



# REGIONS BANK GROUND LEASE

MABLETON (ATLANTA), GEORGIA

YURAS  
AICALE  
FORSYTH  
CROWLE

Leased Investment Team

## OFFERING MEMORANDUM



**\$3,609,000 | 4.85% CAP RATE**

- » Long-Term Absolute NNN Ground Lease to Investment Grade Tenant
  - » Regions Bank is Rated "A-" by S&P
  - » 10% Rental Increases Every Five Years in Initial Term
- » Signalized Hard-Corner Location in Large and Affluent Atlanta Market
  - » 31,750 Vehicles Per Day Directly in Front of the Location Along Floyd Road Southwest
  - » Average Annual Household Income of \$100,601 Within a One-Mile Radius of the Site
  - » 182,247 Residents Within Five Miles, Providing a Large Customer Base
- » Centrally Located Near Large Employers, Retailers, and Community Hubs in Newly Developed Retail Center
- » Immediately Adjacent to Several National Retailers, Including Kroger, Publix, ALDI, Wells Fargo (\$170mm in Deposits), McDonald's, Hardee's, and More, Promoting Crossover Traffic

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.



# INVESTMENT SUMMARY

<b>ADDRESS</b>	750 Nickajack Road, Mableton, Georgia		
<b>PRICE</b>	<b>\$3,609,000</b>		
<b>CAP RATE</b>	<b>4.85% return</b>		
<b>NOI</b>	\$175,000		
<b>TERM</b>	15 years		
<b>RENT COMMENCEMENT</b>	October 19, 2020		
<b>LEASE EXPIRATION</b>	October 18, 2035		
<b>RENTAL INCREASES</b>	10% rental increases every five (5) years in initial term		
	<b>YEAR</b>	<b>RENT</b>	<b>RETURN</b>
	1-5	\$175,000	4.85%
	6-10	\$192,500	5.34%
	11-15	\$211,750	5.87%
	16-20 (option 1)	Fair Market Value	Fair Market Value
	21-25 (option 2)	Fair Market Value	Fair Market Value
	26-30 (option 3)	Fair Market Value	Fair Market Value
	31-35 (option 4)	Fair Market Value	Fair Market Value
<b>YEAR BUILT</b>	2020		
<b>BUILDING SF</b>	1,500 SF		
<b>PARCEL SIZE</b>	.70 acres (30,492 SF)		
<b>LEASE TYPE</b>	Absolute NNN ground lease, with tenant responsible for all taxes, insurance, and maintenance, including roof, structure, and parking lot.		



ACTUAL SITE

## LONG-TERM ABSOLUTE NNN GROUND LEASE TO INVESTMENT GRADE TENANT

- » Regions Bank is an investment grade tenant, with an "A-" rating from Standard & Poor's
- » Long-term absolute NNN ground lease ideal passive investment for an out-of-area investor
- » 10% rental increases every five years in initial term, providing a hedge against inflation

## SIGNALIZED HARD-CORNER LOCATION IN LARGE AND AFFLUENT ATLANTA MARKET

- » Signalized hard-corner location on Floyd Road Southwest with access to 31,750 vehicles per day directly in front of the location
- » Central location between highly trafficked thoroughfares East-West Connector and Veterans Memorial Highway Southwest (combined 61,870 AADT)
- » Supported by a robustly affluent customer base, with an average annual household income of \$100,601 within a one-mile radius of the site
- » 182,247 residents within a five-mile radius of the location, providing a large customer base for the property
- » Projected 16 percent AAHI increase within a five-mile radius of the site in the next five years, poising Mableton and Regions Bank for significant concurrent growth

## CENTRALLY LOCATED NEAR LARGE EMPLOYERS, RETAILERS, AND COMMUNITY HUBS IN NEWLY DEVELOPED RETAIL CENTER

- » Immediate proximity to several national retailers including Kroger, Publix, ALDI, Wells Fargo (\$170mm in deposits), McDonald's, Hardee's, and many more, promoting crossover foot traffic to the location
- » Within five miles of five major shopping centers featuring 1.6 million SF of retail space and 132 stores
- » Convenient access to major tourist attractions and recreational areas, including Kennesaw Mountain National Battlefield Park and Six Flags Over Georgia (\$372 million economic impact in 2018)
- » Gateway to Atlanta, the ninth largest metropolitan area in the U.S.





**WELLSTAR**  
Cobb Hospital  
(387 beds, 1,000 employees)



Sanders  
Elementary School  
(761 Students)

East-West Connector  
(38,460 AADT)

Willowcrest by Meritage Homes  
(Approximately 150 New Residences)



Floyd Middle School  
(971 Students)

**WELLS  
FARGO**

\$170mm in deposits

FUTURE DEVELOPMENT



Floyd Road Southwest  
(31,750 AADT)



Mableton Crossing



Mableton Walk







Mableton Crossing

Mableton Walk

Walgreens

Floyd Middle School  
(971 Students)

Floyd Road Southwest  
(31,750 AADT)

(open as of 11/2/2020)

\$170mm in deposits



FUTURE DEVELOPMENT





Mableton Crossing

Mableton Walk

**PEPBOYS®**

ATLANTA  
(15 Miles)

Floyd Road Southwest  
(31,750 AADT)

*Walgreens*



 **REGIONS**  
(open as of 11/2/2020)

FUTURE DEVELOPMENT





(\$372 million economic impact, 1926 employees)

Floyd Road Southwest  
(31,750 AADT)

Veterans Memorial Highway Southwest  
(23,410 AADT)



Bank of America



Mable House  
Barnes Amphitheatre

Mable House  
Arts Center



jiffy lube

Advance  
Auto Parts

Mableton Elementary School  
(1,016 students)



UNITED STATES  
POSTAL SERVICE

Food Depot



RaceTrac



Mableton Walk



PEPBOYS

WELLS  
FARGO

\$170mm in deposits

Mableton Crossing



ANYTIME  
FITNESS  
GNC

Walgreens

FUTURE DEVELOPMENT



REGIONS

(open as of 11/2/2020)

Little Caesars

boost  
mobile

EVOLVING  
FITNESS & PERFORMANCE



Floyd Middle School (971 Students)







Austell International  
Farmers Market



**CVS**  
pharmacy

DOBBINS AIR RESERVE BASE  
(2,000+ Air Force Reserve and  
Civilian Personnel)



East-West Connector  
(38,460 AADT)

Floyd Road Southwest  
(31,750 AADT)

5 Star  
Bakery



Willowcrest by Meritage Homes  
(Approximately 150 New Residences)

Floyd Middle School  
(971 Students)



Mableton Crossing

**REGIONS**  
(open as of 11/2/2020)



FUTURE DEVELOPMENT

*Walgreens*

Stables Town Center

**WELLS  
FARGO**  
\$170mm in deposits





ATLANTA  
(15 Miles)



Fulton County-Brown Field

Veterans Memorial Highway Southwest  
(23,410 AADT)



Food Depot

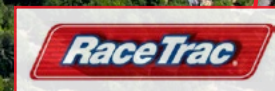
Stables Town Center

Walgreens

Mable House  
Barnes Amphitheatre

Mable House  
Arts Center

Mableton Crossing



FUTURE DEVELOPMENT



REGIONS  
(open as of 11/2/2020)

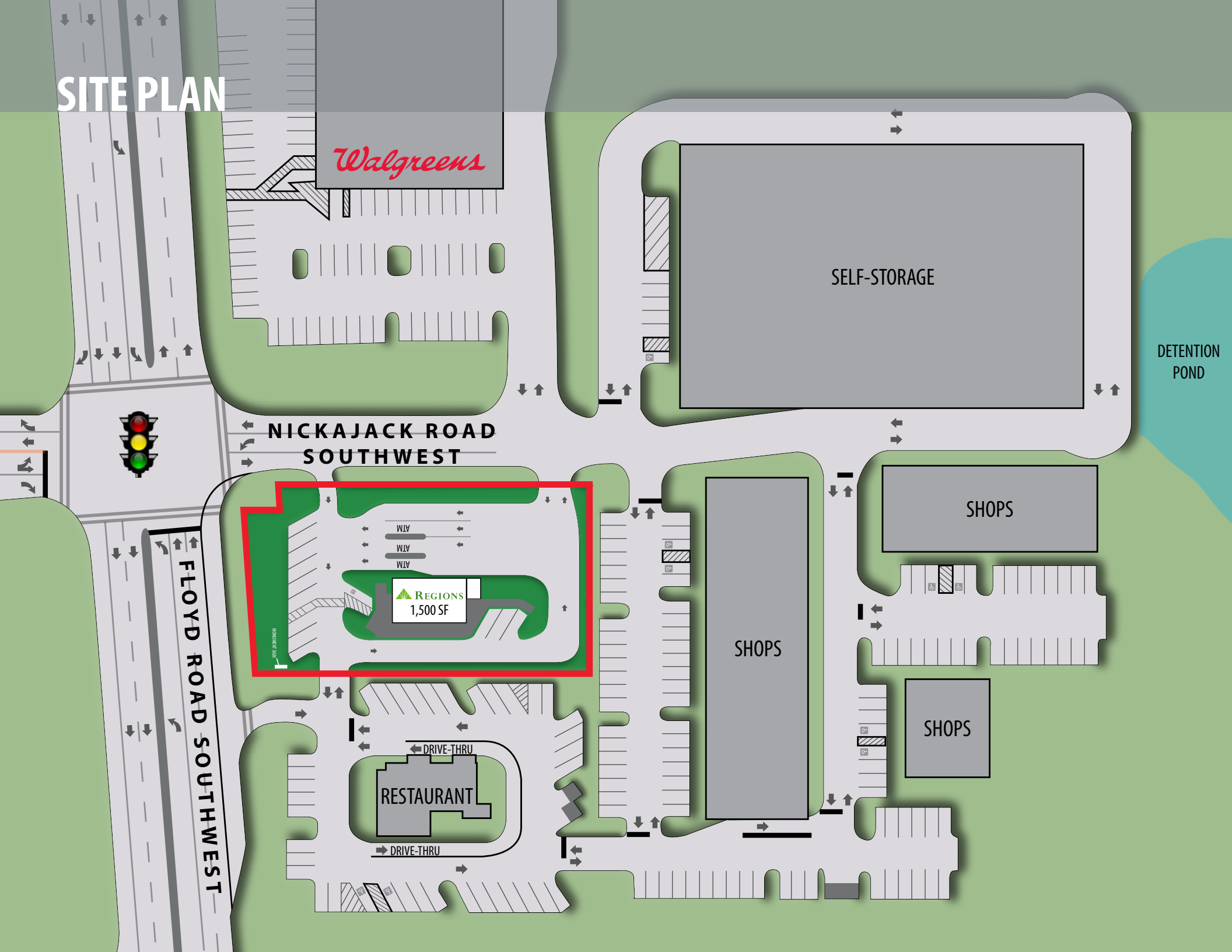


Floyd Middle School  
(971 Students)

Floyd Road Southwest  
(31,750 AADT)



# SITE PLAN





# TENANT SUMMARY



Regions Financial Corporation (NYSE: "RF"), with \$126 billion in assets, and is one of the nation's largest full-service providers of consumer and commercial banking, wealth management, mortgage, and insurance products and services. Its banking subsidiary, Regions Bank, operates 1,952 ATMs and 1,454 branches in 16 states in the Southern and Midwestern United States. Regions is a member of the S&P 500 Index and ranks on the Fortune 500 list of America's largest companies. Additionally, the company was recognized by the advisory firm Reputation Institute and American Banker magazine as having the best overall reputation among U.S. banks in 2016.

For more information, please visit [www.regions.com](http://www.regions.com).

<b>TICKER</b>	<b>NYSE: "RF"</b>	<b># OF LOCATIONS</b>	<b>3,384</b>
<b>ASSETS</b>	<b>\$126B</b>	<b>S&amp;P</b>	<b>"A-"</b>

# LEASE ABSTRACT

<b>TENANT</b>	Regions Bank		
<b>ADDRESS</b>	<a href="#">750 Nickajack Road, Mableton, Georgia</a>		
<b>RENT COMMENCEMENT</b>	October 19, 2020		
<b>LEASE EXPIRATION</b>	October 18, 2035		
<b>RENEWAL OPTIONS</b>	Four (4) renewal periods of five (5) years each		
<b>RENTAL INCREASES</b>	<b>YEAR</b> 1-5 6-10 11-15 16-20 (option 1) 21-25 (option 2) 26-30 (option 3) 31-35 (option 4)	<b>RENT</b> \$175,000 \$192,500 \$211,750 Fair Market Value Fair Market Value Fair Market Value Fair Market Value	<b>RETURN</b> 4.85% 5.34% 5.87% Fair Market Value Fair Market Value Fair Market Value Fair Market Value
<b>REAL ESTATE TAXES</b>	Tenant is responsible for all real estate taxes.		
<b>INSURANCE</b>	Tenant is responsible for its own insurance.		
<b>REPAIR &amp; MAINTENANCE</b>	Tenant is responsible for all repair and maintenance, including roof, structure, and parking lot.		
<b>MAINTENANCE BY LANDLORD</b>	None		
<b>RIGHT OF FIRST REFUSAL</b>	Tenant shall have a period of thirty (30) days within which to notify Landlord in writing that it desires to purchase the Premises.		



# PROPERTY OVERVIEW

## LOCATION

The property has a signalized hard-corner location along Floyd Road Southwest, a road with access to 31,750 vehicles per day directly in front of the location. The site is centrally located between East-West Connector and Veterans Memorial Highway Southwest, two highly trafficked thoroughfares, which experience a combined 61,870 AADT. The location is supported by a robustly affluent customer base, with an average annual household income of \$100,601 within a one-mile radius of the site. The property is also supported by a large customer base, with 182,247 residents living within a five-mile radius of the site. The location is primed to grow with the surrounding area, with a projected 16 percent average annual household income increase within five miles of the site in the next five years.

The property provides a high-visibility location in a newly developed 11-acre retail center to feature shopping, dining, a two-story self-storage facility, and more. The site is immediately adjacent to several national retailers, including Kroger, Publix, ALDI, McDonald's, Hardee's, and many more, promoting crossover foot traffic to the location. The property resides within five miles of five major shopping centers featuring 1.6 million SF of retail space and 132 stores, establishing the immediate area as a primary retail corridor. Additionally, the property maintains convenient access to major tourist attractions and recreational areas, including Kennesaw Mountain National Battlefield Park and Six Flags Over Georgia, which generated \$372 million in economic impact for Cobb County in 2018. The location also serves as a common gateway to Atlanta, the ninth largest metropolitan area in the U.S.

## ACCESS

Access from Floyd Road Southwest and Nickajack Road Southwest

## TRAFFIC COUNTS

Floyd Road Southwest:	31,750 AADT
East-West Connector:	38,460 AADT
Veterans Memorial Highway Southwest:	23,410 AADT

## PARKING

13 dedicated parking stalls, including one (1) handicap stalls and three (3) drive-thru ATMs

## YEAR BUILT

2020

## NEAREST AIRPORT

Hartsfield Jackson Atlanta International Airport (ATL | 21 miles)



**13**  
PARKING  
STALLS



**2020**  
YEAR BUILT



**61K**  
TRAFFIC  
COUNT (AADT)



**NEAREST  
AIRPORT**  
HARTSFIELD  
JACKSON ATLANTA  
INTERNATIONAL  
AIRPORT



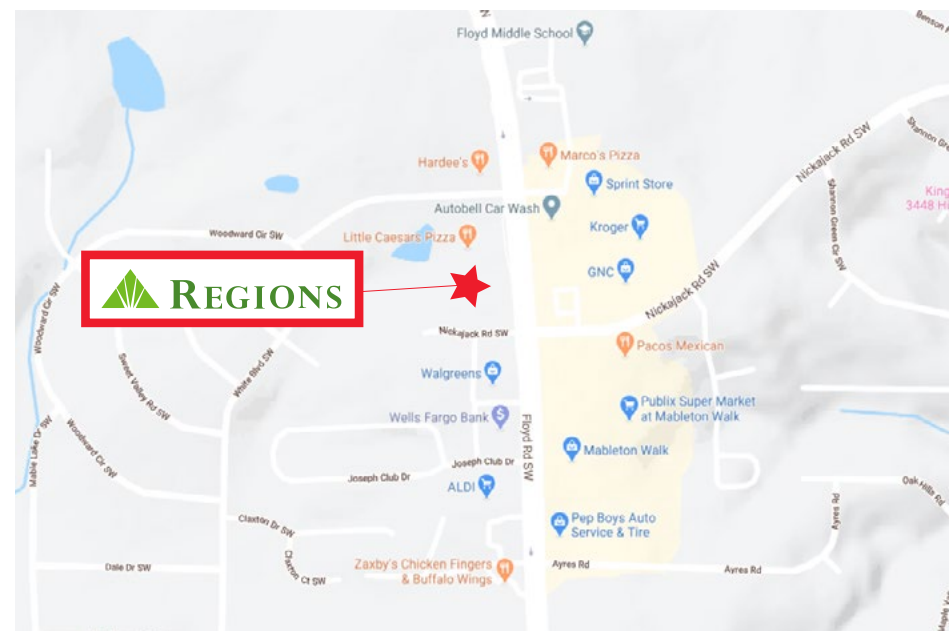
# AREA OVERVIEW

Mableton is a census-designated place in Cobb County, Georgia. With a population of 37,115, Mableton is the largest unincorporated community in Metro Atlanta. Mableton continues to gain popularity due to its proximity to Interstate 285, Vinings, Buckhead, and Downtown Atlanta. Mableton also enjoys a lower tax rate than neighboring Fulton County and Atlanta. In addition, affordable housing and plenty of space make Mableton an attractive location for those looking for real estate close to the city of Atlanta but within the acclaimed Cobb County school district. The largest employment industries in Mableton include health care and social assistance (2,192 people), retail trade (2,041 people), and manufacturing (1,683 people).

Cobb County is a suburban county of Atlanta, located in the north-central portion of the state. As of 2019, the population was 760,141, making it Georgia's third most-populous county. Cobb County is also included in the Atlanta-Sandy Springs-Roswell, Georgia Metropolitan Statistical Area. Cobb County is highly renowned for its extremely well-educated population, as 29 percent of residents have a bachelor's degree and 15 percent of residents have a graduate or professional degree. Cobb County is home to two universities – Kennesaw State University and Life University. Cobb County is also home to culturally rich communities, each with family friendly neighborhoods, fun hangouts, top-notch recreational attractions, award-winning schools, and a thriving business environment. Cobb County is flourishing from an explosion of growth from retailers and residents, alike. Cobb County also offers some of the most impressive parks and recreation facilities in Georgia, with Cobb PARKS welcoming more than seven million visitors annually. The county continues to connect its neighborhoods directly to each other, from Acworth to the Cumberland area, creating a greater sense of community.

- » The U.S. Census Bureau ranks Cobb County as the most educated in the state of Georgia and 12th among all counties in the U.S.
- » Cobb County ranks among the top 100 highest-income counties in the U.S.
- » Cobb County is known for holding a Triple AAA Bond Rating for 20 consecutive years - one of only 45 counties in the nation to do so.

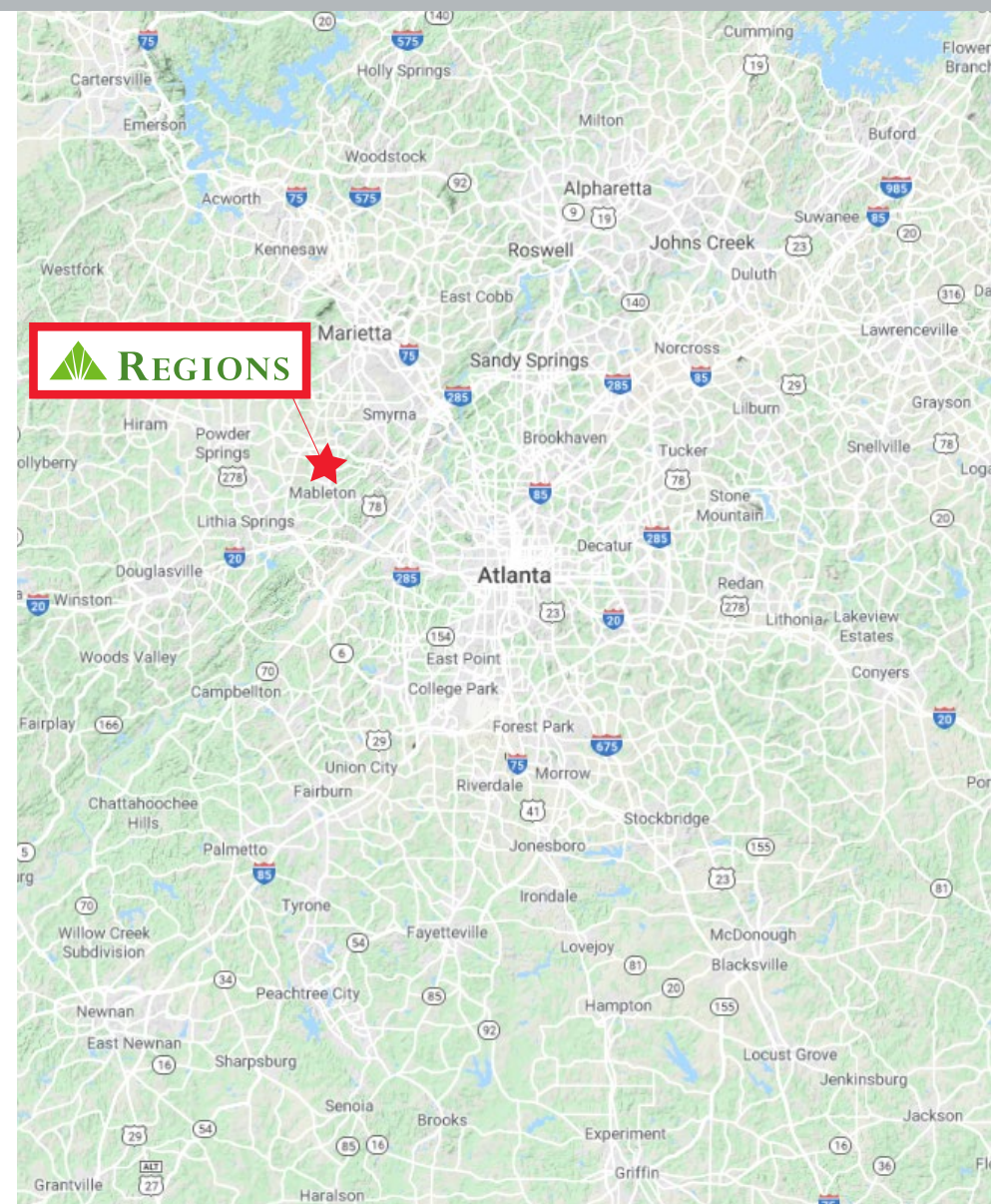
MAJOR EMPLOYERS IN COBB COUNTY, GEORGIA	# OF EMPLOYEES
COBB COUNTY SCHOOLS	18,301
WELLSTAR HEALTH SYSTEM	13,610
HOME DEPOT	13,000
COBB COUNTY GOVERNMENT	5,375
KENNESAW STATE UNIVERSITY	4,834
LOCKHEED MARTIN	4,700
PUBLIX SUPER MARKETS	3,569
BRAND ENERGY & INFRASTRUCTURE HOLDINGS	2,800
KROGER CO.	2,500
SIX FLAGS OVER GEORGIA	1,926





# DEMOGRAPHIC PROFILE

2019 SUMMARY	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>6,309</b>	<b>61,594</b>	<b>182,247</b>
Households	2,316	22,725	68,194
Families	1,686	15,556	44,346
Average Household Size	2.72	2.68	2.65
Owner Occupied Housing Units	1,790	15,847	42,388
Renter Occupied Housing Units	526	6,878	25,806
Median Age	38.9	38.0	35.2
<b>Average Household Income</b>	<b>\$100,601</b>	<b>\$95,096</b>	<b>\$88,614</b>
2024 ESTIMATE	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>6,522</b>	<b>64,970</b>	<b>193,979</b>
Households	2,393	23,935	72,432
Families	1,728	16,338	46,935
Average Household Size	2.72	2.69	2.66
Owner Occupied Housing Units	1,886	16,997	45,927
Renter Occupied Housing Units	507	6,939	26,505
Median Age	39.2	37.9	34.9
<b>Average Household Income</b>	<b>\$115,902</b>	<b>\$109,367</b>	<b>\$102,677</b>



**AVERAGE HOUSEHOLD INCOME OF \$101,601**  
WITHIN ONE MILE



**POPULATION OF 182,247**  
WITHIN FIVE MILES



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