

McDonald's Ground Lease

4050 Jiles Road Kennesaw, Georgia 30144



Subject Property

SINGLE TENANT CREDIT INVESTMENT OFFERING

- **UN-SUBORDINATED GROUND LEASE**
- **ABSOLUTE NET - PASSIVE INVESTMENT**
- **DOUBLE DRIVE THROUGH**
- **SCHEDULED RENT INCREASES**
- **ACROSS FROM PUBLIX SUPERMARKET**
- **NEAR KROGER, HOME DEPOT, WALGREENS**

For additional information, please contact:
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The Silver Group
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415.461.0600
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Listed in conjunction with:
Bang Realty - Georgia
Brian Brockman
(513) 657-3645
GA Lic. 378952

Investment Summary -

McDonald's Ground Lease

4050 Jiles Road Kennesaw, Georgia 30144

Purchase Price: \$2,371,428

Cap Rate: 3.85%

Lease Terms:

- **Ten (10) Years of Primary Term**
- **ABSOLUTE NET LEASE**
- **Scheduled Rent Increases**
- **Six x 5 year renewal options**

Annual Rent Schedule:

\$83,000 Years 1 - 10

\$91,300 Years 11 - 20 * current

Option Rent Schedule:

\$100,687 Years 21 - 25 (+10%)

\$110,755 Years 26 - 30 (+10%)

\$121,831 Years 31 - 35 (+10%)

\$134,014 Years 36 - 40 (+10%)

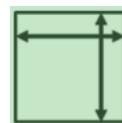
\$147,416 Years 41 - 45 (+10%)

\$162,157 Years 46 - 50 (+10%)

Rent Commenced: May 2011



This investment offering consists of the ownership in the long term ground lease under a corporate **McDonald's** QSR restaurant in Kennesaw, Georgia. Kennesaw is a wealthy north Atlanta suburb. The Property consists of a ± 1.08 acre parcel of land improved with a $\pm 3,706$ sf quick service restaurant building with double-drive through lanes. **The tenant constructed all improvements at their sole expense and retains ownership during their tenancy. At the expiration of the lease, or in the event of a default, all improvements will revert to the landowner at no additional expense.** Nearby traffic generators include **Publix Supermarket, The Home Depot, Kroger Supermarket, Walgreens Drugstore, Mavis Tires, T-Mobile, Region's Bank, Starbuck's Coffee, Bojangles, First Watch, Dunkin' Donuts, Wendy's, Wellstar Urgent Care, Shell Gas Station** and other local tenants. **Kennesaw State University**, a public university with 40,000 undergraduate and graduate students, is 1 mile from the property. The surrounding area is best characterized as having a mixture of retail, industrial and residential uses. Other national retailers located across Highway 75 include, **LA Fitness, Big Lots!, Jumping World, Primrose School, O'Reilly Auto, Pep Boys, RaceTrac, Dollar Tree, Bank of America, Arby's, Burger King, Taco Bell and Waffle House.** **McDonald's - Kennesaw is the ideal property for an investor seeking long-term, management-free cash flow.**



Land Area: ± 1.08 Ac. ($\pm 47,045$ SF)

Building Area: $\pm 3,706$ SF w/ double drive thru



	<u>3 Mile</u>	<u>5 Mile</u>
Population:	84,672	177,363
Avg. HH Income:	\$86,960	\$91,945

The information contained herein has been received from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness and make no representation thereto. The above is subject to errors, omissions, or withdrawal from the market. All prospective investors are advised to conduct their own due diligence. This is an exclusive offering of The Silver Group.



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Publix

CHARTER 1

FUTURE DEVELOPMENT

Pita Pit

Dunkin' Donuts

WINE & SPIRITS

H&R BLOCK

2.73 acres
119,006 s.f.
FFE 1077
PHASE 1 BUILD

NOTES:

1. SEE 0'-0" FOR DIMENSION ENVELOPING DETAILS.

SCORE COUNTY FIRE AND EMERGENCY RESPONSE NOTES:

1. DESIGNATED FIRE LANES TO MEET THE FOLLOWING REQUIREMENTS:
WITH SIDES OF SIGN SHALL READ "NO PARKING, FIRE LANE".
LETTERS SHALL NOT BE LESS THAN 7" IN HEIGHT; ONE SIGN SHALL
BE POSTED AT THE BEGINNING OF THE FIRE LANE AND ONE AT THE
END OF FIRE LANE WITH SIGNS NOT MORE THAN 16 FEET APART;
SIGNS SHALL NOT BE MORE THAN 4 FEET FROM EDGE OF CURB AND
SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL SURFACE.
HEIGHT OF SIGN FACE AS MEASURED FROM BOTTOM OF SIGN SHALL
BE A MINIMUM OF 4 FEET AND A MAXIMUM OF 8 FEET FROM GROUND
LEVEL. DECORATIVE SIGNAGE MAY BE USED WITH THESE DIMENSIONS
APPROXIMATELY FOR LANE 33-38 FEET MARKING AND SIGN SHALL BE
REMOVED.

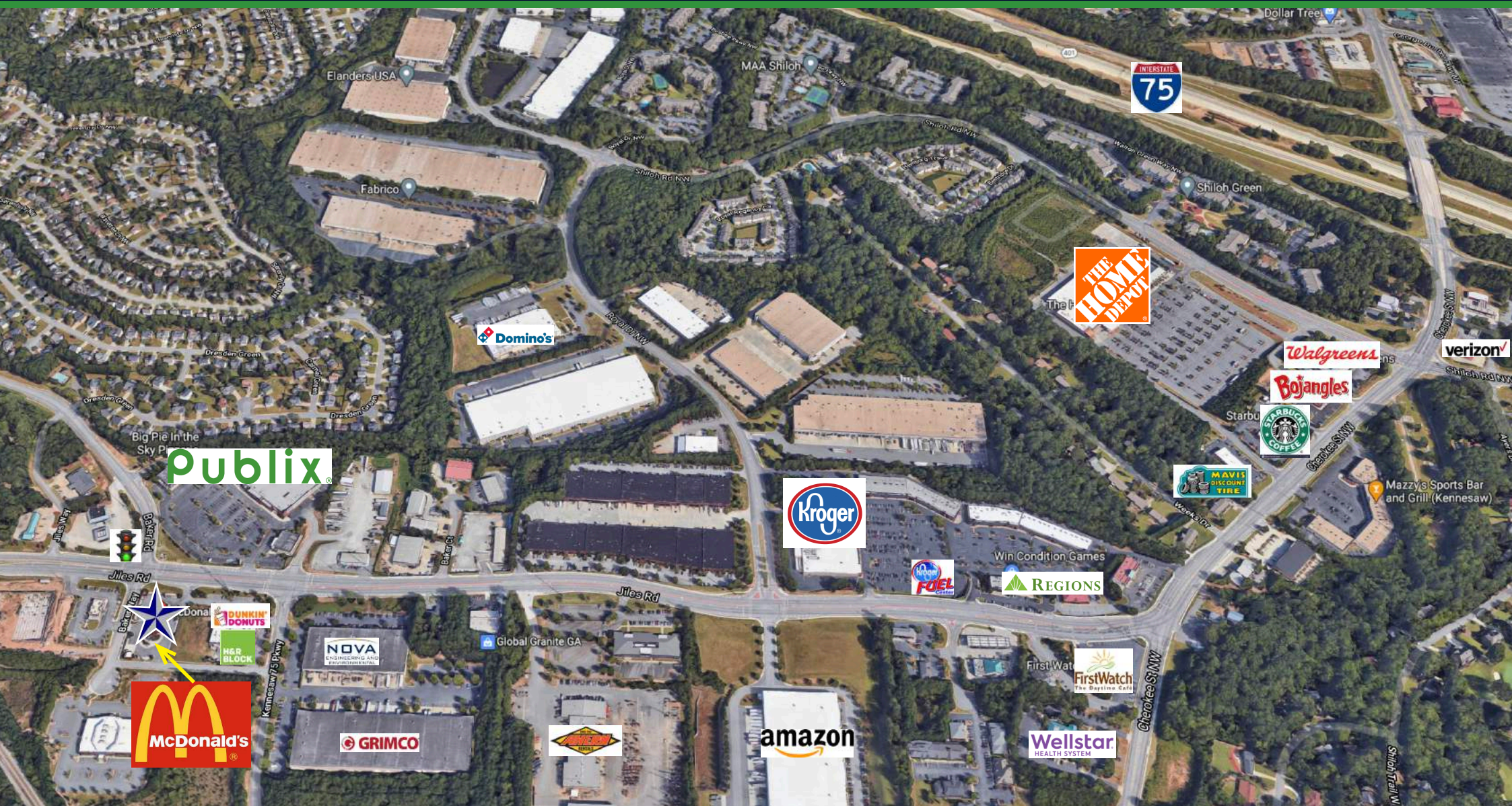
CURVE TABLE					
STATION	LENGTH	WIDTH	STATION	LENGTH	WIDTH
1	100.00	10.00	11	100.00	10.00
2	100.00	10.00	12	100.00	10.00
3	100.00	10.00	13	100.00	10.00
4	100.00	10.00	14	100.00	10.00
5	100.00	10.00	15	100.00	10.00
6	100.00	10.00	16	100.00	10.00
7	100.00	10.00	17	100.00	10.00
8	100.00	10.00	18	100.00	10.00
9	100.00	10.00	19	100.00	10.00
10	100.00	10.00	20	100.00	10.00

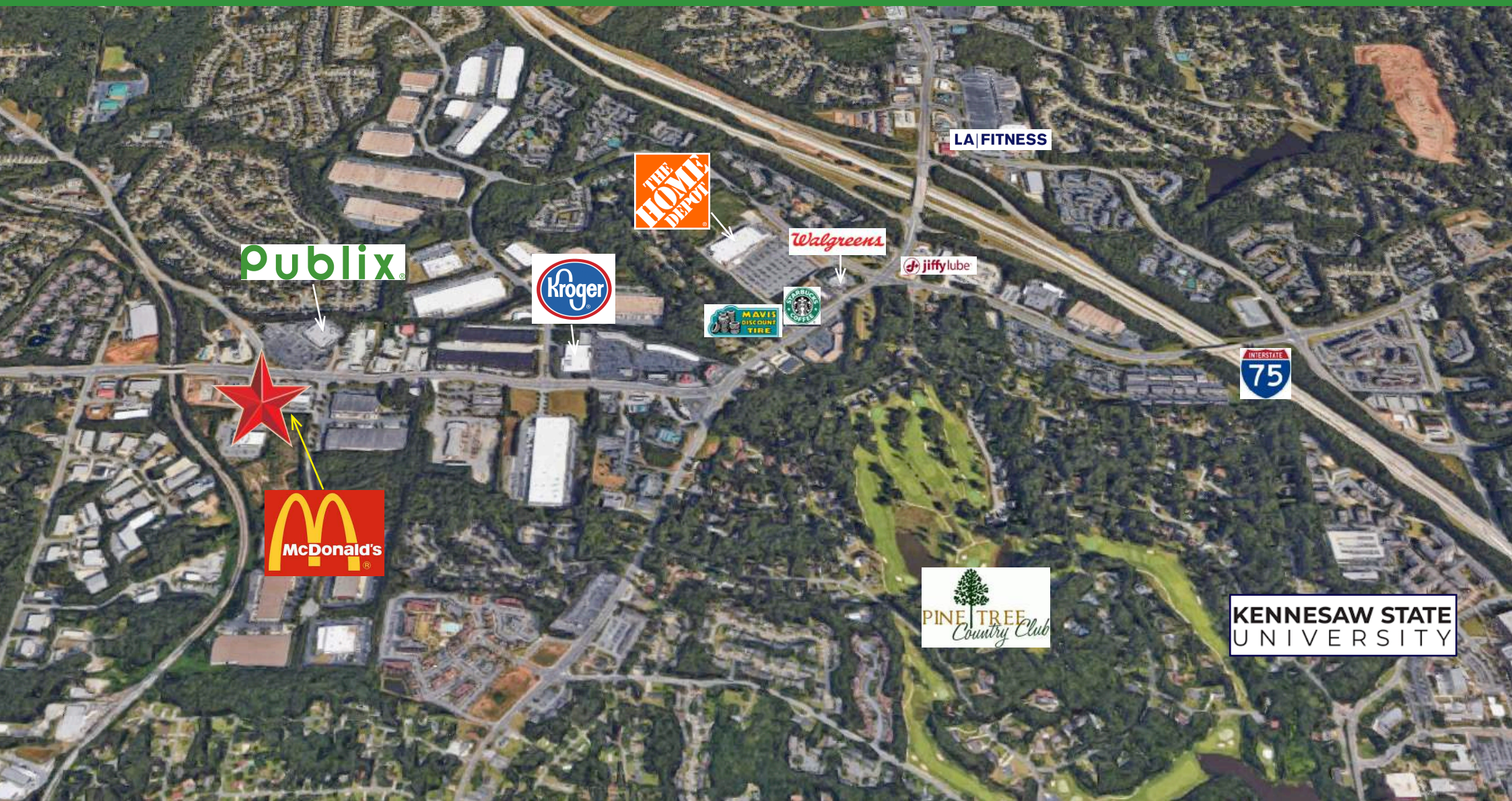


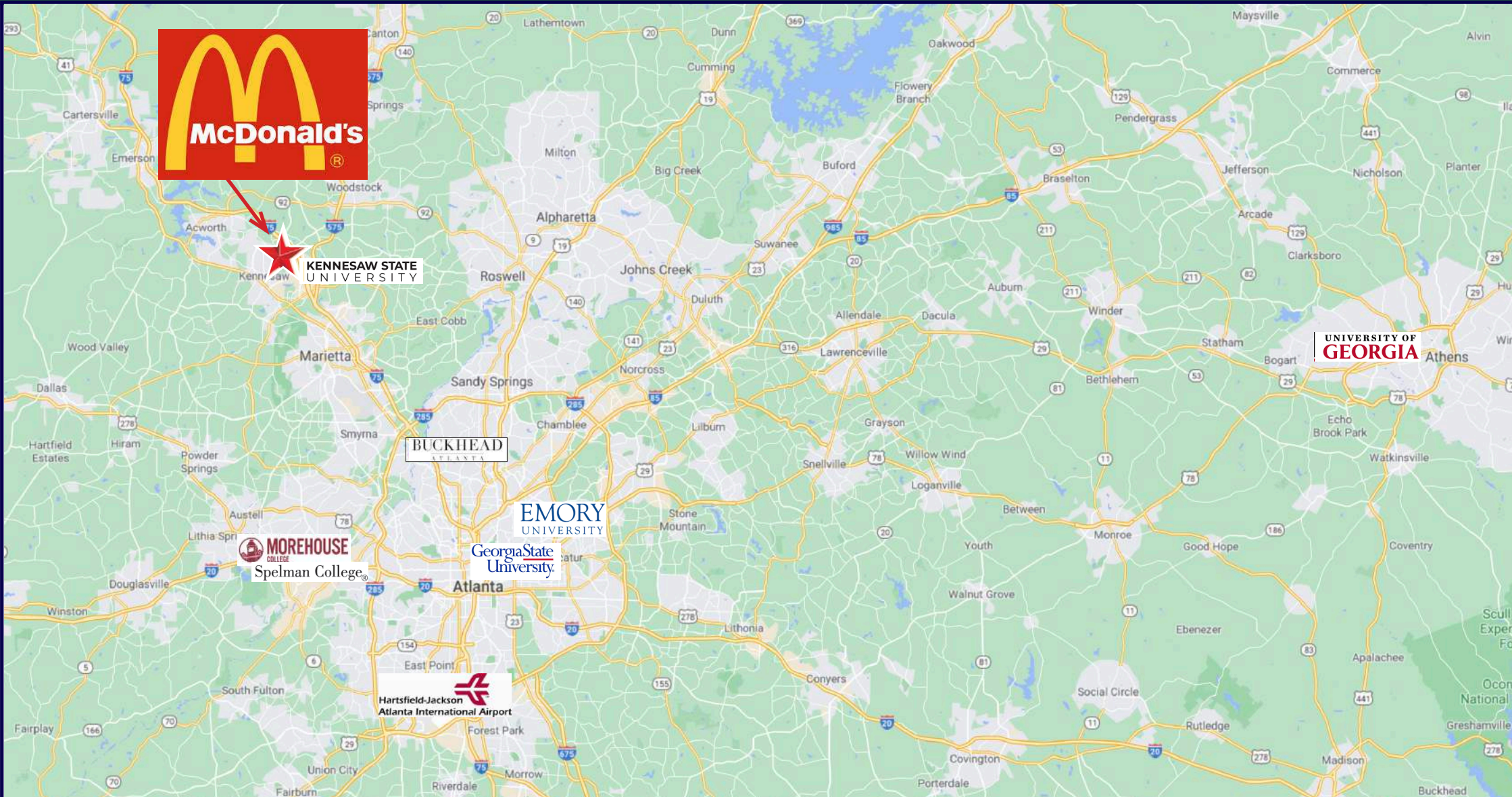
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ABOUT THE TENANT

McDonald's USA, LLC

2020 U.S. Revenues: \$19.2 Billion

2020 Net Income: \$4.7 Billion

Credit Rating: BBB+ / Stable

Worldwide Consumer Recognition Leader



McDonald's USA, LLC is a wholly owned subsidiary of McDonald's Corp. (NYSE: MCD / S & P Rating: BBB+), the leading global foodservice retailer with more than 39,000 global restaurants serving nearly 70 million people in more than 100 countries each day. Global sales in 2020 surpassed \$100 billion. Approximately 93% of the units are owned and operated by independent franchise partners. McDonald's is one of the world's most well-known and valuable brands and holds a leading share in the globally branded quick service restaurant segment of the informal eating-out market in virtually every country in which they do business. The Company returned \$8.5 billion to shareholders through dividends and share repurchases. McDonald's invested \$2.7 billion of capital in existing locations and for expansion. Free cash flow in 2020 was \$4.62 billion. The Company increased its quarterly cash dividend by 15% to \$1.16 per share. McDonald's delivered a strong 4th quarter, recovering nearly 99% of 2019 comparable sales.

ABOUT THE AREA



Kennesaw is a city in Cobb County, Georgia located in the greater Atlanta metropolitan area known as "Metro-Atlanta". The estimated 2020 population of Kennesaw was 34,015 residents. Kennesaw is located in northwestern Cobb County, bordered by the city of Acworth to the northwest. Some of the largest employers in Kennesaw are Amrest, LLC (food service), Kennesaw State University (education), Kennesaw ISD (education), Marken-Imaje (technology), Enercon (non-profits), Atlanta Bonded Warehouse (logistics) and CryoLife (medical devices).

The Atlanta MSA has a population of nearly 6 million, making it the ninth largest MSA in the nation. Atlanta's diverse economy is the tenth largest in the country and boasts the 3rd largest concentration of Fortune 500 companies. It is the home of AT&T Mobility, The Coca Cola Company, Chick-fil-A, Delta Air Lines, Lockheed Martin Corp., Home Depot, Turner Broadcasting, SunTrust Bank, The Southern Company and UPS. Leading employment sectors include logistics, broadcasting, information technology and education. Atlanta is home to professional franchises in four major team sports Braves (baseball), Hawks (basketball), Falcons (football) and Atlanta United FC (soccer). With 15 colleges and universities, Atlanta is considered a hub for higher education with Emory University and Healthcare, University of Georgia, Georgia State University, Georgia Institute of Technology, Morehouse College and Spelman College.

Demographic Snapshot Comparison Report for McDonald's Ground Lease, 4050 Jiles Rd NW, Kennesaw, GA, 30144:

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2019			
Total Population	10,841	84,672	177,363
Female Population	53.36%	51.92%	51.69%
Male Population	46.64%	48.08%	48.31%
Population Density	3,450	2,994	2,258
Population Median Age	29.5	32.4	34.5
Employed Civilian Population 16+	5,994	47,839	100,534
% White Collar	70.0%	69.2%	68.8%
% Blue Collar	30.0%	30.8%	31.2%
Total Q3 2019 Employees	5,297	40,271	84,254
Total Q3 2019 Establishments*	575	3,651	7,622
Population Growth 2000-2010	49.29%	32.03%	28.14%
Population Growth 2019-2024	2.03%	4.11%	4.99%
Income: 2019			
Average Household Income	\$85,566	\$86,960	\$91,945
Median Household Income	\$69,803	\$70,007	\$71,486
Per Capita Income	\$35,236	\$31,604	\$33,865
Avg Income Growth 2000-2010	17.21%	12.94%	16.60%
Avg Income Growth 2019-2024	7.67%	7.90%	8.43%
Households: 2019			
Households	4,240	30,304	64,847
Average Household Size	2.62	2.69	2.68
Hhld Growth 2000-2010	37.64%	27.37%	28.27%
Hhld Growth 2019-2024	3.87%	5.25%	5.89%
Housing Units: 2019			
Occupied Units	4,240	30,304	64,847
% Occupied Units	96.37%	97.22%	96.68%
% Vacant Housing Units	3.63%	2.78%	3.32%
Owner Occ Housing Growth 2000-2010	12.95%	12.94%	15.48%
Owner Occ Housing Growth 2000-2024	20.98%	21.61%	29.72%
Owner Occ Housing Growth 2019-2024	3.26%	4.36%	5.39%
Occ Housing Growth 2000-2010	37.64%	27.37%	28.27%
Occ Housing Growth 2010-2024	13.80%	17.20%	18.76%
Occ Housing Growth 2019-2024	3.87%	5.25%	5.89%

