

Krystal

1205 St Augustine Rd, Valdosta, GA 31601



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Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

TENANT PROFILES

REGIONAL MAP

LOCAL MAP

Marcus & Millichap

OFFERING SUMMARY



Listing Price
\$1,397,000



Cap Rate
4.65%



Price/SF
\$573.01

FINANCIAL

Listing Price	\$1,397,000
Down Payment	100% / \$1,397,000
NOI	\$65,000
Cap Rate	4.65%
Price/SF	\$573.01
Rent/SF	\$2.22

OPERATIONAL

Lease Type	Absolute Net
Guarantor	Corporate Guarantee
Lease Expiration	10/11/2031
Rentable SF	2,438 SF
Lot Size	0.82 Acres (35,719 SF)
Year Built	1993



PROPERTY PHOTOS // Krystal



AREA PHOTOS // Krystal



KRYSTAL

1205 St Augustine Rd, Valdosta, GA 31601

INVESTMENT OVERVIEW

A Corporate Guaranteed Absolute NNN Leased Krystal with 9+ years remaining on the base term. The property is located in a dense retail corridor just off I-75 (53,600+ VPD), the main interstate connecting to Atlanta, Georgia. Saint Augustine Road benefits from 27,500+ VPD. The population exceeds 67,000 residents (five-mile). The subject parcel sits one block from Valdosta Mall, which includes many nationally recognized tenants such as PetSmart, Publix, Chic-Fil-A, Bed Bath & Beyond, Old Navy, Ross, ULTA, Victoria's Secret and many more. Directly across from Krystal are Arby's, KFC, TJ Maxx, Michael's and Waffle House. Other big brands located near the property include Lowe's, Target, Home Depot, Best Buy, Tractor Supply Co., Red Lobster, Outback Steakhouse, and many others.

INVESTMENT HIGHLIGHTS

Corporate Guaranteed Lease - 9+ Years Remaining

1% Annual Rent Increases Beginning 2023

Population Exceeds 67,000 (Five-Mile)

One Block from Valdosta Mall (70+ Retailers)



TENANT OVERVIEW

Company:	Krystal Restaurants
Founded:	1932
Locations:	360
Headquarters:	Dunwoody, GA
Website:	https://www.krystal.com/

AERIAL OVERVIEW // Krystal



SECTION 2

Financial Analysis

FINANCIAL DETAILS

Marcus & Millichap

PROPERTY SUMMARY

THE OFFERING	
Price	\$1,397,000
Capitalization Rate	4.65%
Price/SF	\$573.01

PROPERTY DESCRIPTION

Year Built / Renovated	1993/2005
Gross Leasable Area	2,438 SF
Type of Ownership	Fee Simple
Lot Size	0.82 Acres

LEASE SUMMARY

Tenant	Krystal
Rent Increases	1% Annually Beginning 2023
Guarantor	Corporate Guarantee
Lease Type	Absolute Net
Lease Commencement	02/21/2013
Lease Expiration	10/11/2031
Renewal Options	Four 5-Year Options
Term Remaining on Lease (Yrs)	10 Years
Landlord Responsibility	None
Tenant Responsibility	Roof & Structure

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$65,000	\$5,417	\$26.66	4.65%
2023	\$65,650	\$5,471	\$26.93	4.70%
2024	\$66,307	\$5,526	\$27.20	4.75%
2025	\$66,970	\$5,581	\$27.47	4.79%
2026	\$67,639	\$5,637	\$27.74	4.84%
2027	\$68,316	\$5,693	\$28.02	4.89%
2028	\$68,999	\$5,750	\$28.30	4.94%
2029	\$69,689	\$5,807	\$28.58	4.99%
2030	\$70,386	\$5,865	\$28.87	5.04%
2031	\$71,090	\$5,924	\$29.16	5.09%

SECTION 3

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

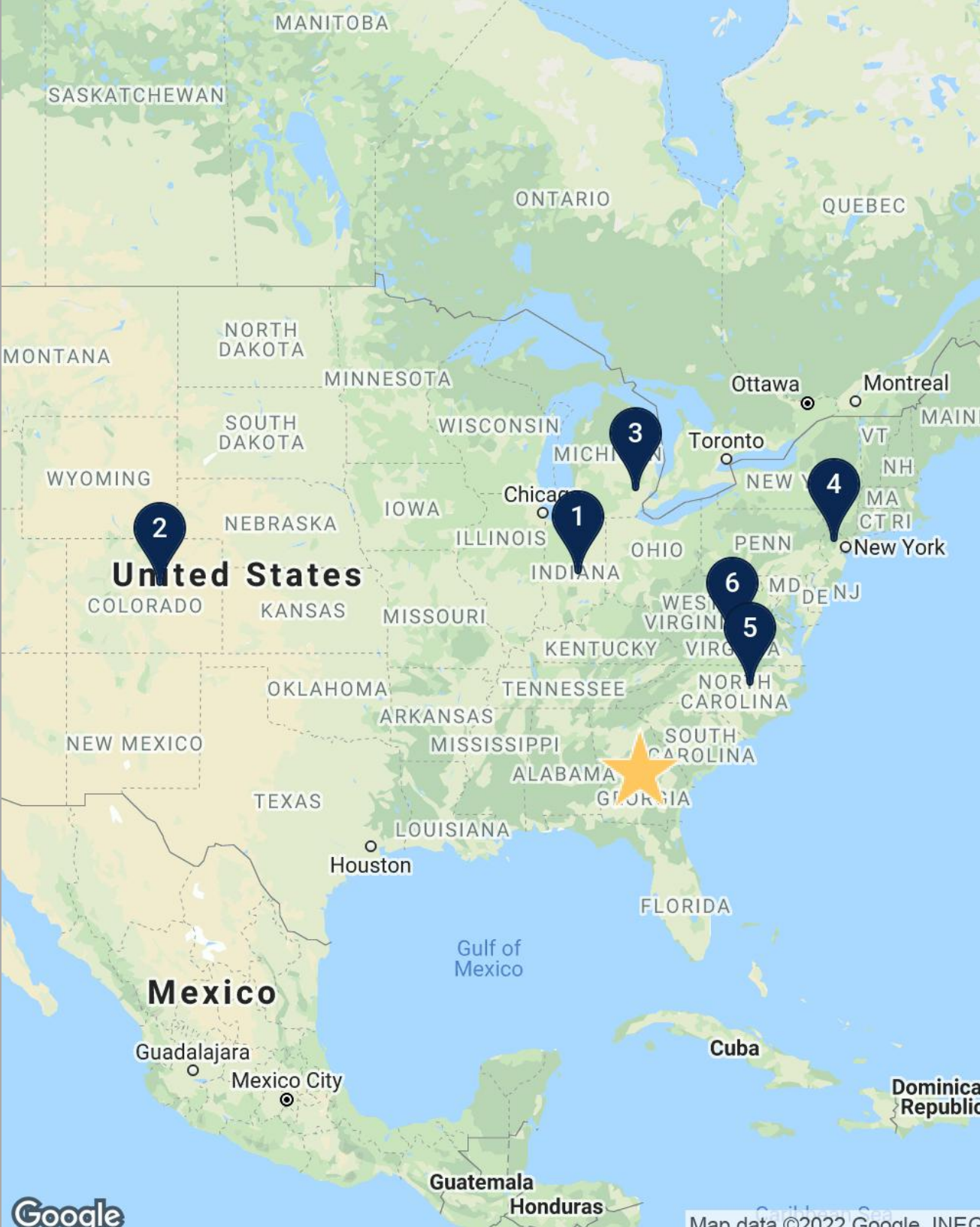
CAP RATE CHART

SALE COMPS







Marcus & Millichap

SALE COMPS MAP

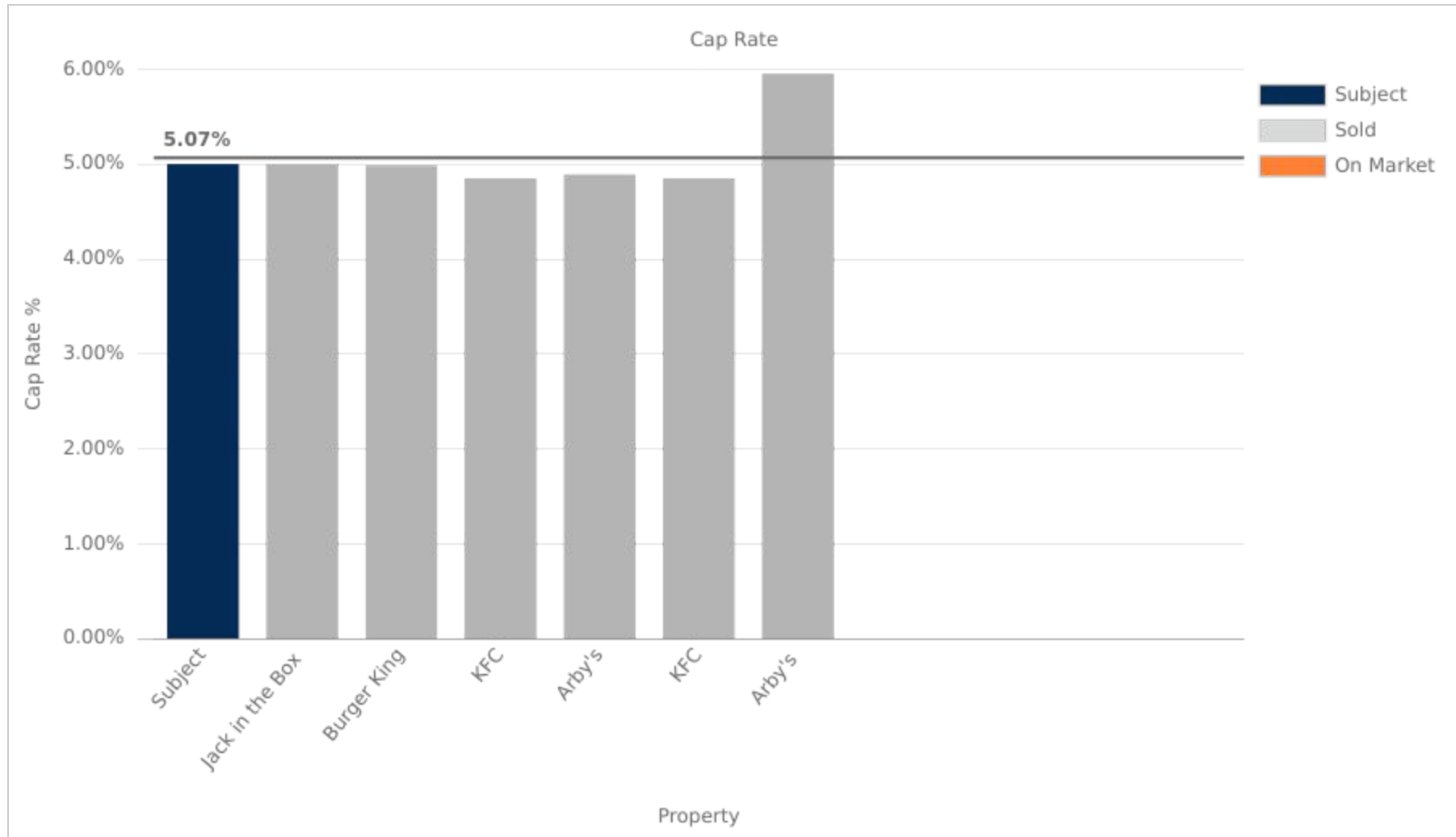
- ★ Krystal
- 1 Arby's
- 2 Jack In The Box
- 3 Arby's
- 4 KFC
- 5 Burger King
- 6 KFC



SALE COMPS SUMMARY // Krystal

	SUBJECT PROPERTY	PRICE	CAP RATE	LEASE TERM REM.	CLOSE
	Krystal 1205 St Augustine Rd Valdosta, GA 31601	\$1,300,000	5.00%	10/11/2031	On Market
	SALE COMPARABLES	PRICE	CAP RATE	LEASE TERM REM.	CLOSE
	Arby's 25 S Franklin Rd Indianapolis, IN 46219	\$1,585,000	5.95%	10	12/21/2021
	Jack in the Box 27 W Wolfensberger Rd Castle Rock, CO 80109	\$2,721,540	5.00%	11	09/24/2021
	Arby's 2614 Union Lake Rd Commerce Charter Township, MI 48382	\$1,350,000	4.89%	10	12/08/2021
	KFC 190 US-46 Rockaway, NJ 07866	\$1,875,691	4.85%	12	12/20/2021
	Burger King 636 W Gannon Ave Zebulon, NC 27597	\$2,350,000	4.98%	11	10/14/2021
	KFC 117 Lakeview Dr Madison Heights, VA 24572	\$1,700,000	4.73%	11	11/22/2021
	AVERAGES	\$1,930,372	5.07%	11	

CAP RATE CHART // Krystal





★ **Krystal**
1205 St Augustine Rd, Valdosta, GA 31601

Listing Price:	\$1,300,000
Cap Rate:	5.00%
Lease Expiration:	10/11/2031
COE Date:	On Market
Property Type:	Net Lease
Gross Leasable Area:	2,438 SF
Price/SF:	\$533.22
Lot Size:	0.82 Acres
Year Built:	1993



1 **Arby's**
25 S Franklin Rd Indianapolis, IN 46219

Sale Price:	\$1,585,000
Cap Rate:	5.95%
Years Remaining On Lease:	9.9
COE Date:	12/21/2021
Property Type:	Net Lease
Gross Leasable Area:	2,820 SF
Price/SF:	\$562.06
Lot Size:	-
Year Built:	1996

SALE COMPS // Krystal



2 Jack In The Box
27 W Wolfensberger Rd Castle Rock, CO 80109

Sale Price:	\$2,721,540
Cap Rate:	5.00%
Years Remaining On Lease:	11.1
COE Date:	09/24/2021
Property Type:	Net Lease
Gross Leasable Area:	2,454 SF
Price/SF:	\$1,109.02
Lot Size:	-
Year Built:	2011



3 Arby's
2614 Union Lake Rd Commerce Charter Township, MI 48382

Sale Price:	\$1,350,000
Cap Rate:	4.89%
Years Remaining On Lease:	10
COE Date:	12/08/2021
Property Type:	Net Lease
Gross Leasable Area:	2,329 SF
Price/SF:	\$579.65
Lot Size:	-
Year Built:	1994



4 KFC
190 US-46 Rockaway, NJ 07866

Sale Price:	\$1,875,691
Cap Rate:	4.85%
Years Remaining On Lease:	11.9
COE Date:	12/20/2021
Property Type:	Net Lease
Gross Leasable Area:	2,214 SF
Price/SF:	\$847.20
Lot Size:	-
Year Built:	1984



5 Burger King
636 W Gannon Ave Zebulon, NC 27597

Sale Price:	\$2,350,000
Cap Rate:	4.98%
Years Remaining On Lease:	11.2
COE Date:	10/14/2021
Property Type:	Net Lease
Gross Leasable Area:	2,913 SF
Price/SF:	\$806.73
Lot Size:	-
Year Built:	1997

SALE COMPS // Krystal



6 KFC
117 Lakeview Dr Madison Heights, VA 24572

Sale Price:	\$1,700,000
Cap Rate:	4.73%
Years Remaining On Lease:	11.1
COE Date:	11/22/2021
Property Type:	Net Lease
Gross Leasable Area:	3,500 SF
Price/SF:	\$485.71
Lot Size:	-
Year Built:	1993

SECTION 4

Market Overview

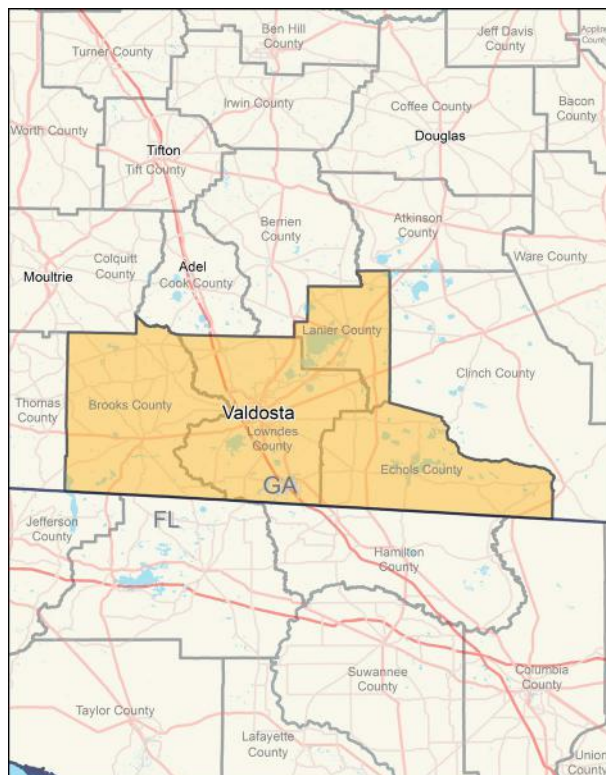
MARKET OVERVIEW

DEMOGRAPHICS

Marcus & Millichap

VALDOSTA

Valdosta is Georgia's 15th-largest city and serves as the economic, service, professional, retail, healthcare and tourism engine for south-central Georgia and a portion of northern Florida. The metro itself includes Brooks, Echols, Lanier and Lowndes counties, and Interstate 75 traverses the region. Economic drivers include advanced manufacturing, agribusiness and food processing, as well as warehouse and distribution.



METRO HIGHLIGHTS



HEALTHCARE SECTOR

Valdosta is home to South Georgia Medical Center, which has over 2,800 employees. It boasts a nationally recognized Heart and Cancer Center and stroke program.



MILITARY BASE

The Moody Air Force Base is located in the metro; it is a multimission base with 5,500 employees. Over 12,000 military retirees live in the region.



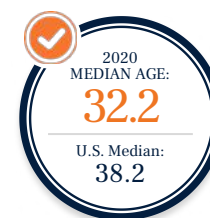
TOURISM INDUSTRY

Valdosta's tourism sector includes 4,000 hotel rooms, generating nearly 900,000 sold rooms in a typical year, with annual gross lodging sales of nearly \$60 million. The industry is temporarily beleaguered by the health crisis, though.

ECONOMY

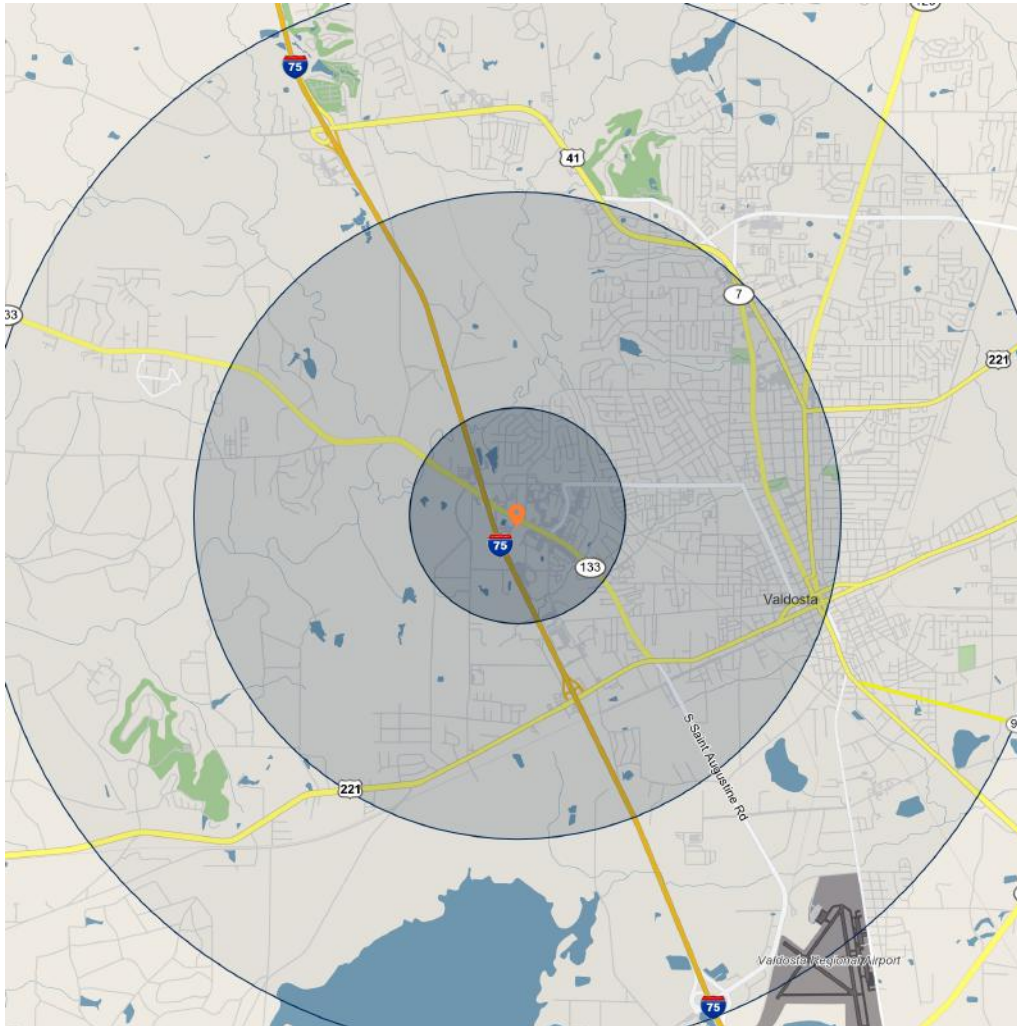
- Valdosta is located directly on Interstate 75. Its five interstate exits enhance the warehouse and distribution sector. Lowe's, Home Depot and Dillard's are among the companies with distribution facilities in the metro.
- Archer Daniels Midland, South Georgia Pecan, Nature Nate's and DuPont are among companies in the agribusiness and food processing segment.
- Valdosta State University has more than 11,400 students and 1,500 faculty and staff. It has a sizable economic impact on the region.

DEMOGRAPHICS



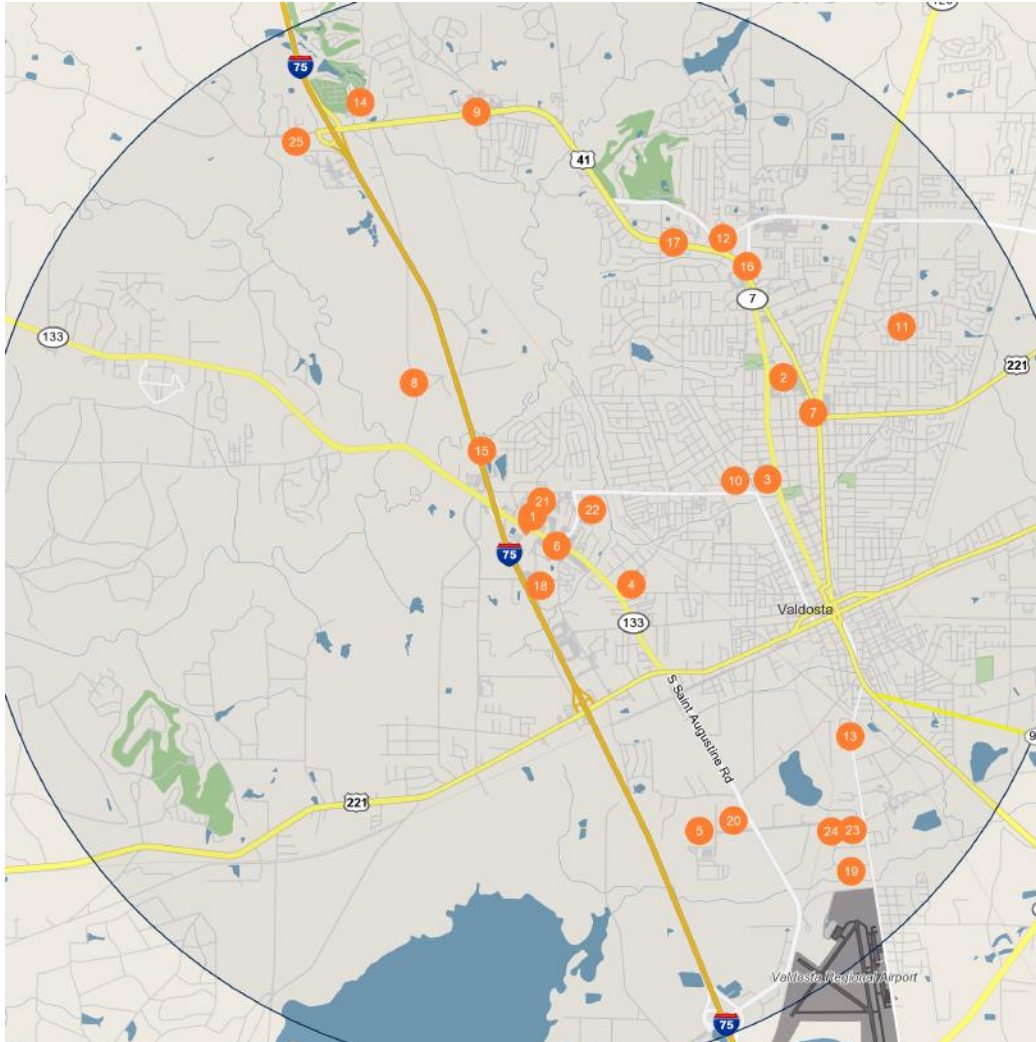
*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection	3,743	30,274	70,323
2021 Estimate	3,554	29,542	67,188
2010 Census	3,300	29,131	64,028
2000 Census	2,995	25,120	53,989
HOUSEHOLD INCOME			
Average	\$53,507	\$55,423	\$54,479
Median	\$36,056	\$31,702	\$34,141
Per Capita	\$24,171	\$21,355	\$21,116
HOUSEHOLDS			
2026 Projection	1,709	11,009	26,438
2021 Estimate	1,605	10,612	25,013
2010 Census	1,485	10,360	23,595
2000 Census	1,262	9,208	20,028
HOUSING			
Median Home Value	\$155,076	\$149,218	\$142,359
EMPLOYMENT			
2021 Daytime Population	7,587	55,259	92,512
2021 Unemployment	4.69%	6.50%	5.74%
Average Time Traveled (Minutes)	18	18	19
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	28.05%	28.94%	31.08%
Some College (13-15)	19.25%	20.32%	20.09%
Associate Degree Only	7.95%	6.80%	8.27%
Bachelor's Degree Only	21.54%	17.98%	15.91%
Graduate Degree	14.76%	11.70%	9.53%

DEMOGRAPHICS // Krystal



Major Employers

Employees

1	Sage Hospitality Resources LLC	3,769
2	Hospital Auth Vldsta Lwndes CN-South Georgia Medical Center	2,500
3	Valdosta State University-GEORGIA BOARD OF REGENTS	1,900
4	Blanton Common LLC	1,017
5	Lowes Home Centers LLC-Lowes	1,000
6	Zax Inc-Zaxbys	867
7	Motmanco Inc-McDonalds	460
8	Georgia Department Corrections-Lowndes Unit of Valdosta State	450
9	Smith of Georgia LLC-Smith Northview Hospital	435
10	Valdosta City School District-Valdosta Early College Academy	401
11	L3 Technologies Inc	313
12	Progressive Corporation-Progressive Insurance	309
13	Langdale Forest Products Co	300
14	Fresh Beginnings LLC-Elead	300
15	Hsre Quad Merger Sub LLC-Grove of Valdosta The	278
16	A & M Hospitalities LLC	272
17	US Dept of Air Force-Air Force Flight Office	254
18	Lowndes County Schools-Lowndes High School	230
19	Herc Rentals Inc-Herc Rentals 9342	225
20	Dillards Inc	224
21	Publix Super Markets Inc-Publix	200
22	Home Depot USA Inc-Home Depot The	200
23	T M Poly Film Inc	200
24	Regal Marine Industries Inc	200
25	Technical College System of GA-Valdosta Technical Institute	200



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