

FOR SALE

4275 Atlanta Hwy - Sonic

4275 ATLANTA HIGHWAY, BOGART, GA 30622



*Not the subject image

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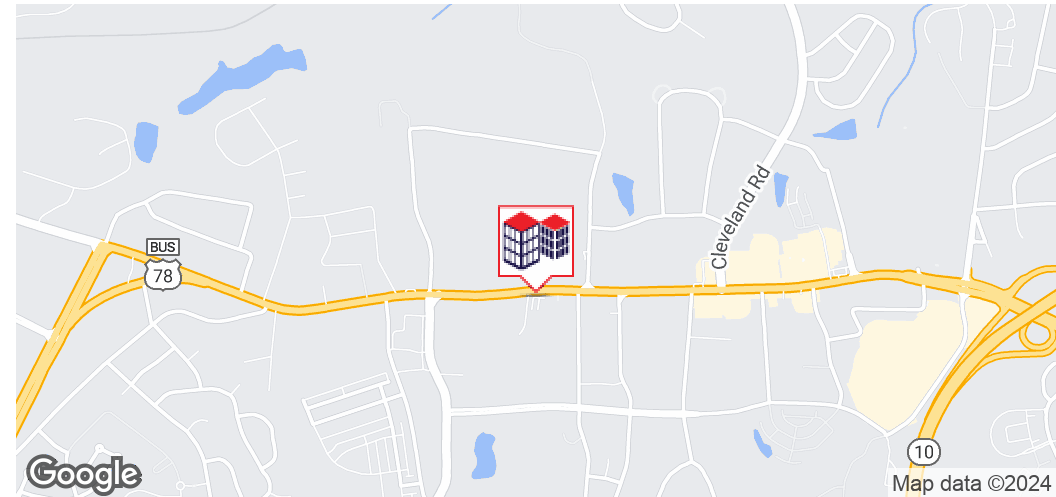
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FOR SALE

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OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	1,661 SF
Lot Size:	1.17 Acres
Number of Units:	1
Price / SF:	-
Cap Rate:	5.73%
NOI:	\$125,975
Year Built:	2001
Zoning:	General Commercial
Market:	Athens

PROPERTY OVERVIEW

4275 Atlanta Hwy is currently leased to a Sonic franchisee on a 20-year NNN lease that commenced March of 2022. Base rent is currently \$10,500 monthly, with 1.5% annual escalations after the first 5 years. All operating expenses are the responsibility of the tenant, and the lease offers 4 extension options of 5 years each.

PROPERTY HIGHLIGHTS

- Lease Commencement: 3/2022
- Initial Lease Term: 20-years
- Lease Options: 4, 5-year options
- Near National Tenants: Sam's Club, Publix's, Aldi, Academy Sports, etc.
- Tenant: AFG SR Bogart, LLC dba Sonic Drive-In

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Stabilized Revenues

GROSS POTENTIAL REVENUES

Tenant	% of S. F.	% of Rent	Rent Commencement Post Close	Lease Term	Renewal Options	S.F.	Rental Rate	Monthly Rent	Annual Base Rent
Sonic	100%	100%	NNN	20 yr (2042)	2x5yr	1,661	\$75.84	\$10,498	\$125,975
GROSS POTENTIAL REVENUES						1,661	\$75.84	\$10,498	\$125,975

Net Operating Income

\$125,975

EXPENSES

CAM	NNN
Real Estate Taxes	NNN
Insurance	NNN
Management Fee	NNN
TOTAL	

NET OPERATING INCOME

\$125,975

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Sonic - 4275 Atlanta Hwy

Cash Flow Projection

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Forward NOI
x Gross Rent Potential	125,975	125,975	125,975	127,865	129,783	131,729	133,705	135,711	137,747	139,813	141,910
Vacancy & Other Losses											
Net Rental Income	125,975	125,975	125,975	127,865	129,783	131,729	133,705	135,711	137,747	139,813	141,910
Total Income	125,975	125,975	125,975	127,865	129,783	131,729	133,705	135,711	137,747	139,813	141,910
x Operating Expenses	NNN	NNN	NNN	NNN	NNN	NNN	NNN	NNN	NNN	NNN	NNN
x Net Operating Income	125,975	125,975	125,975	127,865	129,783	131,729	133,705	135,711	137,747	139,813	141,910
x CF Before DS	125,975	125,975	125,975	127,865	129,783	131,729	133,705	135,711	137,747	139,813	141,910

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	NAME/ADDRESS	PRICE	BLDG SIZE	CAP RATE	YEAR BUILT	DEAL STATUS	PRICE/SF
★	4275 Atlanta Hwy - Sonic 4275 Atlanta Highway Bogart, GA	Subject To Offer	1,661 SF	5.73%	2001	Subject Property	-
1	1361 S Highway 27 Somerset, KY	\$2,680,314	1,518 SF	5.23%	2016	Sold 11/1/2022	\$1,765.69
2	2910 Lurleen B Wallace Blvd Northport, AL	\$1,530,789	2,500 SF	5.35%	1975	Sold 5/26/2023	\$612.32
3	2530 Highway 46 S Dickson, TN	\$2,984,000	1,225 SF	5%	2007	On Market	\$2,435.92
4	224 Dexter L. Wood Memorial Waynesboro, TN	\$1,960,000	1,273 SF	5.50%	2009	On Market	\$1,539.67
5	1950 S Jefferson St Perry, FL	\$2,500,000	1,700 SF	4.80%	2006	Sold 5/11/2022	\$1,470.59
6	1950 S Jefferson St Perry, FL	\$2,700,000	1,700 SF	4.46%	2006	On Market	\$1,588.24
7	4763 S Union Ave Tulsa, OK	\$1,245,000	1,340 SF	5.46%	2004	On Market	\$929.10
8	913 Pleasant Grove Blvd Roseville, CA	\$2,854,996	1,718 SF	2.37%	2008	Sold 9/15/2023	\$1,661.81
9	1830 Ridgewood Ave Daytona Beach, FL	\$1,412,629	2,060 SF	4.83%	2004	Sold 3/22/2022	\$685.74
10	825 W 1100 S Brigham City, UT	\$1,250,000	1,505 SF	4.74%	2003	Sold 1/28/2022	\$830.56
	AVERAGES	\$2,111,773	1,654 SF	4.77%	2003		\$1,351.96

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Subject Property

Price:	Subject To Offer	Bldg Size:	1,661 SF
Lot Size:	1.17 Acres	Cap Rate:	5.73%
Year Built:	2001		



1. 1361 S HIGHWAY 27

Somerset, KY 42501

Sold 11/1/2022

Price:	\$2,680,314	Bldg Size:	1,518 SF
Cap Rate:	5.23%	Year Built:	2016
Price/SF:	\$1,765.69		



2. 2910 LURLEEN B WALLACE BLVD

Northport, AL 35476

Sold 5/26/2023

Price:	\$1,530,789	Bldg Size:	2,500 SF
Cap Rate:	5.35%	Year Built:	1975
Price/SF:	\$612.32		



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3. 2530 HIGHWAY 46 S

Dickson, TN 37055

On Market

Price:	\$2,984,000	Bldg Size:	1,225 SF
Cap Rate:	5%	Year Built:	2007
Price/SF:	\$2,435.92		



4. 224 DEXTER L. WOOD MEMORIAL

Waynesboro, TN 38485

On Market

Price:	\$1,960,000	Bldg Size:	1,273 SF
Cap Rate:	5.50%	Year Built:	2009
Price/SF:	\$1,539.67		



5. 1950 S JEFFERSON ST

Perry, FL 32348

Sold 5/11/2022

Price:	\$2,500,000	Bldg Size:	1,700 SF
Cap Rate:	4.80%	Year Built:	2006
Price/SF:	\$1,470.59		



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6. 1950 S JEFFERSON ST

Perry, FL 32348

On Market

Price:	\$2,700,000	Bldg Size:	1,700 SF
Cap Rate:	4.46%	Year Built:	2006
Price/SF:	\$1,588.24		



7. 4763 S UNION AVE

Tulsa, OK 74107

On Market

Price:	\$1,245,000	Bldg Size:	1,340 SF
Cap Rate:	5.46%	Year Built:	2004
Price/SF:	\$929.10		

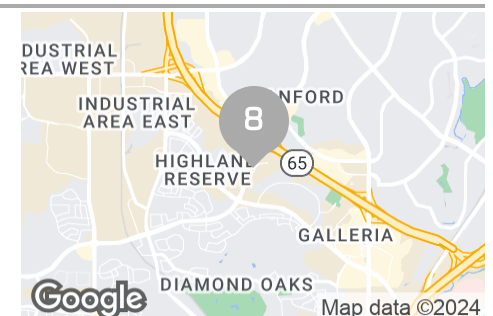


8. 913 PLEASANT GROVE BLVD

Roseville, CA 95678

Sold 9/15/2023

Price:	\$2,854,996	Bldg Size:	1,718 SF
Cap Rate:	2.37%	Year Built:	2008
Price/SF:	\$1,661.81		



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9. 1830 RIDGEWOOD AVE

Daytona Beach, FL 32117

Sold 3/22/2022

Price:	\$1,412,629	Bldg Size:	2,060 SF
Cap Rate:	4.83%	Year Built:	2004
Price/SF:	\$685.74		



10. 825 W 1100 S

Brigham City, UT 84302

Sold 1/28/2022

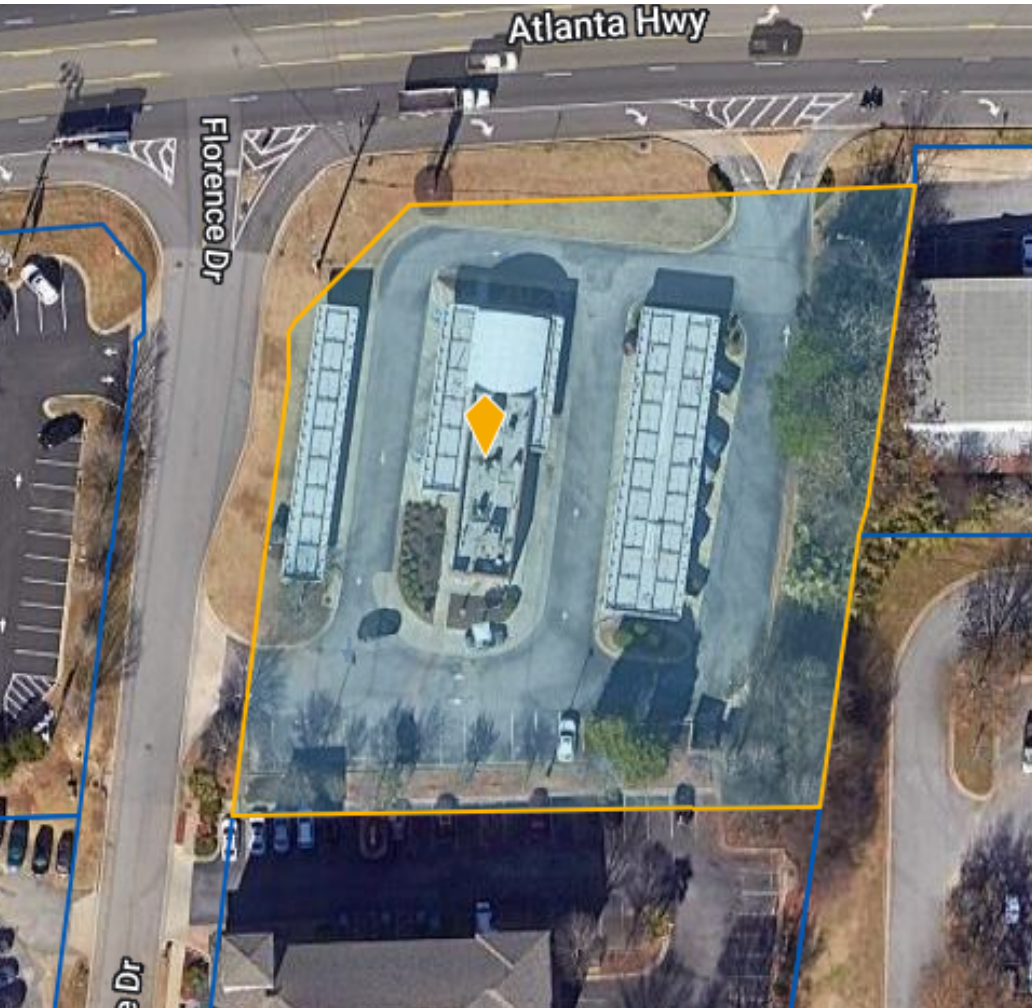
Price:	\$1,250,000	Bldg Size:	1,505 SF
Cap Rate:	4.74%	Year Built:	2003
Price/SF:	\$830.56		



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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Located directly on Atlanta Hwy with access to GA-10 and US-78 Business, 4275 Atlanta Hwy offers easy access to Athens, nearby busy retail areas, and easy ingress and egress from the property.

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,742	21,885	57,383
Average Age	39.4	40.0	38.1
Average Age (Male)	40.0	38.8	36.8
Average Age (Female)	37.5	43.2	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,197	9,250	24,670
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$74,758	\$88,941	\$88,050
Average House Value	\$206,748	\$229,506	\$233,605

2020 American Community Survey (ACS)

