

Investment Summary

Purchase Price:	\$1,925,000
Cap Rate:	6.75%
Location:	Eastern Georgia along I-20 (exit 172) about 110 miles east of Atlanta
Land Size:	+/- 1.80
Building Size:	+/- 3,808 SF
Building Age:	2011 construction (opened 5/5/11)
Tenant/Guarantor:	BojLand Restaurant Group, LLC
Lease Type:	Absolute Triple Net
Base Lease Term:	15 years
Lease Commencement:	Close of Escrow
Lease Expiration:	15 years from commencement
Renewal Options:	3 for 5 years each
Annual Rent:	\$130,000
Rental Increases:	7.5% every 5 years of Base Term and Options
Landlord Responsibility:	None
Tenants Responsibility:	CAM, Taxes, Insurance, Roof, Structure, Parking Lot, HVAC, etc.
Frontage:	+/-196 feet on Washington Rd
Access:	One entrance/exit on Washington Rd
Parking:	+/- 49 (2 handicap)
Zoning:	C2
Traffic Counts:	+/- 13,000 on Washington Rd (2014 data) +/- 30,700 on I-20 (2014 data)



DEMOGRAPHIC SUMMARY - 2015			
	5 MILE	10 MILE	15 MILE
POPULATION	13,518	23,179	43,076
HOUSEHOLDS	5,183	8,854	16,291
AVERAGE HH INCOME	\$44,294	\$47,799	\$49,896
MEDIAN HH INCOME	\$31,672	\$35,884	\$37,249