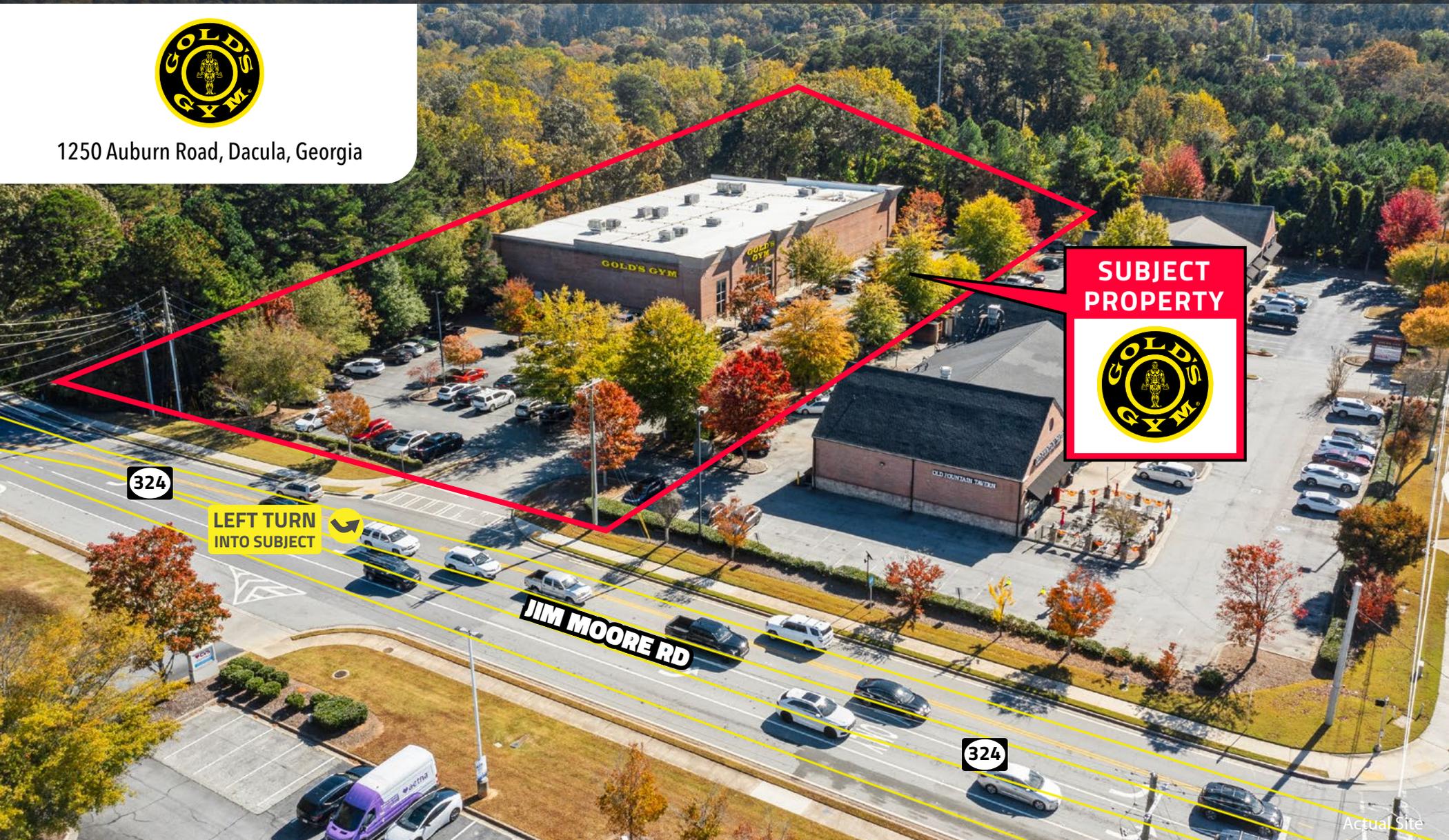


# NNN LEASE | TOP 20% GOLD'S GYM NATIONWIDE | 2% ANNUAL INCREASES | RECENT RENOVATIONS



1250 Auburn Road, Dacula, Georgia



**SUBJECT  
PROPERTY**

**LEFT TURN  
INTO SUBJECT**

**JIM MOORE RD**

**324**

**324**

Actual Site

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OFFERING MEMORANDUM**



Actual Site



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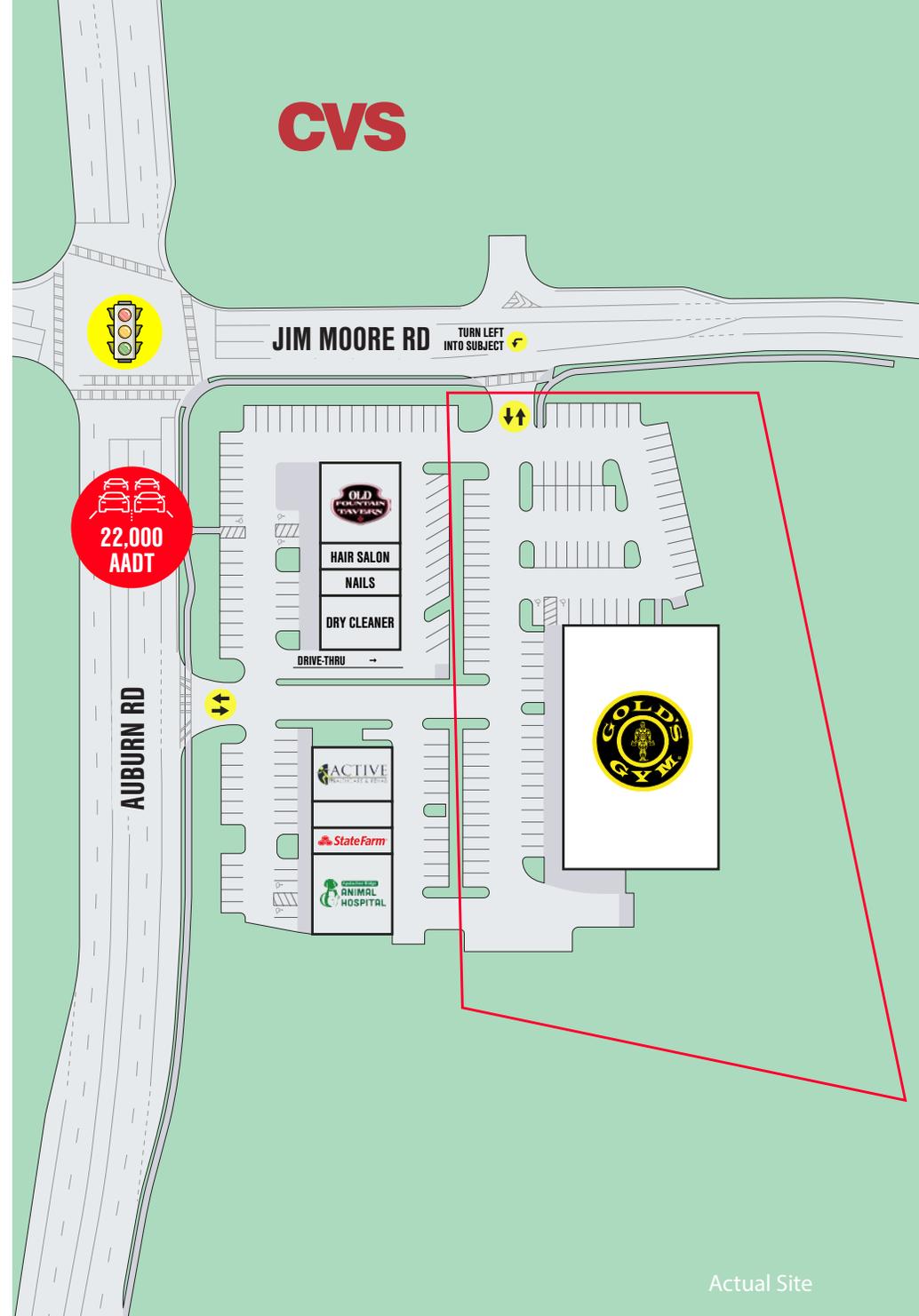
## CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>3</b>
Price/NOI/CAP RATE/Building & Parcel Size Summary and Highlights	
<b>AERIALS .....</b>	<b>5</b>
Market Midrange Closeup	
<b>DRONE AERIAL .....</b>	<b>8</b>
<b>LEASE ABSTRACT.....</b>	<b>10</b>
<b>RENT ROLL .....</b>	<b>11</b>
<b>TENANT OVERVIEW .....</b>	<b>12</b>
<b>AREA OVERVIEW .....</b>	<b>13</b>
Narrative, Demographics Area Map	
<b>DISCLAIMER.....</b>	<b>15</b>

# EXECUTIVE SUMMARY

<b>\$4,386,800</b>	<b>\$361,910</b>
PRICE	NOI (AS OF 5/1/2026)
<b>8.25%</b>	<b>22,200 SF on 3.37 AC</b>
CAP RATE	BUILDING & PARCEL SIZE

Bellagio Real Estate Partners, LLC in conjunction with Bang Realty, Inc., is pleased to present the opportunity to acquire a long-standing **Gold's Gym** located in Dacula, Georgia, an affluent and rapidly growing suburb of Atlanta. Built in 2006, the 22,200-SF freestanding fitness center has operated continuously since opening and sits on 3.37 acres with prominent visibility along Route 324 (22,000 AADT) and full access from Jim Moore Road. The property is leased to Helix2 Fitness HM LLC, guaranteed by Helix2 Fitness & Spas, Inc., a multi-brand operator with two Gold's Gym locations and eleven Massage Envy centers across the Southeast. The lease provides a **NNN structure**, 2% annual rent increases, and a remaining term through April 2028 with one five-year renewal option. The property benefits from strong demographics, including an average household income of \$132,569 and more than 128,000 residents within five miles. The area is supported by major regional employers such as Delta Air Lines, Northside Hospital, Piedmont Healthcare, and The Home Depot, offering investors a stable, income-producing asset in a thriving suburban market with exceptional fundamentals and sustained long-term growth.



Actual Site

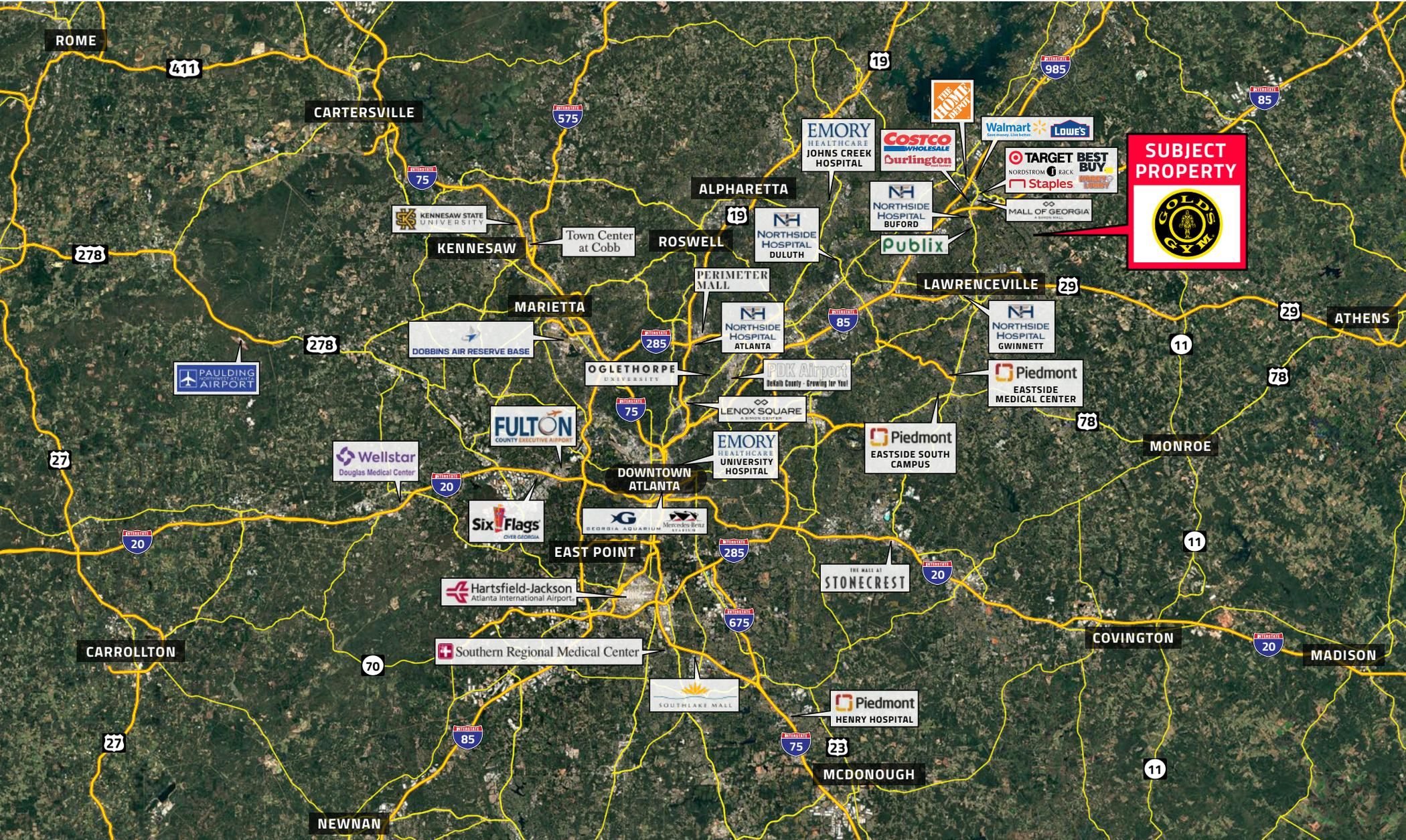
# EXECUTIVE SUMMARY

## Investment Highlights

- NNN lease with 2% annual rent increases offering predictable growth.
- Corporate Guaranty from Helix2 Fitness & Spas, Inc., a diversified operator with two Gold's Gym and eleven Massage Envy locations.
- Long-term tenant operating history at this location since 2006.
- In-place rents below market levels.
- Top 20% performing store Nationwide according to Placer.AI
- Positioned just 40 miles northeast of Downtown Atlanta in a rapidly expanding suburban market.
- Located at the East corner of Route 324 & Jim Moore Rd which gets a combined 28,000 AADT.
- Benefits from its proximity to Atlanta major employers such as Delta Air Lines, Northside Hospital, and Piedmont Healthcare.
- Strong population base with more than 128,229 residents within a five-mile radius.
- Affluent trade area with an average household income of \$132,659 within a one-mile radius.
- Reported Sales and Memberships counts – 14% increase in membership from 1/1/2024 to 1/1/2025.
- Strong access with entries from both Route 324 (right in/right out) & Jim Moore Rd (left in/left out).



# MARKET AERIAL





# CLOSEUP AERIAL



# DRONE AERIAL



**MALL OF GEORGIA**  
±1,845,186 SF GLA | ±225 STORES  
belk Dillard's macy's  
JCPenney VON MAUR

Kroger DOLLAR GENERAL Walgreens  
REGIONS The UPS Store UPS

Del Rio  
Mexican Grill

OAK HILL  
CLASSICAL SCHOOL

JOY  
DONUTS

Shell

324

OLD  
FOUNTAIN  
TAVERN

MAVIS  
TIRES &  
BRAKES  
BY DISCOUNT PRICES

CVS/pharmacy

JIM MOORE RD

**SUBJECT  
PROPERTY**  
GOLD'S  
GYM

27,400 AADT

AUBURN RD

324

ACTIVE  
HEALTHCARE & REHAB  
State Farm  
Apalachee Ridge  
ANIMAL  
HOSPITAL

# DRONE AERIAL



ExtraSpace Storage

Little Caesars catch air PREMIER

Apalachee Ridge ANIMAL HOSPITAL

State Farm

OneLife FITNESS

ACTIVE HEALTHCARE & REHAB

AUBURN RD

27,400 ADPT

OLD FOUNTAIN TAVERN

324

JIM MOORE RD

324

# LEASE ABSTRACT

<b>Tenant</b>	Helix2 Fitness HM LLC
<b>Guarantor</b>	Koran Winters (owner of Helix2 Fitness & Spas, Inc.)
<b>Space Size</b>	22,200 SF on 3.37 AC
<b>Lease Commencement</b>	May 1, 2006
<b>Current Lease Expiration</b>	April 30, 2028
<b>Annual Base Rent</b>	\$361,910.00 (As of 5/1/2026)
<b>Renewal Options</b>	One 5-Year Option Remaining
<b>Rent Increases</b>	2% per Year
<b>Lease Structure</b>	NNN Lease
<b>Roof &amp; Structure</b>	Tenant Reimburses
<b>Common Areas</b>	Tenant Pays
<b>Taxes</b>	Tenant Reimburses
<b>HVAC</b>	Tenant Pays
<b>Insurance</b>	Tenant Reimburses
<b>Utilities</b>	Tenant Pays
<b>ROFR</b>	Yes - 3-Day ROFR



Actual Site

# RENT ROLL

Tenant	Start Date	Expiration Date	Square Footage	Renewal Options Remaining	Start Date	End Date	Rent PSF	Monthly Rent	Annual Rent	% Increase	
Gold's Gym	5/1/2006	4/30/2028	22,200 SF	One, 5-year Option	5/1/2024	4/30/2025	\$15.67	\$28,988.08	\$347,856.91		
					5/1/2025	4/30/2026	\$15.98	\$29,567.84	\$354,814.05	2.0%	
					5/1/2026	4/30/2027	\$16.30	\$30,159.19	\$361,910.33	2.0%	
					5/1/2027	4/30/2028	\$16.63	\$30,762.38	\$369,148.53	2.0%	
					Start of Option	5/1/2028	4/30/2029	\$16.96	\$31,377.63	\$376,531.53	2.0%
					5/1/2029	4/30/2030	\$17.30	\$32,005.18	\$384,062.16	2.0%	
					5/1/2030	4/30/2031	\$17.65	\$32,645.28	\$391,743.41	2.0%	
					5/1/2031	4/30/2032	\$18.00	\$33,298.19	\$399,578.27	2.0%	
					5/1/2032	4/30/2033	\$18.36	\$33,964.15	\$407,569.84	2.0%	



# TENANT OVERVIEW



Gold's Gym originated in Venice Beach, California, and quickly became a cornerstone of the modern fitness movement after opening its doors in the mid-twentieth century. It rose to fame as the training home of legendary bodybuilders and athletes, helping establish the brand as a symbol of strength and community. The Dacula, Georgia location continues this legacy, serving as a premier fitness destination that offers group fitness studios, personal training, saunas, childcare, and modern workout equipment. The gym provides a welcoming environment for members of all fitness levels and remains a staple within the area's retail corridor. Backed by a well-established franchise network, Gold's Gym maintains a strong reputation for consistent operations and loyal membership.

Helix2 Fitness HM LLC, headquartered in Argyle, Texas, is the ownership and operating entity of the Gold's Gym in Dacula. The company oversees Gold's Gym facilities, eleven Massage Envy locations, and additional ventures within the fitness and wellness sector. Through its diversified portfolio and experienced management team, Helix2 Fitness has established a strong reputation for operational excellence and long-term stability.



Actual Site

## Tenant Facts

<b>Tenant Entity</b>	Gold's Gym, Helix2 Fitness HM LLC
<b>Company &amp; Guarantor</b>	Koran Winters (owner of Helix2 Fitness & Spas, Inc.)
<b>Number Locations</b>	Two Gold's Gym Locations, eleven Massage Envy Locations
<b>Company Headquarters &amp; Website</b>	Argyle, TX   <a href="https://www.helix2-ffs.com/">https://www.helix2-ffs.com/</a>



Actual Site

# AREA OVERVIEW

## Atlanta, GA

Atlanta is the capital of Georgia and a major economic and cultural hub in the Southeastern United States with a metropolitan population of over 6 million. The city has a diverse economy that includes logistics, finance, technology, film, and healthcare, supported by world-class infrastructure including Hartsfield-Jackson Atlanta International Airport, an extensive interstate network, and MARTA's public transit system. Renowned universities and research institutions provide highly skilled and knowledgeable workers. Key employers in the metro area include Delta Air Lines, Northside Hospital, Piedmont Healthcare, The Home Depot, and Emory University.



Midtown Atlanta Sunset

## Dacula, GA

Dacula is a family-friendly suburban city located in eastern Gwinnett County, approximately 30–40 miles northeast of downtown Atlanta. The city is known for its small-town charm, strong community engagement, and excellent schools within the Gwinnett County Public Schools system. Dacula offers convenient access to Interstate 85, making commuting to Atlanta feasible for residents and supporting regional business connectivity. The area has a population of approximately 8,018 with a median household income above the national average. With its appealing demographics, accessibility, and growing commercial presence, Dacula is well-positioned for continued long-term demand.



Jackson Street Bridge, Atlanta

# AREA OVERVIEW



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION	8,882	54,484	128,229
AVERAGE HH INCOME	\$132,659	\$127,542	\$118,206

Key Employers		
1	Delta Air Lines	42,090
2	Northside Hospital	32,000
3	Piedmont Healthcare	29,646
4	Publix Super Markets Inc.	23,660
5	WellStar Health System	21,020
6	The Home Depot	19,576
7	United Parcel Services Inc.	17,037
8	Emory University	13,500
9	Children's Healthcare of Atlanta	10,489
10	UPS Supply Chain Solutions	10,121

## DISCLAIMER

Bellagio Real Estate Partners, LLC (“Bellagio REP”) in conjunction with Bang Realty, Inc., has been retained as the exclusive broker by the owner of record (the “Owner”) 1250 Auburn Road, Dacula, Georgia (the “Property”) in connection with its sale as described in this Offering Memorandum.

This Offering Memorandum is solely for the use of the person or entity whose name appears herein. You are not permitted to distribute, reproduce or divulge the contents of this Offering Memorandum, either in whole or in part, without the express written consent of Bellagio REP. By accepting this Offering Memorandum, the recipient agrees not to disclose the contents hereof to any third-party, except for the recipient’s professional advisors.

This Offering Memorandum is not a contract nor does it purport to provide an all-inclusive accurate summary of the physical or economic aspects of the Property, or any documents related thereto. Certain information contained in this Offering Memorandum, while believed to be true, is based on other sources, assumptions about the general economy and competition, and other factors beyond the control of Bellagio REP and Owner. For the foregoing reasons, Bellagio REP and Owner make no representations as to the accuracy or completeness of this Offering Memorandum, including, but not limited to, the budgets and projections. No such information contained in this Offering Memorandum is or shall be relied upon as a promise, representation or warranty whether as to the past or future performance. Neither Bellagio REP nor the Owner, nor any of their agents shall be held liable for any improper or incorrect use of the information described and/or contained herein and assumes no responsibility for anyone’s use of the information. Although the information contained in this Offering Memorandum was produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information.

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Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any potential purchaser at any time with or without notice. Owner shall have no legal commitment or obligations to any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Owner and a written agreement for the purchase of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any conditions to Owner’s obligations hereunder have been satisfied or waived.



**SUBJECT  
PROPERTY**



324

**LEFT TURN  
INTO SUBJECT**



**JIM MOORE RD**

324

Actual Site

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