



\$2,380,000 | 6.30 CAP RATE  
6785 TARA BLVD.  
JONESBORO, GA 30236

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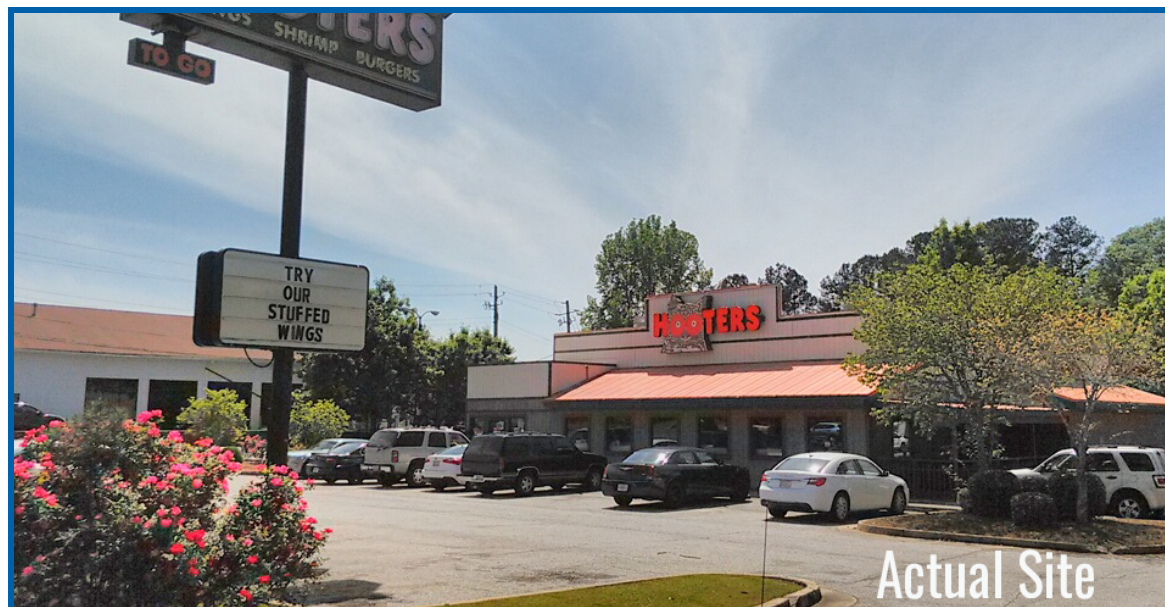


## PROPERTY INFORMATION

Address:	6785 Tara Boulevard Jonesboro, GA 30236
Price:	\$2,380,000
Cap Rate:	6.30%
Lessee:	Hooters Corporate
Building Size:	±5,375 Square Feet
Land Area:	±1.14 Acres
Lease Term:	New 15 Year Sale Leaseback
Options:	4 X 5 Year Options
Annual Rent:	\$150,000
Lease Type:	Absolute NNN
Increases:	8.5% every 5 Years
Guarantee:	HOA Holdings, LLC (Corporate)

## INVESTMENT HIGHLIGHTS

- New 15 Year Lease Begins at Close of Escrow
- Zero Landlord Responsibilities
- Corporate Guarantee Sale Leaseback
- Located in an Opportunity Zone
- Directly Across from Magnolia Bay Hotel & Suites and Budget Inn
- ±210 Feet of Frontage on Tara Blvd
- ±7 Miles South of Hartsfield-Jackson Atlanta International Airport-Busiest Airport in the World
- ±14 Miles from Downtown Atlanta
- Directly off of Tara Blvd. with ±63,000 Vehicles Per Day
- ±1.5 Miles from I-75 with ±177,000 Vehicles Per Day



The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Retail Investment Group has not verified, and will not verify, any of the information contained herein, nor has Retail Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



## PROPERTY OVERVIEW

Retail Investment Group is pleased to be the exclusive listing agent for the Hooters in Jonesboro, Georgia. The building is  $\pm 5,375$  square feet and is located directly off of Tara Blvd with over  $\pm 63,000$  vehicles per day. The property is just under two miles from the I-75 and Tara Blvd (HWY 41) interchange with over  $\pm 177,000$  vehicles per day.

This property location is directly adjacent to supporting retailers including Office Depot, McDonalds, Dunkin' Donuts, Applebees, CVS, and Family Dollar. Area generators include Southlake Mall with over 120 retailers, Southern Regional Medical Center, Atlanta International Airport, which ranked as #1 busiest airport in the world, and Atlanta State Farmer's Market which is one of the largest of its kind in the world.







## JONESBORO, GEORGIA

Jonesboro, Georgia is the county seat of Clayton County, known as the official home of Gone with the Wind. Today, the rich Civil War history, stately historic homes and beautiful landscapes that author Margaret Mitchell saw, draws newcomers seeking the charm of small-town living with the convenience of proximity to a major city - Atlanta.

Thousands of tourists travel here every year seeking Jonesboro's rich history. The city offers Gone with the Wind historic bus tours, the Road to Tara Museum, parks, fishing reservoirs, and award winning golf courses. Jonesboro also has "The Beach", which is a six acre lake and outdoor area which is used for hiking, volleyball, tennis, biking, and was famously used in the film "The Hunger Games". The Beach was also formerly a venue for the 1996 Olympic Games.

A Taste of Clayton is held just south of the property, which is where the annual county wide festival takes place. The festival includes an artist market, food, kids' activities, and music to enjoy.

Other attractions near the property include the Melvin L. Newman Wetlands, a 32-acre nature preserve, Stately Oaks Plantation, Clayton County International Park, and Clayton State University, which hosts multiple events like jazz festivals and concerts.







## ATLANTA MSA

Atlanta MSA is the most populous metro area in the US state of Georgia and the ninth-largest metropolitan statistical area in the United States. Its economic, cultural and demographic center is Atlanta, and has an estimated 2017 population of ±5,884,736 according to the U.S. Census Bureau.

Major petroleum and natural gas pipelines cross the area, running from the Gulf coast, Texas, and Louisiana to the population centers of the northeastern U.S. This includes Colonial Pipeline and Plantation Pipe Line, both based in Alpharetta.

Starting this year, College Park in Atlanta will be home of the Hawks' NBA G-League franchise. Atlanta also plays host to one Monster Energy NASCAR Cup Series race each year at Atlanta Motor Speedway. The Atlanta metropolitan area is home to three NCAA Division I programs, with the Georgia Tech Yellow Jackets and Georgia State Panthers in Atlanta proper and the Kennesaw State Owls in Kennesaw. Both Georgia Tech and Georgia State are members of the Football Bowl Subdivision in the Atlantic Coast Conference and Sun Belt Conference, respectively, while Kennesaw State is a football member of the Big South Conference in the Football Championship Subdivision while its remaining sports are in the non-football Atlantic Sun Conference.

Other major attractions include six museums including the Jimmy Carter Museum and High Museum of Art, 14 major parks, 7 performing arts venues including Alliance Theater and Fox Theatre, and amusement parks such as Six Flags.



## TENANT OVERVIEW

With 420 restaurants in 42 states and 29 countries, Hooters is a 34 year old iconic brand serving its world famous chicken wings, as well as other quality food products such as sandwiches, hamburgers, chicken salads and a full bar in a fun, high energy environment. The quality of food is matched with superior service.

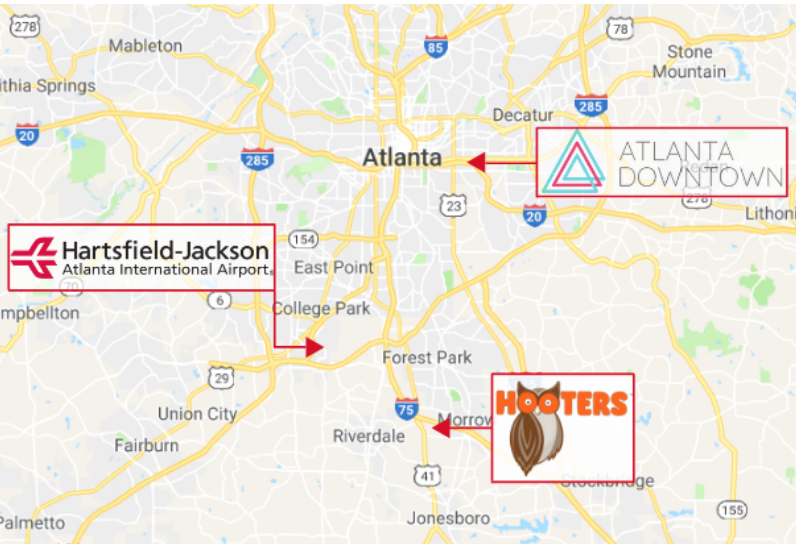
Hooters is a partner of the Jimmy V Foundation for Cancer Research, and also established a Breast Cancer Research Grant. To date, Hooters has raised more than four million dollars to benefit the V Foundation and the fight against breast cancer.

In addition, the Hooters Community Endowment Fund raises money for important local and national charities like the Make-A-Wish Foundation, U.S.O., Special Olympics, American Diabetes Association, Juvenile Diabetes Foundation, and the Muscular Dystrophy Association.

In 2013, the company announced a plan to remodel every restaurant in the chain. The prototype restaurant first remodeled was the location in Houston, Texas, located off the Southwest Freeway at Kirby Drive near Downtown Houston. The new design features more windows and outdoor dining and upgraded audio-visual systems to better appeal to sports enthusiasts. The first completely redesigned Hooters opened in New Orleans in July 2013. The company also announced changes to its menu, such as the addition of entrée salads.







## HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT

±7 Miles from Subject Property

Hartsfield-Jackson Atlanta International Airport is the busiest in the world, topping Beijing, and is ±7 miles Northwest of the subject property. Eighty percent of the US is within a two hour flight of the city, making Atlanta and the cities around it the most accessible in the world. ATL flies to over 150 US destinations and more than 75 destinations in 50 other countries.



Hartsfield-Jackson became the world's busiest airport in 2000, both in passengers and number of flights, by accommodating 100 million passengers (more than 260,000 passengers daily) and ±950,000 flights. It remains the busiest airport in the world with 104 million passengers every year.

Delta Air Lines, one of the largest carriers in the world, was founded in Georgia and is one of ATL's busiest carriers. The airline renewed its lease agreement for 20 years in 2016.



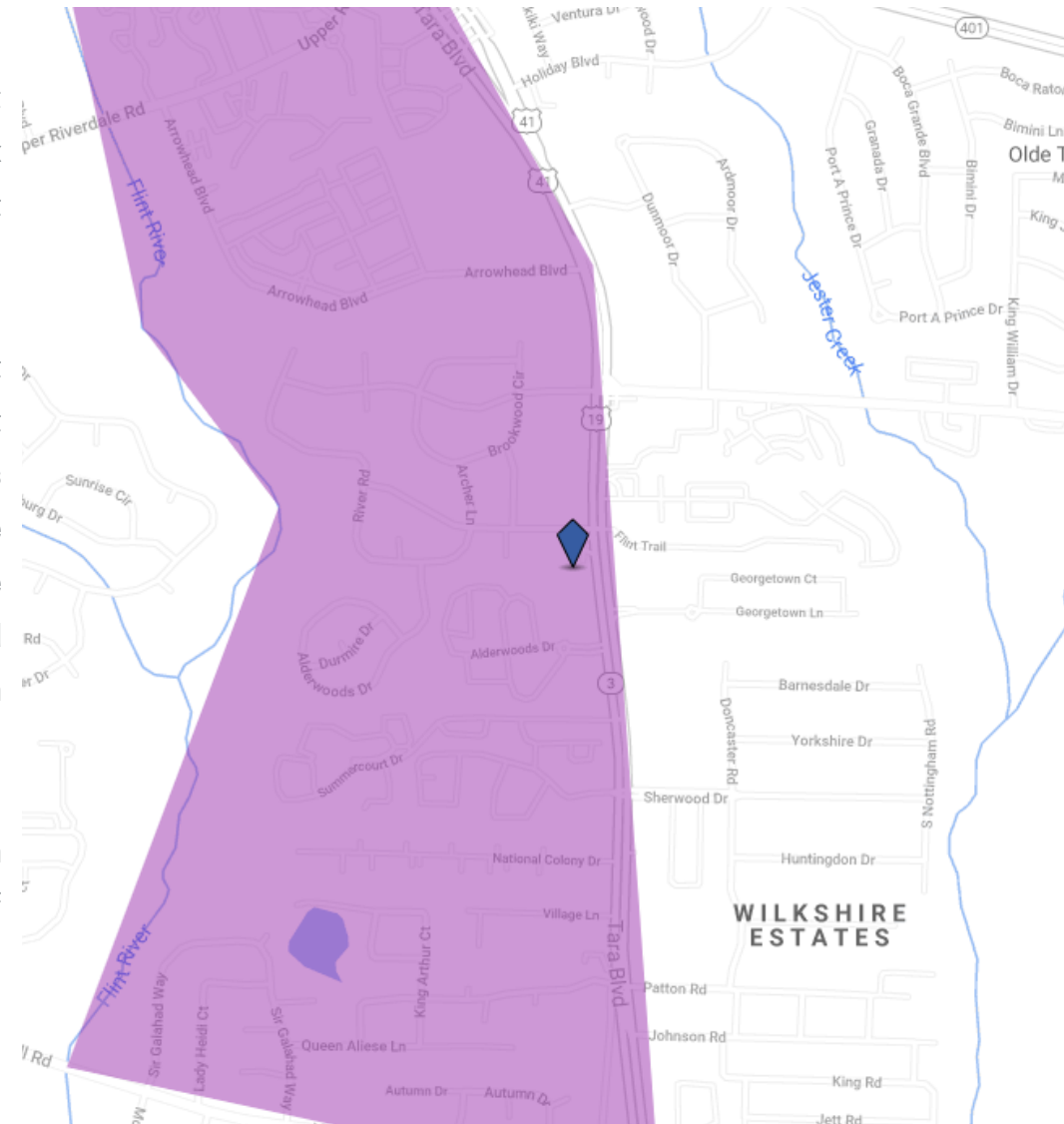
## OPPORTUNITY ZONE PROPERTY

An Opportunity Zone is a designation created by the Tax Cuts and Jobs Act of 2017 allowing for certain investments in lower income areas to have tax advantages. The governor of each state and the US Treasury Department certify the qualified opportunity zones within a state.

This new tax provision provides an effective deferral mechanism for short and long-term capital gains from current investments in nearly all asset classes including stocks and other securities. Qualified opportunity zones will provide: (i) the ability to invest only the gain rather than the entire current investment, (ii) a broader range of investments eligible for the deferral, (iii) a potential basis step-up of 15 percent of the initial deferred amount of investment, and (iv) an opportunity to abate all taxation on capital gains post-investment.

An investor will need to invest in an Opportunity Fund by the end of 2019 in order to meet the seven-year holding period and be able to exclude 15% of the deferred capital gain.

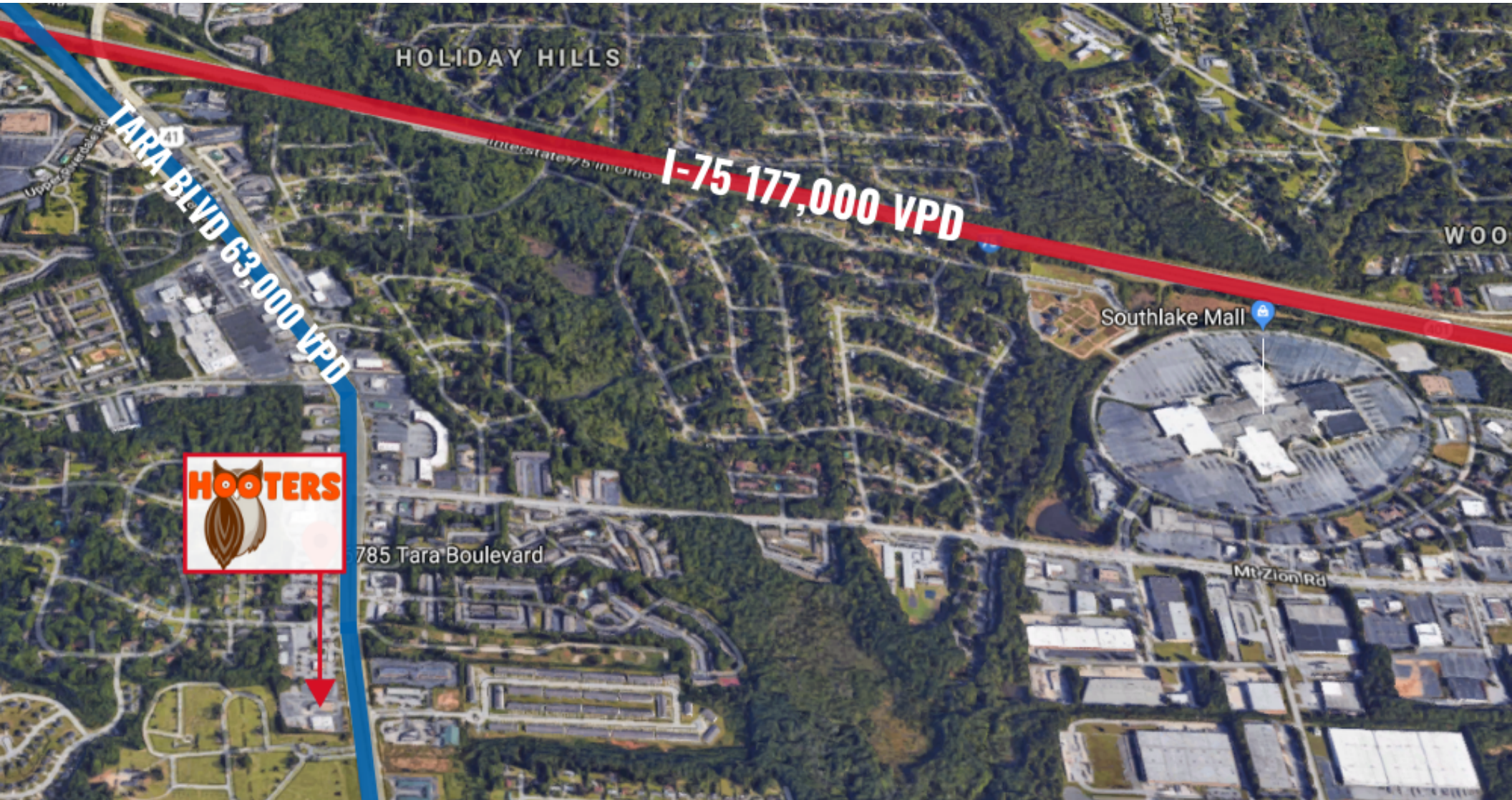
Source: <https://pinnacle-business.com/qualified-opportunity-zones/>



















# JONESBORO GEORGIA



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POPULATION	1 MILE	3 MILES	5 MILES
2018	13,792	83,018	201,535
2023 (EST)	15,084	90,030	217,955



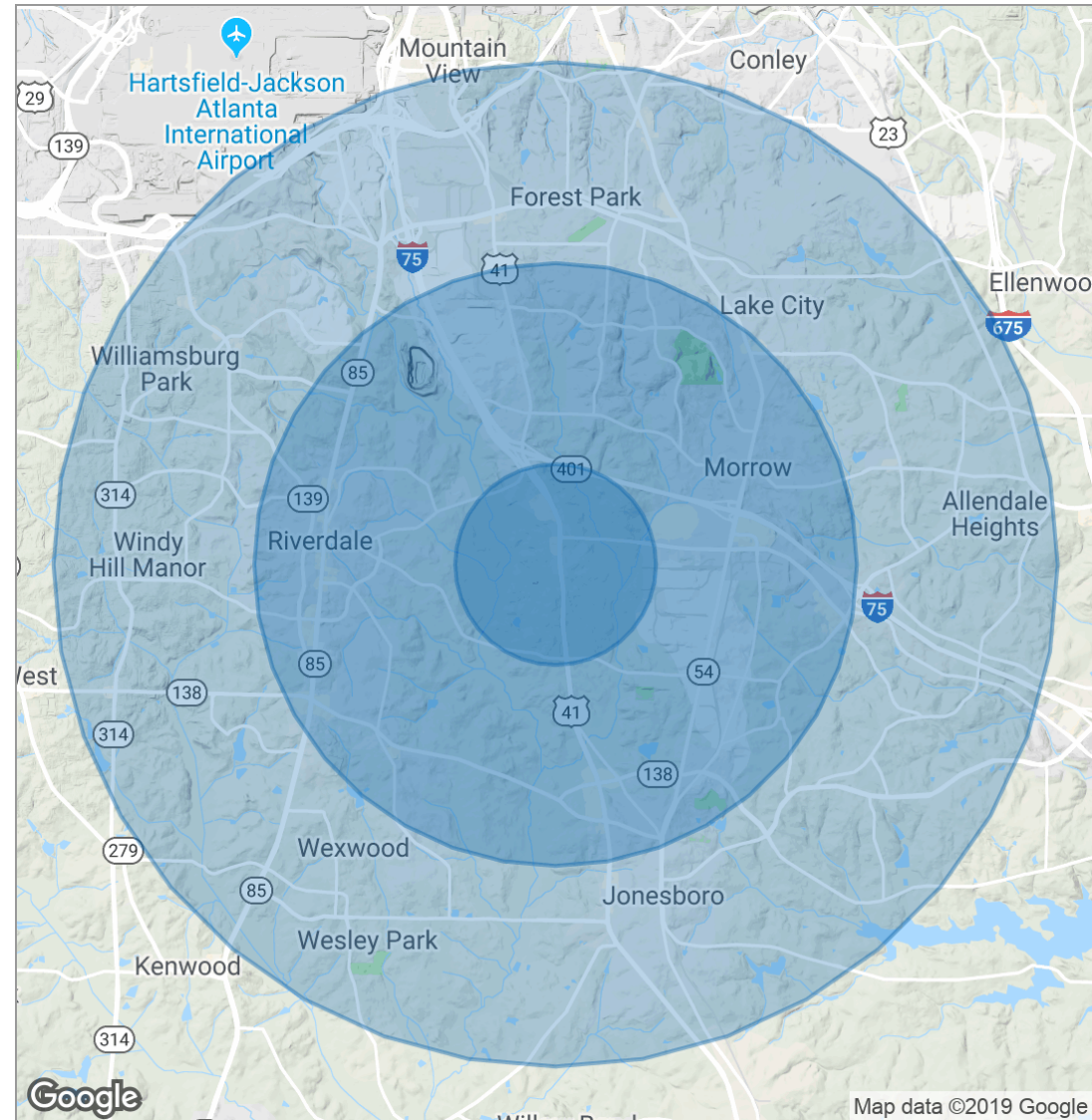
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2018	\$42,576	\$45,277	\$48,143



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
NUMBER OF HH	3,378	25,688	63,969
AVG HH VALUE	\$109,156	\$118,565	\$123,820



TRAFFIC	TARA BLVD	I-75
VPD/2018	63,000/day	177,000/day







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