



GAIA
REAL ESTATE INVESTMENTS



**834 Cleveland Ave.
Atlanta, GA 30344**



Property Summary

834 Cleveland Ave. Atlanta, GA 30344



Gaia Real Estate Investments is proud to exclusively present for sale a ground leased interest in this McDonald's opportunity located in Atlanta, Georgia.

The 4,300+/- square foot building, built in 2014 with a double drive-thru, sits on a large 1.63+/- acre lot with excellent visibility on Cleveland Avenue, which boasts an average daily traffic count of 18,000+. It is ideally situated as an outparcel to a brand new 150,000+ square foot Walmart Supercenter that opened in October 2014 as part of the area revitalization. McDonald's benefits tremendously from the constant traffic flow that Walmart generates to the area. Additional retailers in the area include O'Reilly Auto Parts, CVS, Walgreens, Chick-Fil-A, Kroger, Autozone and more.

McDonald's is signed to an initial 20-year NNN ground lease that commenced in October 2014, with 13 years remaining on the initial term. The lease calls for scheduled rental increases of 10% every 5 years.

McDonald's has more than 38,695 restaurants serving burgers and fries in about 120 countries. (There are more than 14,250 Golden Arches locations in the US.) The popular chain is well-known for its Big Macs, Quarter Pounders, and Chicken McNuggets. Most of the outlets are free-standing units offering dine-in and drive-through service, but McDonald's also has many eateries located in airports, retail areas, and other high-traffic locations. The McDonald's Corporation revenues come from the rent, royalties, and fees paid by the franchisees, as well as sales in company-operated restaurants. According to two reports published in 2018, McDonald's is the world's second-largest private employer with 1.7 million employees (behind Walmart with 2.3 million employees).

As of 2020, McDonald's has the ninth-highest global brand valuation.



Price	\$2,454,000
NOI	\$79,752.00
Cap Rate	3.25%
Address	834 Cleveland Avenue Atlanta, GA 30344
Lease Term	20 Years
Lease Commencement	10/3/2014
Lease Expiration	10/2/2034
Years Remaining	13 Years
Options	Eight (5) year options
Guarantor	McDonald's Corporation
Year Built	2014

Property Information

834 Cleveland Ave. Atlanta, GA 30344



Property Highlights

- Corporate Guaranty
- NNN Ground Lease
- S&P Rated BBB
- Investment Grade Credit
- 13 years Remaining
- 10% increases every 5 years
- Large Lot Size 1.63 Acres
- Outparcel to Super Wal-Mart
- Excellent Visibility off Cleveland Ave.



Tenant/Guarantor	Corporate Guaranty
Lease Term	20 Years
Lease Type	NNN Ground Lease
Building SF	4,300
Lot Size	1.63 Acres
Lease Commencement	10/3/2014
Lease Expiration	10/2/2034
Rent Roll	Years 6-10: \$79,752.00 Years 11-20: \$87,732.00
Options	Years 21-25: \$106,153.00 Years 26-30: \$116,722.00 Years 31-35: \$128,436.00 Years 36-40: \$141,288.00 Years 41-45: \$155,412.00 Years 46-50: \$170,952.00 Years 51-55: \$188,052.00 Years 56-60: \$206,856.00

Tenant Summary

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McDonald's is an American fast food company, founded in 1940 as a restaurant operated by Richard and Maurice McDonald, in San Bernardino, California, United States. They rechristened their business as a hamburger stand, and later turned the company into a franchise, with the Golden Arches logo being introduced in 1953 at a location in Phoenix, Arizona. In 1955, Ray Kroc, a businessman, joined the company as a franchise agent and proceeded to purchase the chain from the McDonald brothers. McDonald's had its original headquarters in Oak Brook, Illinois, but moved its global headquarters to Chicago in early 2018.

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Tenant Summary (2019)	
Tenant Name	MCDonald's
Revenue	\$21.076B
Number of Locations	38,695 +/-
Number of Employees	1.9m +/-
Website	www.mcdonalds.com

Area Information

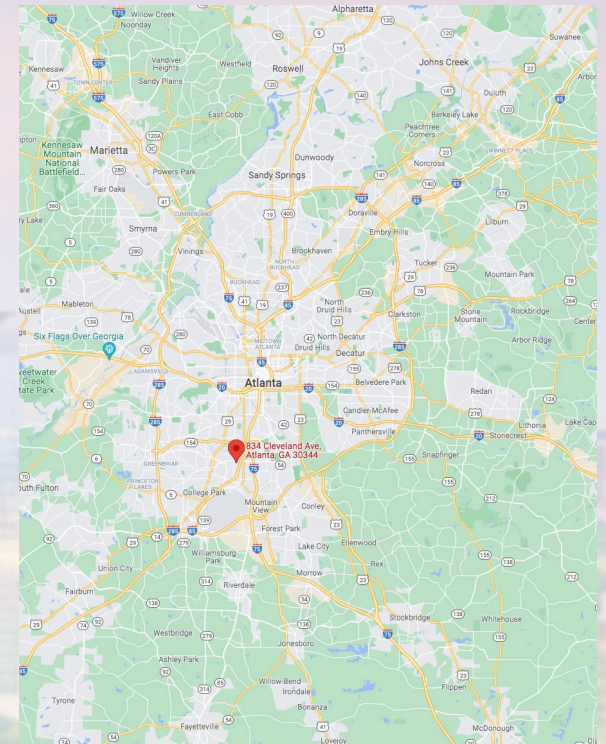
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Atlanta is the capital and most populous city of the U.S. state of Georgia. With a 2020 census population of 498,715, it is the 38th most populous city in the United States. The city serves as the cultural and economic center of the Atlanta metropolitan area, home to more than six million people and the ninth-largest metropolitan area in the nation. Atlanta is the seat of Fulton County, the most populous county in Georgia. Situated among the foothills of the Appalachian Mountains, Atlanta features unique topography that includes rolling hills and the most dense urban tree coverage in the United States.

Atlanta was originally founded as the terminus of a major state-sponsored railroad. With rapid expansion, however, it soon became the convergence point among multiple railroads, spurring its rapid growth. The city's name derives from that of the Western and Atlantic Railroad's local depot, signifying the town's growing reputation as a transportation hub. Toward the end of the American Civil War, in November 1864, the city was almost entirely burned to the ground in General William T. Sherman's March to the Sea. However, the city rose from its ashes and quickly became a national center of commerce and the unofficial capital of the "New South". During the 1950s and 1960s, Atlanta became a major organizing center of the civil rights movement, with Martin Luther King Jr., Ralph David Abernathy, and many other locals playing major roles in the movement's leadership. During the modern era, Atlanta has attained international prominence as a major air transportation hub, with Hartsfield–Jackson Atlanta International Airport being the world's busiest airport by passenger traffic since 1998.

With a gross domestic product (GDP) of \$406 billion, Atlanta has the 10th largest economy in the U.S. and the 20th largest in the world. Atlanta's economy is considered diverse, with dominant sectors that include aerospace, transportation, logistics, film and television production, media operations, professional and business services, medical services, and information technology. The gentrification of some Atlanta neighborhoods, initially spurred by the 1996 Summer Olympics, has intensified in the 21st century with the growth of the Atlanta Beltline. This has altered the city's demographics, politics, aesthetic, and culture.



Aerial

834 Cleveland Ave. Atlanta, GA 30344



SHOE SHOW
MULTI-FAMILY

Walmart

MURPHY
USA



Bank OZK

Map

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