

OFFERING MEMORANDUM

TIM HORTONS

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800 Mt. Vernon Highway NE Suite 425
Atlanta, GA 30328

Executive Summary



Sale Price	\$2,250,000
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Offering Summary

Cap Rate:	6.00%
NOI:	\$135,000
Building Size:	2,000 SF (+/-)
Year Built:	2023

Property Highlights

- New construction - lease signed August 2024
- 15 year absolute NNN lease - 10% increases every 5 years with 2x5 year options
- Tim Hortons first location in Georgia
- Tim Hortons is one of the fastest growing QSR brands in the world with over 5,700 locations in 14 countries
- Strong franchisee- Operates Popeye's, Tim Hortons, Checkers, & Moe's
- Well located right off I-185 with an ideal location on the main retail artery of one of the most affluent areas on the north side of Columbus.
- 122,260 people living within a 5 mile radius with an excellent average household income of \$93,814
- Fort Benning in Columbus- Supports 120,000+ active military, family members, retirees, and employees daily



Property Description

A chance to own the very first Tim Hortons in Georgia. This investment opportunity offering is an excellent opportunity to acquire newly developed free-standing Tim Hortons, located in Columbus, Georgia. The property will finish development and open for business in early 2024, have a 15 year NNN lease that includes 10% increases every 5 years, and two 5-year options. The franchisee is based in Atlanta, and currently operates Popeyes, Tim Hortons, Moe's, & Checkers locations. Tim Hortons is one of the fastest growing QSR brands in the world, and this is an ideal location for the restaurant

Location Description

Columbus is located approximately 1.5 hours south of Atlanta. The area is home to a number of corporate headquarters, including: Aflac Insurance, Synovus, Carmike Cinemas, and more. Columbus is the 2nd largest city in Georgia, and was recently ranked by Best Life Magazine as #4 on the Top 100 Places to Raise a Family. The area continues to grow with new residential development, as the quality and high paying jobs continue to be added to the city. Located a short drive to the south is Fort Benning, which supports more than 120,000 active-duty military, family members, reserve soldiers, retirees, and civilian employees on a daily basis.

Tim Hortons



Restaurant Brands International

Restaurant Brands International (NYSE: QSR) is the parent company of Burger King, Tim Hortons, and Popeyes as of February, 2017, which was purchased in a \$1.8 Billion acquisition. With a market capitalization of \$30.15 Billion, Restaurant Brands is one of the largest fast food parent companies in the world and one of the world's largest quick service restaurant companies with more than \$35 Billion in annual system-wide sales and over 29,000 restaurants in more than 100 countries. RBI owns four of the world's most prominent and iconic quick service restaurant brands and these independently operated brands have been serving their respective guests, franchisees and communities for decades. RBI is improving sustainable outcomes related to its food, the planet, and people and communities.

Tim Hortons

Tim Hortons Inc. commonly nicknamed Tim's or Timmie's is a Canadian multinational coffeehouse and restaurant chain. This is Tim Hortons first location in Georgia. The headquarters is based in Toronto, Tim Hortons serves coffee, doughnuts and other fast-food items. It is Canada's largest quick-service restaurant chain, with over 5,700 restaurants in 14 countries. Aside from its coffee, tea, hot chocolate, and doughnuts, the menu now contains a number of other baked goods, such as bagels - of which the brand sells one out of every two in the Canadian food service industry. The menu also includes other baked goods such as doughnut holes, muffins, croissants, tea biscuits, cookies, rolls and danishes. The dutchie is a Canadian doughnut popularized by Tim Hortons chains. The chain also moved into other areas of specialty and premium items like New York-style cheesecake and lunch selection that includes soups, chili and submarine-style sandwiches.

Additional Photos



Additional Photos



Retailer Map



Retailer Map



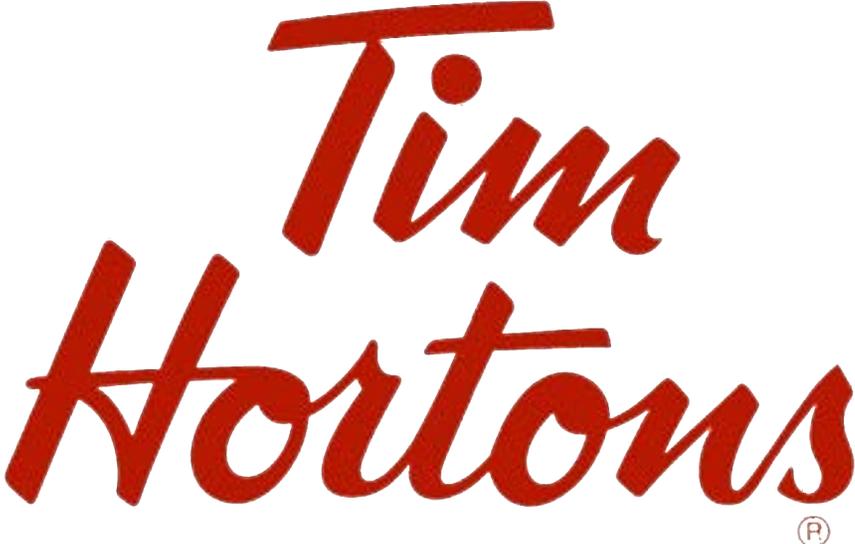
Lease Abstract



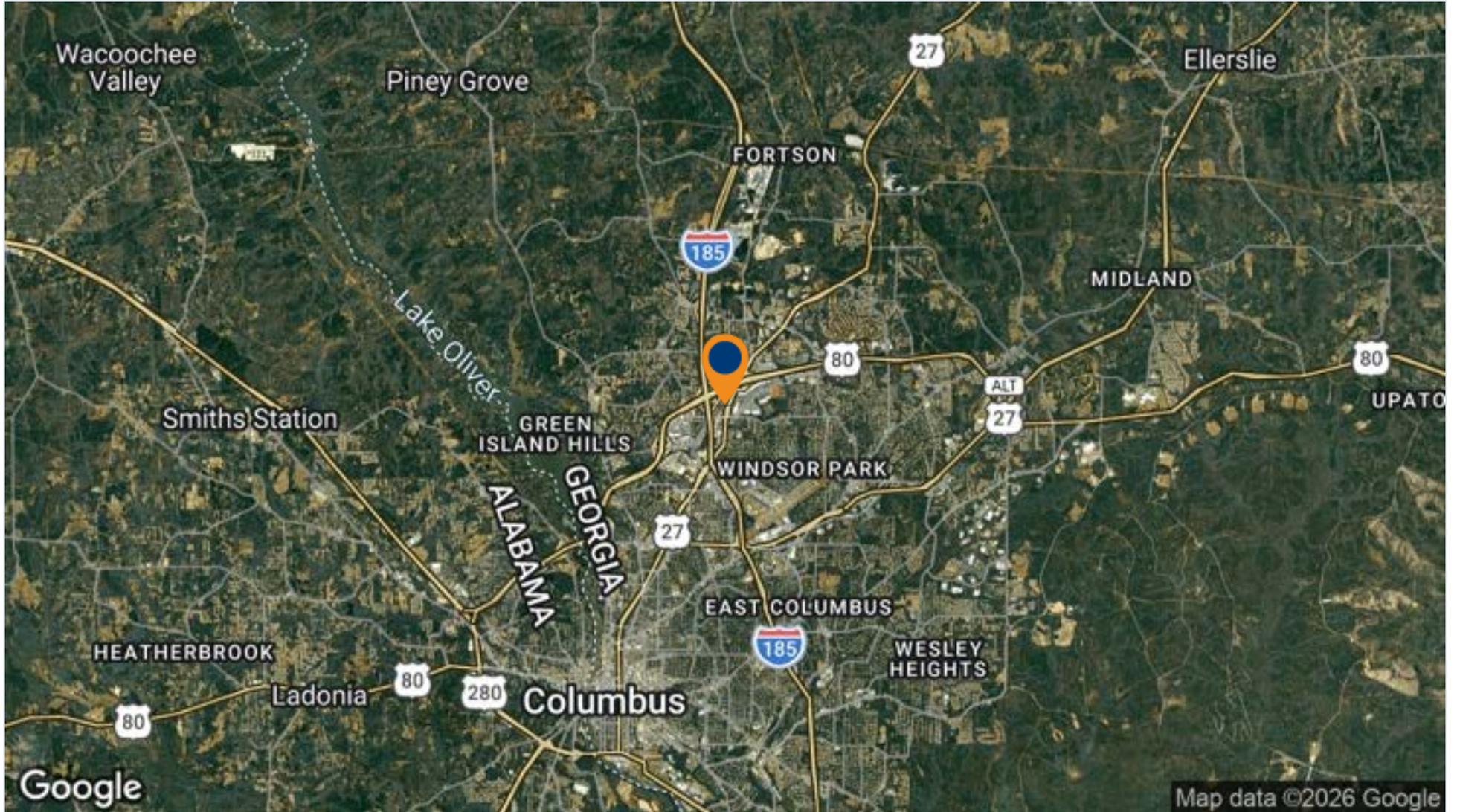
Tenant Overview

Tenant:	Tim Hortons/Franchisee
Lease Start Date:	August 2, 2024
Lease Expiration Date:	15 Years
Annual Base Rent:	\$135,000
Current Reimbursement:	NNN

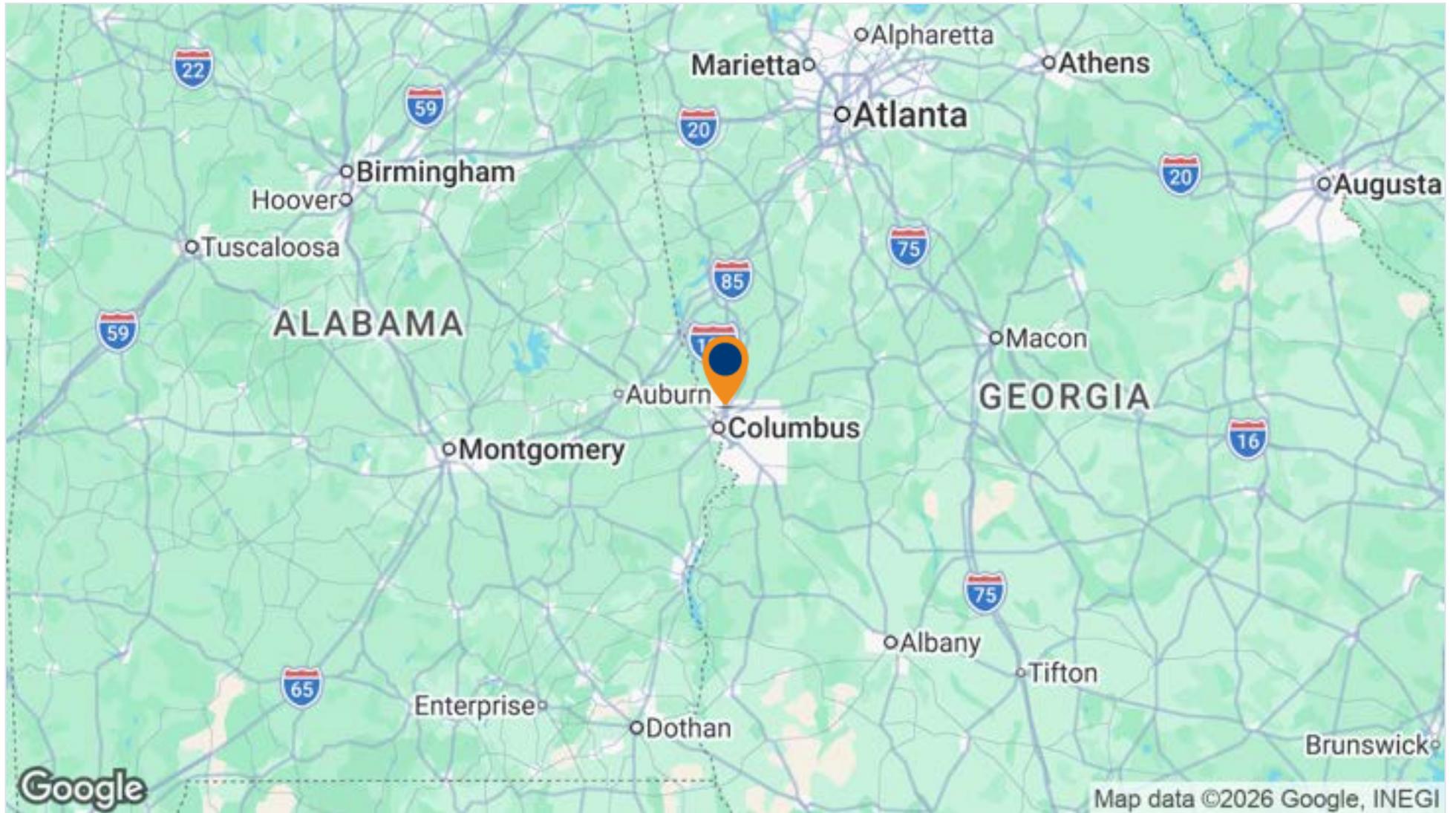
Lease Term	Annual Base Rent
Years 1-5	\$135,000
Years 6-10	\$148,500
Years 11-15	\$163,350
Option 1 (5 Years)	TBD
Option 2 (5 Years)	TBD



Aerial Map

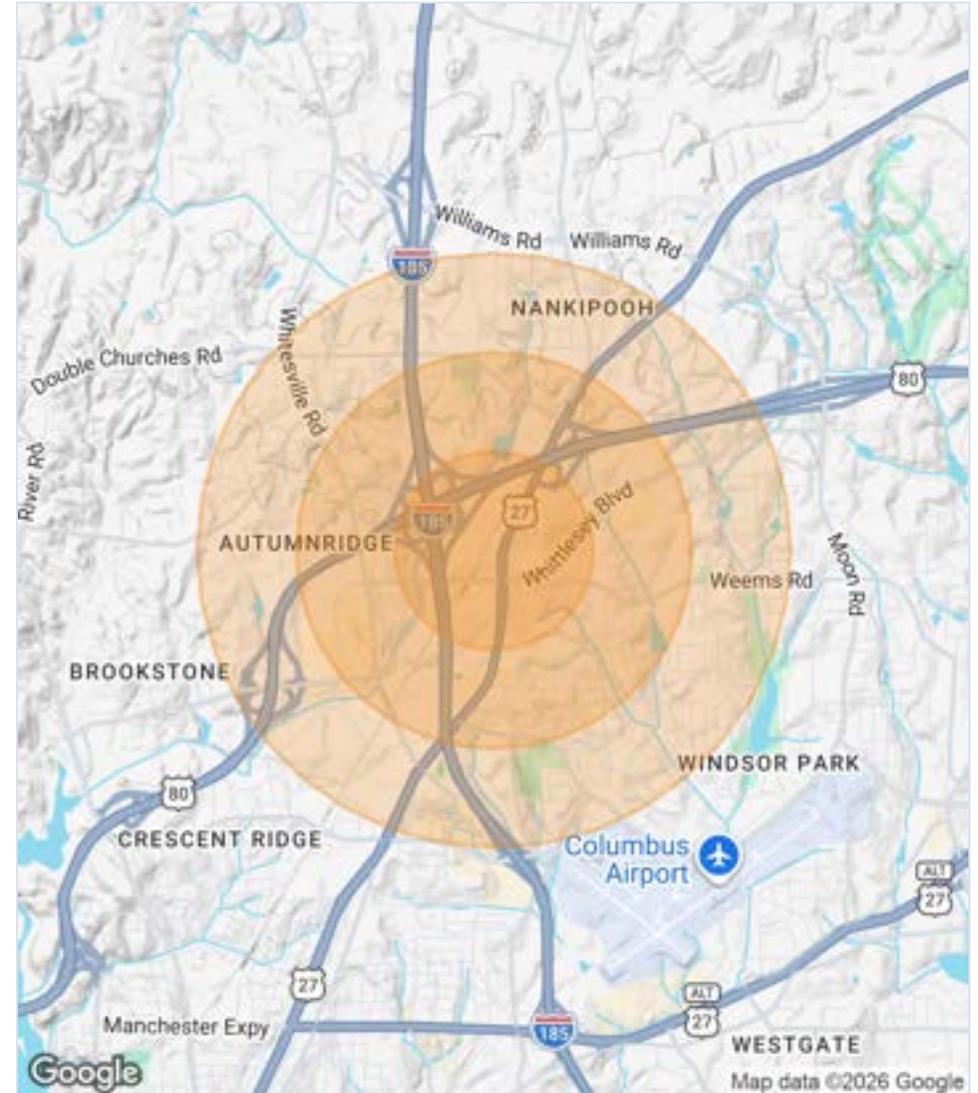


Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2024 Population	4,607	52,649	122,260
2020 Population	4,613	47,210	113,724
5 Year Projected	4,789	54,747	126,506
Households			
2024 Population	1,993	21,672	50,648
2020 Population	1,943	19,173	45,349
5 Year Projected	2,072	22,573	52,411
Income			
2024 Average Household Income	\$69,891	\$89,024	\$93,814
5 Year Projected	\$78,943	\$100,720	\$106,753



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Advisor Biographies Page



Chase Murphy

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Chase Murphy is a Senior Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of \$750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of \$35,000,000. While under Chase's direction, the company impressively removed \$70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.



Elliott Kyle

**SVP
Partner**

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Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breath of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.



Ryan Holzer

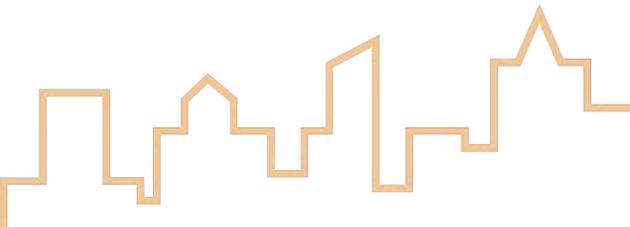
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Partner**

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Ryan Holzer is responsible for the operational direction of the firm and leads the brokerage division. With over \$1B of brokerage production, Ryan's vast experience yields successful transactions for our clients. Ryan is instrumental in expanding and advising all Skyline Seven departments and engages his relationships to assist our team.

Before joining Skyline Seven Real Estate, Ryan worked for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. While at Shane, Ryan led transactions for various property types including shopping centers, single tenant assets, and office buildings. Ryan was previously an associate at Retail Planning Corporation, and Atlanta-based commercial real estate company specializing in leasing, property management, and development. He earned a bachelor's degree with the University of Georgia and is a native of Atlanta. Ryan lives in Sandy Springs with his wife, Vicki, son, Miles, and daughter, Arin, and their dog, Macey. Passionate about athletics, Ryan is an avid fan of all University of Georgia teams and is a long-time coach of the Ridgeview Middle School baseball team. Ryan's other hobbies include spending time with his family and friends, traveling, and fishing.

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