



KTX Group | Sale Leaseback
Confidential Offering Memorandum

Industrial Manufacturing

Sale Leaseback Investment Opportunity

Toccoa, Georgia



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Opportunity Summary

Address:	325 Hammerstone Dr, Toccoa, GA 30577
Property Type:	Industrial Manufacturing
Year Built:	2015 - 2017
Property Size:	215,538 SF
Lot Area:	32.32 AC
Land Coverage:	15.3%

Annual Starting Rent
\$1,400,997

Monthly Rent
\$116,750

Rent / SF
\$6.50

Initial Lease Term
20 Years

Lease Renewal Options
Four 5-Year

Rent Increases
3% Annually

Lease Structure
Absolute Triple Net

Landlord Responsibilities
Zero
(Including Roof & Structure)

Lease Guarantor
KTX
Corporate



Investment Highlights

- **Global Leader in Automotive Plastic Components** – KTX, the lease guarantor, is the leading manufacturer of injection molding for interior and exterior parts in automotive, serving a blue-chip customer base with customized products. Headquartered in Germany, the company leverages a strategic global footprint with 5 manufacturing locations in Germany, USA, Serbia, and Mexico, positioning it as the #1 supplier for many top customers through long-term relationships and holistic solutions. With a strong presence in key automotive markets and an attractive financial profile with low capital needs, KTX is poised for market recovery and future growth via technological and operational advancements.
- **High Quality Asset with Room For Growth** – The subject property is a like-new, state-of-the-art facility built in 2015-2017. It has been impeccably maintained and features ample room for growth, with a land coverage of just 15.3%. The property is attractively located, equidistant to major markets of Atlanta, GA, Greenville, SC, and Augusta, GA.
- **Mission-Critical Location with Heavy Tenant Investment and High Barriers to Relocation** – The Toccoa facility is strategically positioned in Upstate Georgia, with close proximity to BMW's major US plant in Spartanburg/Greer (≈90-100 miles) as well as short distances to other key Southern US automotive OEMs including Toyota, Nissan, Ford, GM, Hyundai, Kia, Honda, and Volvo, in a region rich in engineering and manufacturing talent. This truly mission-critical site has over \$18 million invested to date, plus a planned additional investment of >\$2.6 million in new production equipment, reflecting the strong growth path outlined in the business plan. Relocating production would require a lengthy and highly cost-intensive audit and re-qualification process with existing customers, as OEM serial production approvals are bound to the specific machines and facility setup—any equipment move would trigger mandatory re-audits and re-validation, causing significant disruption and expense. The site specializes in large injection molding (up to 2,700 metric tons) and painted parts, offering full-service expertise from development and prototyping to serial production with advanced technologies including 1K/2K injection molding (with/without MuCell), Variotherm, painting/coating (Venjakob Flatbed, CO2, Flame, Chrome Replace, Water, Solvent), welding (Heat Stake, Vibration, Ultrasonic, Plate), and automated assembly/inspection.

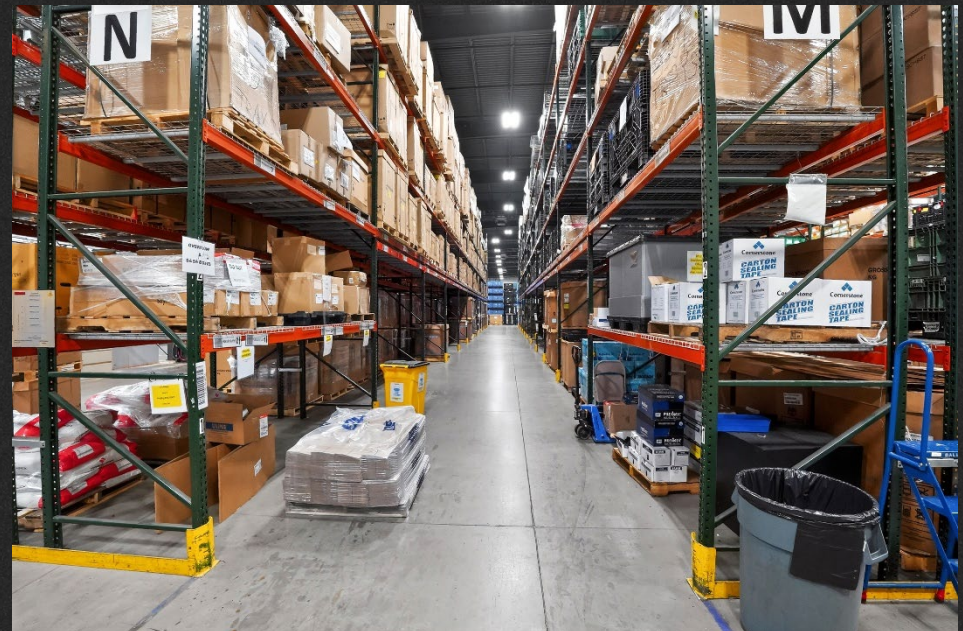
Investment Highlights

- **Leading Market Position in Automotive Plastics** – The Automotive Injection Molding segment is the dominant processing technology in the automotive plastics market, generating over 56% of the total revenue. With rising plastic contents (especially in the EV segment), regulatory pushes for circular vehicle design, and mandatory recycled-content requirements, the total market is expected to grow from \$33.2 billion in 2025 to \$54.8 billion in 2033, reflecting a CAGR of 6.8%.
- **Located 90 Miles from Downtown Atlanta** – Situated nearby the Atlanta metro - one of the nation's premier logistics and manufacturing hubs that benefits from a low vacancy rate and positive annual rent growth. Anchored by major employers like Coca-Cola, Delta Air Lines, Home Depot, and UPS, and proximate to unmatched rail networks and Hartsfield-Jackson Atlanta International Airport, it ensures superior connectivity and enduring value appreciation in a high-demand area.
- **Long-Term Absolute Net (NNN) Lease with Annual Increases** – Tenant will be executing a brand new, 20-year absolute triple-net (NNN) lease with the tenant fully responsible for building structure, maintenance, insurance, taxes, and all other operating expenses, providing the landlord with a low-maintenance investment opportunity. The lease will also include annual rent escalators of 3.0%.

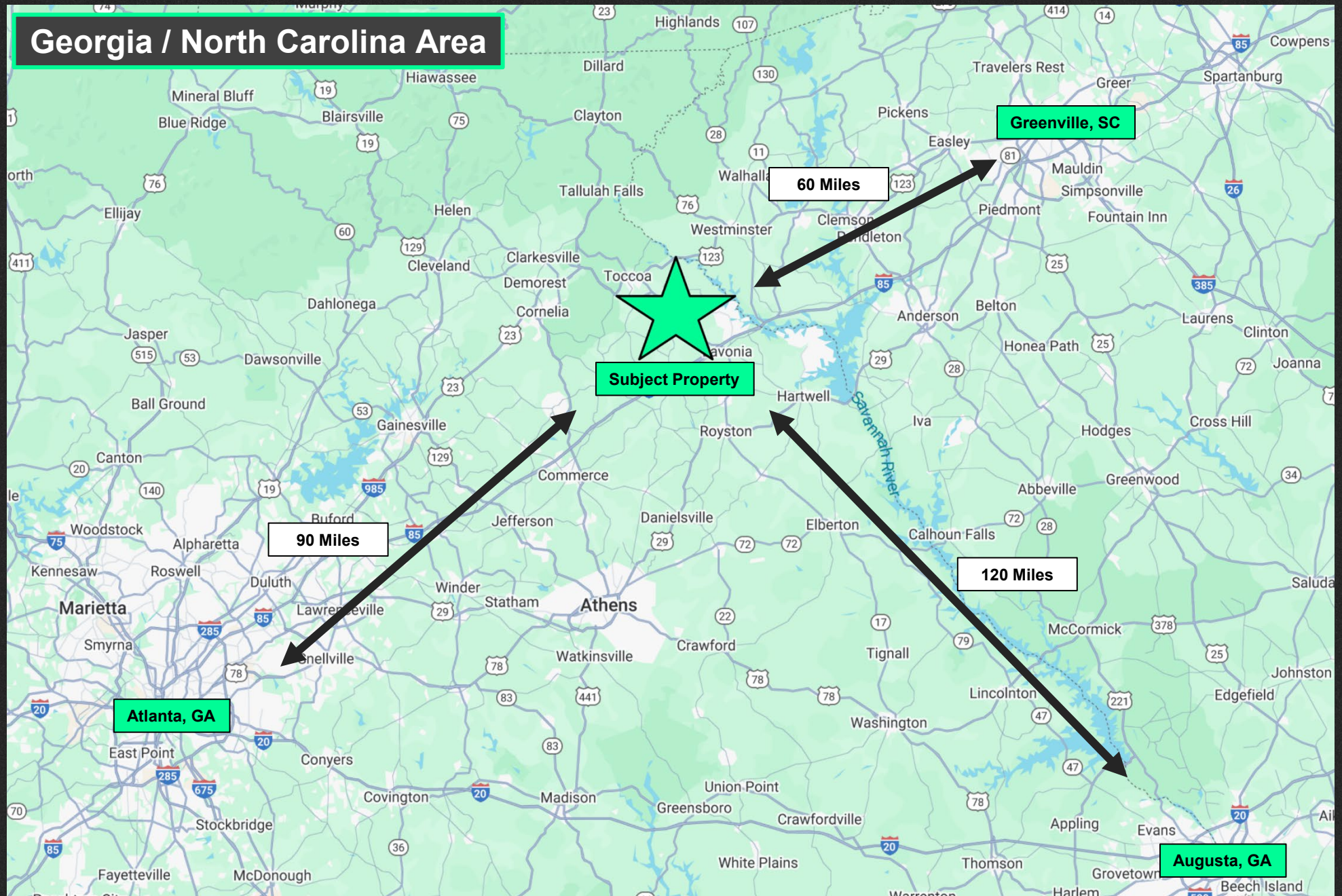


Rent Schedule

Period	Annual Rent	Monthly Rent	Rent Increase
Year 1	\$1,400,997	\$116,750	-
Year 2	\$1,443,027	\$120,252	3.00%
Year 3	\$1,486,318	\$123,860	3.00%
Year 4	\$1,530,907	\$127,576	3.00%
Year 5	\$1,576,834	\$131,403	3.00%
Year 6	\$1,624,140	\$135,345	3.00%
Year 7	\$1,672,864	\$139,405	3.00%
Year 8	\$1,723,050	\$143,587	3.00%
Year 9	\$1,774,741	\$147,895	3.00%
Year 10	\$1,827,983	\$152,332	3.00%
Year 11	\$1,882,823	\$156,902	3.00%
Year 12	\$1,939,308	\$161,609	3.00%
Year 13	\$1,997,487	\$166,457	3.00%
Year 14	\$2,057,411	\$171,451	3.00%
Year 15	\$2,119,134	\$176,594	3.00%
Year 16	\$2,182,708	\$181,892	3.00%
Year 17	\$2,248,189	\$187,349	3.00%
Year 18	\$2,315,635	\$192,970	3.00%
Year 19	\$2,385,104	\$198,759	3.00%
Year 20	\$2,456,657	\$204,721	3.00%



Regional Map



Aerial Photo



Aerial Photo



Property Photos



Facility Overview



Address:	325 Hammerstone Dr, Toccoa, GA 30577
APN:	053 042
Property Size:	215,538 SF
Lot Area:	32.32 AC
Land Coverage:	15.3% - (Ample Room for Expansion)
Construction Year:	2015 - 2017
Clear Height:	23' – 33'
Drive-In / Dock Doors:	3 Drive-In 7 Dock
Parking:	200+ Surface Spots
Investment to Date:	\$18+ Million
Planned Additional Investment (M&E):	\$2.6 Million
Machinery + Equipment:	Up to 27 injection molding machines (80-2,700 tons), painting systems (Venjakob Flatbed, CO2, Flame, Chrome Replace, Water, Solvent), welding (Heat Stake, Vibration, Ultrasonic, Plate), automated assembly and inspection.
Capabilities:	1K and 2K injection molding (with & without MuCell), painting/coating, assembly, Variotherm

Property Photos



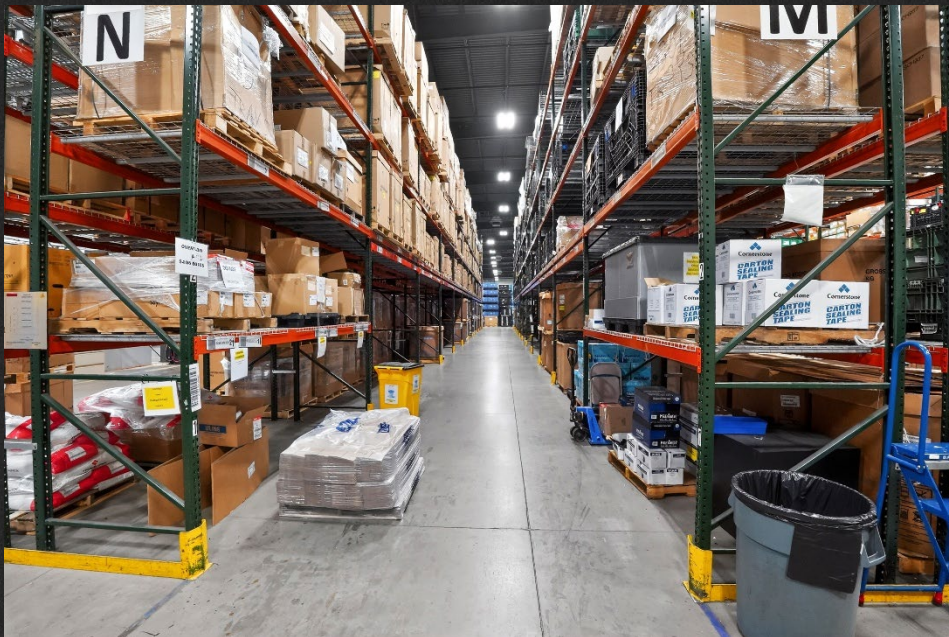
Property Photos



Property Photos



Property Photos



Property Photos



Guarantor Overview

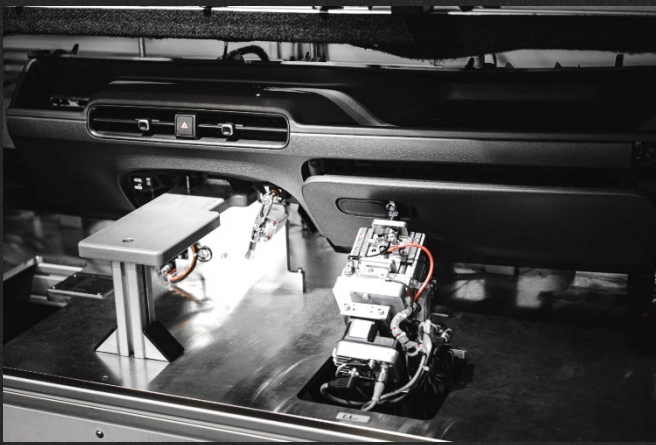


KTX is the leading manufacturer of injection molding for interior and exterior parts in automotive, serving a blue-chip customer base with customized products. Headquartered in Germany, the company leverages a strategic global footprint with 5 manufacturing locations, positioning it as a key supplier for top customers through long-term relationships and holistic solutions. With a strong presence in key markets, growing penetration in emerging regions, and an attractive financial profile with low capital needs, KTX is poised for market recovery and future growth via technological and operational advancements.

The Guarantor

Company Founded	1985
Employees	1000+
Certificates	ISO 14001, IATF 16949
Global Footprint	USA, Germany, Serbia, Mexico
Customers Include	BMW, Mercedes-Benz, Porsche, Volvo, Tesla, VW

KTX Group provides inhouse expertise from development, prototyping, and serial production.



Market Overview

Atlanta, GA | Industrial Market

Atlanta’s industrial market stands as the Southeast’s premier logistics and distribution powerhouse, fueled by unrivaled connectivity through Hartsfield-Jackson Atlanta International Airport, an extensive interstate network, and robust rail infrastructure. This strategic position continues to draw major e-commerce, third-party logistics, and distribution tenants seeking efficient access to regional and national markets. A dynamic pipeline increasingly focused on build-to-suit and data center projects reflects sustained developer and investor confidence in the region’s long-term growth potential amid evolving supply chain demands.

\$4.9 Billion	867 Million SF	\$111 Billion
<i>12 Mo Industrial Sales Volume</i>	<i>Total Industrial Inventory</i>	<i>2025 Industrial GDP</i>

Augusta, GA | Industrial Market

Augusta’s industrial market thrives as a specialized hub for manufacturing, defense-related operations, and cybersecurity, anchored by Fort Eisenhower and proximity to the Savannah River Site. Steady demand from advanced materials, medical devices, and logistics tenants benefits from regional infrastructure enhancements, including river port access and I-20 connectivity to broader Southeastern markets. Limited new supply and a focus on workforce expansion position Augusta as an attractive, stable environment for niche industrial users prioritizing reliability and specialized talent.

\$68.6 Million	54.2 Million SF	\$4 Billion
<i>12 Mo Industrial Sales Volume</i>	<i>Total Industrial Inventory</i>	<i>2025 Industrial GDP</i>

Greenville, SC | Industrial Market

Greenville-Spartanburg’s industrial market powers forward as the Upstate’s advanced manufacturing epicenter, driven by BMW’s flagship plant and a deep ecosystem of automotive suppliers. Prime I-85 access, Inland Port Greer, and a growing skilled workforce attract diverse logistics, distribution, and high-value manufacturing tenants. Robust economic announcements and a pipeline shifting toward build-to-suit developments underscore ongoing confidence, making the region a magnet for sophisticated industrial operations seeking connectivity and innovation.

\$400 Million	155 Million SF	\$10.7 Billion
<i>12 Mo Industrial Sales Volume</i>	<i>Total Industrial Inventory</i>	<i>2025 Industrial GDP</i>

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