



## OFFERING MEMORANDUM

Actual Property

# CORPORATELY GUARANTEED DEL TACO - ATLANTA MSA

1535 GA-20, MCDONOUGH, GA 30253

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MCDONOUGH, GA

**\$2,769,235 | 3.9% CAP**

- Corporately Guaranteed Del Taco With 19+ Years Remaining on Current Term - Atlanta MSA
- Absolute NNN Requiring Zero Landlord Responsibilities
- Dense 5-Mile Demographics With 73K+ Residents and an Impressive 1-Mile Historical Growth Rate of 41.24% (2010-2021)
- Located Near the Intersection of GA-20 and I-75 (117K+ VPD) Generating 23K+ VPD Directly in Front of Subject Property
- Situated on Extremely Dense Retail Corridor With Numerous National Credit Tenants Nearby Including Advance Auto Parts, Burlington Coat Factory, Panera Bread, Chipotle, Starbucks, Chick-fil-a, and Many More
- Subject Property is Just 30 Miles From Downtown Atlanta - Atlanta MSA is the 9th Largest City in the Nation With a Population of 6M+ Residents
- Del Taco Operates 600+ Restaurants in 14 States With Over 7,800 Employees as of May 2021

## EXCLUSIVELY MARKETING BY:

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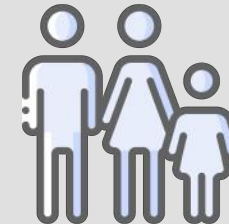
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## INVESTMENT OVERVIEW:

Base Annual Rent:	\$108,000
Rent Per SF:	\$23.51
Rent Commencement Date:	1/1/2021
Lease Expiration Date:	12/31/2040
Lease Term Remaining:	19+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



Del Taco Recently Announced Q3 Revenue of \$124.3M, up 2.9% Growth From Q3 2020



Atlanta has Been Ranked #1 for Business Climate in the Nation for 8 Consecutive Years by Site Selection



A Recent Partnership With REEF Provides More Access and Convenience

## PROPERTY DETAILS:

Building Area:	4,593 SF
Land Area:	.77 AC
Year Built:	2016
Guarantor:	Del Taco Restaurants, Inc. (TACO)
Price Per SF:	\$602.93

## Annualized Operating Data

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	1/1/2021-12/31/2025	\$108,000	\$23.51	3.90%
	1/1/2026-12/31/2030	\$118,800	\$25.87	4.29%
	1/1/2031-12/31/2035	\$130,680	\$28.45	4.72%
	1/1/2036-12/31/2040	\$143,748	\$31.30	5.19%
Three (3), 5-Year Options 10% Increase	1/1/2041-12/31/2045	\$158,123	\$34.43	5.71%
	1/1/2046-12/31/2050	\$173,935	\$37.87	6.28%
	1/1/2051-12/31/2055	\$191,329	\$41.66	6.91%





## 5 MILE RADIUS OF SUBJECT PROPERTY

### TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	4,273	26,968	57,357
2021 Estimated	6,035	35,436	73,293
2026 Projected	6,685	38,936	80,264

### POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2021	41.24%	31.40%	27.78%
2021 - 2026	10.77%	9.88%	9.51%

### HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$68,095	\$63,264	\$71,628
Average	\$87,114	\$78,006	\$88,854

Demographic data provided by CoStar





A large photograph of the Atlanta skyline at night, showing numerous illuminated skyscrapers and city lights. The image is positioned on the left side of the slide, with the city lights reflecting on the surrounding urban landscape.

# ATLANTA

Atlanta, otherwise known as the "The Big Peach", has the ninth-largest metro population in the US with 6.09M+ residents and is a primary transportation hub of the southeastern US. Atlanta is home to the world headquarters of corporations such as Coca-Cola, Home Depot, UPS, Delta Airlines, and Turner Broadcasting. Although the city is marked by its Southern heritage, it is one of the nation's leading cities in international relations. As the capital of Georgia, Atlanta serves as the cultural and economic center of the state and welcomes 35M+ visitors annually. The city offers the world's largest aquarium, Centennial Olympic Park, Mercedes-Benz Stadium, State Farm Arena, performing arts venues, and more.

1.86% Annually  
2021 Population Growth



524K+  
2020 Total Population



\$71,742  
2021 Median Household Income





# RETAIL MAP

1535 GA-20 | MCDONOUGH, GA



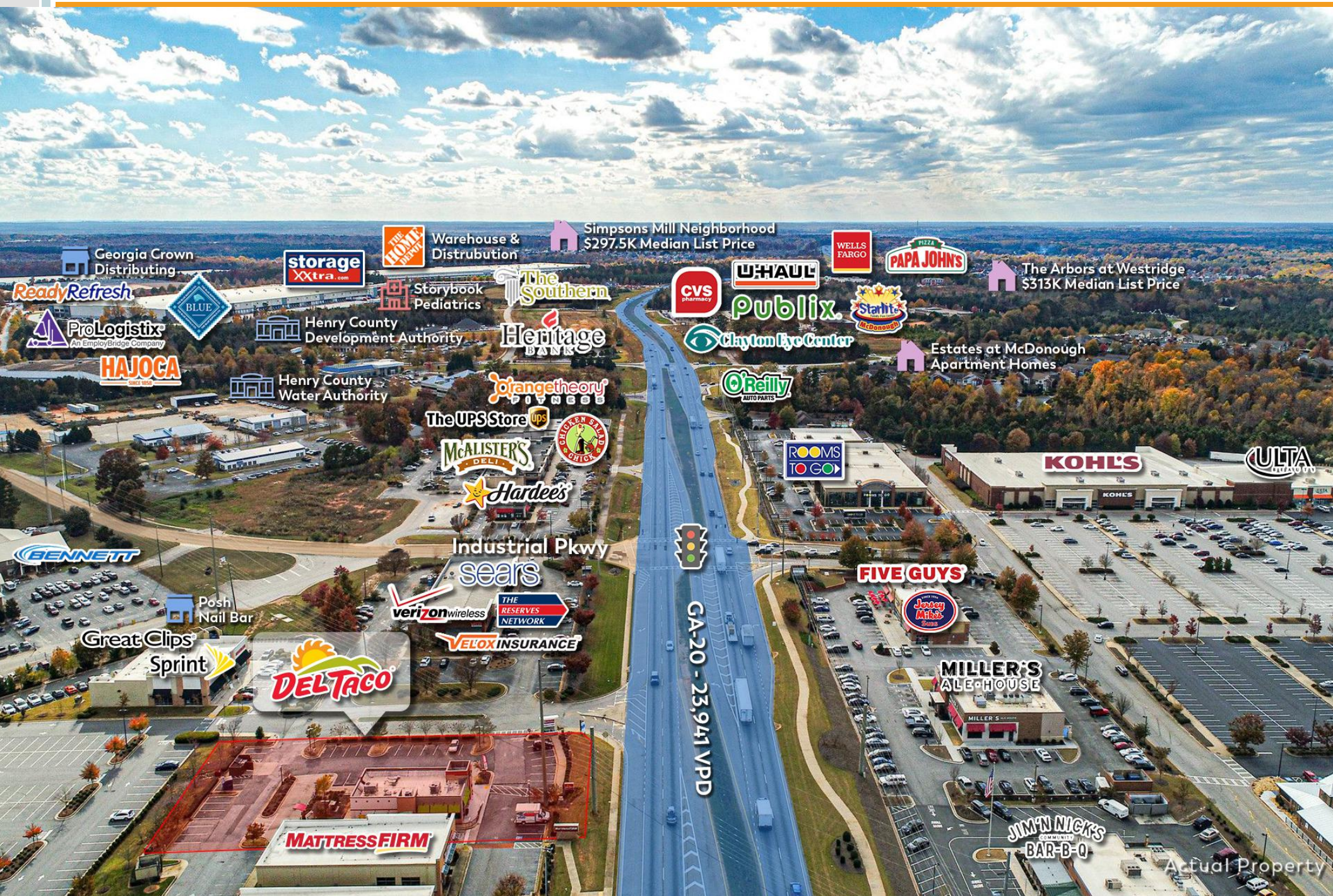






# RETAIL MAP

1535 GA-20 | MCDONOUGH, GA





## Key Demographics 5 Miles



Total Population  
2021  
73,293



Projected Growth  
2021 - 2026  
9.51%

INTERSTATE 75 117,000 VPD  
**MHC**

**Scotts Miracle-Gro**

**PEPPERIDGE FARM**

**LG**

**KUEHNE+NAGEL**

**GP Georgia-Pacific**

**CARLISLE**

**Parkside at Avalon**  
\$400.3K Median List Price

**McDonough Hockey Rink**

**Avalon Park**

**Wildwood at Avalon**  
\$370.1K Median List Price

**VITALABS Inc.**

**UNITED Food Force, Inc.**

**Classic Collision McDonough**

**T-Mobile**

**State Farm**



**MAVIS TIRES & BRAKES**

**MATTRESS FIRM**

**Advance Auto Parts**

**Pet Supermarket**

**Tuesday Morning**

**Burlington Coat Factory**

**DEL TACO**

**Sprint**

**Great Clips**

**Posh Nail Bar**

**verizon wireless**

**sears**

**VELOX INSURANCE**

**THE RESERVES NETWORK**

**Industrial Pkwy**

GA-20 - 23,941 VPD

Actual Property





Actual Property





**57 Years**  
of Success



**Publicly  
Traded Co.**  
NASDAQ: TACO



**Lake Forest, CA**  
Headquarters



**\$304.24M**  
Market Cap



**600+**  
Locations





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# TRINITY

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**BROKER OF RECORD**

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