

FOR SALE

**12155
HOUZE RD.
Roswell | GA**



FOR MORE INFORMATION PLEASE CONTACT:

GREG JOHNSON | EXECUTIVE VICE PRESIDENT
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CA License #00620927

DAUM
COMMERCIAL REAL ESTATE SERVICES

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FOR SALE

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The subject property is a 10,908 square foot free-standing building sited on a 1.6 acre parcel ideally located at the signalized intersection of Houze Rd. and Rucker Rd. in Roswell, GA (Atlanta MSA). Property Master Leased to Walgreens and subleased to Dollar Tree for balance of Lease term.

Building Size: 10,908 Square Feet

Land Area: 1.6 Acres

Lease Type: NNN

NOI: \$306,150.00

CAP Rate: 6.8%

Sale Price: \$4,500,000.00

Remaining Lease Term: 5 Years, 10 Months



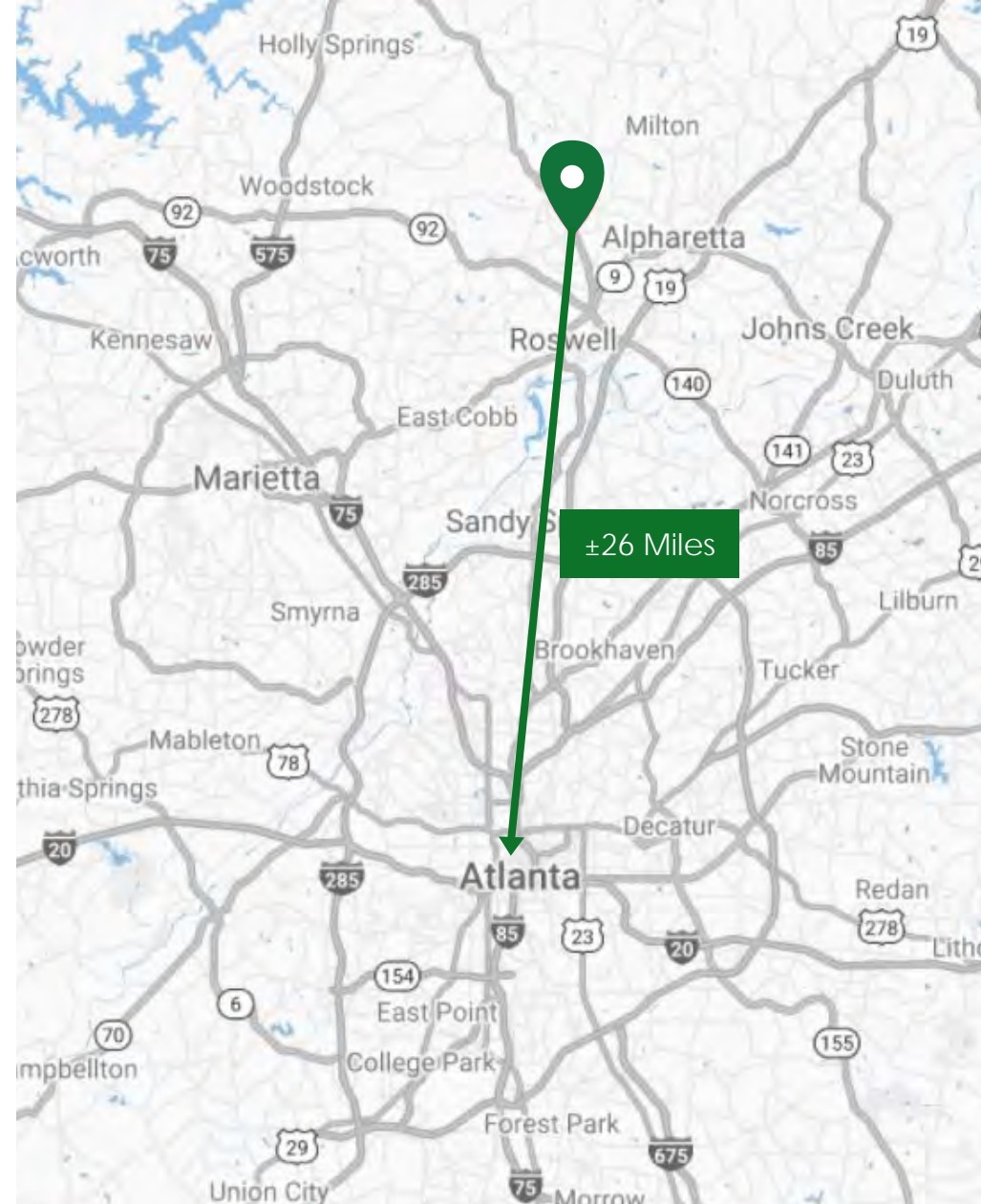
| | |
|-----------------------------------|--|
| Location: | 12155 Houze Rd., Roswell, GA 30004 |
| Tenant: | Dollar Tree (subleased from Walgreens) |
| Year Built: | 2020 |
| Location Highlights: | The property is fee simple and ideally located at the signalized intersection of Houze Rd. and Rucker Rd. The location is across the street from the Publix/Village Walk Shopping Center and 2 blocks south of the Kroger Supermarket and Crabapple Shopping Center. |
| Traffic Counts: | Houze Rd.—18,670 cars/day Rucker Rd.—9,651 cars/day |
| Building Size: | 10,908 Square Feet |
| Land Area: | 1.6 Acres |
| Lease Type: | NNN |
| Tenant Responsibilities: | Taxes, Insurance, CAM, Roof, Grounds, and Structure |
| Landlord Responsibilities: | None |
| Sale Price: | \$4,500,000.00 |
| Existing Loan: | \$2,250,000 at 4.49% with monthly payments of \$14,222.47 (\$170,670 annually). Can be assumed for 1% of outstanding balance. |
| Current Lease Rate: | \$2.75 per month, triple net |
| Lease: | 25 year Master Lease with Walgreens Subleased to Dollar Tree for the balance of the remaining original lease term, approximately 5-years and 10-months. |



Roswell and Alpharetta are adjacent cities and suburbs of Atlanta located in north Fulton County, GA. At the 2010 census Roswell had a population of 88,346, and in 2014 the estimated population was 94,089, making it Georgia's seventh largest city. Alpharetta, as of the 2010 census, had a population of 57,551 and an estimated population in 2014 of 63,038. Many Roswell and Alpharetta residents work in nearby Atlanta and along a section of Route 400 known as the "high tech" corridor between Roswell and Atlanta. Some of the areas largest employers are McKesson Corporation, ADP, Lexis-Nexis, Comcast, UPS, HP, Verizon and Cox Communications.

INCOME

| | |
|---|----------------|
| Gross Rental Income | \$306,150.00 |
| EFFECTIVE GROSS INCOME | \$306,150.00 |
| OPERATING EXPENSES | |
| Taxes | Tenant |
| Insurance | Tenant |
| Common Area & Improvements Maintenance | |
| Waste / Sewer | Tenant |
| Garbage | Tenant |
| HVAC | Tenant |
| Landscaping | Tenant |
| Fire Alarm / Phone | Tenant |
| Parking Lot | Tenant |
| Electricity / Lighting | Tenant |
| Property Management | Tenant |
| Roof | Tenant |
| Walls | Tenant |
| Foundation | Tenant |
| Fencing | Tenant |
| Total Operating Expenses | Tenant |
| Tenant Reimbursement | Tenant |
| Net Operating Expenses | \$0.00 |
| Net Operating Income | \$306,150.00 |
| Cap Rate | 6.8% |
| Sale Price | \$4,500,000.00 |



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ADJACENT RETAIL AMENITIES

1. Circle K
2. Anytime Fitness
3. Publix/ Village Walk Shopping Center
4. Chase Bank
5. Silos Corner Market Center Shopping Center
6. Club Corners Car Wash
7. Starbucks & AT&T
8. MCDonalds
9. Ace Hardware
10. Sherwin Williams
11. Waffle House
12. One Life Fitness / North Farm Market Shopping Center
13. BP Service Station
14. Synovus Bank
15. Kroger Gas
16. UPS Store/Urgent Care/Dental Clinic
17. Kroger/Crabapple Shopping Center
18. Well Fargo
19. Walgreens



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12155 HOUZE ROAD

HOUSE RD. - 18,670 CARS PER DAY

RUCKER RD. - 9,651 CARS PER DAY

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DOLLAR TREE **DAUM**
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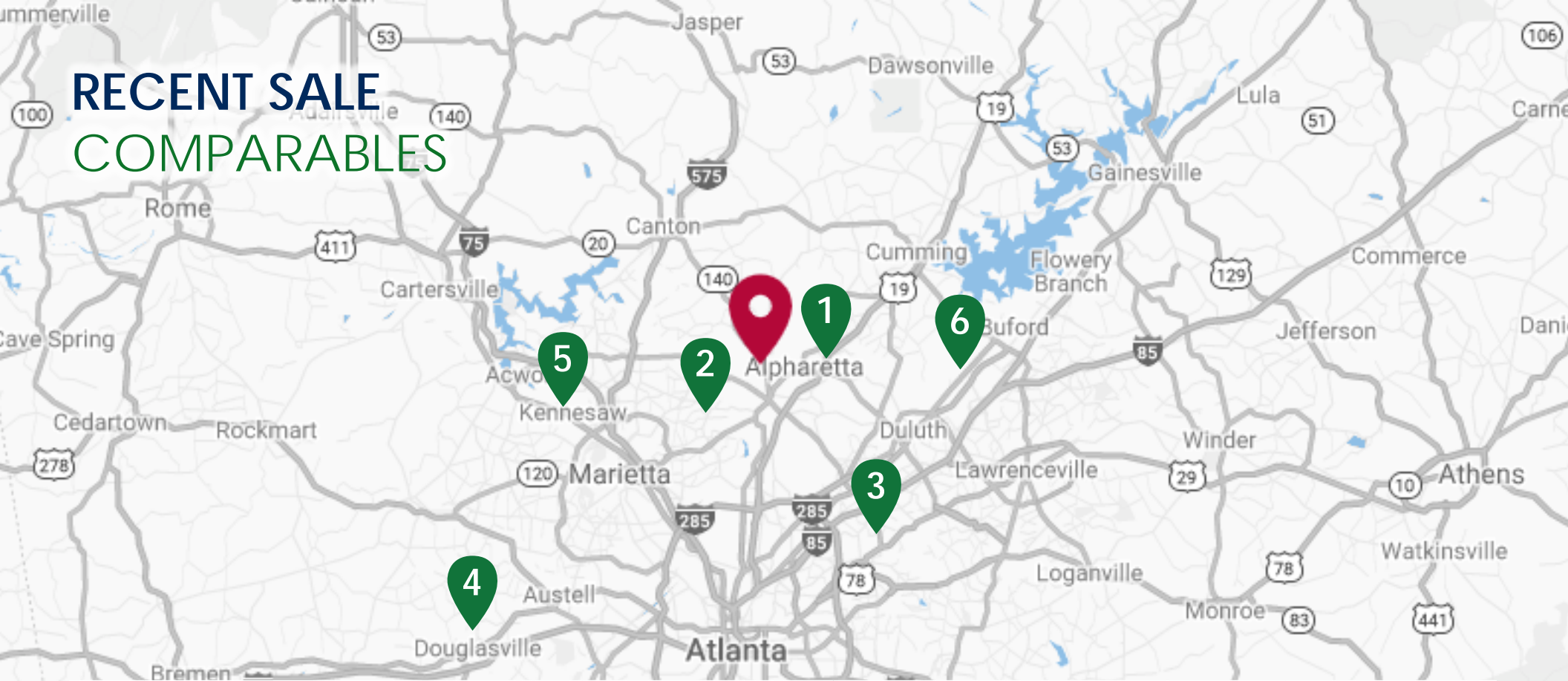
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RECENT SALE COMPARABLES



| | Address | City | Type | Price / SF | Date Sold |
|---|------------------------------|--------------|-----------|------------|-----------|
| 1 | 5970 N Point Pky | Alpharetta | La-Z-Boy | \$503.00 | 7/16/2021 |
| 2 | 3033 Johnson Ferry Rd | Marietta | Walgreens | \$377.00 | 7/12/2021 |
| 3 | 2781 Lavista Rd | Decatur | Walgreens | \$451.00 | 5/27/2021 |
| 4 | 6031 Fairburn Rd | Douglasville | CVS | \$458.00 | 7/26/2021 |
| 5 | 2779 Cobb Pky NW | Kennesaw | Walgreens | \$401.79 | 9/15/2020 |
| 6 | 1090 Peachtree Industrial Bl | Suwanee | Walgreens | \$395.60 | 8/17/2020 |

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AREA DEMOGRAPHICS

12155 HOUZE RD.
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Income & Spending Demographic

| | 1 MILE | | 3 MILE | | 5 MILE | | 10 MIN. DRIVE | |
|-------------------------------------|------------------|--------|------------------|--------|------------------|--------|------------------|--------|
| 2020 Households by HH Income | 3,363 | | 17,304 | | 50,859 | | 29,154 | |
| <\$25,000 | 204 | 6.07% | 1,231 | 7.11% | 4,175 | 8.21% | 1,991 | 6.83% |
| \$25,000 - \$50,000 | 166 | 4.94% | 1,740 | 10.06% | 6,346 | 12.48% | 3,606 | 12.37% |
| \$50,000 - \$75,000 | 367 | 10.91% | 2,202 | 12.73% | 7,565 | 14.87% | 3,630 | 12.45% |
| \$75,000 - \$100,000 | 415 | 12.34% | 1,959 | 11.32% | 5,780 | 11.36% | 3,064 | 10.51% |
| \$100,000 - \$125,000 | 272 | 8.09% | 1,891 | 10.93% | 5,608 | 11.03% | 3,254 | 11.16% |
| \$125,000 - \$150,000 | 238 | 7.08% | 1,291 | 7.46% | 3,920 | 7.71% | 2,174 | 7.46% |
| \$150,000 - \$200,000 | 602 | 17.90% | 2,562 | 14.81% | 6,425 | 12.63% | 3,999 | 13.72% |
| \$200,000+ | 1,099 | 32.68% | 4,428 | 25.59% | 11,040 | 21.71% | 7,438 | 25.51% |
| 2020 Avg Household Income | \$171,997 | | \$150,642 | | \$137,703 | | \$148,743 | |
| 2020 Med Household Income | \$151,620 | | \$120,094 | | \$106,970 | | \$117,570 | |

| Total Specified Consumer Spending | \$130.8M | | \$609.7M | | \$1.7M | | \$992.8M | |
|--|-----------------|--------------|-----------------|--------------|----------------|--------------|-----------------|--------------|
| Total Apparel | \$7.4M | 5.64% | \$34.5M | 5.67% | \$96.6M | 5.78% | \$56.6M | 5.70% |
| Women's Apparel | \$3.2M | 2.42% | \$14.7M | 2.41% | \$40.4M | 2.41% | \$23.9M | 2.41% |
| Men's Apparel | \$1.6M | 1.24% | \$7.6M | 1.25% | \$21.3M | 1.28% | \$12.5M | 1.26% |
| Girl's Apparel | \$554.8K | 0.42% | \$2.6M | 0.42% | \$7.3M | 0.43% | \$4.2M | 0.42% |
| Boy's Apparel | \$344.1K | 0.26% | \$1.6M | 0.27% | \$4.7M | 0.28% | \$2.7M | 0.27% |
| Infant Apparel | \$236.8K | 0.18% | \$1.2M | 0.19% | \$3.5M | 0.21% | \$2M | 0.20% |
| Footwear | \$1.5M | 1.11% | \$6.9M | 1.12% | \$19.4M | 1.16% | \$11.3M | 1.14% |

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| | 1 MILE | | 3 MILE | | 5 MILE | | 10 MIN. DRIVE | |
|--|----------------|--------|-----------------|--------|-----------------|--------|-----------------|--------|
| Total Entertainment & Hobbies | \$20.1M | | \$94.7M | | \$257.9M | | \$15.50M | |
| Entertainment | \$1.6M | 1.19% | \$7.2M | 1.19% | \$19.8M | 1.19% | \$11.8M | 1.19% |
| Audio & Visual Equipment/Service | \$4.4M | 3.38% | \$21.4M | 3.52% | \$60.3M | 3.61% | \$35.5M | 3.58% |
| Reading Materials | \$520.4K | 0.40% | \$2.5M | 0.40% | \$6.4M | 0.38% | \$3.9M | 0.40% |
| Pets, Toys, & Hobbies | \$3.2M | 2.41% | \$14.8M | 2.42% | \$39.6M | 2.37% | \$23.7M | 2.39% |
| Personal Items | \$10.4M | 7.97% | \$48.9M | 8.02% | \$131.8M | 7.89% | \$78.9M | 7.94% |
| Total Food & Alcohol | \$32.2M | | \$153.7M | | \$430.1M | | \$252.1M | |
| Food At Home | \$16.1M | 12.34% | \$77.6M | 12.73% | \$218.7M | 13.09% | \$127.1M | 12.80% |
| Food Away From Home | \$13.7M | 10.50% | \$65M | 10.66% | \$180.5M | 10.80% | \$106.4M | 10.72% |
| Alcoholic Beverages | \$2.3M | 1.80% | \$11.2M | 1.83% | \$30.9M | 1.85% | \$18.5M | 1.86% |
| Total Household | \$22M | | \$99.9M | | \$265.2M | | \$160.6M | |
| House Maintenance & Repair | \$4M | 3.03% | \$17.5M | 2.86% | \$44.1M | 2.64% | \$27M | 2.72% |
| Household Equip & Furnishings | \$8.3M | 6.37% | \$38.5M | 6.31% | \$104.3M | 6.24% | \$62.5M | 6.29% |
| Household Operations | \$6.7M | 5.15% | \$30.7M | 5.03% | \$82.2M | 4.92% | \$49.8M | 5.01% |
| Housing Costs | \$3M | 2.26% | \$13.2M | 2.17% | \$34.7M | 2.08% | \$21.3M | 2.15% |
| Total Transportation/Maint. | \$30.9M | | \$143M | | \$398.5M | | \$235.1M | |
| Vehicle Purchases | \$13M | 9.96% | \$58.8M | 9.64% | \$164.6M | 9.85% | \$96.9M | 9.76% |
| Gasoline | \$9.3M | 7.08% | \$44.3M | 7.27% | \$126.7M | 7.58% | \$73.3M | 7.39% |
| Vehicle Expenses | \$1.5M | 1.15% | \$6.8M | 1.11% | \$17.1M | 1.02% | \$10.7M | 1.08% |
| Transportation | \$3.3M | 2.49% | \$14.9M | 2.44% | \$39.6M | 2.37% | \$24.2M | 2.44% |
| Automotive Repair & Maintenance | \$3.9M | 2.97% | \$18.1M | 2.98% | \$50.5M | 3.02% | \$30M | 3.02% |
| Total Health Care | \$7M | | \$32.9M | | \$87.4M | | \$52.2M | |
| Medical Services | \$4M | 3.05% | \$18.6M | 3.05% | \$49.5M | 2.96% | \$29.5M | 2.97% |
| Prescription Drugs | \$2.3M | 1.80% | \$11.2M | 1.84% | \$29.5M | 1.77% | \$17.7M | 1.78% |
| Medical Supplies | \$635K | 0.49% | \$3.1M | 0.50% | \$8.3M | 0.50% | \$4.9M | 0.50% |
| Total Education/Day Care | \$11.2M | | \$51M | | \$135.5M | | \$82.4M | |
| Education | \$7.2M | 5.49% | \$32.7M | 5.37% | \$87.4M | 5.23% | \$52.9M | 5.33% |
| Fees & Admissions | \$4.1M | 3.10% | \$18.3M | 3.00% | \$48.2M | 2.88% | \$29.5M | 2.97% |

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AREA DEMOGRAPHICS

12155 HOUZE RD.
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TRAFFIC COUNTS

| | |
|------------------------|-------|
| Houze Rd/N Farm Dr | 19.3K |
| Houze Rd/N Farm Dr | 18.9K |
| Houze Rd/N Farm Dr | 18.9K |
| Rucker Rd/Orchard Trce | 9.6K |

LOCATION

| | |
|-----------------|-------------------------|
| Location Score: | Excellent Location (88) |
| Walk Score®: | Somewhat Walkable (62) |
| Walk Score®: | Minimal Transit (0) |

PROPERTY

| | | | |
|--------------|--|-----------------|----------|
| Type: | Drug/Variety | Tenancy: | 1 Tenant |
| Center: | - | Construction: | Masonry |
| GLA: | 10,908 SF | Land Acres: | 2 AC |
| Yr Blt/Renov | 2002 | Build FAR: | 0.16 |
| Floors | 1 | Total Expenses: | - |
| Docks: | None | | |
| Parking: | 67 Surface Space are available; Ratio of 6.14/1,000 SF | | |
| Features | Drive thru, Signage, Signalized Intersections | | |
| Frontage | 339' on Houze Rd., 264' on Rucker Rd. | | |

VACANCY

| | |
|---------------|------|
| Current: | 0% |
| Last Quarter: | 0% |
| Year Ago: | 0% |
| Peers: | 0% |
| Submarket | 7.6% |

NNN ASKING RENTS PER {0}

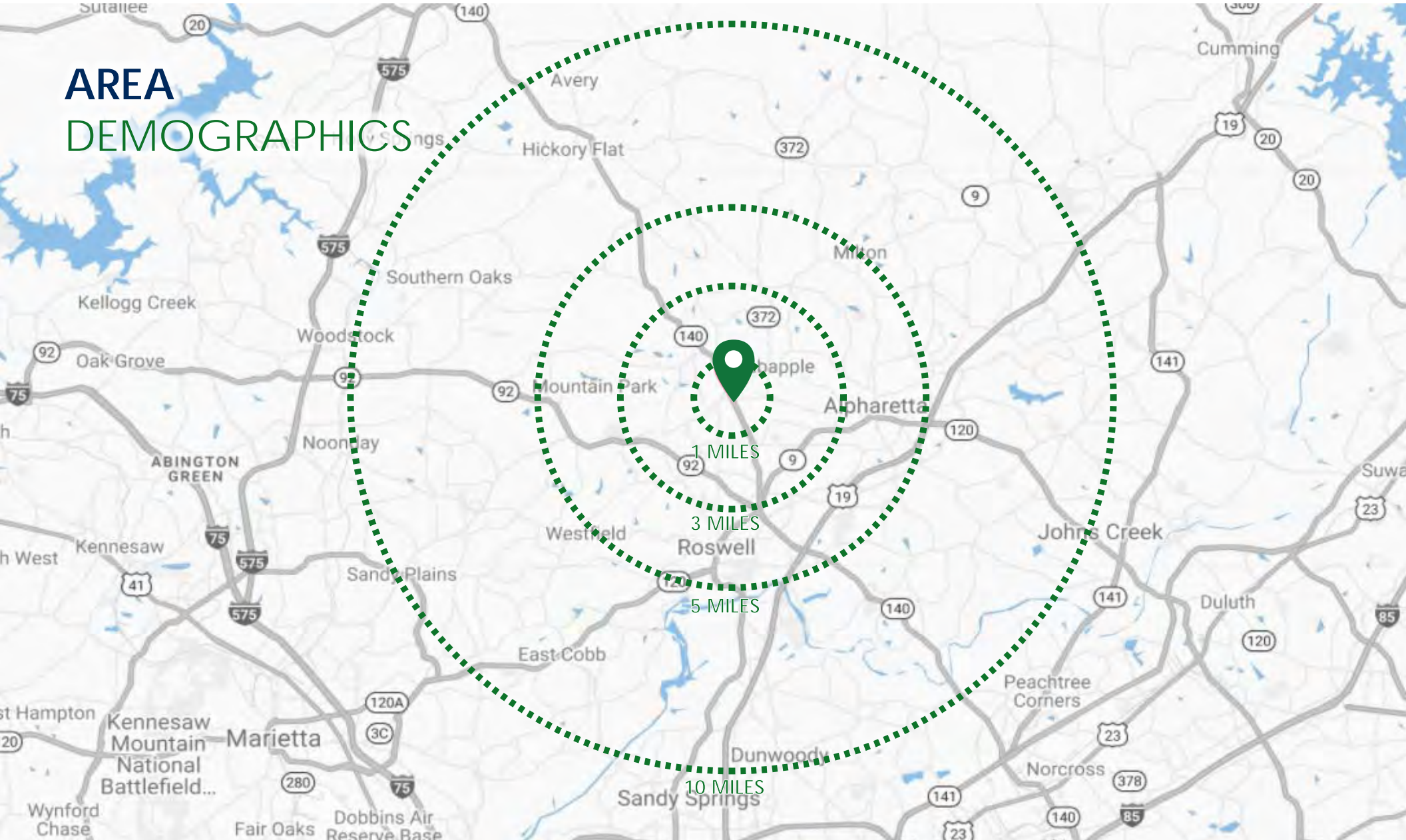
| | |
|---------------|----------------------|
| Current: | \$1.80 - 2.20 (Est.) |
| Last Quarter: | - |
| Year Ago: | - |
| Peers: | \$1.84 |
| Submarket | \$1.86 |

12 MO. LEASING SF ACTIVITY

| | |
|--------------|---------|
| Property: | - |
| Peers Total: | - |
| Peer Count: | 17 |
| Peers Avg: | - |
| Submarket: | 370,283 |

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| Population | 1 MILE | 3 MILES | 5 MILES | 10 MILES | 10 MIN. DRIVE |
|--------------------------|---------------|---------------|-----------------|----------------|-----------------|
| Population | 9,486 | 45,964 | 134,650 | 599,263 | 76,237 |
| 5 Yr Growth | 5.9% | 5.7% | 6.1% | 6.3% | 5.2% |
| Median Age | 42 | 41 | 39 | 39 | 41 |
| 5 Yr Forecast | 41 | 41 | 40 | 40 | 41 |
| White / Black / Hispanic | 80% / 6% / 3% | 81% / 8% / 7% | 78% / 11% / 13% | 75% / 12% / 9% | 79% / 10% / 10% |
| 5 Yr Forecast | 78% / 6% / 3% | 80% / 8% / 7% | 77% / 11% / 13% | 73% / 12% / 9% | 78% / 10% / 10% |
| Employment | 4,923 | 38,139 | 97,084 | 273,681 | 41,021 |
| Buying Power | \$509.6M | \$2.1B | \$5.4B | \$24.3B | \$3.4B |
| 5 Yr Growth | 10.0% | 8.5% | 8.8% | 8.5% | 8.2% |
| College Graduates | 60.5% | 58.0% | 51.7% | 52.7% | 73.1% |
| Household | | | | | |
| Households | 3,361 | 17,303 | 50,857 | 224,624 | 29,154 |
| 5 Yr Growth | 6.1% | 5.8% | 6.3% | 6.3% | 5.4% |
| Median Household Income | \$151,620 | \$120,094 | \$106,970 | \$108,037 | \$117,570 |
| 5 Yr Forecast | \$157,262 | \$123,112 | \$109,454 | \$110,224 | \$120,661 |
| Average Household Income | \$171,997 | \$150,642 | \$137,703 | \$137,581 | \$148,743 |
| 5 Yr Forecast | \$176,824 | \$154,161 | \$140,760 | \$140,094 | \$152,335 |
| % High Income (>\$75k) | 78% | 70% | 64% | 66% | 68% |
| Housing | | | | | |
| Median Home Value | \$431,535 | \$411,831 | \$389,347 | \$380,383 | \$423,484 |
| Median Year Built | 1993 | 1992 | 1991 | 1991 | 1992 |
| Owner / Renter Occupied | 95% / 5% | 82% / 18% | 71% / 29% | 74% / 26% | 75% / 25% |

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TRAFFIC COUNTS

12155 HOUZE RD.
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| | Collection Street | Cross Street - Direction | Traffic Volume | Count Year | Distance |
|---|-------------------|--------------------------|----------------|------------|----------|
| 1 | Houze Road | N Farm Dr - N | 19,303 | 2020 | 0.08 mi |
| 2 | Houze Road | N Farm Dr - N | 18,945 | 2020 | 0.12 mi |
| 3 | Rucker Road | Orchard Trce - W | 8,410 | 2018 | 0.13 mi |
| 4 | 2779 Cobb Pky NW | Sweet Apple Cir - SW | 12,926 | 2020 | 0.23 mi |
| 5 | Rucker Rd | Walnut Ter - E | 17,665 | 2018 | 0.33 mi |

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