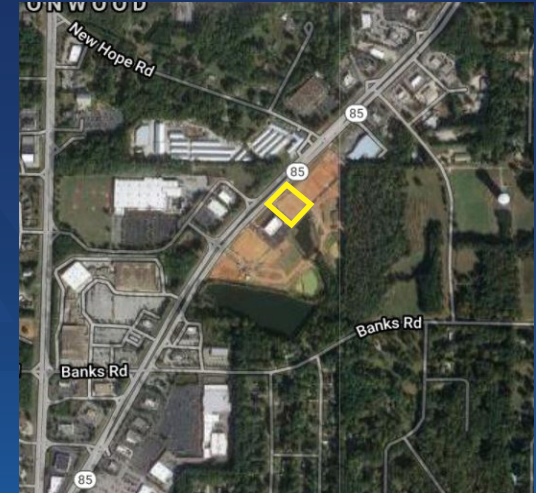
N Glynn Street: 29,200 VPD
Banks Road: 7,900 VPD



YEAR BUILT

2020

PARCEL MAP



PARCEL
0538-002

ACRES
1.57

SQ FT
68,389

*Data from site plan

INVESTMENT HIGHLIGHTS



STRONG CORPORATE GUARANTY

- Navy Federal Credit Union is the world's largest credit union with more than \$90 Billion in assets and more than 7.8 million members
- Navy Federal Credit Union has 316 locations

BRAND NEW NNN LONG TERM LEASE WITH HEALTHY RENTAL INCREASE

- 10 year lease with a 10% rent bump in year 6
- 2 (5-Year) Options provide the investor with a cash flowing asset after the base term expires
- No landlord responsibilities



HEAVY TRAFFIC / DENSE RETAIL CORRIDOR WITH CLOSE PROXIMITY TO MAJOR ECONOMIC DRIVERS

- Ideally situated on the main retail corridor – over 2.5M SF of retail within a 1 mile stretch
- Signalized access with excellent visibility to 30,000 VPD
- Near many national credit retailers including Target, Walmart, Home Depot, Kroger, Lowe's, ALDI, Racetrac, Starbucks and Chipotle



BRAND NEW 2020 CONSTRUCTION

- No deferred maintenance
- New construction and warranties

AFFLUENT AND DENSE SUBURB OF ATLANTA

- Average household income over \$112,000 within a 1 mile radius
- 90,000 estimated permanent residents within a 5 mile radius
- Daytime employees over 24,000 within 5-miles
- 72 planned townhomes being built behind the site



W. FAYETTEVILLE ROAD

HIGHWAY 85 N. (29,197 VPD)



72 PLANNED TOWNHOMES



DEMOGRAPHICS (Regis 2020)	1 MILE	3 MILES	5 MILES
Population	3,137	26,437	91,555
Average HHI	\$112,164	\$87,900	\$87,301
Total Employees	6,154	19,987	24,421



HAVERTY'S
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NEW DEVELOPMENTS
72 PLANNED TOWNHOMES

CHIPOTLE
MEXICAN GRILL

THE ORIGINAL MATTRESS FACTORY

tropical CAFE
eat better. feel better.

AspenDental

myeyelab

LOWE'S

Guitar Center

JCPenney

ALDI

POPEYES

Kroger

KFC

TACO BELL

DISCOUNT TIRE

RaceTrac

Applebee's

CHUCK E. CHEESE'S

Walgreens

DOLLAR GENERAL

CINEMARK
STAPLES
Food Depot

OLLIE'S Bargain OUTLET

TSC TRACTOR SUPPLY CO.

MARKET INSIGHT

DISTANCE FROM SUBJECT:



2 Miles

Downtown Fayetteville



12 Miles

Atlanta International
Airport



19 Miles

Downtown Atlanta



40 Miles

Covington

 **5.95 Million**


MSA population

 **\$379.4 Billion**

MSA Gross Metro Product

 **32 Minutes**

MSA average commute

 **#13**

Rank for MSA in "Best
Places for Business and
Careers" (Forbes, 2019)

 **4,862**

Building permits in
Fayetteville in 2019



AREA OVERVIEW

THE CITY OF FAYETTEVILLE

Fayetteville was named as the country seat in 1823 and the present day courthouse in the town square that was built in 1825, is the oldest in Georgia and is listed on the National Register of Historic Places. The subject property is ideally situation in the main retail corridor of Fayetteville with over 2.5M SF of Retail within in a 1-mile stretch. Located in close proximity to both downtown Atlanta and Hartsfield – Jackson Atlanta International Airport, Fayetteville benefits economically from being part of the Atlanta MSA. It’s location is conceninet for residents to travel for both business and pleasure.

The Subject property is ideally situation in the main retail corridor in Fayetteville with over 2.5 Million square feet of retail within a 1-mile stretch. The property is in proximity to the Pinewood Atlanta Studios and the Piedmont Fayette Hospital. Pinewood Atlanta Studios is a world class studio that sits on 700-acres and since 2014 has been used as the production set for following films: Black Panther, Guardians of the Galaxy, Captain America, Spider-Man & Infinity War. Piedmont Fayette Hospital is a 282 bed community hospital and has received the Heathgrades America’s 50 best Hospital Award for 5 consecutive years.

ATLANTA MSA

The Atlanta metro has the fifth largest popularion in the US with 5.9 million residents. It is a primary transportation hub of the southeastern US. The city contains the world headquarters of corporations such as Coca-Cola, Home Depot, UPS, Delta Air Lines and Turner Broadcasting. Although traditional Southern culture is part of Atlanta’s cultural fabric, it’s mostly the backdrop to one of the nation’s leading international cities. It is also home to a number of post-secondary educational institutions including Clark Atlanta University, Georgia Institute of Technology, Georgia State University and others.



MAJOR EMPLOYERS

Company	Employment
Amedisys Georgia LLC	2,529
SRC Ventures	1,520
Fayette Hospital (Piedmont)	1,518
Fayette County Government	758
Walmart	332

DEMOGRAPHICS



Population

Fayetteville, GA (REGis 2020)	1 Mile	3 Mile	5 Mile
2020 Estimated Population	3,137	26,437	91,555
2025 Projected Population	3,267	27,805	97,582
2010 Census Population	2,782	23,898	81,528
2000 Census Population	2,345	21,206	70,927
Projected Annual Growth 2020 to 2025	0.8%	1.0%	1.3%
Historical Annual Growth 2000 to 2020	1.7%	1.2%	1.5%
2020 Median Age	47.9	44.2	38.4



Income

2020 Estimated Households	1,218	10,409	32,554
2025 Projected Households	1,259	10,800	33,398
2010 Census Households	1,045	9,094	28,594
2000 Census Households	857	7,787	24,622
Projected Annual Growth 2020 to 2025	0.7%	0.8%	0.5%
Historical Annual Growth 2000 to 2020	2.1%	1.7%	1.6%

Households



2020 Estimated Average Household Income	\$112,164	\$87,900	\$87,301
2020 Estimated White	40.5%	43.6%	29.4%
2020 Estimated Black or African American	48.2%	45.9%	60.2%
2020 Estimated Asian or Pacific Islander	7.4%	5.9%	3.9%
2020 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
2020 Estimated Other Races	3.7%	4.3%	6.2%
2020 Estimated Hispanic	4.4%	5.0%	8.3%

Ethnicity

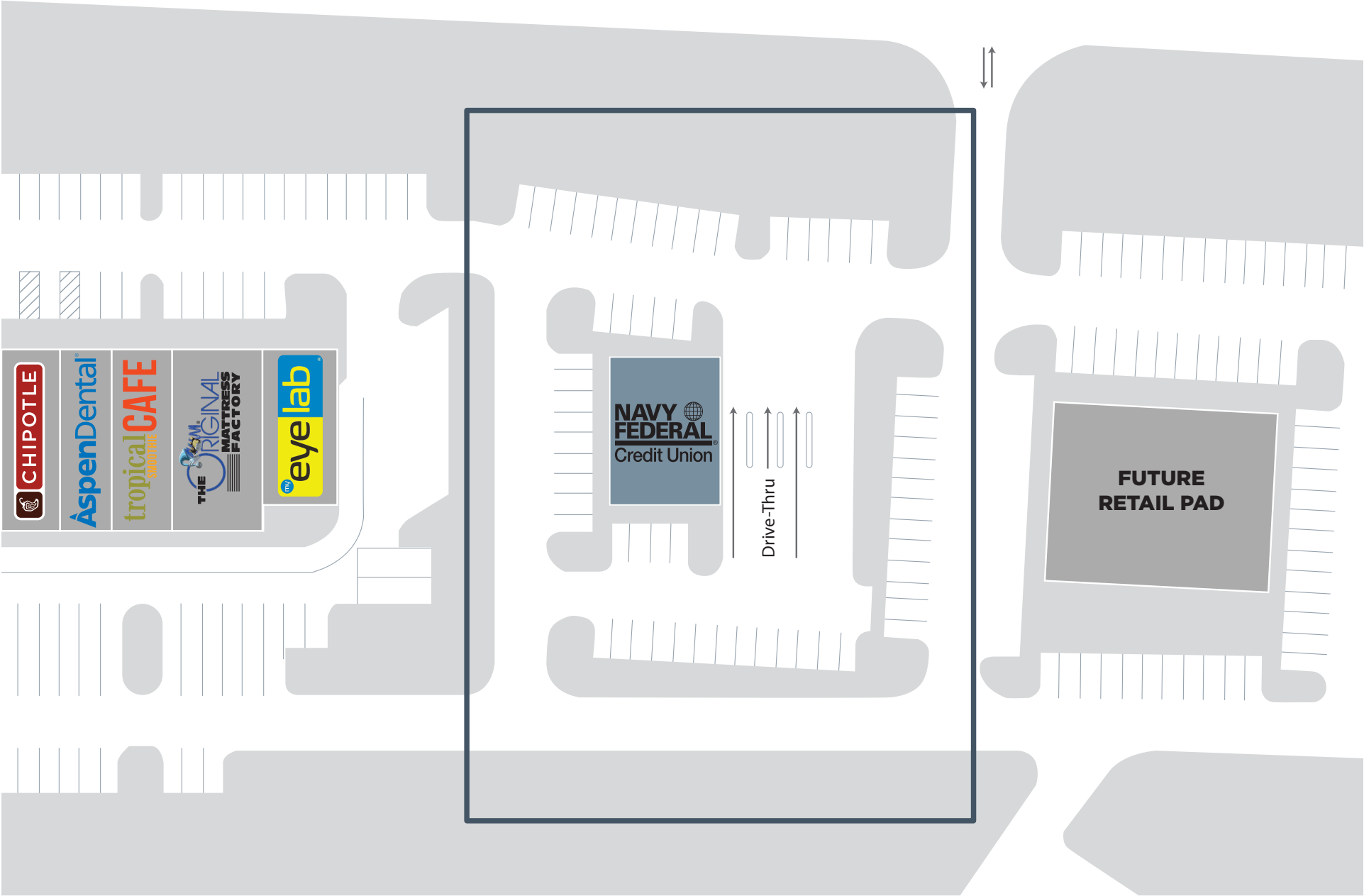


Business

2020 Estimated Total Businesses	740	2,603	3,450
2020 Estimated Total Employees	6,154	19,987	24,421



North Glynn Street



RENT ROLL

Tenant	Size (SF)	Date	Increase	Rental Rates		Annual Rent	Annual \$/SF	Recovery Type	Lease Start	Lease Expiration	Lease Options
				Monthly Rent	Monthly \$/SF						
Navy Federal Credit Union	3,433	Current	10%	\$13,160	\$3.83	\$157,918	\$46.00	NNN	1/1/2021	1/1/2031	2 (5-Year) Opt 1: \$191,080.78 Opt 2: \$210,202.59
		May-2025		\$14,476	\$4.22	\$173,710	\$50.60				

TENANT SYNOPSIS

Representative Photo



Navy Federal Credit Union
www.navyfederal.org

Navy Federal Credit Union (or Navy Federal) is a US credit union headquartered in Vienna, Virginia, chartered and regulated under the authority of the National Credit Union Administration (NCUA). Navy Federal is the largest natural member (or retail) credit union in the United States, both in asset size and in membership. As of Q3 2019, Navy Federal has over \$110.2 billion USD in assets, and 8.85 million members.

Company Type: Credit Union
Locations: 336
2019 Employees: 18,000+

TRANSACTION SUMMARY

Financial Information

Price: \$3,290,000

Lease Type: NNN

Tenant is responsible for taxes, insurance, and CAM. Landlord is responsible for roof & structure.

Property Specifications

Rentable Area: 3,433 SF

Land Area: 1.57 Acres; 68,389 SF

Year Built: 2020

Address: 1135 GA-85 N
Fayetteville, GA 30214

APN:

Ownership: Fee Simple (Land & Building)

Tenant: Navy Federal Credit Union

Operating Information

	<u>In-Place</u>	<u>May-25</u>
Gross Potential Rent	\$157,918	\$173,710
Plus Recapture	NNN	NNN
Effective Gross Income	\$157,918	\$173,710
Less Expenses	(NNN)	(NNN)
Net Operating Income	\$157,918	\$173,710
Cap Rate	4.80%	5.28%



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