



TAZIKI'S & JUICE BAR

6,958 SF | SUWANEE, GA

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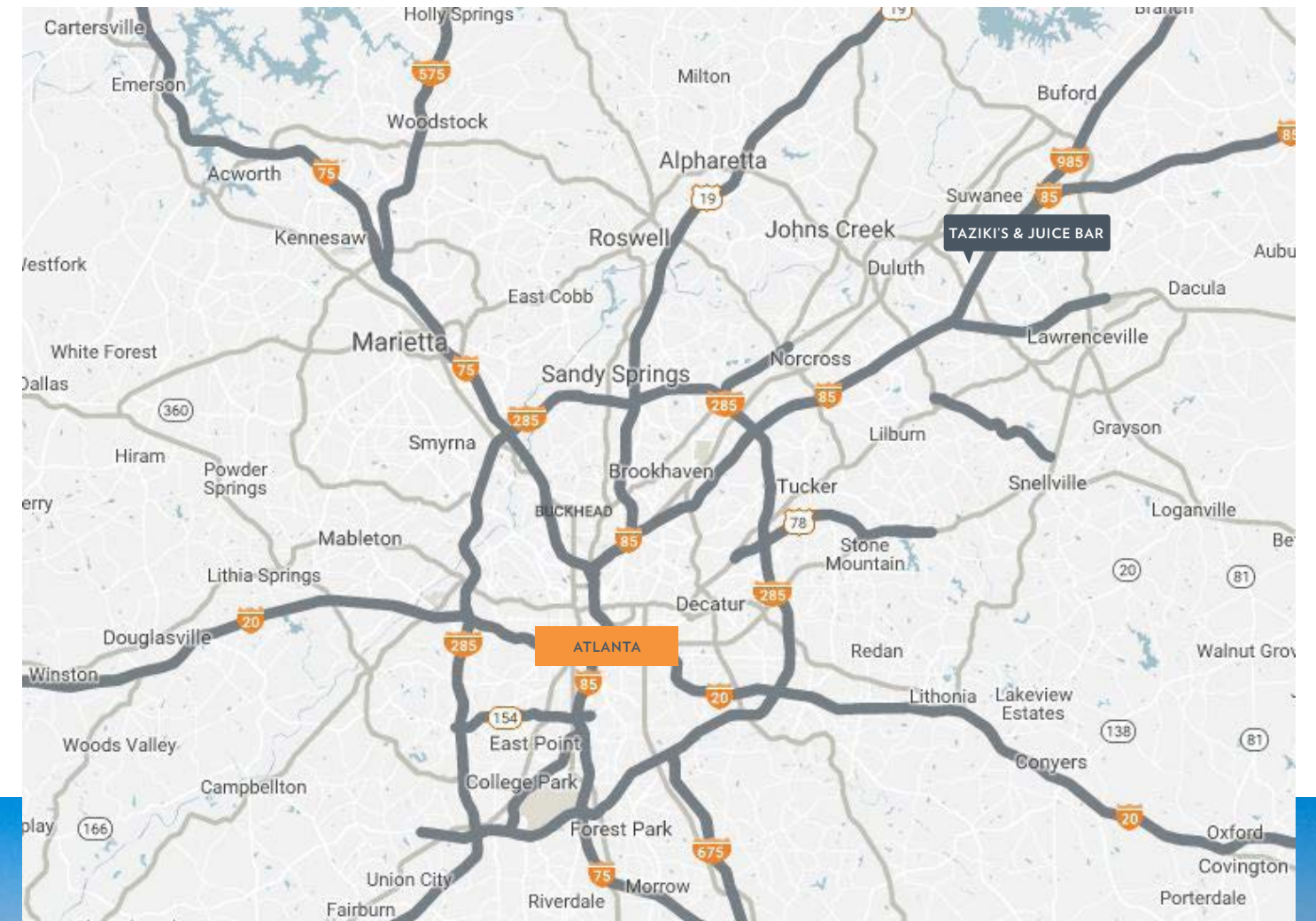
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OFFERING SUMMARY

THE OFFERING	
Number of Tenants	3
Rentable Square Feet	6,958
Avg. Total Rent PSF	\$27.40
Average Base Rent	\$20.52
Year Built	2014
Acreage	1.42
Occupancy as of 12/31/2017	100.00%

OFFERING SUMMARY	
Sales Price	\$1,919,437
Price per Square Foot	\$275.86
Capitalization Rate	7.25%

CONSTRUCTION & UTILITIES	
Exterior	Stone / Stucco / Steel / Glass
Roof	Metal
Parking Surface	Asphalt
Electricity	City of Lawrenceville
Water, Sewer, Gas	City of Lawrenceville

INVESTMENT HIGHLIGHTS

Established Tenancy - Both Taziki's & Juice Bar have operated within the shopping center for multiple years creating an established customer base

Interstate Exposure & High Traffic Counts – Located directly off I-85 (157,000 ADT) & Old Peachtree Rd (20,400 ADT).

Demographic Base – Affluent community within the greater Atlanta MSA with the average household income in a 3-mile radius reaching \$95,000 per year.

New Construction – The property was constructed in 2014 and has a metal roof, which gives a buyer limited exposure to capital needs for the foreseeable future.

Stong Daytime Population – 100,000 jobs in a 5-mile radius.

Corporate Operator – Taziki's is a corporately owned and operated location.

Jim' N Nicks Tenancy - The property is shadow anchored by Jim' N Nicks BBQ restaurant. Jim' N Nicks leases 1,703 SF of space within the building for administrative and catering support.

TENANT OVERVIEW



Taziki's is a fast casual chain of franchised restaurants based in Birmingham, Alabama. They offer an array of foods such as grilled meats, vegetarian dishes, and salads. Some locations have gluten-free options, and none have deep-fried foods. The franchise is the first in the United States to earn REAL certification from the United States Healthful Food Council. The certification is awarded to restaurants that serve vegetables, fruits, and whole grains and prepare their food from scratch. The award recognizes that Taziki's uses minimal processed foods and gives priority to local and organic ingredients.

Headquartered (U.S)	Birmingham, AL
Number of Locations	82
Areas of Operation	16 states
Square Footage	3,387
Base Rent Per SF	\$23.03
Website	tazikiscafe.com



Founded by John and Vui Hunt in Nashville, Juice Bar provides overwhelmingly plant-based, gluten-free, organic when possible, 100% whole fruit and vegetable juices for customers. Their goal is to provide great-tasting, nutritious juices, smoothies, and foods. In addition, they take suggestions from patrons on menu additions. Juice Bar now operates 52 franchises in 15 states.



Headquartered (U.S)	Nashville, TN
Number of Locations	52
Areas of Operation	15 states
Square Footage	1,868
Base Rent Per SF	\$24.00
Website	www.ilovejuicebar.com

DEMOGRAPHICS

Description	1 Mile	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	953	15,357	52,523
Population (4/1/2000)	2,481	39,313	137,916
Population (4/1/2010)	3,958	54,594	182,132
Population (4/1/2017)	4,471	62,117	206,938
Population (4/1/2022)	4,695	65,188	217,124
Percent Growth (2017/2010)	12.96	13.78	13.62
Percent Forecast (2022/2017)	5.01	4.94	4.92
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	294	5,037	18,715
Households (4/1/2000)	736	12,818	47,625
Households (4/1/2010)	1,297	18,285	62,793
Households (4/1/2017)	1,459	20,736	71,134
Households (4/1/2022)	1,522	21,614	74,157
Percent Growth (2017/2010)	12.49	13.4	13.28
Percent Forecast (2022/2017)	4.32	4.23	4.25
GENERAL POPULATION CHARACTERISTICS			
Median Age	36.6	35.9	33.8
Male	1,904	26,595	88,654
Female	2,054	27,999	93,478
Density	4,342.80	2,082.40	2,316.60
Urban	3,958	54,594	182,132
Rural	0	0	0
GENERAL HOUSEHOLD CHARACTERISTICS			
Households (4/1/2010)	1,297	18,285	62,793
Families	1,065	14,434	46,699
Non-Family Households	232	3,851	16,094
Average Size of Household	3.05	2.98	2.9
Median Age of Householder	48.1	47.6	45.4
Median Value Owner Occupied (\$)	236,111	210,574	191,420
Median Rent (\$)	1,641	974	866
Median Vehicles Per Household	2.6	2.4	2.3
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	1,360	19,423	67,194
Housing, Owner Occupied	1,129	13,857	41,428
Housing, Renter Occupied	168	4,428	21,365
Housing, Vacant	63	1,138	4,401
POPULATION BY RACE			
White Alone	2,184	29,035	93,400
Black Alone	654	9,019	37,415
Asian Alone	920	12,079	32,935
American Indian and Alaska Native Alone	11	142	722
Other Race Alone	75	2,780	11,973
Two or More Races	114	1,539	5,687
POPULATION BY ETHNICITY			
Hispanic	288	7,721	32,540
White Non-Hispanic	2,021	24,820	76,127
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	123,744,895	1,841,920,822	5,517,819,069
Total Household Income (\$)	123,744,895	1,841,764,916	5,511,157,234
Median Household Income (\$)	71,470	74,967	67,195
Average Household Income (\$)	95,409	100,725	87,767
Per Capita Income (\$)	31,265	33,739	30,296



Location: Taziki's & Juice Bar
Address: 1095 Old Peachtree Road
Latitude: 34° : 00' : 08"
Longitude: -84° : 04' : 32"

Footnotes:

Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources.

SITE PLAN





MARKET STREET

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LOCATION OVERVIEW



MARKET SUMMARY

ATLANTA IS THE CAPITAL AND MOST POPULOUS CITY IN GEORGIA.

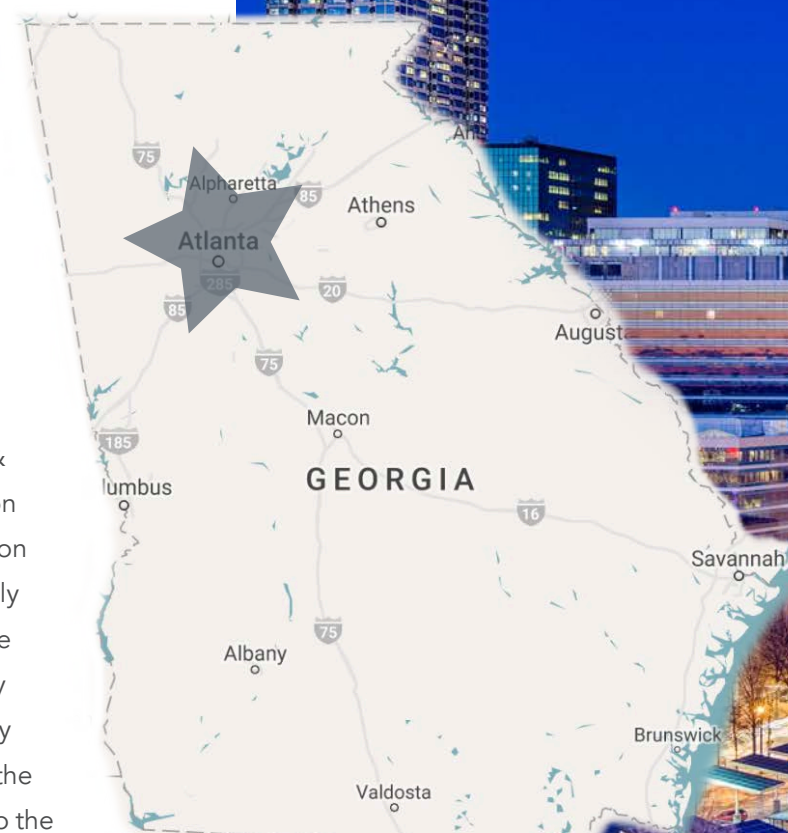
The city has an estimated population of 472,500, and the MSA is home to 5.8 million people, making it the ninth-largest metro in the United States. According to the U.S. Census Bureau, the Atlanta MSA is the 3rd fastest-growing metro area in the nation; the MSA grew by 89,000 people from 2016-2017.

This growth isn't just limited to recent years. Over the past few decades, the metro population of Atlanta has grown between 30-40% at each census, blossoming from a population of 2.9 million to 5.2 million people over the span of thirty years. Metro Atlanta is slated to keep growing at its current rate, rising in the next 3 decades to become the 6th largest metro area in the country.

Atlanta was founded in 1837 at the end of the Western & Atlantic railroad line. Today the city remains a transportation hub both nationally and internationally: Hartsfield-Jackson Atlanta International Airport is the world's busiest in daily passenger flights. Metro Atlanta is easily accessible to the 1,000+ international businesses that operate in the city and the more than 50 countries represented in the city through consulates. The Atlanta MSA also ranks 10th in the nation for impact on the United States' GDP. According to the Bureau of Economic Analysis, Atlanta's 2016 gross domestic product came in at \$320 billion.

3rd Fastest-Growing Metro Area in the Nation

– Atlanta Curbed



World's Busiest Airport

– Forbes

ATLANTA

ATLANTA EMPLOYMENT

Atlanta's ten largest employers employ 168,000+ Atlanta area residents, and the top 25 boast a combined 271,500 Atlanta MSA employees. The largest employers in the area include Delta Air Lines (31,500 jobs), Emory University and Emory Healthcare (31,500 jobs), Gwinnett County Public Schools (21,000 jobs), WellStar Health System Inc. (18,200 jobs), and AT&T Inc. (16,000 jobs). Georgia State University, Georgia Institute of Technology, and previously mentioned Emory University have an impressive total student enrollment of 96,000 and employ a combined 28,600 individuals.

Atlanta boasts the third largest concentration of Fortune 1000 companies in the country (26). In FY 2016, these 26 companies generated aggregate revenues of \$373.9 billion.

ATLANTA DEVELOPMENT

Atlanta's neighborhoods began a process of revitalization in 1996 when the city hosted the summer Olympics. This process has intensified through the 21st century, largely altering the city's demographics, politics, and culture. Atlanta is currently undergoing a \$250 million infrastructure improvement program called Renew Atlanta. The program will fix roads and bridges, build more than 30 miles of streets projects and bicycle lanes, and will synchronize Atlanta's traffic signals for the first time. Renew Atlanta is the first major investment in Atlanta's aboveground infrastructure in more than a decade, making a large dent in resolving an infrastructure repair backlog of more than \$900 million.

ATLANTA TRANSPORTATION

The Hartsfield-Jackson Atlanta International Airport has held the title of world's busiest airport for 20 years in a row. Almost 104 million passengers passed through its terminals in 2017, boasting a jaw-dropping total of 285,000 travelers per day. Delta Air Lines, the MSA's largest employer, is headquartered in Atlanta and employs 31,500 Atlantans locally. The airport is strategically located within a two-hour flight of 80% of the US population.



LAWRENCEVILLE/SUWANEE

Located 30 miles northeast of downtown Atlanta, Lawrenceville is the county seat of Gwinnett County, Georgia. Lawrenceville is the second oldest city in the Atlanta MSA and has a population of 30,800. There are approximately 475,000 jobs in Gwinnett County, 47,000 of which are employed by their top ten employers, led by Gwinnett County Public School System (21,000 jobs), Gwinnett County Government (5,100 jobs), and Gwinnett Health Care System (4,300 jobs).

Gwinnett County Public Schools is the largest school system in Georgia, currently operating 139 schools in 19 clusters spread across the county. Another major employer, Gwinnett Medical Center, is headquartered in Lawrenceville. GMC is a not-for-profit 553-bed health care network comprised of two hospitals and several supporting medical facilities with over 4,300 employees and 800+ affiliated physicians. The flagship campus of GMC is ranked #4 out of Atlanta MSA hospitals.

Lawrenceville is currently undergoing new development efforts to revitalize the city. Construction has recently begun on a 2.2 mile linear park that will connect the campus of Georgia Gwinnett College (12,000+ students) with downtown Lawrenceville. When it is finished, the project will feature a two-lane road with multi-use trails, bike paths, roundabouts and landscaping along the new roadway.





STONE MOUNTAIN PARK

DOWNTOWN ATLANTA

N



● **SUBJECT PROPERTY**

● **GWINNITT PLACE MALL**
1,278,000 SF shopping mall

ATLANTA COLISEUM
5,000 seat concert venue

NCR CORPORATION HQ
Computer hardware & software company with 1,690 employees

● **SUGARLOAF MILLS**
1.2M SF shopping mall

● **INFINITE ENERGY ARENA**
Multipurpose arena with a capacity of 13,100; Home to Atlanta Gladiators hockey and Georgia Swarm lacrosse; Also hosts concerts, bull-riding, and professional UFC bouts

● **INFINITE ENERGY CENTER**
Includes the Forum, which offers a 50,000 SF Exhibit Hall and 23 meeting rooms; The "five-star" Grand Ballroom, a 21,600 SF ballroom; And the Infinite Energy Theater, which seats 702

● **PRIMERICA HQ**
Marketing firm selling insurance and financial services; 1,738 employees

85 157,000 VPD

WAFFLE
HOUSE

Southern Kitchen
JIM 'N NICK'S BAR-B-Q

OLD PEACHTREE RD: 20,400 VPD

THE
HOME
DEPOT

Kroger

FIVE GUYS
BURGERS and FRIES
STARBUCKS
COFFEE



Publix

85 157,000 VPD

WAFFLE HOUSE

OLD PEACHTREE RD: 20,400 VPD

Southern Kitchen
JIM 'N NICK'S BAR-B-Q



● **SUBJECT PROPERTY**

● **SUGARLOAF MILLS**
1.2M SF shopping mall

● **GWINNETT MEDICAL CENTER**
4,053 employees, 353 licensed beds; #4 hospital in Atlanta area according to US News & World Report

WIKA INSTRUMENT MANUFACTURING
700 employees

● **JACKSON ELEMENTARY SCHOOL**
7/10 on greatschools.org

● **GWINNETT TECHNICAL COLLEGE**
88 acre campus; 400+ employees

● **CISCO**
620 employees

● **GEORGIA GWINNETT COLLEGE**
4-year school founded in 2006 as a part of UGA system; 1,515 employees; 11,000+ students



- **SUBJECT PROPERTY**
- **THE MALL OF GEORGIA**
1,786,000 SF shopping mall
- **NORTHBROOK MIDDLE SCHOOL**
1,000+ students
- **GWINNETT COUNTY PUBLIC SCHOOLS ISC**
21,007 employees in system
- **MITSUBISHI ELECTRIC COOLING & HEATING**
200 jobs



SATELLITE BLVD: 25,100 VPD



85 157,000 VPD

OLD PEACHTREE RD: 20,400 VPD





MARKET STREET

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FINANCIAL ANALYSIS



INCOME SUMMARY	Base Rent ⁽¹⁾	Annual Reimb.	Total Income	PSF	Pro Forma EOY 10	PSF
I Love Juice Bar	\$44,832	\$12,842	\$57,674	\$30.87	\$71,003	\$38.01
Jim N Nicks	\$24,750	\$11,708	\$36,458	\$21.41	\$45,224	\$26.56
Taziki's	\$78,000	\$23,286	\$101,286	\$29.90	\$124,762	\$36.84
Net Rental Income	\$147,582	\$47,836	\$195,418	\$27.40	\$240,989	\$33.80
Other Rent			\$0		\$0	
Effective Gross Income			\$195,418		\$240,989	
EXPENSE SUMMARY			Total Expenses ⁽²⁾	PSF	Pro Forma EOY 10	PSF
Recoverable Expenses						
(3) Property Taxes						
County			\$18,808	\$2.70	\$24,540	\$3.53
Insurance			\$1,740	\$0.25	\$2,270	\$0.33
CAM						
Utilities - Water & Sewer			\$7,976	\$1.15	\$10,407	\$1.50
Utilities - Water Sprinkler			\$704	\$0.10	\$919	\$0.13
Landscaping			\$6,383	\$0.92	\$8,328	\$1.20
Waste Disposal			\$7,122	\$1.02	\$9,293	\$1.34
Parking Lot Lighting			\$724	\$0.10	\$945	\$0.14
Pest Control			\$380	\$0.05	\$496	\$0.07
Association Fees			\$440	\$0.06	\$574	\$0.08
15% Admin			\$3,559	\$0.51	\$4,644	\$0.67
Total CAM			\$27,288	\$3.92	\$35,605	\$5.12
Total Recoverable Expenses			\$47,836	\$6.87	\$62,416	\$8.97
Non-Recoverable Expenses						
(4) Vacancy (% of NRI)			\$7,379	5.00%	\$8,929	5.00%
(5) Reserves			\$1,044	\$0.15	\$1,044	\$0.15
Total Non-Recoverable Expenses			\$8,423	\$1.21	\$9,972	\$1.43
Total Expenses			\$56,259	\$8.09	\$72,388	\$10.40
RETURNS SUMMARY						
Net Operating Income (Cap Rate)			\$139,159	7.25%	\$168,601	8.78%

1. The rent increases have been determined by this analysis as follows:
Jim N Nicks is assumed to increase 10% once the lease expires

2. The Total Expenses are based on the 2017 expenses.

3.

Tax Reappraisal Schedule	Last Reassessment Year	Next Reassessment Year	Assessment Ratio	Total Millage Rate
yearly	2017	2018	40%	\$3.536 per \$100 of assessed value

The Pro Forma tax figure listed below reflects what the tax bill would be, hypothetically, if Taziki's & Juice Bar were reappraised for tax purposes at the offering price, assuming the millage rate remained constant.

Time Period	Parcel ID	Appraised Value	Assessed Value	Gwinnett Co. Millage Rate	Stormwater & Street Lights	Real Estate Taxes
2017	R7124 092	\$1,245,900	\$498,360	\$3.536	\$2,214	\$19,836
Projected		\$1,919,437	\$767,775	\$3.536	\$2,214	\$29,363

4. A 5% Vacancy has been added to this analysis.

5. A Capital Reserves of \$0.15 per Square Foot has been added to the Pro Forma.

LEASE SYNOPSIS

	Lease Data					Monthly Rent				Annual Rent		Total Rent			Increases	
Tenant	Suite	SF	ProRata	Start Date	End Date	Base Rent	CAM	Taxes	Insurance	Base Rent	Reimb.	Gross Rent	Base (PSF)	Reimb. (PSF)	Date	New Rent
I Love Juice Bar	1	1,868	26.85%	6/28/2015	6/30/2020	\$3,736	\$610	\$421	\$39	\$44,832	\$12,842	\$57,674	\$24.00	\$6.87	8/1/2020	\$4,109.60
															8/1/2025	\$4,520.56
Jim N Nicks	2	1,703	24.48%	4/21/2014	6/30/2020	\$2,063	\$557	\$384	\$35	\$24,750	\$11,708	\$36,458	\$14.53	\$6.87	7/1/2020	\$2,269
Taziki's	3	3,387	48.68%	4/21/2014	6/30/2020	\$6,500	\$1,107	\$763	\$71	\$78,000	\$23,286	\$101,286	\$23.03	\$6.87	7/1/2020	\$7,150
															7/1/2025	\$7,865
SubTotals	3	6,958	100.00%			\$12,299	\$2,274	\$1,567	\$145	\$147,582	\$47,836	\$195,418	\$20.52	\$6.87		



