



FILE PHOTO

EXCLUSIVE OFFERING | \$1,964,000 — 6% CAP

DUNKIN DONUTS | BASKIN ROBBINS — ABSOLUTE NNN LEASE



751 WHITLOCK AVE, MARIETTA, GA

214.915.8890

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Property. 3,024± SF building on 0.69± acre site.

Tenant. Dunkin Donuts Franchisee: Bluemont Group, LLC, operates 22+ restaurants.

Lease structure. 10-year, absolute NNN lease with 10% rent increases every 5-years in primary term and options.

Location. Dunkin Donuts and Baskin Robins is situated along Whitlock Ave (26,000 VPD), which is the primary east-west thoroughfare in Marietta, GA. The subject property is 3.5 miles west of the Roswell St and Interstate 75 (230,000 VPD) intersection, the most heavily travelled intersection in Marietta, GA. Traffic volumes, growth, and accessibility of the immediate trade area have attracted numerous nationally known retail brands. The subject property is surrounded by notable national credit tenants such as Kroger, Rite Aid, CVS, Walgreen's, Dollar Tree, Hibbett Sports, BP, Chevron, Starbucks, Chick-fil-A, McDonald's, Wendy's, Churches Chicken, Dominos, Papa Johns, and many more. Marietta, GA is located approximately 15-miles northwest from Atlanta, GA.

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DISCLAIMER

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Georgia Broker of Record:
Pamela Atwater | Atwater Commercial Real Estate Services

751 WHITLOCK AVE, MARIETTA, GA

PRICE CAP RATE	\$1,964,000 6%
NET OPERATING INCOME:	\$117,800
BUILDING AREA:	3,024± Square Feet
LAND AREA:	0.69± Acres
YEAR BUILT RENOVATED:	1974 2017
LANDLORD RESPONSIBILITY:	None
OWNERSHIP:	Fee Simple Interest
OCCUPANCY:	100%

LEASE OVERVIEW

Initial Lease Term:	10 Years with (4), 5-year options to extend		
Projected Rent Commencement:	May 2017		
Projected Lease Expiration:	May 2027		
Lease Type:	Absolute NNN Lease		
Rent Increases:	10% Every 5-Years In Primary Term & Options		
Annual Rent Yrs 1-5:	\$117,800	Option 2 Yrs 16-20:	\$156,791
Annual Rent Yrs 6-10:	\$129,580	Option 3 Yrs 21-25:	\$172,470
Option 1 Yrs 11-15:	\$142,538	Option 4 Yrs 26-30:	\$189,718

TENANT OVERVIEW

Lessee/Franchisee: Bluemont Group, LLC



BLUEMONT GROUP, LLC

Bluemont Group, LLC is an established multi-unit Dunkin' Donut Franchisee. Bluemont Groups tenured leadership team bring multiple years of restaurant ownership and operations experience to a portfolio of more than 22 Dunkin' Donuts stores. Bluemont Group operate stores in Atlanta, Knoxville, Nashville, and Chattanooga and have been in business for more than 7 Years.

BASKIN ROBBINS | www.baskinrobbins.com

Named the top ice cream and frozen dessert franchise in the United States by Entrepreneur magazine's 35th annual Franchise 500® ranking, Baskin-Robbins is the world's largest chain of ice cream specialty shops. Baskin-Robbins creates and markets innovative, premium ice cream, specialty frozen desserts and beverages, providing quality and value to consumers at nearly 7,300 retail shops in nearly 50 countries. Baskin-Robbins was founded in 1945 by two ice cream enthusiasts whose passion led to the creation of more than 1,000 ice cream flavors and a wide variety of delicious treats. Headquartered in Canton, Mass., Baskin-Robbins is part of the Dunkin' Brands Group, Inc.

DUNKIN' DONUTS | www.dunkindonuts.com

Founded in 1950, Dunkin' Donuts is the world's leading baked goods and coffee chain, serving more than 3 million customers per day. Dunkin' Donuts sells 52 varieties of donuts and more than a dozen coffee beverages as well as an array of bagels, breakfast sandwiches and other baked goods. Dunkin' Donuts has earned the No. 1 ranking for customer loyalty in the coffee category by Brand Keys for eight years running . Dunkin' Donuts derives its revenues as a percentage of franchisee sales, known as royalty income. In the long term, the company plans to increase its store count in the U.S. to 15,000 in the next 18-20 years – almost double the number it has today. The Western part of the U.S. is a major focus area for the company since it has little presence in the region . Dunkin' sees an opportunity to add 5,000 more stores to the West of the Mississippi river, including 1,000 in California . Even in the Eastern part of the country, the company sees an opportunity to add 3,000 more stores, especially in places such as New York City, where Dunkin' Donuts has a relatively low presence.

DUNKIN' BRANDS | www.dunkinbrands.com

With more than 18,000 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 2014, Dunkin' Brands' nearly 100 percent franchised business model included nearly 11,300 Dunkin' Donuts restaurants and 7,300 Baskin-Robbins restaurants. For the full-year 2014, the company had franchisee-reported sales of approximately \$9.8 billion. Dunkin' Brands Group, Inc. is headquartered in Canton, Mass.



751 WHITLOCK AVE, MARIETTA, GA



11,300 STORES WORLD WIDE

704 NET NEW STORES WORLDWIDE IN 2014

Rated #1
IN CUSTOMER LOYALTY

Brand Keys Customer Loyalty Index
2006 - 2015



Rated #1
COFFEE AND BAKED GOODS CATEGORY

Entrepreneur Magazine
January 2011 - 2015

8.3% REVENUE GROWTH

2015 REVENUE: \$810.93 MILLION



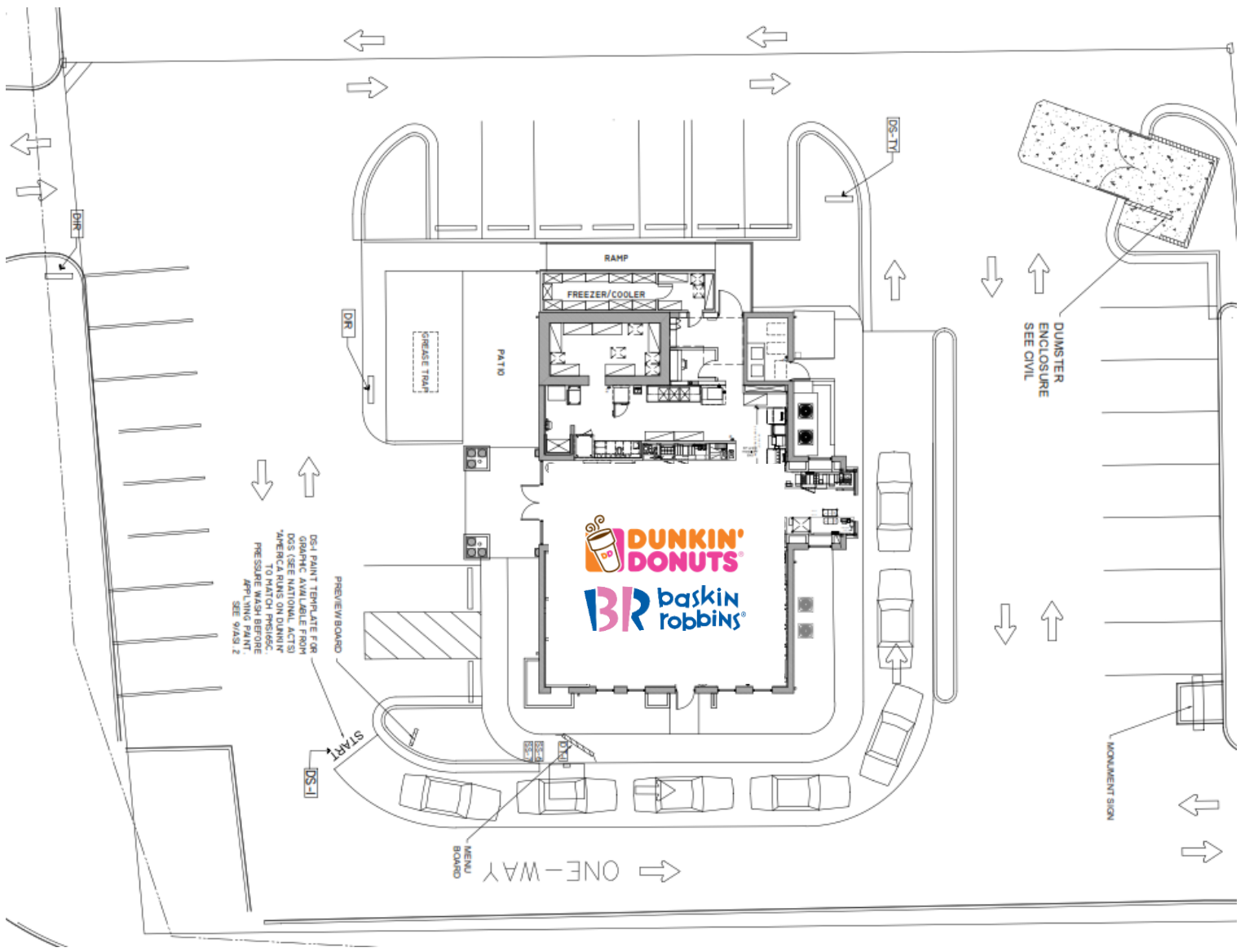
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IMMEDIATE TRADE AREA

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Traffic volumes, growth, and accessibility of the immediate trade area have attracted numerous nationally known retail brands. The subject property is surrounded by notable national credit tenants such as Kroger, Rite Aid, CVS, Walgreen's, Dollar Tree, Hibbett Sports, BP, Chevron, Starbucks, Chick-fil-A, McDonald's, Wendy's, Churches Chicken, Dominos, Papa Johns, and many more.

MARIETTA, GA / COBB COUNTY

Marietta is 15 miles northwest of Atlanta and the Cobb County seat. At 23 square miles, Marietta is one of Georgia's most populous cities, with 56,579 residents calling the city home. The National Civic League judged Marietta one of the 10 best communities in the nation as a 2006 All-America City, the oldest and most-respected community recognition award in the country. CNNMoney.com named Marietta one of the top 25 places in the United States to retire in 2011.

Over the past three decades, rapid population growth and development have transformed Cobb County from a rural/small city landscape to a mixture of urban and suburban land uses. Six Flags Over Georgia and the sister theme park, White Water, play a pivotal role in the Cobb County economy. In 2014, the two Six Flags theme parks contributed a combined economic impact of \$194 million. Four Fortune 500 companies are headquartered in Cobb County, including The Home Depot, Coca-Cola Enterprises, Genuine Parts (NAPA) and First Data.

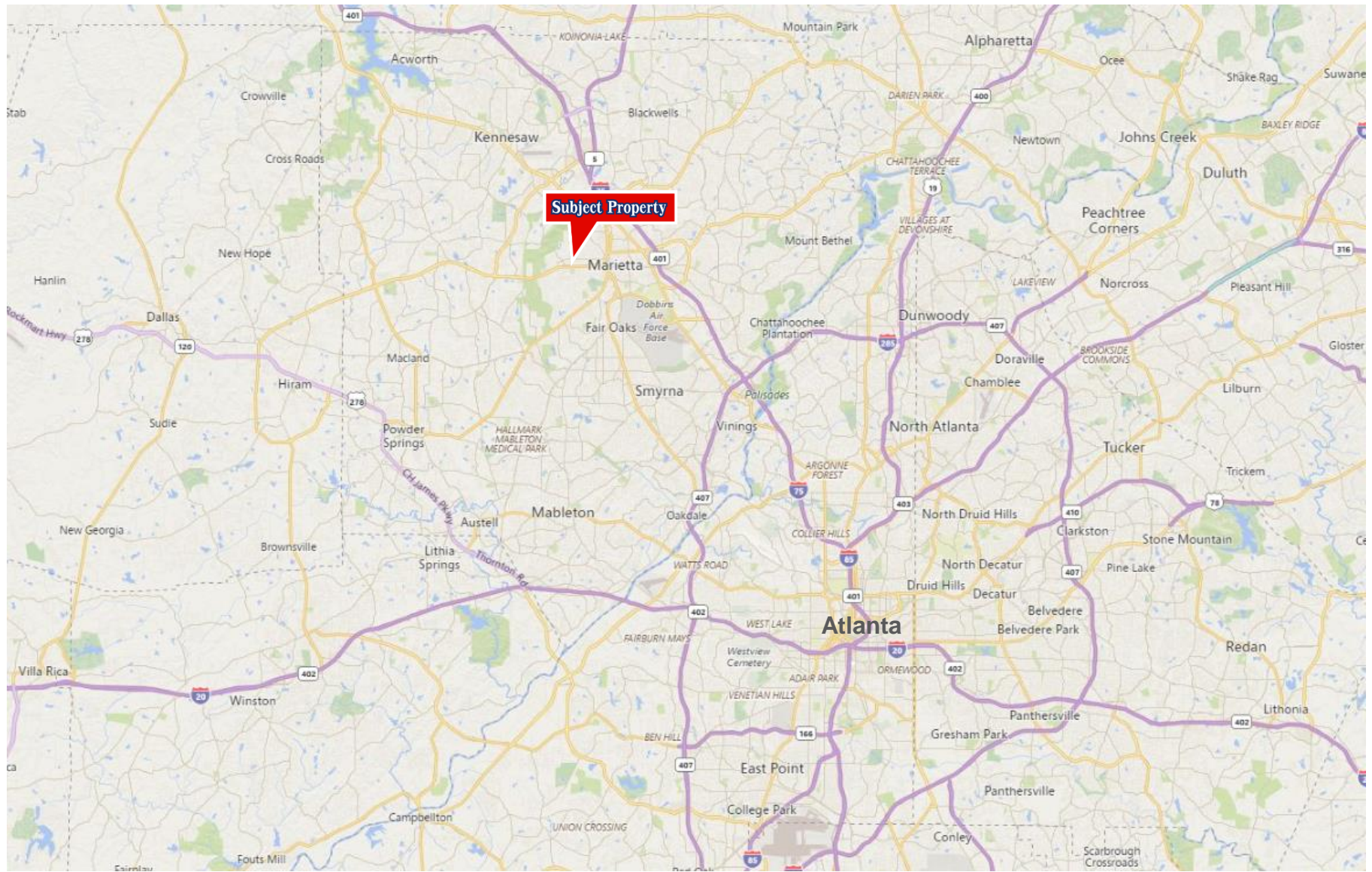
Cobb County is represented by the largest employers within the borders, nearly 20,000 jobs from the county schools, 12,000 from WellStar, 12,000 from Home Depot and 7,500 from Lockheed Martin, among others.

ATLANTA-SANDY SPRINGS-MARIETTA, GA MSA

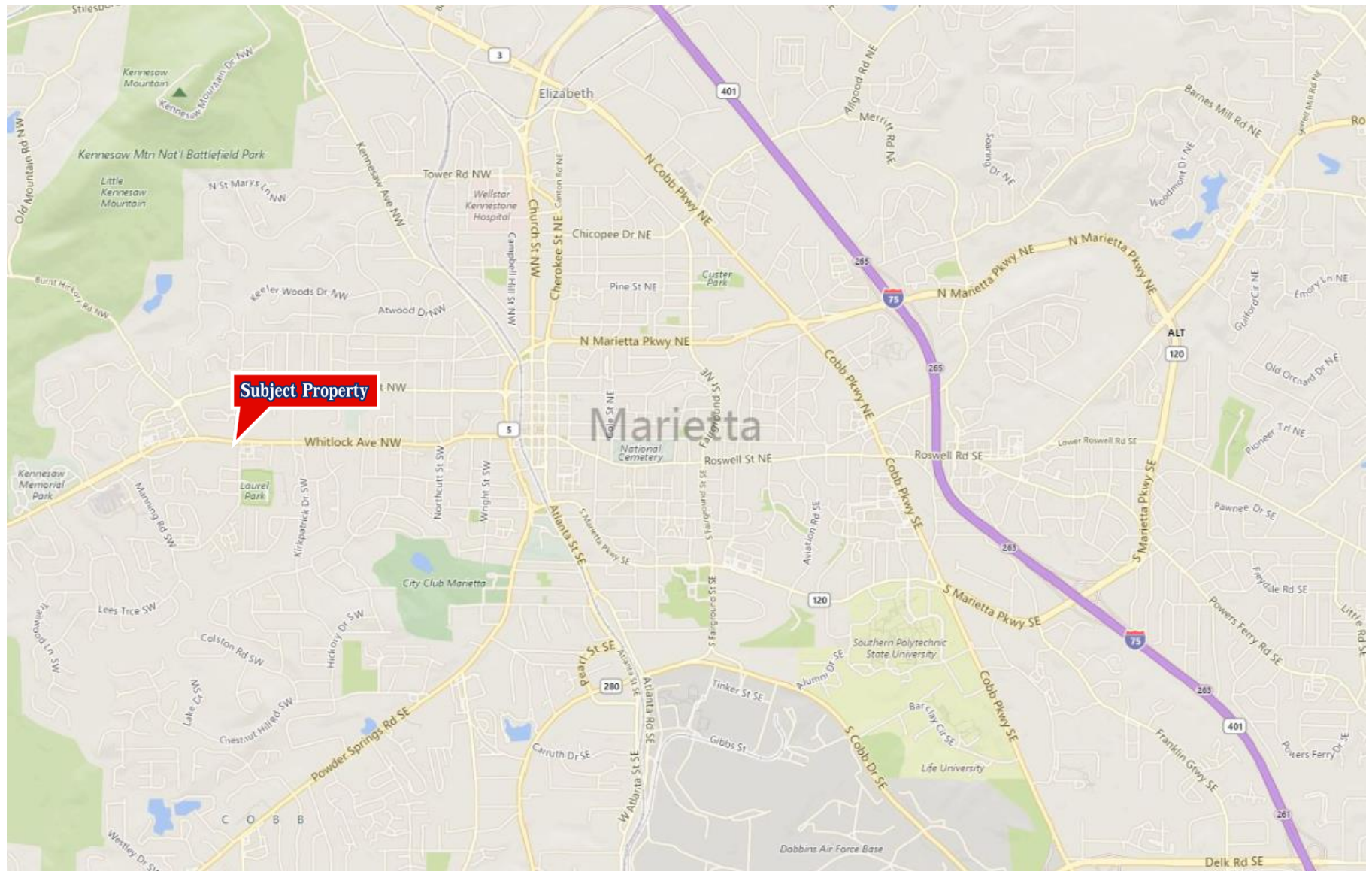
The Atlanta metropolitan area, or metro Atlanta, is officially designated by the United States Census Bureau as the Atlanta-Sandy Springs-Marietta Metropolitan Statistical Area, and is the most populous metro area in the state of Georgia and the 9th largest metropolitan statistical area (MSA) in the United States. In addition to Atlanta, Georgia's capital and largest city, the Atlanta metropolitan area spans 28 counties in northern Georgia and has a total 2010 population of 5,268,860, a 28.13% increase from 2000. With a gross metropolitan product of \$270 billion, Atlanta's economy ranks 15th among world cities and 6th in the nation. As such, a Globalization and World Cities Study Group and Network at Loughborough University has labeled the metro Atlanta area as an "Alpha- World City" based on how the city externally impacts the world through advanced producer services in accountancy, advertising, banking, finance, and law.

Several major national and international companies are headquartered in metro Atlanta such as The Coca-Cola Company, Home Depot, United Parcel Service, Delta Air Lines, AT&T Mobility, and Newell Rubbermaid. 4 of these companies have Fortune 100 status. Other major corporate headquarters in Atlanta and around the metro area include Arby's, Chick-fil-A, Earthlink, Equifax, First Data, Gentiva Health Services, Georgia-Pacific, NCR, Oxford Industries, RaceTrac Petroleum, Southern Company, Mirant, and Waffle House. The MSA also has a sizable financial sector. The Federal Reserve has its district headquarters in Atlanta and Sun Trust, the 7th largest bank in the U.S. by assets held is based there. Also, the metro area is a major transportation hub. Hartsfield-Jackson Atlanta International Airport, the world's busiest airport, is located 7 miles south of the Atlanta central business district. Interstate 75, which extends from Tampa, FL north to Canada, passes through the center of the city. Interstates 85 and 20 also intersect in Atlanta. These amenities have lured corporations such as Ford Motor Company, Publix, Kellogg's, Toys r Us, Office Depot, and GE Appliance to locate major distribution centers in the area, and in the outside of Atlanta.

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751 Whitlock Ave SW		1 mi radius	3 mi radius	5 mi radius
Marietta, GA 30064				
POPULATION	2016 Estimated Population	5,947	52,652	174,172
	2021 Projected Population	6,536	56,451	187,561
	2010 Census Population	6,219	50,382	160,209
	2000 Census Population	5,976	48,247	146,610
	Projected Annual Growth 2016 to 2021	2.0%	1.4%	1.5%
	Historical Annual Growth 2000 to 2016	-	0.6%	1.2%
HOUSEHOLDS	2016 Estimated Households	2,660	20,419	66,043
	2021 Projected Households	2,894	21,703	70,387
	2010 Census Households	2,752	19,223	59,907
	2000 Census Households	2,588	18,064	54,400
	Projected Annual Growth 2016 to 2021	1.8%	1.3%	1.3%
	Historical Annual Growth 2000 to 2016	0.2%	0.8%	1.3%
AGE	2016 Est. Population Under 10 Years	11.0%	13.4%	13.9%
	2016 Est. Population 10 to 19 Years	10.2%	12.1%	13.3%
	2016 Est. Population 20 to 29 Years	10.4%	14.1%	15.5%
	2016 Est. Population 30 to 44 Years	17.4%	20.2%	21.2%
	2016 Est. Population 45 to 59 Years	20.4%	19.8%	19.4%
	2016 Est. Population 60 to 74 Years	18.2%	13.4%	11.8%
	2016 Est. Population 75 Years or Over	12.4%	6.9%	4.9%
	2016 Est. Median Age	45.3	37.6	35.1
MARITAL STATUS & GENDER	2016 Est. Male Population	45.2%	48.9%	48.8%
	2016 Est. Female Population	54.8%	51.1%	51.2%
	2016 Est. Never Married	22.6%	32.1%	35.3%
	2016 Est. Now Married	52.2%	41.2%	41.4%
	2016 Est. Separated or Divorced	17.9%	20.3%	18.3%
	2016 Est. Widowed	7.3%	6.4%	5.0%
INCOME	2016 Est. HH Income \$200,000 or More	10.0%	6.7%	5.7%
	2016 Est. HH Income \$150,000 to \$199,999	6.3%	5.1%	5.1%
	2016 Est. HH Income \$100,000 to \$149,999	17.5%	12.5%	12.6%
	2016 Est. HH Income \$75,000 to \$99,999	12.4%	11.4%	11.5%
	2016 Est. HH Income \$50,000 to \$74,999	16.6%	14.9%	17.3%
	2016 Est. HH Income \$35,000 to \$49,999	14.4%	14.4%	14.6%
	2016 Est. HH Income \$25,000 to \$34,999	5.2%	11.2%	11.0%
	2016 Est. HH Income \$15,000 to \$24,999	8.2%	10.6%	10.9%
	2016 Est. HH Income Under \$15,000	9.5%	13.2%	11.3%
2016 Est. Average Household Income	\$86,323	\$73,343	\$71,992	
2016 Est. Median Household Income	\$72,958	\$58,603	\$59,512	
2016 Est. Per Capita Income	\$38,686	\$28,689	\$27,448	
2016 Est. Total Businesses	341	3,935	10,080	
2016 Est. Total Employees	2,621	52,073	129,750	

751 Whitlock Ave SW		1 mi radius	3 mi radius	5 mi radius
Marietta, GA 30064				
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	4,919	41,815	136,286
	2016 Est. Civilian Employed	63.7%	64.2%	67.1%
	2016 Est. Civilian Unemployed	3.9%	3.3%	3.5%
	2016 Est. in Armed Forces	-	0.1%	0.2%
	2016 Est. not in Labor Force	32.4%	32.4%	29.3%
	2016 Labor Force Males	44.2%	48.4%	48.3%
2016 Labor Force Females	55.8%	51.6%	51.7%	
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	3,047	23,268	74,244
	2010 Mgmt, Business, & Financial Operations	21.8%	16.1%	15.9%
	2010 Professional, Related	26.2%	21.2%	20.3%
	2010 Service	12.5%	16.5%	17.6%
	2010 Sales, Office	27.7%	26.5%	26.2%
	2010 Farming, Fishing, Forestry	-	0.3%	0.2%
	2010 Construction, Extraction, Maintenance	4.9%	11.5%	10.4%
	2010 Production, Transport, Material Moving	6.8%	8.0%	9.3%
	2010 White Collar Workers	75.7%	63.7%	62.4%
	2010 Blue Collar Workers	24.3%	36.3%	37.6%
	2010 Drive to Work Alone	78.3%	74.4%	77.2%
2010 Drive to Work in Carpool	8.8%	12.6%	11.7%	
2010 Travel to Work by Public Transportation	1.0%	3.6%	3.0%	
2010 Drive to Work on Motorcycle	0.5%	0.1%	0.2%	
2010 Walk or Bicycle to Work	1.0%	2.9%	2.0%	
2010 Other Means	1.9%	1.5%	1.0%	
2010 Work at Home	8.6%	4.9%	4.9%	
TRANSPORTATION TO WORK	2010 Travel to Work in 14 Minutes or Less	27.6%	20.1%	18.8%
	2010 Travel to Work in 15 to 29 Minutes	34.9%	34.4%	33.5%
	2010 Travel to Work in 30 to 59 Minutes	32.4%	36.2%	37.3%
	2010 Travel to Work in 60 Minutes or More	5.0%	9.3%	10.4%
	2010 Average Travel Time to Work	23.2	26.2	27.0
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$169 M	\$1.15 B	\$3.67 B
	2016 Est. Apparel	\$5.88 M	\$40.2 M	\$128 M
	2016 Est. Contributions, Gifts	\$12.3 M	\$79.8 M	\$251 M
	2016 Est. Education, Reading	\$7.03 M	\$45.9 M	\$145 M
	2016 Est. Entertainment	\$9.53 M	\$64.4 M	\$206 M
	2016 Est. Food, Beverages, Tobacco	\$25.3 M	\$176 M	\$562 M
	2016 Est. Furnishings, Equipment	\$5.92 M	\$39.4 M	\$126 M
	2016 Est. Health Care, Insurance	\$14.5 M	\$101 M	\$321 M
	2016 Est. Household Operations, Shelter, Utilities	\$52.3 M	\$357 M	\$1.14 B
	2016 Est. Miscellaneous Expenses	\$2.48 M	\$16.9 M	\$54.1 M
	2016 Est. Personal Care	\$2.17 M	\$14.9 M	\$47.7 M
	2016 Est. Transportation	\$31.5 M	\$216 M	\$693 M