



MULTI-TENANT OFFERING

BUFFALO WILD WINGS | ASPEN DENTAL | MATTRESS FIRM

FORT OGLETHORPE (CHATTANOOGA, TN MSA) GA



2015
CONSTRUCTION



10-YEAR CORPORATE
LEASES



10% INCREASES EVERY
5 YEARS



10-YEAR ROOF
WARRANTY

Amenities Aerial



East Facing



West Facing



South Facing



Walmart

HOBBY LOBBY

Marshalls

ROSS
DRESS FOR LESS

RACK ROOM SHOES

GameStop
Great Clips
T-Mobile
rue21

AT&T

AspenDental
BUFFALO WINGS
MATTRESS FIRM

Moe's
southwest grill

PriMed
Urgent/Family Care

31,500 CPD

BATTLEFIELD PKWY

TD TireDiscounters

SUBWAY

Baskin Robbins

Offering Summary



15 PARKWAY DR
FORT OGLETHROPE, GA 30741

\$5,665,000
7.50% CAP RATE



GROSS LEASABLE AREA
12,200 SF



LOT SIZE
1.79 +/- Acres



YEAR BUILT
2015



NOI
\$412,156

INCOME/EXPENSES

BASE RENT*	\$424,904
REIMBURSEMENTS	\$53,388
EFFECTIVE GROSS INCOME	\$478,292
PROPERTY TAXES	\$35,757
INSURANCE	\$4,233
CAM	\$9,113
UTILITIES	\$4,290
TOTAL EXPENSES	\$53,388
NET OPERATING INCOME	\$424,904



Lease Summary



TENANT	GLA	% of GLA	Annual Rent	Rent Commencement	Lease Expiration	Options	Changes On	Changes To
Aspen Dental	3,600	29.50%	\$138,024*	Nov. 2015	11/30/2025	Three, 5-Year	Option 1 Option 2 Option 3	\$151,812 \$167,004 \$183,708
Mattress Firm	4,400	36.07%	\$176,000*	Oct. 2015	10/31/2025	Two, 5-Year	Option 1 Option 2	\$193,600 \$212,960
Buffalo Wing Wings	4,200	34.43%	\$110,880*	Nov. 2015	11/30/2025	Three, 5-Year	Option 1 Option 2 Option 3	\$121,968 \$134,148 \$147,588
Total	12,200 SF	100%	\$424,904					

*Based on upcoming rent increases in 2020, Seller to credit the difference in current rent from the close of escrow until the scheduled rent increase.

Investment Highlights



SECURE INCOME STREAM

- 100% Occupied by Buffalo Wild Wings, Aspen Dental, & Mattress Firm
- 10-Year Corporate Leases, 10% Increases Every 5 Years
- 2015 Construction, 10-Year Roof Warranty
- 77,170 Residents in Growing Trade Area

STRONG MARKET FUNDAMENTALS

- Outparcel to Hobby Lobby, Ross, Marshall's, and Petco Anchored Power Center
- Adjacent to 24 Hour Walmart Supercenter, Home Depot, and Lowes
- Expanding Retail Corridor, New Publix Opening in 2018
- Hard Corner at Signalized Intersection with 31,500 Cars/Day

PROXIMITY

- Easy Access to I-75 with 80,620 Cars/Day
- Minutes to \$2.3 Billion Volkswagen Plant with 3,500 Employees, Undergoing \$800 Million Expansion to Add 1,000 Jobs by 2022
- Close Proximity to Amazon's 1 Million SF Distribution Center with 3,000 Employees and New \$30 Million FedEx Distribution Facility





Tenant Overview



AspenDental Management, Inc. is a corporation offering “complete dental care solutions”, providing general and cosmetic dentistry and denture care for families and seniors in more than 33 U.S. states. There is no single provider of dental care called “Aspen Dental”. Each Aspen Dental branded practice is owned and operated by a licensed dentist.

Aspen Dental practices are committed to treating patients with the compassion and respect they deserve. The practices believe in providing comprehensive care that addresses both your short-term and long-term dental care needs, and promise to provide an honest, judgment-free environment where it all comes down to great care.

ASPENDINGENTAL.COM

LOCATIONS
600 +

TENANT
CORPORATE
PRIVATE OWNERSHIP

FOUNDED
1998

HEADQUARTERED

DEWITT

NEW YORK

EXPANSION

60 LOCATIONS

A YEAR

TENANT RESPONSIBILITIES

- Maintenance & Repairs** Tenant shall make and pay for all maintenance, replacement and repair necessary to keep the premises in a good state of repair and in a first-class condition. Tenant shall also be responsible at its sole cost for removal and disposal of trash. Additionally, Tenant shall install new HVAC units and Landlord will warrant all major parts of HVAC units for the first three years of the term. Tenant shall maintain a service contract on such units.
- Insurance** Tenant agrees to carry commercial general liability insurance (naming Landlord as additionally insured), property damage insurance, and workers' compensation insurance.
- Taxes** Tenant shall pay its pro rata share of real estate taxes.
- Assignment & Subletting** Tenant may assign or sublet the lease with the written consent of Landlord, but shall remain liable under the terms of the lease.
- Estoppel** Tenant shall have 20 Days from receipt of request to provide an executed estoppel.

LANDLORD RESPONSIBILITIES

- Maintenance & Repairs** Landlord shall be responsible for all maintenance, replacement and repair to the roof, parapets, flashing, gutters, downspouts, canopies and awnings, floor slab, support columns, footers, sub floor, outer walls (excluding windows, doors and door frames), common area lights and structural portions of the building. Landlord shall also be responsible for the repair of exterior and underground (including in building slab) utility installations and electrical conduit and wire not solely serving the Premises.
- CAM** Landlord shall be responsible for the maintenance of common areas. Tenant shall pay Landlord, as additional rent, its pro rata share of CAM and annual increases in CAM shall not exceed 5%, excluding utilities and snow removal.
- Insurance** Landlord shall carry property damage insurance and commercial general liability insurance. Tenant shall pay Landlord, as additional rent, Tenant's pro rata share of Landlord's insurance costs.

Tenant Overview



Mattress Firm, Inc. is an operating subsidiary of the parent company Mattress Firm Holding Corporation, which was acquired by Steinhoff International Holdings N.V. for \$3.8 billion as of September 16, 2016. This acquisition will now give Steinhoff International a strong foothold in the U.S. furniture market. Steinhoff International Holdings is an integrated retailer that manufactures, sources and retails furniture, household goods and general merchandise in Europe, Africa and Australasia. Steinhoff's vertically integrated business model is based upon a strategy of sourcing and manufacturing products at low cost and distributing them to its value-conscious customer base through its extensive retail footprint.

Steinhoff has a primary listing on the Frankfurt Stock Exchange and a secondary listing on the Johannesburg Stock Exchange. Steinhoff reported revenue and operating profit for the 12 months ended June 30, 2016, of \$14.5 billion and \$1.6 billion respectively.

MATTRESSFIRM.COM

LOCATIONS
3,600 +
STATES

TENANT
CORPORATE
PRIVATE OWNERSHIP

OWNERSHIP
PRIVATE

HEADQUARTERS

HOUSTON

TEXAS

PARENT COMPANY

STEINHOFF

INTERNATIONAL

TENANT RESPONSIBILITIES

- Maintenance & Repairs** Tenant will keep the premises neat and clean, in good condition and repair, and shall make and pay for all repairs to the interior non-structural portions of the premises, plate glass, storefront windows, doors, door closure devices, window and door frames, molding, locks and hardware, painting or other treatment of interior walls in the premises, all equipment and systems located within and exclusively serving the premises, all electrical, water, plumbing and gas service from Tenant's transformer or meters, and the rooftop HVAC units serving the premises.
- Insurance** Tenant agrees to carry commercial general liability insurance (naming Landlord as additionally insured), property damage insurance, and workers' compensation insurance.
- Taxes** Tenant shall pay its pro rata share of real estate taxes.
- Assignment & Subletting** Tenant may assign or sublet the lease with the written consent of Landlord, but shall remain liable under the terms of the lease.
- Estoppel** Tenant shall have 30 Days from receipt of request to provide an executed estoppel.

LANDLORD RESPONSIBILITIES

- Maintenance & Repairs** Landlord shall, at its sole cost and expense, maintain in good condition and repair the exterior parking and landscaped areas and roofing (including the roof structure and all elements supporting the floor or roof), gutters, downspouts, exterior painting, wiring, plumbing, pipes, conduits and equipment, which serve the premises but are not located within the interior thereof, all structural portions of the premises and Tenant's building (including without limitation the foundations, exterior walls, columns, store front, and floor slab.)
- CAM** Landlord shall be responsible for the maintenance of common areas. Tenant shall pay Landlord, as additional rent, its pro rata share of CAM including a 7% admin fee. Annual increases in CAM shall not exceed 5%, excluding utilities and snow removal.
- Insurance** Landlord shall carry to special perils property coverage and commercial general liability insurance. Tenant shall pay Landlord, as additional rent, its pro rata share of Landlord's insurance costs.

Tenant Overview



Buffalo Wild Wings is a casual dining restaurant and sports bar franchise in the United States that is known for its Buffalo wings. It is one of the fastest-growing restaurant chains in the country, serving Buffalo, New York style chicken wings that can be covered in one of their 21 signature sauces. They also have a sports bar, complete with a full menu featuring everything from salads to appetizers to burgers, and a variety of specialty items.

Buffalo Wild Wings is the recipient of hundreds of “Best Wings” and “Best Sports Bar” award across the country. As of May 22, 2017, there were approximately 1,235 Buffalo Wild Wings locations in 50 states in the United States, as well as in Canada. Buffalo Wild Wings, Inc. was founded in 1982 and is headquartered in Minneapolis Minnesota.

BUFFALOWILDWINGS.COM

LOCATIONS
1,235+
50 STATES

TENANT
CORPORATE
PUBLIC OWNERSHIP

STOCK SYMBOL
BWLD
NASDAQ

HEADQUARTERED
MINNEAPOLIS
MINNESOTA

SALES VOLUME
\$1.986
BILLION

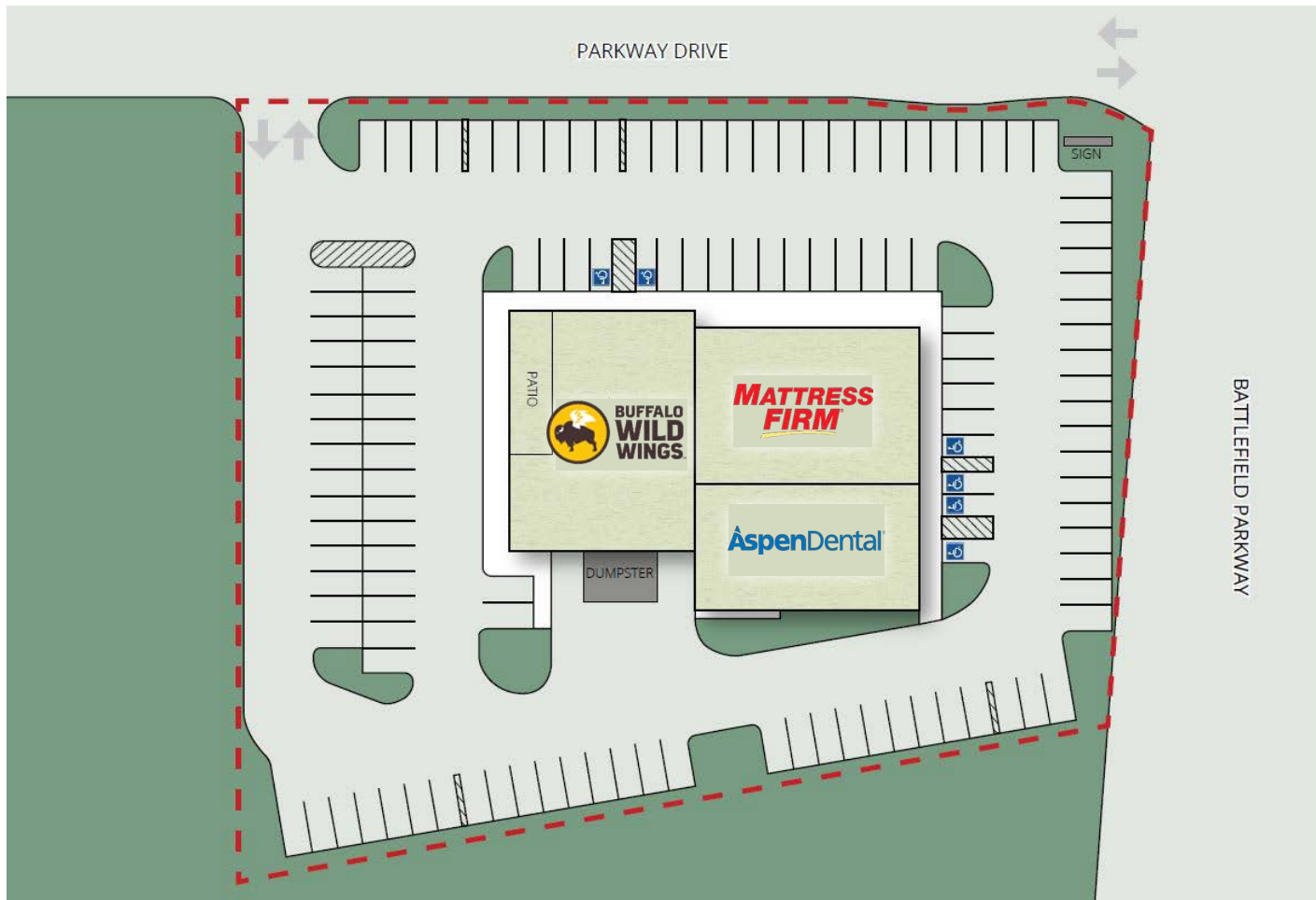
TENANT RESPONSIBILITIES

- Maintenance & Repairs** Tenant shall keep and maintain the premises, including, without limitation the exterior and interior portions of all doors and windows, the storefront, furnishings, all HVAC and electrical equipment, plumbing and sewage lines, facilities and systems within the premises to the extent such lines, facilities and systems service the Premises solely and no other space in the Landlord's Parcel; furniture, furnishings, fixtures, and equipment; interior walls, floors, and ceilings; signs; and all interior building appliances and equipment, in good repair, safe and sanitary condition.
- Insurance** Tenant shall carry commercial general liability insurance (naming Landlord as additionally insured) and causes of loss special form insurance.
- Taxes** Tenant shall pay its pro rata share of real estate taxes.
- Assignment & Subletting** Tenant may assign or sublet with written consent of Landlord but shall only be released of its liability under the lease should the successor entity have a net worth greater than \$50,000,000.
- Estoppel** Tenant shall have 15 Days from receipt of request to provide an executed estoppel.

LANDLORD RESPONSIBILITIES

- Maintenance & Repairs** Landlord shall maintain, repair and replace, at Landlord's sole expense, the exterior foundations, structure, exterior walls (except the interior faces thereof), downspouts, gutters, and roof of the Premises, and the plumbing and sewage lines, utilities, facilities and systems outside of the Premises but which service the premises.
- Insurance** Landlord shall carry causes of loss special form insurance and commercial general liability insurance. Tenant shall pay Landlord, as additional rent, its pro rata share of Landlord's insurance costs.
- CAM** Landlord shall be responsible for the maintenance of common areas. Tenant shall pay Landlord, as additional rent, its pro rata share of CAM including a 5% admin fee.

Site Plan



ADT
34,930

Cars Per Day on Lakeshore

PROPERTY SIZE
1.79

Acres

PARKING SPACES
135

Shared Parking Stalls

CHATTANOOGA, TN



THE SCENIC CITY

The New York Times named Chattanooga one of the “Top 45 Places to go” in the World. And it’s no wonder. Tucked between the mountains of Southeast Tennessee, along the beautiful Tennessee River, Chattanooga is one of America’s most breathtaking cities. More than just a swinging 1940s song highlighting the virtues of its “choo choo,” Chattanooga combines classic Southern charm with big-city amenities and natural surroundings. If you’re looking to venture outdoors, the so-called Scenic City is the perfect place thanks to its close proximity to the Appalachian Mountains and the Tennessee River Gorge. And don’t forget that Chattanooga boasts the fastest internet in the Western Hemisphere, meaning that you will always be able to quickly post your latest pic.



EDUCATION

A wide variety of higher education institutions can be found in Chattanooga and nearby. The University of Tennessee at Chattanooga is the second largest campus of the University of Tennessee System, with a student population of over 11,587 as of 2017–18 school year. Chattanooga State Community College is a two-year community college with a total undergraduate enrollment of roughly 11,000 students



TRANSPORTATION

Considered to be the gateway to the Deep South, along with the Midwest and the Northeast for motorists from states such as Alabama, Florida, and Georgia, Chattanooga’s extensive transportation infrastructure has evolved into an intricate system of interstates, streets, tunnels, railroad lines, bridges, and a commercial airport. As the birthplace of the tow truck, Chattanooga is the home of the International Towing and Recovery Hall of Fame and Museum.



TOURISM

Chattanooga hosts the well-known Riverbend Festival, an annual four-day music festival held in June in the downtown area. One of the most popular events is the “Bessie Smith Strut”, a one-night showcase of blues and jazz music named for the city’s most noted blues singer. The annual “Southern Brewer’s Festival” and the “River Roast” festival celebrate such traditional Southern staples as beer and barbecue

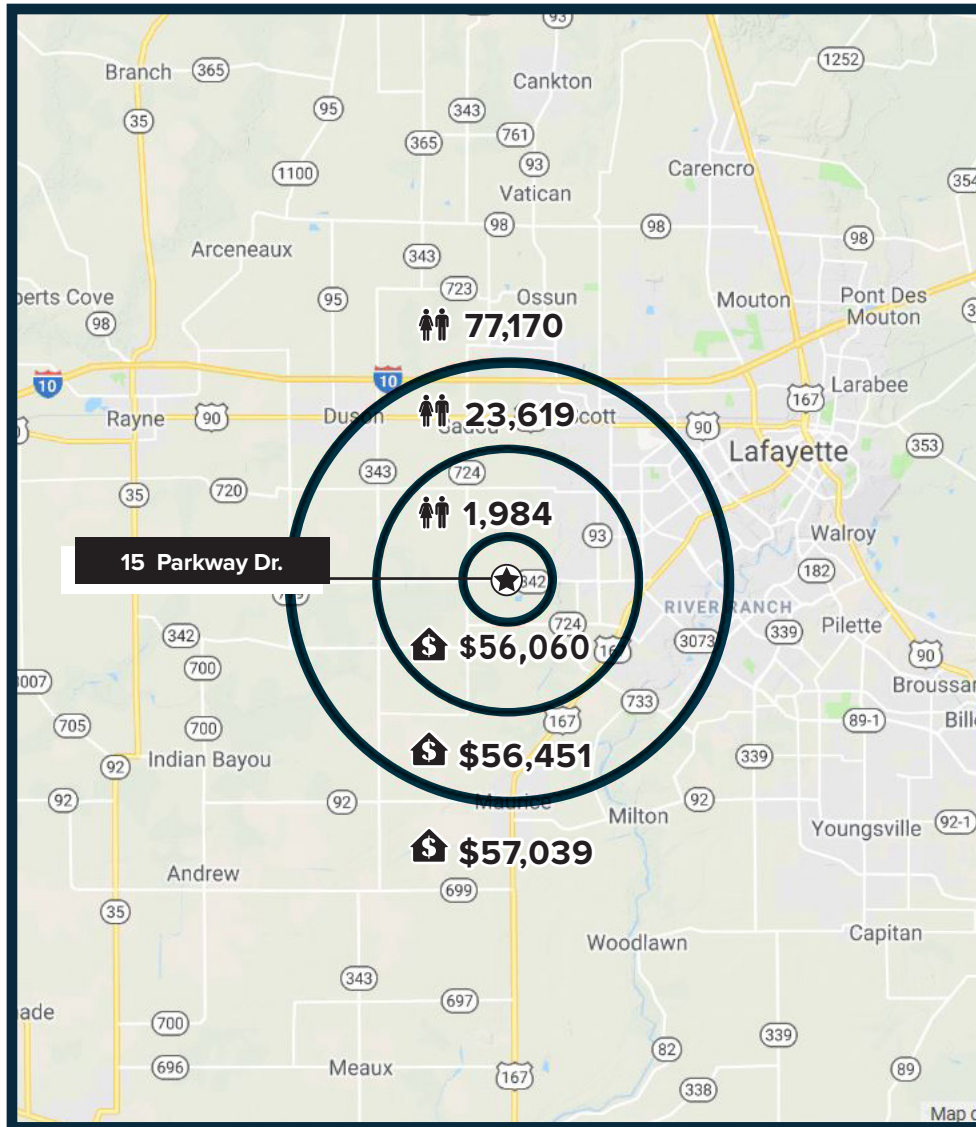


ATTRACTIONS

Chattanooga touts many attractions, including the Tennessee Aquarium, caverns, and new waterfront attractions along and across the Tennessee River. In the downtown area is the Chattanooga Choo Choo Hotel, housed in the renovated Terminal Station. Also downtown are the Creative Discovery Museum, a hands-on children’s museum dedicated to science, art, and music; an IMAX 3D Theatre, and the newly expanded Hunter Museum of American Art.

Demographics

FORT OGLETHROPE, GA



POPULATION	1 MI	3 MI	5 MI	7 MI
2010 Census	1,921	22,652	74,267	152,521
2018 Estimate	1,984	23,619	77,170	158,100
2023 Projected	2,018	74,180	78,502	161,196

POPULATION GROWTH	1 MI	3 MI	5 MI	7 MI
Historical Growth: 2010-2023	5.0%	6.7%	5.7%	5.7%
Projected Growth: 2018-2023	1.7%	2.4%	1.7%	2.0%

INCOME	1 MI	3 MI	5 MI	7 MI
Per Capita Income	\$23,735	\$22,840	\$23,040	\$23,692
Household Income: Median	\$51,525	\$46,734	\$44,537	\$43,646
Household Income: Average	\$56,060	\$56,451	\$57,039	\$58,644
Historical Growth: 2000-2010	26.9%	18.4%	8.7%	13.0%
Projected Growth: 2000-2018	31.9%	31.2%	20.0%	23.8%

AGE/HOME VALUE	1 MI	3 MI	5 MI	7 MI
2018 Est. Median Age	42.5	41.5	39.8	38.0
19 and Under	23.0%	24.4%	24.9%	25.7%
2018 Est. Median Home Value	\$142,361	\$122,391	\$117,878	\$117,878
2018 Est. Average Home Value	\$158,758	\$139,666	\$137,519	\$147,918

EDUCATION	1 MI	3 MI	5 MI	7 MI
Bachelor's Degree or Higher	25.1%	26.7%	26.2%	28.8%

Population (2018)

Average Household Income

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LADT ADVISORY
TEAM

Colliers International
5901 Priestly Dr, Suite 100 Carlsbad, CA 92008

Thomas T. Ladt
+1 760 930 7931
thomas.ladt@colliers.com
CA License No. 01803956

Broker of Record
Joe Montgomery
GA License No. 127484

