



2397 WESLEY CHAPEL RD
DECATUR (ATLANTA), GA 30035



**CORPORATE GROUND
LEASE**



**PROXIMATE TO I-20
AND I-285**



**STRONG LEASE TERM
REMAINING**



**SECURE CASH FLOW
WITH CONTRACTUAL
GROWTH**



**TENANT RESPONSIBLE
FOR MAINTENANCE**



**TWO SELF-CHECKOUT
KIOSKS**



ATLANTA MSA



**ANCHORED BY KROGER
AND KROGER FUEL
CENTER**



OFFERING MEMORANDUM



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Investment Overview

The Offering

Jones Lang LaSalle Americas, Inc. (“JLL”) Retail Advisory is pleased to exclusively offer a premier net lease opportunity to acquire a single tenant **McDonald’s** (the “Property”) located in Wesley Chapel Square, a Kroger-anchored shopping center in Decatur (Atlanta), GA. McDonald’s is well positioned on Wesley Chapel Road (31,400 VPD) providing direct access to I-20, which receives over 201,000 daily travelers and provides convenient access to downtown Atlanta. The Property draws steady day and nighttime traffic due to its location on the “Going-to-Work” side of the road, the market’s strong daytime population, and its proximity to Kroger - a consistent traffic driver. McDonald’s at Wesley Chapel Square has close to 15 years of term remaining and two, 10% contractual rent escalations remaining in its initial term.



PURCHASE PRICE
\$2,000,000



CAP RATE / AVG CAP RATE
4.00% / 4.41%



AS-IS NOI
\$80,000

Property Overview



PROPERTY ADDRESS
2379 Wesley Chapel Rd
Decatur (Atlanta), GA 30035



LAND SIZE
0.83 AC



YEARS REMAINING ON LEASE TERM
+/- 15 Years



TENANT
McDonald’s USA, LLC
(Moody’s: Baa1 / S&P: BBB+)

Location Map



Demographics

	1 MILE	3 MILE	5 MILE
POPULATION			
2020 Estimate	9,414	79,796	229,013
2025 Estimate	9,644	82,571	237,107
AVERAGE HOUSEHOLD INCOME			
2020 Estimate	\$62,737	\$64,221	\$67,525

Investment Highlights



CORPORATE GROUND LEASE & INVESTMENT GRADE CREDIT

Moody's (Baa1) / S&P (BBB+)



STRONG TERM REMAINING

+/-15 Years remaining on initial term plus eight, 5-year options



10 MILES FROM DOWNTOWN ATLANTA

The Property is located in a dense node of Atlanta with over 225,000 people within a 5-mile radius



REGIONAL ACCESS

Proximate to I-20 and I-285 - two of Atlanta's major thoroughfares



SECURE CASH FLOW WITH GROWTH

Secure cash flow (see below for letter recently received by Landlord) with contractual rent growth



DOUBLE DRIVE-THRU

Only Double Drive Thru on Wesley Chapel north of I-20



KROGER SHADOW ANCHORED

Shadow anchored by a Kroger and Kroger Fuel Center



TWO SELF SERVING KIOSKS

Two automated points of order inside the restaurant





Robert Lancaster
Vice President, US Restaurant Development
McDonald's USA, LLC
110 North Carpenter Street
Chicago, IL 60607

Dear McDonald's Landlord:

We trust that this message finds you and your loved ones in good health. In the 65-year history of McDonald's, we never thought we would need to write a letter like this. As you're well aware, COVID-19 has significantly disrupted our McDonald's business in ways we could have never imagined.

While we are faced with challenges never expected... we are drawing on the strength of the McDonald's system to manage through these times. Early on, we made the decision to stay open and continue serving customers and communities. Many people counted on us during this time, which is why about 99% of our restaurants remained open in the U.S. To protect the safety of our employees and customers, we implemented nearly 50 process changes in our restaurants and now, as states begin easing restrictions, we are moving thoughtfully and judiciously with re-opening guidelines. These include social distancing stickers, protective barriers at order points and masks and gloves for our employees.

Having said that, there has been a lot of discussion in the press about companies unwilling or unable to pay rent and making broad demands for concessions from landlords like you. Challenging times certainly call for unprecedented measures. I am writing to assure that this is not McDonald's. We have a long-standing tradition of honoring our obligations to landlords and that will not change even in the wake of the current pandemic.

McDonald's understands that many of you are individuals or families whose relationship with us goes back decades to McDonald's earliest days. We recognize the hard-earned trust you have in us as your tenant.

We came into this crisis better positioned than almost anyone in our industry ... and this will position us for success long after. We look forward to continuing to work with you and maintaining an open dialog to navigate the uncertainty together.

If you have any questions please feel free to contact us.



Rob Lancaster
Vice President, US Restaurant Development
McDonald's USA, LLC



Location Overview



ATLANTA MSA

9th Largest MSA with
6.0M RESIDENTS

25% POP. GROWTH
by 2030

14 FORTUNE 500
Company
Headquarters

#1 BUSIEST
AIRPORT
in the World



ROBUST TRAFFIC COUNTS

Over 232,000 cars pass through the Wesley Chapel Rd / I-20 interchange each day.



REGIONAL ACCESS

The Property is located approximately 10 miles of downtown Atlanta, 14 miles of Midtown, and 15 miles of Buckhead and benefits from convenient access to each via I-20 and I-285.



MAJOR ECONOMIC DRIVER

Atlanta Hartsfield-Jackson is only a 15 minute drive from the property and is the busiest airport in the world with over 107M annual passengers and 63,000 employees.

DOMINANT RETAIL CORRIDOR (3-MILE)

3.7 M

SQUARE FEET OF RETAIL

95%

AVERAGE OCCUPANCY

STRONG DAYTIME POPULATION

7,291 **59,814** **165,570**

(1-MI. RADIUS) (3-MI. RADIUS) (5-MI. RADIUS)

(DAYTIME DEMOGRAPHICS)



Tenant Overview

About McDonald's

Founded in 1955 by Dick and Mac McDonald, McDonald's Corporation has grown to be the #1 highest-grossing fast food chain in the world. Serving nearly 69 million customers daily, the corporation operates around 37,000 restaurants. McDonald's Corporation franchises and operates McDonald's restaurants that serve a varied, value-priced menu in more than 120 countries globally.

Awards and Recognitions

#9 Most Valuable Brand in the World
Business Insider

#1 Highest Grossing Fast Food Chain in the World

#7 Most Popular Brand in the World
Forbes.com

#1 Among Quick Serve Burger Chains
QSR Magazine



Corporate Overview

Headquarters	Chicago, IL
CEO	Christopher Kempczinski
Year Founded	1955
# Employees	205,000
Locations	38,000+
Footprint	120+ Countries
Credit Rating	Baa1 (Moody's) & BBB+ (S&P)
Ticker Symbol	NYSE: MCD
Market Cap	~ \$150 Billion
2019 Sales	\$21.1 Billion
2019 Net Income	\$6.0 Billion

Lease Abstract

LEASE ABSTRACT

Address	2379 Wesley Chapel Rd Decatur (Atlanta), GA 30035
Tenant	McDonald's USA, LLC
Lot Area	0.83 AC
Size	3,806 SF
Year Built	2015
Parking	34 Spaces
Annual Rent	\$80,000
Lease Type	Ground Lease
Commencement Date	April 1, 2015
Lease Expiration	March 31, 2035
Remaining Lease Term	14.8 Years
Remaining Options	Eight, 5-Year Options
Right of First Refusal To Lease	If Landlord receives a bona fide third party offer to lease premises for a term commencing after the current expiration of Tenant's term, Tenant shall have the right to re-let the premises at the terms and conditions provided in the Offer.
Right of First Refusal To Purchase	If Landlord receives a bona fide offer from a third party to purchase the premises, Tenant shall have the right to purchase the premises at the terms provided in the Offer.

RESPONSIBILITY DETAIL

Maintenance & Repairs	Tenant is responsible for all repairs and maintenance associated with Property
Utilities	Tenant is responsible for all Utilities associated with Property
Insurance	Tenant is required to maintain General Liability Insurance with a combined single limit of \$1,000,000
Taxes	Tenant pays real estate taxes directly to the taxing authority
CAM Costs	Tenant is not responsible for any common area expenses



BASE RENT

Term	Annual Rent	% Increase
Current Term (Year 1-10)	\$80,000	-
Current Term (Year 11-15)	\$88,000	10%
Current Term (Year 16-20)	\$96,800	10%
Option Term (Year 21-25)	\$106,480	10%
Option Term (Year 26-30)	\$117,128	10%
Option Term (Year 31-35)	\$128,840	10%
Option Term (Year 36-40)	\$141,724	10%
Option Term (Year 41-45)	\$155,896	10%
Option Term (Year 46-50)	\$171,485	10%
Option Term (Year 51-55)	\$188,633	10%
Option Term (Year 56-60)	\$207,496	10%

ATLANTA



ATLANTA MSA FACTS



9th largest Metro in the U.S. with a population of approximately 6.0 million, with projected growth over the next 5 years of 6.5% to 6.4 million residents. From 2010 to 2019, the Atlanta MSA represented the 4th fastest growing metro area in the United States.



Highly educated workforce with 28 accredited higher education schools and \$15 Billion in statewide economic impact.



Hartsfield-Jackson International Airport has been the busiest passenger airport in the world since 1998 with 295,000 daily travelers, an annual economic impact that is estimated to exceed \$82 Billion and nearly 63,000 employees in the metro Atlanta area.



Only U.S. city with three major interstate highways passing through Downtown: I-20, I-75, and I-85.



Economic Hub of the Southeast with 14 Fortune 500 companies headquartered in the Atlanta Metro Area.



With over 14,000 tech businesses and 189,000 innovation sector jobs, Atlanta is a hub for technology and healthcare.

#9
LARGEST MSA
IN THE U.S.

#1
MOVING
DESTINATION
IN THE NATION
(PENSKE TRUCK RENTALS)

14
FORTUNE 500
COMPANY
HEADQUARTERS

#1
BUSIEST
AIRPORT IN THE
WORLD

DIVERSIFIED & BALANCED ECONOMY

The city of Atlanta is considered to be one of the world's major economic centers as its highly diversified economy is characterized by a talented labor pool and continued innovation across a myriad of industries.

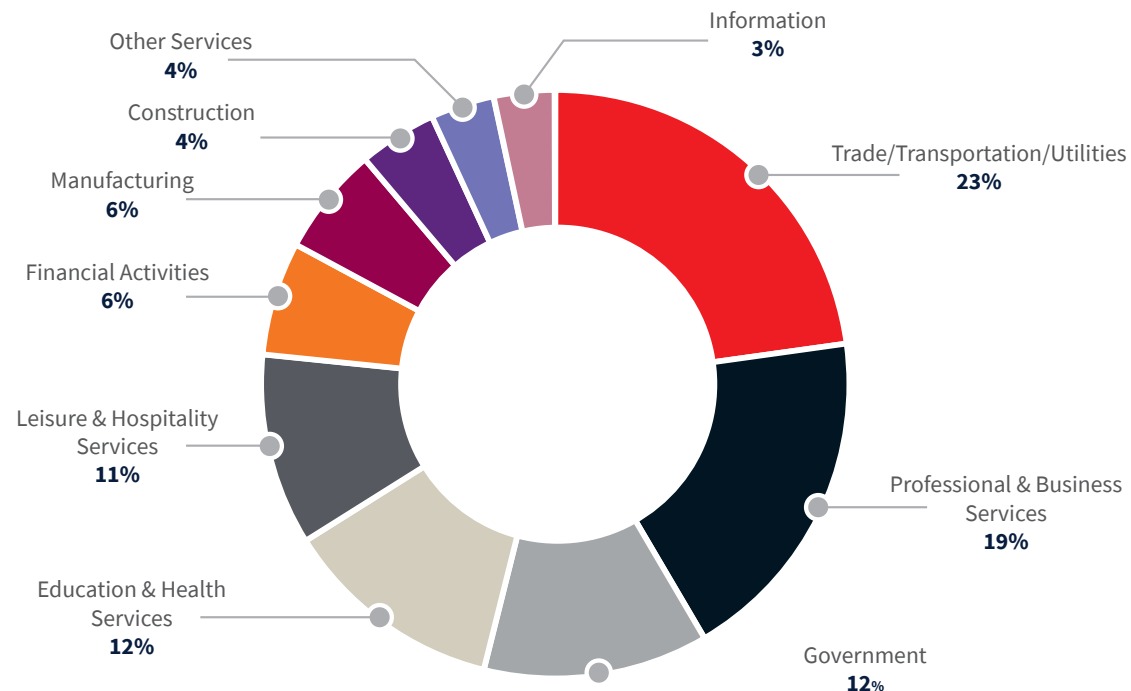
Home to a rolodex of high-profile corporate headquarters such as The Home Depot, UPS, Coca-Cola, Delta Air Lines and The Southern Company, Atlanta houses 14 Fortune 500 companies and 26 Fortune 1,000 companies, which is the third highest concentration out of any city in the nation.

One of the region's main economic drivers is a flourishing FinTech ecosystem that is home to industry giants such as First Data Corp., Equifax and NCR Corp. as well as innovative industry disrupters such as Kabbage, Paymetric and Greensky among others. Approximately 70% of all U.S. payments are processed through Georgia companies, with the vast majority of those companies headquartered in Atlanta, making the region one of the most prolific FinTech hubs in the United States

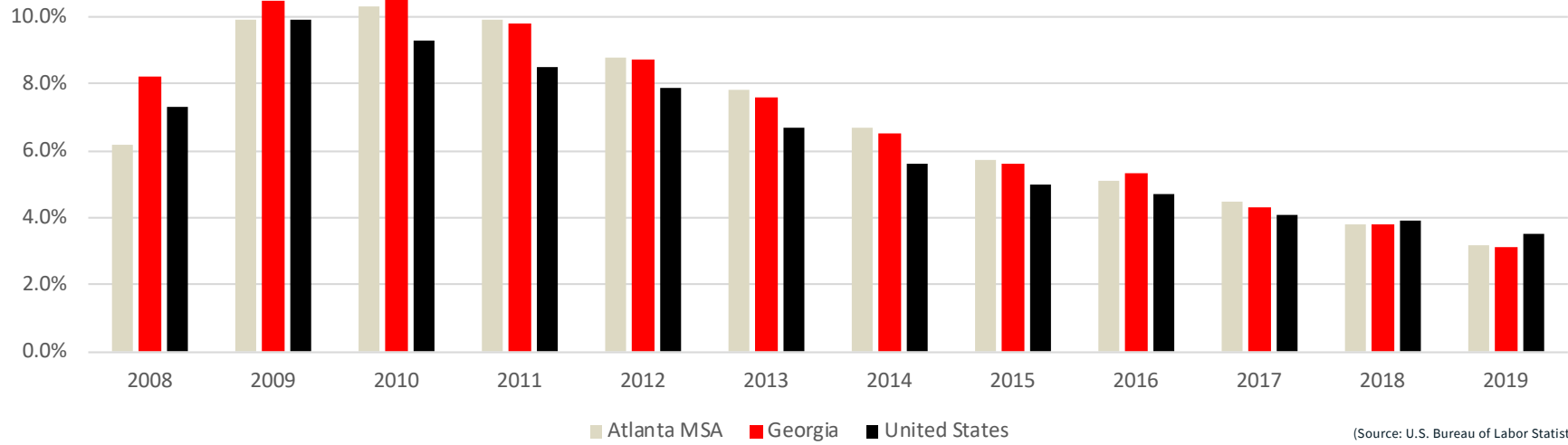
Further driving the region's economy is the rapidly expanding presence of the transportation and supply-chain industry as Atlanta has become one of the most important logistics centers in the world. Due to a dense concentration of headquarters that demand efficient services and a robust network of infrastructure, Atlanta provides one of the most comprehensive combinations of supply chain management software, advanced manufacturing, and distribution warehousing companies alongside a highly connected transportation system and world-class port infrastructure. Additionally, home to Delta Airlines' largest hub, Hartsfield-Jackson Atlanta International Airport is the world's most traveled airport with over 107 million passengers served in 2019.

In December 2018, Norfolk Southern announced plans to relocate its headquarters from Norfolk, VA to Atlanta, GA, which is expected to be completed by 2021. The relocation will bring an estimated 850 new jobs to the Atlanta area in addition to hundreds of millions in development dollars.

ECONOMIC BASE



UNEMPLOYMENT RATE



TOP EMPLOYERS

THE CITY AND ITS RESIDENTS BENEFIT FROM THE WIDE VARIETY OF INDUSTRY THAT IS LOCATED IN THE AREA. FOURTEEN FORTUNE 500 COMPANIES ARE HEADQUARTERED IN ATLANTA, PLACING IT THIRD IN THE NATION.

ATLANTA MSA, TOP CORPORATE EMPLOYERS

Employer	# Atlanta Employees
Delta Air Lines	34,500
Emory Healthcare (University and Medical)	32,091
The Home Depot	16,510
Northside Hospital	16,000
Piedmont Healthcare	15,900
Publix Super Markets	15,591
WellStar Health System	15,353
The Kroger Co.	15,000
AT&T	15,000
UPS	14,594
Marriott International	12,000
Children's Healthcare of Atlanta	9,000
Cox Enterprises	8,894
Centers for Disease Control and Prevention	8,403
The Coca-Cola Company	8,000
Southern Company	7,753
Grady Health System	7,600
SunTrust Bank	7,478
Georgia Institute of Technology	7,139
State Farm	6,000
Turner Broadcasting	6,000

CITIES WITH THE MOST FORTUNE 500 HEADQUARTERS

Rank	City	# HQ
1	New York, NY	47
2	Houston, TX	22
3	Atlanta, GA	14
4	Chicago, IL Dallas, TX	9
5	St. Louis, MO Cincinnati, OH Milwaukee, WI	7
6	Minneapolis, MN Richmond, VA San Francisco, CA Charlotte, NC	6
7	Irving, TX	5

TECHNOLOGY + HEALTHCARE

WITH OVER 14,000 TECH BUSINESSES AND 189,000 INNOVATION SECTOR JOBS, ATLANTA IS A HUB FOR TECHNOLOGY AND HEALTHCARE.



THE NATION'S HEALTH IT CAPITAL

OVER 200 HEALTH IT COMPANIES IN THE STATE OF GEORGIA

- Atlanta-based McKesson Technology Solutions is world's fourth largest Health IT company according to Healthcare Informatics' 100 List.
- Georgia-based Health IT sector employs over 16,000 people statewide.
- The sector's primary businesses are growing at a 40% rate.
- 57% of companies in the sector anticipate expanding over the next two years, with 75% expecting to add Georgia-based employees.
- Atlanta is home to Centers for Disease Control (CDC) and the



EMPLOYMENT HUB

2019 COST OF LIVING INDEX

(U.S. AVERAGE = 100)

Of the top 10 MSA's in the United States, Atlanta is the second most affordable according to the 2019 Cost of Living Index. Companies and employees will continue to move and reside in Atlanta as the cost of doing business is significantly less than other major metros around the country.



FORTUNE 500 COMPANIES HEADQUARTERED IN ATLANTA






HARTSFIELD-JACKSON INTERNATIONAL AIRPORT

The Hartsfield-Jackson Atlanta International Airport (ATL) is located seven miles south of Atlanta’s central business district and serves as the primary hub for Delta Airlines. With over 107 million passengers traveling through ATL each year, ATL is the busiest airport in the world. ATL is one of the major growth drivers for the City and directly enhances corporate efficiency and accessibility to all parts of the globe. Atlanta is also within a two-hour flight of more than 80% of the U.S. population and 79% of the Nation’s 150 largest metropolitan areas.

The first phase of ATL’s \$6 billion expansion plan is underway and is part of a 20-year plan to maintain ATL as a leading airport. Improvements include:

-  UPGRADED DOMESTIC TERMINAL DESIGN
-  FIFTEEN NEW GATES
-  A POTENTIAL SIXTH RUNWAY
-  EXPANSION OF PARKING GARAGES
-  AN 11-STORY FOUR STAR HOTEL



The Metropolitan Atlanta Rapid Transit Authority (MARTA) is the 9th largest transit agency by ridership in the nation that contributes \$2.6 billion in economic impact to the City. The bus and rail agency covers virtually all of metro Atlanta, carrying more than 500,000 passengers daily.

RAIL SYSTEM

Atlanta, which is served by CSX and Norfolk Southern, has exceptional access to transportation through railroads. CSX, which runs freight on 21,000 miles of track in 23 states, the District of Columbia, and Canada, is the largest inter-modal carrier in the U.S. Hulsey Yard, located in Atlanta, is CSX’s second largest terminal in terms of freight volume. Between CSX and Norfolk Southern, there are nine (9) inter-modal yards in Georgia, and five (5) throughout Atlanta.

EDUCATION

The Hope Scholarship provides undergraduate tuition assistance to any Georgia high school student with a minimum GPA of 3.0.

Atlanta's 28 universities and four-year college degree programs contribute over \$15 billion of economic impact statewide.



ECONOMIC IMPACT



EMORY
UNIVERSITY

\$4.80 B

Emory University



\$3.05 B

Georgia Tech



\$2.71 B

University of Georgia



GeorgiaState
University

\$2.54B

Georgia State University



AUGUSTA
UNIVERSITY

\$1.40 B

Augusta University



Kennesaw
State UNIVERSITY

\$1.40 B

Kennesaw State University

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