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DUNKIN' DONUTS / JIMMY JOHN'S

41 East May Street, Winder (Atlanta MSA), GA



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This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner, at Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible.

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INVESTMENT OVERVIEW

This offering is a 2 Tenant Dunkin' Donuts & Jimmy John's Gourmet Sandwiches located in Winder, Georgia, approximately 20 minutes from Athens and 40 minutes from Atlanta. Located in the main retail corridor of downtown Winder, the property enjoys excellent access and visibility to one of the main thoroughfares in Winder. This location is leased to a well-established Dunkin' Donuts franchisee (6 locations) on a 10 year absolute NNN lease with 5% increases every 5 years. The second tenant is a strong franchisee for Jimmy John's Gourmet Sandwiches with a 10 year lease, also with 5% increases every 5 years. Dunkin' Donuts manages the Jimmy John's side of the property, freeing an owner from responsibility and making this property as NNN as possible. The property is currently under construction with an anticipated rent commencement date of late 4th Qtr 2016 / early 1st Qtr 2017.

HIGHLIGHTS

- ◆ 2 Tenant Property / Long Leases—Set Up for “Passive” Ownership
- ◆ Both Leases are Personally Guaranteed
- ◆ New 10 year Leases
- ◆ New Construction - Delivery September 2016



PRICE: \$ 1,635,200 | CAP RATE: 6.00%

BUILDING: 3,580 SF | LAND: 0.30 ACRES | YEAR BUILT: 2016

AREA INFORMATION

Located approximately 40 minutes from downtown Atlanta and 20 minutes from Athens, GA, Winder is the County Seat of Barrow County, the 24th fastest growing county in the nation which has grown over 66% from 2000 to 2010. There are over 130,000 people within the 10 mile trade area for this location with an average HH income over \$70,000. Additionally, there is a very strong daytime population of over 12,275 employees within 5 miles and 34,000 employees within 10 miles.



AERIAL MAP

INVESTMENT SUMMARY

AERIAL MAP

RENT ROLL

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SUITE	TENANT	SQUARE FOOTAGE	% OF CENTER	LEASE TERM		ANNUAL BASE RENT	ANNUAL RENT/SQ. FT.	ESTIMATED RECAPTURE	ESCALATIONS	OPTION
				START	EXPIRATION					
100	Dunkin' Donuts 	2,080	58.10%	New 10 Year Lease		\$59,112	\$28.42	NNN	5% / 5 Yrs	2 x 5
300	Jimmy Johns 	1,500	41.90%	New 10 Year Lease		\$39,000	\$26.00	NNN	5% / 5 Yrs	2 x 5
		3,580				\$98,112				
Occupied 100%		3,580		100.00%		\$98,112	\$27.41			

***Common Area is maintained by Dunkin' Donuts.** Jimmy Johns will pay it's proportionate share of CAM expense, Property Tax and Insurance fees to Dunkin' Donuts and Dunkin' Donuts is to pay directly all fees associated with CAM expense, Property Tax and Insurance when due. Dunkin' Donuts is also required to maintain the Common Areas and building. Keeping this investment as NNN in nature as possible. Please see the Lease Abstracts for more details.

FINANCIAL SUMMARY

Income		
Projected Gross Income	Year 1	Year 6
Scheduled Base Income	\$98,112	\$103,018
Expense Reimbursement	NNN	NNN
Total Scheduled Income	\$98,112	\$103,018

Annual Expenses*		
Real Estate Taxes	NNN	NNN
Insurance	NNN	NNN
Common Area Maintenance	NNN	NNN
Building Maintenance	NNN	NNN
Total Scheduled Owner expense	\$0.00	\$0.00

Net Operating Income		
Scheduled Net Income	\$98,112	\$103,018

Capitalization Rate		
CAPRate	6.00%	6.30%

Price	
	\$1,635,200

Building	
Year Built:	2016
Building Square Feet:	3,580
Land Parcel (Acres):	0.30

Tenants	
	10 Year Lease



10 Year Lease

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DUNKIN' DONUTS



Tenant	The WWZK Group, LLC		
Guarantors	David W. Weeks, Jr & Oconee County Doughboys, LLC		
Size	2,080 Square Feet		
Commencement Date	Estimated - November 1, 2016		
Rent Commencement Date	The earlier of 60 days from date building is turned over to Tenant or the date Tenant opens for business		
Term	10 Years		
Increases	5% increases every five (5) years		
Security Deposit	\$4,926.00		
Rent Schedule	<u>Year</u>	<u>Annual Base Rent</u>	<u>Monthly Base Rent</u>
	1 - 5	\$59,112	\$4,926.00
	6 - 10	\$62,064	\$5,172.00
	Options		
	11 - 15	\$65,172	\$5,431.00
	16 - 20	\$67,452	\$5,621.00
Options	One (1) Ten (10) Year Term		
Taxes & Insurance	Section 7. "Tenant agrees to pay before they become delinquent all Real Property Taxes, Insurance and special assessments lawfully levied or assessed against the Land and Building."		
CAM	Section 4. "Tenant shall pay all common area maintenance fees for Winder Square Shopping Center directly to GT Winder Enterprises Trust currently estimated at \$2,500.00 per year and any and all maintenance for the Building and Land directly to the vendors, as well as property tax and insurance on the Building and Land directly to the proper parties."		
Utilities	Section 14. " Tenant shall be responsible for gas, electricity, water, sewer and telecommunications."		
Landlord Expenses	None - NNN lease		

JIMMY JOHN'S GOURMET SANDWICHES



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Tenant	ODB Ventures, LLC		
Guarantors	Alay G. Patel and Nilay G. Patel		
Size	1,500 Square Feet		
Commencement Date	Estimated - September 1, 2016		
Rent Commencement Date	140 days from date building is turned over to Tenant. Estimated - January 19, 2017		
Term	10 Years		
Increases	5% increases every five (5) years		
Security Deposit	\$3,250.00		
Pre-Paid Rent	\$6,500.00 - 2 months Base Rent only. To be applied to Base Rent for first two months after Rent Commencement Date		
Rent Schedule	<u>Year</u>	<u>Annual Base Rent</u>	<u>Monthly Base Rent</u>
	1 - 5	\$39,000	\$3,250.00
	6 - 10	\$40,956	\$3,413.00
	Options		
	11 - 15	\$43,008	\$3,584.00
	16 - 20	\$45,156	\$3,763.00
Options	Two (2) Five (5) Year Terms		
Taxes & Insurance	Section 4.2. "Beginning on the Rent Commencement Date, Tenant Shall pay to the Suite 100 tenant, as additional rent, its Pro-Rata Share (as defined above) all insurance (liability, fire and extended coverage insurance insuring the Building) and ad valorem real estate taxes assessed on the Buildings and the Land upon which the building is located. Tenant shall pay quarterly in advance (\$2.63 per square foot) or \$986.25 as its estimated share of the insurance and property tax expense.."		
CAM	Section 4.2 "Beginning on the Rent Commencement Date, Tenant shall pay to the Suite 100 tenant common area maintenance expenses quarterly in advance the sum of (\$1.87 per square foot) or \$701.25 as its estimated pro-rata share of the common area maintenance of the Building (the "Pro-Rata Share"), which estimated share shall be the ratio of the total gross square footage of the Demised Premises (1,500 square feet) to the total square footage of the Building (3,580 square feet)."		
Utilities	Section 14. " Tenant shall be responsible for gas, electricity, water, sewer and telecommunications."		
Landlord Expenses	None - NNN lease		

TENANT INFORMATION



With more than 19,000 points of distribution in nearly 60 countries worldwide, Dunkin' Brands Group, Inc. (Nasdaq: DNKN) is one of the world's leading franchisors of quick service restaurants (QSR) serving hot and cold coffee and baked goods, as well as hard-serve ice cream. At the end of the third quarter 2015, Dunkin' Brands' nearly 100 percent franchised business model included more than 11,500 Dunkin' Donuts restaurants and more than 7,600 Baskin-Robbins restaurants. Dunkin' Brands Group, Inc. is headquartered in Canton, Mass.

Industry Recognition:

- #1 in iced regular/decaf/flavored coffee*
- #1 in hot regular/decaf/flavored coffee*
- #1 in donut category*
- #1 in bagel and muffin category*
- #2 in breakfast sandwich servings*
- #1 in customer loyalty in the coffee category since 2007, according to Brand Keys

The tenant's principal and guarantor, David W. Weeks is a 5 unit operator of Dunkin' Donuts in the greater Atlanta metropolitan market area. In addition, Mr. Weeks is a 3 unit operator of Barberitos Southwestern Grill & Cantina in the greater Athens, GA market.



Jimmy John's Franchise, LLC is a franchised quick server sandwich restaurant chain. Founded by James John Liautaud in 1983 and headquartered in Champaign, Illinois, in 30 years, the company has grown to more than 2,400 locations as of April 2016 in 43 states. Jimmy John's has opened approximately 200 locations per year over the past three years. As of 2013[update], 98% of the locations are franchise-owned.

Jimmy John's was named #5 on the Entrepreneur 2014 Franchise 500. YouGov BrandIndex ranked #1 restaurant chains that have the highest millennial brand loyalty. Jimmy John's tops the ranking with 83% of the vote based on restaurants they would consider going to again. Jimmy John's was named the #2 Most Popular Restaurant for Business Meals. Entrepreneur.com named Jimmy John's one of the 10 Promising Franchises for Ambitious Entrepreneurs.

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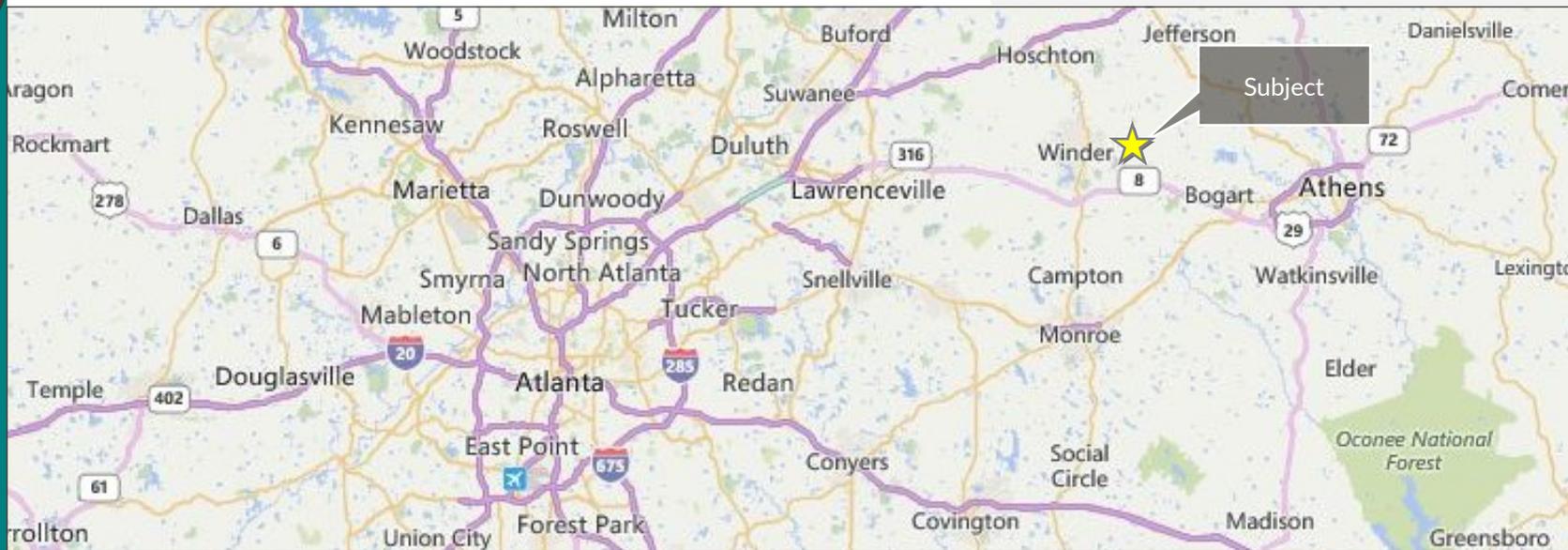
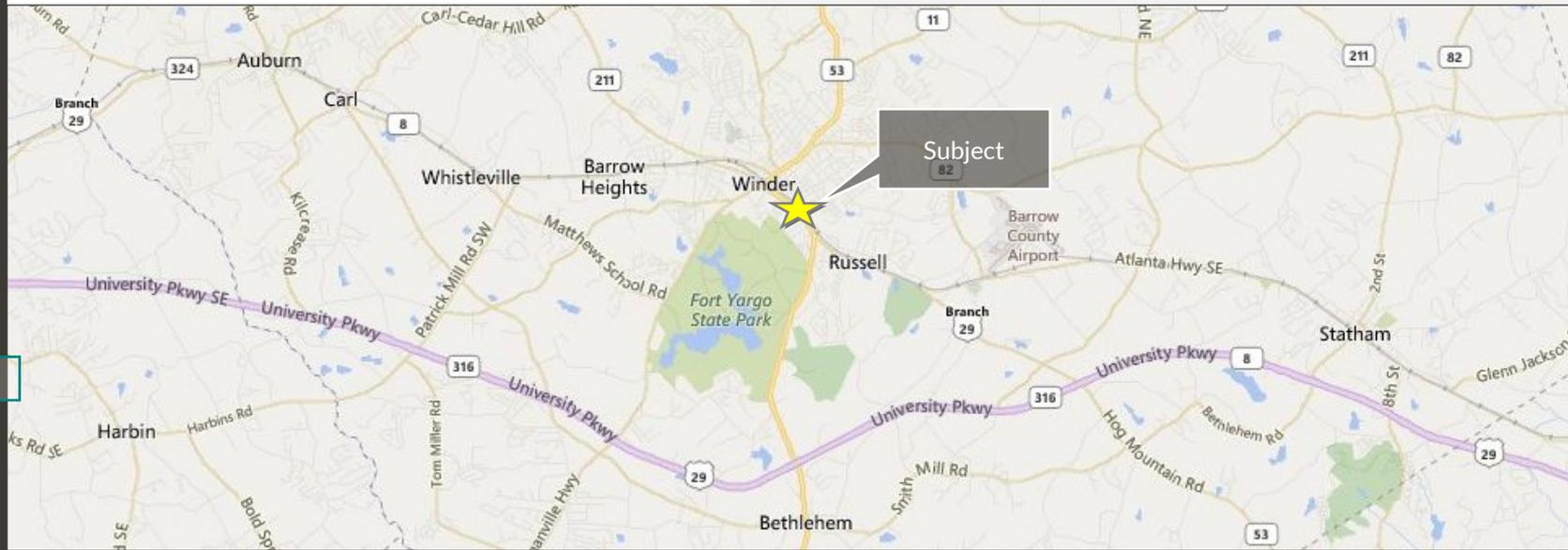
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	<u>Three Mile</u>	<u>Five Miles</u>	<u>Ten Miles</u>	<u>Notes</u>
Population				
2015 Population	20,122	38,423	119,381	<i>20,122 People in Immediate Trade Area</i>
2010 Population	19,318	36,334	111,913	
5 Year Projected	20,893	40,443	127,994	
Growth Over the Past 5 Years	4.16%	5.75%	6.67%	
Projected Growth Over the Next 5 Years	3.83%	5.26%	7.21%	
Households				
2015 Households	7,197	13,280	40,477	<i>Steady Population Growth</i>
% Owner Occupied	59%	69%	78%	
% Renter Occupied	41%	31%	22%	
2010 Households	6,953	12,652	38,194	
5 Year Projected	7,438	13,905	43,210	
Growth Over the Past 5 Years	3.51%	4.96%	5.98%	
Projected Growth Over the Next 5 Years	3.35%	4.71%	6.75%	
Income				
2015 Average Household Income	\$55,468	\$60,772	\$71,580	<i>Large Daytime Population</i>
5 Year Projected	\$62,551	\$68,508	\$80,574	
Projected Growth Over the Next 5 Years	12.77%	12.73%	12.56%	
Employment & Establishments				
2015 Employees/Daytime Population	10,087	15,278	30,837	
2015 Total Establishments	1,234	1,686	3,616	
Race				
White	72.4%	76.3%	78.1%	
Black	16.1%	12.6%	11.9%	
Hispanic Origin (Any Race)	10.6%	9.9%	8.8%	
American Indian/Eskimo	0.3%	0.3%	0.3%	
Asian/Pacific Islander	2.7%	3.4%	3.5%	
Two or More Races	3.1%	2.8%	2.5%	
Other Race	5.3%	4.5%	3.6%	

20,122 People in Immediate Trade Area

Steady Population Growth

Large Daytime Population