

McDonald's/Chevron C-Store
Prime Corner Location—Atlanta MSA
8.2% Cap Rate



Confidential Investment Offering

Exclusively Listed By:



BULL REALTY.COM
COMMERCIAL REAL ESTATE

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McDonald's/Chevron C-Store

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Any included income, expenses, cap rates, costs, return estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property condition, possible uses, zoning and other information herein may have been provided by the seller, landlord or other outside sources and while deemed to be reliable, may be estimated, projected, is subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the management, business, tenants or sellers. This offer is subject to prior change or sale without notice.

5115 Dallas Highway
Powder Springs, GA 30127

Executive Summary

A unique NNN investment opportunity has recently become available in Powder Springs, Georgia (Atlanta MSA). This McDonald's-Chevron retail property combines the strength of the McDonald's brand with the convenience of a Chevron store. Operating since 1996, this 3.62 acre site sits on a hard corner, and has been running 24/7 ever since.

Both entities are operating on 20 year leases, that include an additional four 5-year options to renew. The combined current annual NOI is \$161,592. Rent increases occur every 5 years (the next one in Jan. 2012), with McDonald's offering a 15% increase and Chevron (July 2012) offering a 10% increase.

The demographics are outstanding as well, with a local population of over 100,000, and average household incomes of \$135,000. The traffic counts along Dallas Highway are always impressive at over 29,000 vehicles per day, thanks to the excellent neighboring sites that include a Publix-anchored shopping center, Walgreens, Advance Auto, Sherwin Williams, as well as many medical offices.





Location

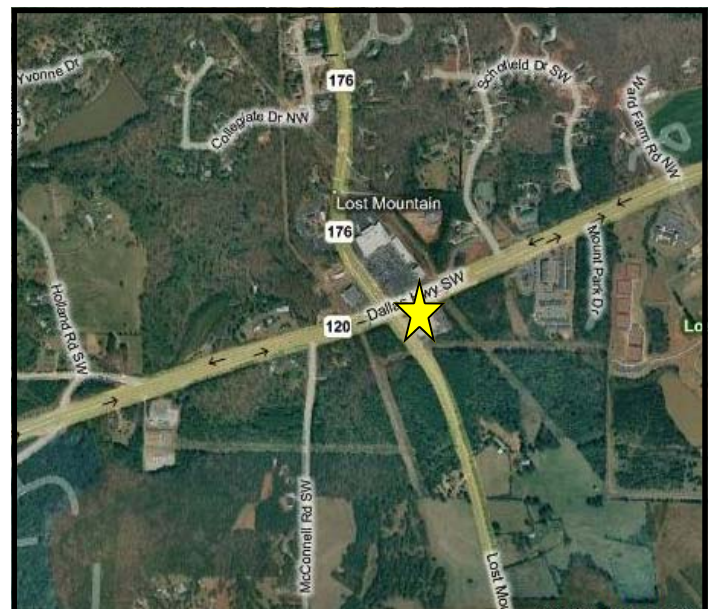
This investment property is located in Cobb County, GA (Atlanta MSA). Population within a five mile radius is 99,962. The rate of growth since 2000 was 3.5 percent annually. The five year projection for the area is 114,858.

Access

Located at the corner of Dallas Highway and Lost Mountain Rd., in Cobb county. Dallas Highway is a major four lane artery also referred to as Hwy 120 or Marietta Highway.

Traffic Counts

Over 29,000 vehicles per day at Dallas Highway and Lost Mountain Road.



McDonald's/Chevron C-Store
5115 Dallas Highway
Powder Springs, GA 30127

Investment:	Triple Net two tenant investment
Location:	Powder Springs, Georgia (Cobb County)
Size of Parcel:	3.62 acres
Size of Improvement:	6,463 sq ft
Year Built:	1996
Nearest Cross Street:	Lost Mountain Road
Purchase Price:	\$2,200,000
Current Cap Rate: *	8.2%
NOI (2012):	\$179,831.00

* Seller will pay at close of escrow, rent in advance to reflect NOI of \$179,831.00.



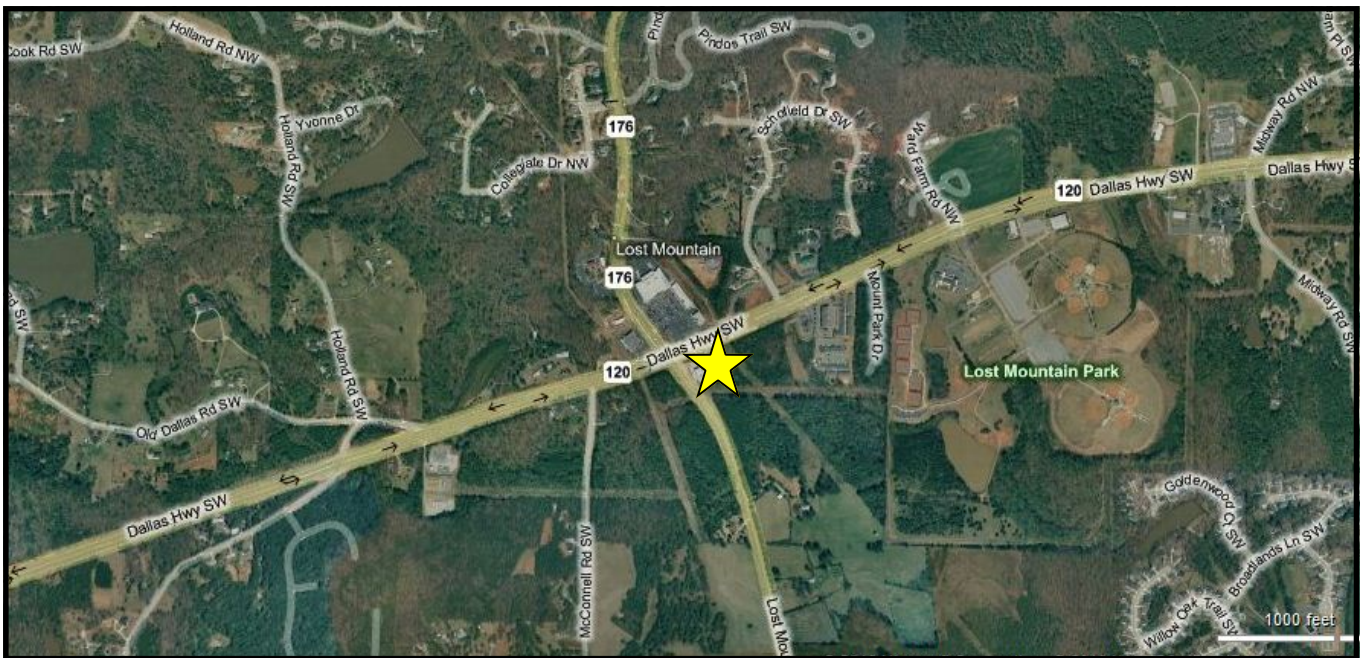


McDonald's

Chevron

Lease Commencement	12/20/1996	7/1/2007
Lease Expiration	12/31/2016	6/30/2027
Renewal Options	4, 5-year options	4, 5-year options
Current Annual NOI	\$41,592.48	\$120,000.00
Rent Increases	15% every 5 years	10% every 5 years
Next Increase	December 31, 2011	July 1, 2012
Lease Type	NNN	NNN
2012-NOI	\$47,831.00	\$132,000.00







Publix located across the street from subject property



Advance Auto Parts/Sherwin Williams retailers located west of subject property



Medical offices located east of subject property



Walgreens located at opposite corner of subject property



Welcome to Cobb County – one of the premier counties in the nation. We’re glad you chose to make your home here along with approximately 670,000 other residents who enjoy our high quality of life. Once you settle in, you’ll find top-notch schools, acres of park land, excellent recreational facilities, first-rate shopping and dining, and unparalleled government services.

Current Population of Cobb County: 679,325 (2006)

Cobb County is a county located in the U.S. state of Georgia. Its county seat and largest city is Marietta, which is located in the center of the county. The county was named for Thomas Willis Cobb, who in the early 19th century was a United States representative and senator from Georgia. Marietta was named for his wife, Mary Cobb (born Mary Moore), who died before his own 1830 death.

Cobb, along with several other counties in the same bill, was created December 3, 1832 by the Georgia General Assembly from the huge Cherokee "county" territory — land northwest of the Chattahoochee River which the state confiscated from the Cherokee Nation and redistributed to settlers via lottery, following the passage of the federal Indian Removal Act.



Powder Springs is a great community in which to do business. We are a growing city with a dedicated work force and a high level of education and affluence.

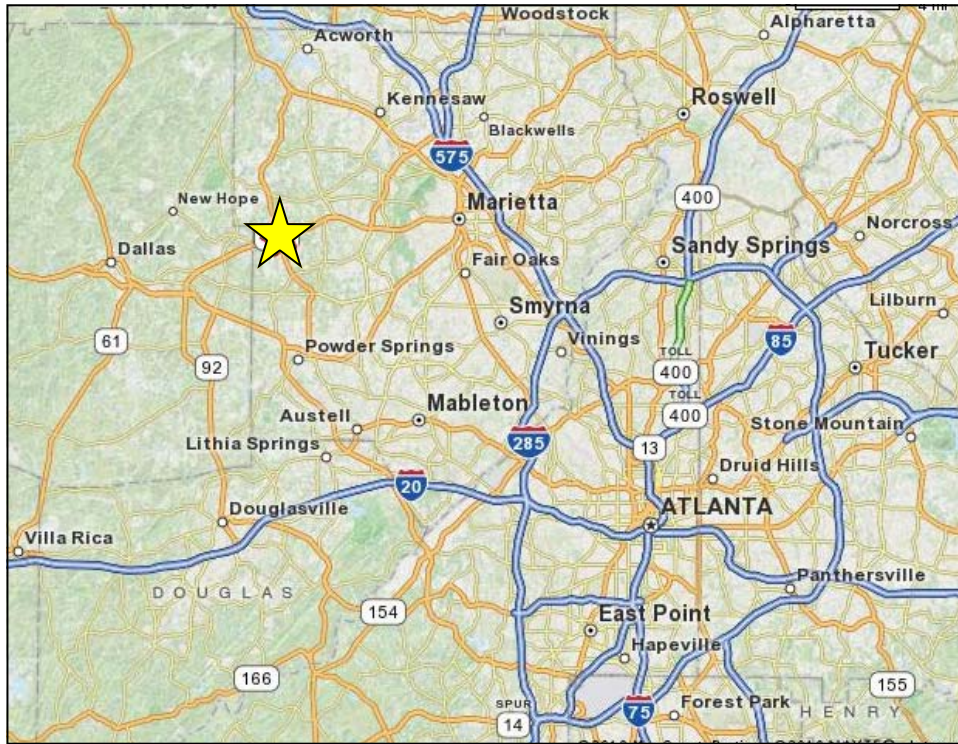
High quality affordable government services; outstanding infrastructure; access to a wide variety of cultural, educational and recreational facilities and one of the best climates in the nation combine to make Powder Springs, Georgia a great place to live and operate a business.

We offer a well established industrial park and over 240 undeveloped acres of land zoned for industrial and commercial use. Building sites are available on a build-to-suit, lease/purchase or space available basis. Additional acreage is also ready for immediate development.

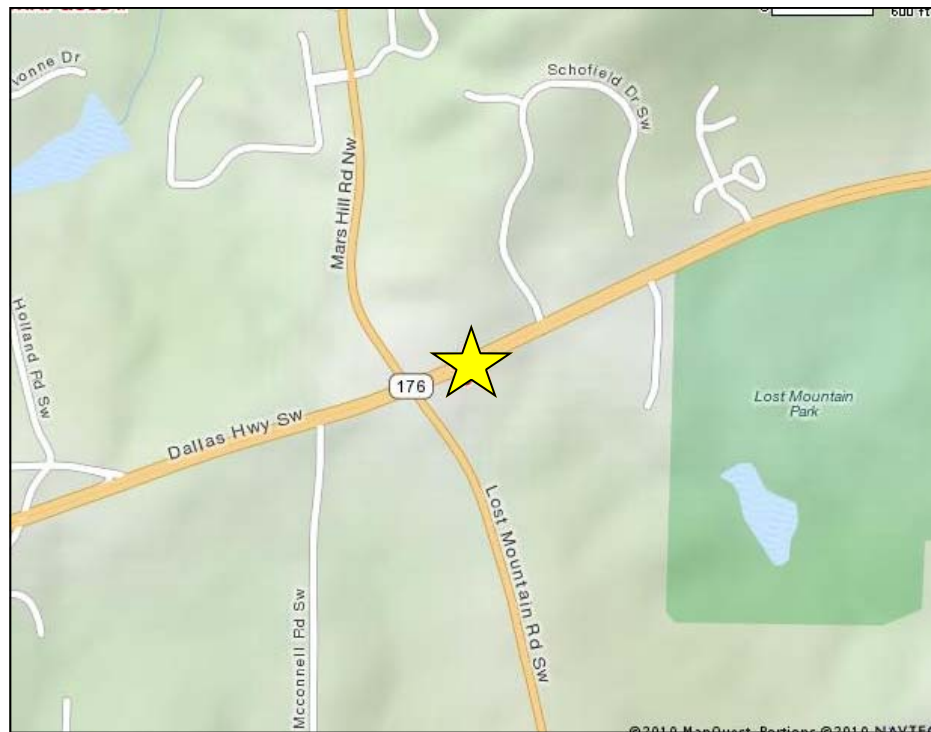
Powder Springs is convenient to Interstates 20, 75 and 285. We are served by a well developed network of multi-lane highways including the Richard Sailors Parkway, James Parkway, East-West Connector, West Cobb Parkway and Powder Springs Road.

Atlanta's Hartsfield International Airport is close and convenient, and general aviation air service is just 23 miles away with 5 runways up to 5,800 ft. Norfolk-Southern Railroad has a major intermodal shipping facility nearby.

Water and sewer services operate with ample excess capacity, and the area is served by three competing electric utilities, ensuring favorable rates.



From Downtown Atlanta: Take I-75 North (approximately 13.9 miles), take exit 265 toward GA-120 and take 120 Loop left, toward US41/GA3. Turn left onto GA120 Loop W. Turn right onto Whitlock Avenue and continue to follow GA120 W. Make a U-turn at GA176 onto Dallas Highway/GA120 E. 5115 Dallas Highway will be on the right.



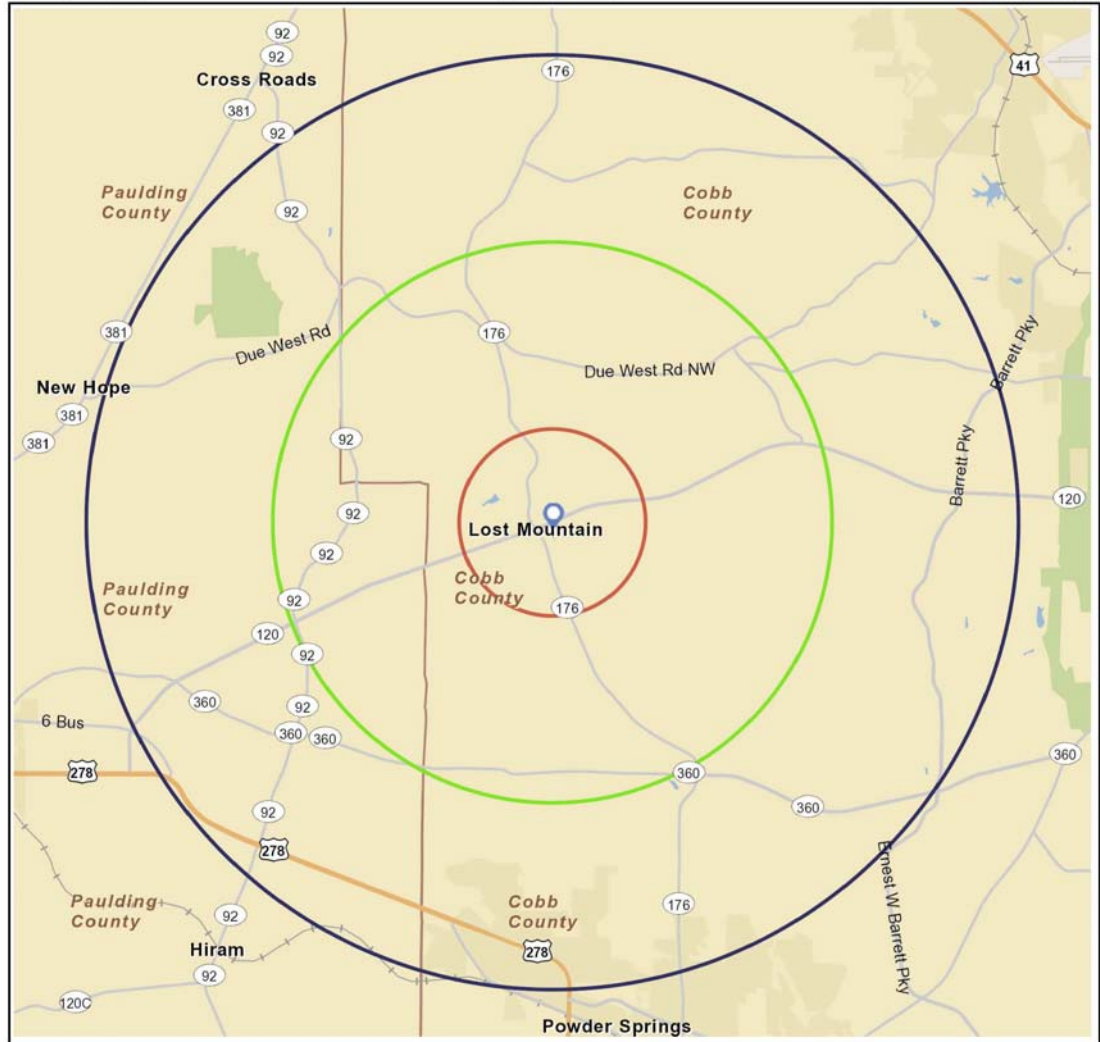
Site Map

Prepared by Bull Realty

5115 Dallas Hwy SW, Powder Springs, GA 30127

Site Type: Ring

Latitude: 33.941556
Longitude: -84.699974
Rings: 1, 3, 5 Miles



Executive Summary

Prepared by Bull Realty

	5115 Dallas Hwy SW, Powder Springs, GA	5115 Dallas Hwy SW, Powder Springs, GA	5115 Dallas Hwy SW, Powder Springs, GA
Site Type: Ring	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
2009 Population			
Total Population	2,720	32,716	99,962
Male Population	49.9%	50.2%	49.7%
Female Population	50.1%	49.8%	50.3%
Median Age	39.4	35.8	35.9
2009 Income			
Median HH Income	\$119,997	\$115,099	\$100,122
Per Capita Income	\$44,602	\$42,732	\$38,803
Average HH Income	\$135,951	\$135,898	\$119,693
2009 Households			
Total Households	844	10,257	32,506
Average Household Size	3.22	3.19	3.07
2009 Housing			
Owner Occupied Housing Units	87.2%	86.4%	85.4%
Renter Occupied Housing Units	5.1%	6.7%	8.1%
Vacant Housing Units	7.7%	6.8%	6.4%
Population			
1990 Population	1,049	11,395	38,561
2000 Population	2,181	24,611	72,445
2009 Population	2,720	32,716	99,962
2014 Population	3,004	37,083	114,858
1990-2000 Annual Rate	7.59%	8%	6.51%
2000-2009 Annual Rate	2.42%	3.13%	3.54%
2009-2014 Annual Rate	2.01%	2.54%	2.82%

In the identified market area, the current year population is 99,962. In 2000, the Census count in the market area was 72,445. The rate of change since 2000 was 3.54 percent annually. The five-year projection for the population in the market area is 114,858, representing a change of 2.82 percent annually from 2009 to 2014. Currently, the population is 49.7 percent male and 50.3 percent female.

Households

1990 Households	330	3,756	12,841
2000 Households	685	7,859	23,486
2009 Households	844	10,257	32,506
2014 Households	929	11,583	37,346
1990-2000 Annual Rate	7.58%	7.66%	6.22%
2000-2009 Annual Rate	2.28%	2.92%	3.58%
2009-2014 Annual Rate	1.94%	2.46%	2.81%

The household count in this market area has changed from 23,486 in 2000 to 32,506 in the current year, a change of 3.58 percent annually. The five-year projection of households is 37,346, a change of 2.81 percent annually from the current year total. Average household size is currently 3.07, compared to 3.08 in the year 2000. The number of families in the current year is 27,781 in the market area.

Housing

Currently, 85.4 percent of the 34,734 housing units in the market area are owner occupied; 8.1 percent, renter occupied; and 6.4 percent are vacant. In 2000, there were 24,199 housing units—90.8 percent owner occupied, 6.2 percent renter occupied and 3.0 percent vacant. The rate of change in housing units since 2000 is 3.98 percent. Median home value in the market area is \$182,939, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 0.9 percent annually to \$191,295. From 2000 to the current year, median home value changed by 1.39 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.

Executive Summary

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	5115 Dallas Hwy SW, Powder Springs, GA	5115 Dallas Hwy SW, Powder Springs, GA	5115 Dallas Hwy SW, Powder Springs, GA
Site Type: Ring	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Median Household Income			
1990 Median HH Income	\$64,854	\$47,449	\$47,411
2000 Median HH Income	\$83,415	\$80,014	\$76,237
2009 Median HH Income	\$119,997	\$115,099	\$100,122
2014 Median HH Income	\$122,524	\$116,228	\$102,749
1990-2000 Annual Rate	2.55%	5.36%	4.86%
2000-2009 Annual Rate	4.01%	4.01%	2.99%
2009-2014 Annual Rate	0.42%	0.2%	0.52%
Per Capita Income			
1990 Per Capita Income	\$22,907	\$18,020	\$17,887
2000 Per Capita Income	\$33,154	\$29,253	\$28,107
2009 Per Capita Income	\$44,602	\$42,732	\$38,803
2014 Per Capita Income	\$45,764	\$43,691	\$39,669
1990-2000 Annual Rate	3.77%	4.96%	4.62%
2000-2009 Annual Rate	3.26%	4.18%	3.55%
2009-2014 Annual Rate	0.52%	0.44%	0.44%
Average Household Income			
1990 Average Household Income	\$69,669	\$54,423	\$53,388
2000 Average Household Income	\$97,710	\$92,162	\$86,586
2009 Average HH Income	\$135,951	\$135,898	\$119,693
2014 Average HH Income	\$140,436	\$139,322	\$122,411
1990-2000 Annual Rate	3.44%	5.41%	4.95%
2000-2009 Annual Rate	3.64%	4.29%	3.56%
2009-2014 Annual Rate	0.65%	0.5%	0.45%

Households by Income

Current median household income is \$100,122 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$102,749 in five years. In 2000, median household income was \$76,237, compared to \$47,411 in 1990.

Current average household income is \$119,693 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$122,411 in five years. In 2000, average household income was \$86,586, compared to \$53,388 in 1990.

Current per capita income is \$38,803 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$39,669 in five years. In 2000, the per capita income was \$28,107, compared to \$17,887 in 1990.

Population by Employment

Total Businesses	120	716	2,284
Total Employees	882	5,255	16,640

Currently, 91.5 percent of the civilian labor force in the identified market area is employed and 8.5 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 94.6 percent of the civilian labor force, and unemployment will be 5.4 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 73.5 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.3 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 74.0 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 11.8 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 14.2 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 85.3 percent of the market area population drove alone to work, and 4.3 percent worked at home. The average travel time to work in 2000 was 35.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 6.9 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 25.1 percent were high school graduates only (29.8 percent in the U.S.)
- 7.2 percent had completed an Associate degree (7.2 percent in the U.S.)
- 27.0 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 12.6 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)



Virginia I. Wright, CCIM

Vice President, Net Lease Investments

As Vice President of Net Lease Investments at Bull Realty, Virginia works with buyers and sellers throughout the United States to help them meet their real estate investment objectives. While her primary focus is single tenant net lease properties, her expertise extends to large shopping centers, with extensive experience in helping clients through 1031 exchanges.

Virginia recently obtained the prestigious CCIM (Certified Commercial Investment Member) designation and is acquiring real estate licenses in several southeastern states. She is involved in various networking and professional organizations, including the Atlanta Commercial Board of Realtors (ACBR), the International Council of Shopping Centers (ICSC), the Georgia Chapter of the CCIM and is a Member of the Million Dollar Club.

Virginia has been a volunteer with the Atlanta Care Center since 2003 and is an avid reader, enjoys cooking, golfing and snow skiing.

Experience

Originally from Michigan, Virginia moved to Atlanta in 1994 while working in International Sales for UPS Corporate. She holds a BA in International Business from AIU and has gained extensive knowledge and skills from the numerous positions in sales and management, finance, communication and marketing that she has held throughout her career.

Virginia attributes her success to establishing strong relationships and continually exceeding her clients' expectations.

Some recent sales include:

- McDonald's (Georgia) - \$1,562,500
- Arby's (Griffin, GA) - \$1,352,971
- Arby's (Sylacauga, AL) - \$650,000
- Arby's (Austell, GA) - \$899,000
- Arby's (Cartersville, GA) - \$1,493,670
- Burger King (McDonough, GA) - \$1,425,000
- Arby's (Savannah, GA) - \$1,200,000
- O'Reilly Auto Parts (College Park, GA) - \$1,324,000
- Rite-Aid Pharmacy (Lexington, NC) - \$2,840,000
- CVS Pharmacy (Riverdale, GA) - \$2,632,500

This Confidentiality Agreement (“Agreement”) is made and agreed to for the benefit of the undersigned party (“Receiving Party”), the owner of the subject property and undersigned agent for the owner, Bull Realty Incorporated (“Broker”).

Now, therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding a property referred to as **5115 Dallas Highway, Powder Springs, GA**. Receiving party agrees to not disclose with any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning a possible purchase or lease of the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term “person” used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving party acknowledges and agrees that Bull Realty, Incorporated, will be used as the sole broker or agent in connection with the purchase or lease of the property paid by and representing the Seller. Receiving party agrees to not be involved in any arrangement to purchase the property, in whole or part, as a lender, partner or in other manner, unless Bull Realty, Incorporated is included as the only Real Estate Broker paid in the transaction by the seller/landlord. Receiving party reserves the right to involve any agent, broker, attorney or other advisor in the transaction provided said party is paid by the Purchaser and said party has agreed in writing to the confidentiality in paragraph one of this agreement.

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

Accepted and agreed to this ____ day of _____, ____.

Receiving Party	Broker
By: _____	By: _____
Name/Title: _____	Name: <u>Virginia I. Wright, CCIM</u>
Company: _____	Company: <u>Bull Realty, Inc. #H-20209</u>
Address: _____	Address: <u>50 Glenlake Parkway</u>
_____	<u>Suite 650</u>
_____	<u>Atlanta, GA 30328</u>
Phone: _____	Phone: <u>404-876-1640 ext. 134</u>
Fax: _____	Fax: <u>404-876-7073</u>