

INVESTMENT OFFERING

OLIVE GARDEN

6138 Pavillion Way
Covington (Atlanta), GA 30014



ACTUAL SITE

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$4,060,000
DOWN PAYMENT	100% / \$4,060,000
RENTABLE SQUARE FEET	7,825 SF
CAP RATE	5.00%
YEAR BUILT	2024
LOT SIZE	2.68 +/- Acres

TENANT SUMMARY

TENANT TRADE NAME	Olive Garden
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN Ground Lease
LANDLORD RESPONSIBILITY	None
LEASE TERM	10-Years
RENT COMMENCEMENT DATE	12/15/2024
LEASE EXPIRATION DATE	12/14/2034
INCREASES	Structured Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options
EARLY TERMINATION RIGHTS	No



ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$203,000.00	\$16,916.66
Years 6-10	\$217,800.00	\$18,150.00
Years 11-15 (Option 1)	\$239,580.00	\$19,965.00
Years 16-20 (Option 2)	\$263,538.00	\$21,961.50
Years 21-25 (Option 3)	\$289,891.80	\$24,157.65
Years 26-30 (Option 4)	\$318,880.98	\$26,573.42

BASE RENT		\$203,000.00
NET OPERATING INCOME		\$203,000.00
TOTAL RETURN YR-1	5.00%	\$203,000.00

TENANT OVERVIEW



OLIVE GARDEN

Olive Garden is a leading American casual dining restaurant brand specializing in Italian-inspired cuisine. Founded in 1982 and headquartered in Orlando, Florida, Olive Garden is part of the Darden Restaurants family, which is one of the largest full-service restaurant companies in the United States.

As of 2024, Olive Garden operates over 949 locations across the U.S. and internationally, making it one of the most recognized Italian restaurant chains in the country. Known for its signature dishes like unlimited soup, salad, and breadsticks, Olive Garden has built a loyal customer base and continues to attract diners with its warm, family-friendly atmosphere and consistent dining experience.

The brand's strong market presence and broad customer appeal make it a reliable tenant for property investors. Olive Garden locations are strategically placed in high-traffic retail areas, contributing to their accessibility and visibility. Darden Restaurants, Olive Garden's parent company, has an investment-grade credit rating, reflecting financial stability and further enhancing the security of Olive Garden leases for investors.

PROPERTY NAME	Olive Garden
PROPERTY ADDRESS	3168 Pavillion Way Covington (Atlanta), GA 30014
PROPERTY TYPE	Restaurant
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
CREDIT RATING	BBB (Investment Grade)
RATING AGENCY	S&P
STOCK SYMBOL	DRI
BOARD	NYSE
OPTIONS TO RENEW	(4) 5-Year Options
INCREASES	Structured Every 5-Years
YEAR 1 NET OPERATING INCOME	\$203,000
NO. OF LOCATIONS	949
HEADQUARTERED	Orlando, Florida
WEBSITE	www.olivegarden.com
YEARS IN THE BUSINESS	Since 1982

ACTUAL SITE

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed Olive Garden located in Covington (Atlanta), Georgia. The brand new 10-year absolute NNN ground lease includes structured rent increases every 5-years in the primary term and throughout the (4) 5-year option periods. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management-free investment opportunity for a passive investor.

Located in a prime location in a high-traffic retail corridor, this Olive Garden benefits from significant visibility and accessibility, with daily traffic counts exceeding 33,000 vehicles per day on US Highway 278, 77,000 vehicles per day on Interstate-20, and 22,000 cars per day on Turner Lake Road. The surrounding area is a bustling retail hub with a growing population and strong demographics. Within a 10-mile radius, the population exceeds 127,000, and the average household income is approximately \$98,000. The Covington population has been rapidly growing and is expected to grow another 7.0% over the next 5-years.

National retailers in the immediate vicinity include Longhorn Steakhouse, Bojangles, Applebee's, Chick-Fil-A, QuikTrip, Kroger, Chipotle, Goodwill, Dunkin' Donuts, Planet Fitness, Ross, AutoZone, O'Reilly Auto Parts, CVS Pharmacy, Arby's, KFC, Burger King, Advance Auto, Taco Bell, Walgreens, Wendy's, Popeyes, McDonald's, and many more.



INVESTMENT HIGHLIGHTS

- Brand New 2024 High-Quality Construction
- New 10-Year Absolute NNN Ground Lease with Structured Rental Increases Every 5-Years and (4) 5-Year Options to Extend
- Olive Garden is a Subsidiary of Darden Restaurants, Inc. (NYSE: DRI) Rated BBB (Investment Grade) by Standard & Poor's
- Traffic Counts Exceed 33,000 Vehicles Per Day on US Hwy 278; 77,000 Vehicles Per Day on I-20; & 22,000 Vehicles Per Day on Turner Lake Rd
- 127,000 Residents within 10-Miles of Property w/ 7.0% Population Growth Over Next 5-Years & Average HH Income of \$98,000
- Olive Garden is the Leading Restaurant in the Italian Dining Segment w/ 900+ restaurants, 99,000+ employees & more than \$4.9 Billion in Annual Sales



AERIAL PHOTO



Covington Town Center
 \$300 million, mixed-use development
 180 acres | 350 apartments | 625 townhomes
 175,000 SF retail center

Days Inn
 BY WYNDHAM
 Super 8
 BY WYNDHAM

Olive Garden
 ITALIAN KITCHEN

Bojangles

Newton Plaza
 Kroger HIBBETT SPORTS
 Starbucks DO Rainbow Spectrum
 SYNOVUS Lendmark BIG LOTS
 CHIPOTLE bealls DUNKIN'
 petsense SHOE DEPT.

LONGHORN
 STEAKHOUSE

enterprise

Royal Palace
 SUBARRA TIRE

Chick-fil-A

Applebee's
 GRILL + BAR

RaceWay

AMERICA'S CAR-MART

QT

Checkers
 Little Caesars

CITI TRENDS
 ROSS DRESS FOR LESS
 AutoZone

Mister
 CHURCH'S

CVS

Piedmont
 UrgentCare

Budget SELF STORAGE

CHARLEE'S
 CAR WASH

ZAXBY'S

Arby's

KFC
 BURGER KING

Advance Auto Parts

Food Depot

Aaron's

EAST METRO ANIMAL
 EMERGENCY CLINIC

TACO BELL

Waffle House

FIREHOUSE
 SUBS

CITGO

NEWTON
 FEDERAL

AspenDental

TRUIST

Hardee's

Krystal

Wendy's

McDonald's

Piedmont
 Newton Hospital
 103 beds

bp

bread & butter

DOLLAR GENERAL

Crescent Communities
 Development
 300 apartments

ingles
 CATO
 Roses

COVINGTON
 CROSSINGS
 Senior Living
 Built 2021

CLARK'S
 GROVE

Clark's Grove Phase 2
 145 Apartments | 84 Townhomes

Downtown Covington
 Mystic Grill Your Pie Pizza
 Social Goat Tavern Bread & Butter Bakery
 Scoops Bradley's Pit Barbecue

Covington Fire Department

The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

SUBJECT PROPERTY



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SUBJECT PROPERTY

Covington Town Center
 \$300 million, mixed-use development
 180 acres | 350 apartments | 625 townhomes
 175,000 SF retail center



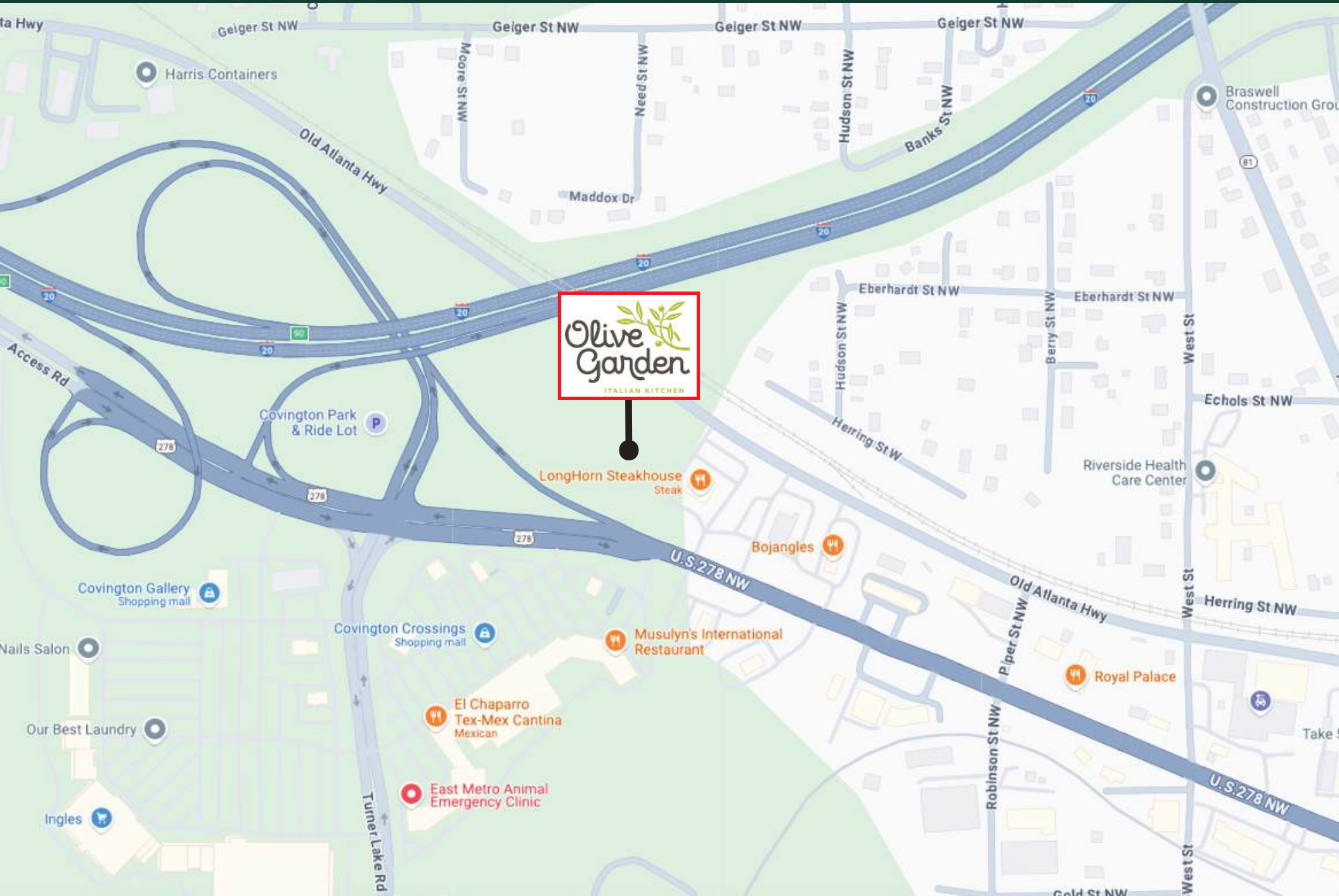
Interstate-20
 77,000 VPD

US Hwy 278
 33,000 VPD

Turner Lake Road
 22,000 VPD

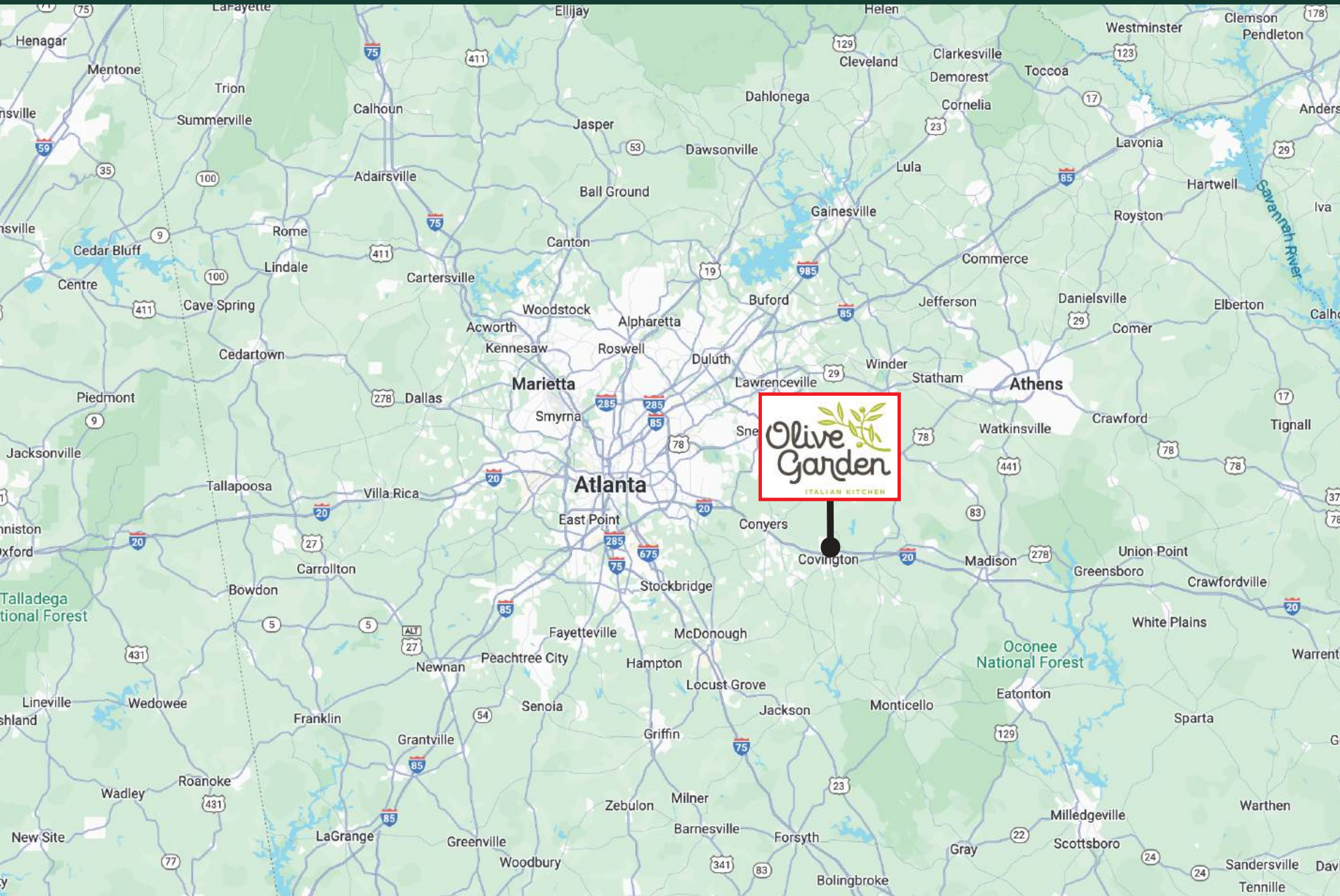
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LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

ATLANTA, GEORGIA

The Atlanta Metropolitan Area is the most populous metro area in Georgia and the ninth-largest Metropolitan Statistical Area in the United States. The Atlanta Metropolitan Statistical Area is included in the Atlanta-Sandy Springs-Gainesville, Georgia-Alabama Combined Statistical Area. This CSA spans up to 39 counties in north Georgia with about 6.3 million people making this the third largest metropolitan region after Greater Washington and South Florida. Dobbins Air Reserve Base on the south side of town and a Lockheed Martin manufacturing plant are among the major industries in the city. Kennesaw State University (Marietta Campus) formerly Southern Polytechnic State University (SPSU), and Life University are located in Marietta, serving more than 20,000 students in more than 90 programs of study.

Atlanta is rated a "beta(+)" world city that exerts a moderate impact on global commerce, finance, research, technology, education, media, art, and entertainment. It ranks 38th among world cities and 10th in the nation with a gross domestic product of \$320 billion. Atlanta's economy is considered diverse, with dominant sectors that include logistics, professional and business services, media operations and information technology. In 2016, Atlanta was the third-most visited city in the United States, with over 51 million visitors per year. Although the most popular attraction among visitors to Atlanta is the Georgia Aquarium, the world's largest indoor aquarium, Atlanta's tourism industry is mostly driven by the city's history museums and outdoor attractions. Atlanta is home to professional franchises for four major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, the Atlanta Falcons of the National Football League, and Atlanta United FC of Major League Soccer.



3rd Largest Metropolitan
Region After Greater Washington
and South Florida



Ranked # 10
in the Nation with a Gross Domestic
Product of \$320 Billion



Home to the Largest
Concentration of Colleges and
Universities in the Southeastern U.S.



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DEMOGRAPHIC REPORT

ACTUAL SITE



POPULATION	3 MILES	5 MILES	10 MILES
2029 Projection	20,039	39,514	134,744
2024 Estimate	18,937	37,306	127,238
2020 Census	17,731	34,936	119,072
Percent Change 2020-2024	6.80%	6.78%	6.86%
Percent Change 2024-2029	5.82%	5.92%	5.90%
Median Age	38.14	38.21	38.77

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2024 Est. Avg. HH Income	\$97,635	\$92,381	\$98,288
2029 Projection	7,536	14,801	47,606
2024 Est. Households	7,114	13,854	44,838
2020 Census	6,641	12,797	41,795
Percent Change 2020-2024	7.12%	8.26%	7.28%
Percent Change 2024-2029	5.93%	6.84%	6.17%

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WERTZ

REAL ESTATE INVESTMENT SERVICES

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Listed with Georgia broker
DZ Net Lease Realty, LLC license h-63528

Real estate disclosure for the state of Georgia

This document is to be attached to marketing packages, brokerage agreements and offers revised 12.13.19

(Please put an X below in front of what is applicable)

DZ Net Lease Realty, LLC and non-Georgia broker are:

Not the brokers of a party for the proposed transaction and will help both parties equally.

Brokers of the seller/landlord.

Brokers of the buyer/tenant.

Brokers of both the seller/landlord and buyer/tenant and are acting as dual agents.

(Please put an X below in front of what is applicable)

DZ Net Lease Realty, LLC and/or non-Georgia real estate broker shall be paid by:

Seller/landlord

Buyer/tenant

Seller/landlord AND buyer/tenant

(Please put an X below in front of what is applicable)

_____ is the broker of:

The broker of the buyer/tenant

There is not a broker of the buyer/tenant

_____ shall be paid by:

(Please put an X below in front of what is applicable)

Seller/landlord

Buyer/tenant

Not applicable

Acknowledged and Accepted:

_____	_____	_____	_____
Seller/landlord	Date	Buyer/tenant	Date