

NNN Leased Investment Opportunity

Title Max and Operating Car Wash

8.5% Cap Rate* | Cobb County Location



NTLICK & ASSOCIATES
INJURY ATTORNEYS
by Georgia Families for 30 Years!



For more information, please contact:

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Executive Summary

NNN Leased Property
Cobb County Location

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Property is located at the signalized corner of Watts Road and Cobb Parkway within the city limits of Kennesaw, Georgia. It consists of three separate buildings on +/- .9 acre, zoned HGB land site.

Building 1 is approximately 1,650 sq ft retail building currently occupied by Title Max with 5 years remaining on a NNN lease. Building 2 is +/- 4,583 sq ft operating Car Wash, built in 1997 and recently updated in 2013. Building 3 is approximately 1,460 sq ft self serve car wash facility with three bays, currently used for detailing bays. The car wash operator is the owner of the property and will enter into a new 5 year lease at closing. **Purchaser has the option to purchase the property AND business if desired for the same price.**

New Tunnel Equipment installed in Spring 2015:

- Front to back mitter
- Tire scrubber
- Wheel blaster
- Quick fire wraps
- Low side rocker brush
- Side-to-side mitter
- New Vacuum System
- *New conveyor track installed in late 2012

Traffic counts exceed 42,000 vehicles per day on Cobb Parkway. Two curb cuts on Watts Road service the property along with another on Cobb Parkway.

**Owner has also entered into an agreement to allow a local bank to install an ATM Island for additional rental income, scheduled to be installed Summer 2015. CAP Rate is averaged for 2015 and includes the ATM Income*



Property Address	2764 Cobb Parkway Kennesaw, Georgia 30156
County	Cobb
Property Size	Title Max +/- 1,650 sq ft Car Wash +/- 4,583 sq ft plus +/- 1,460 sq ft
Lot Size	+/- .9 acres
Features	Fully developed
Number of Buildings	3
2014 Taxes	\$9,354.86
Year Built	1997: Updated in 2013
Zoning	HGB
Sale Price	\$1,990,000

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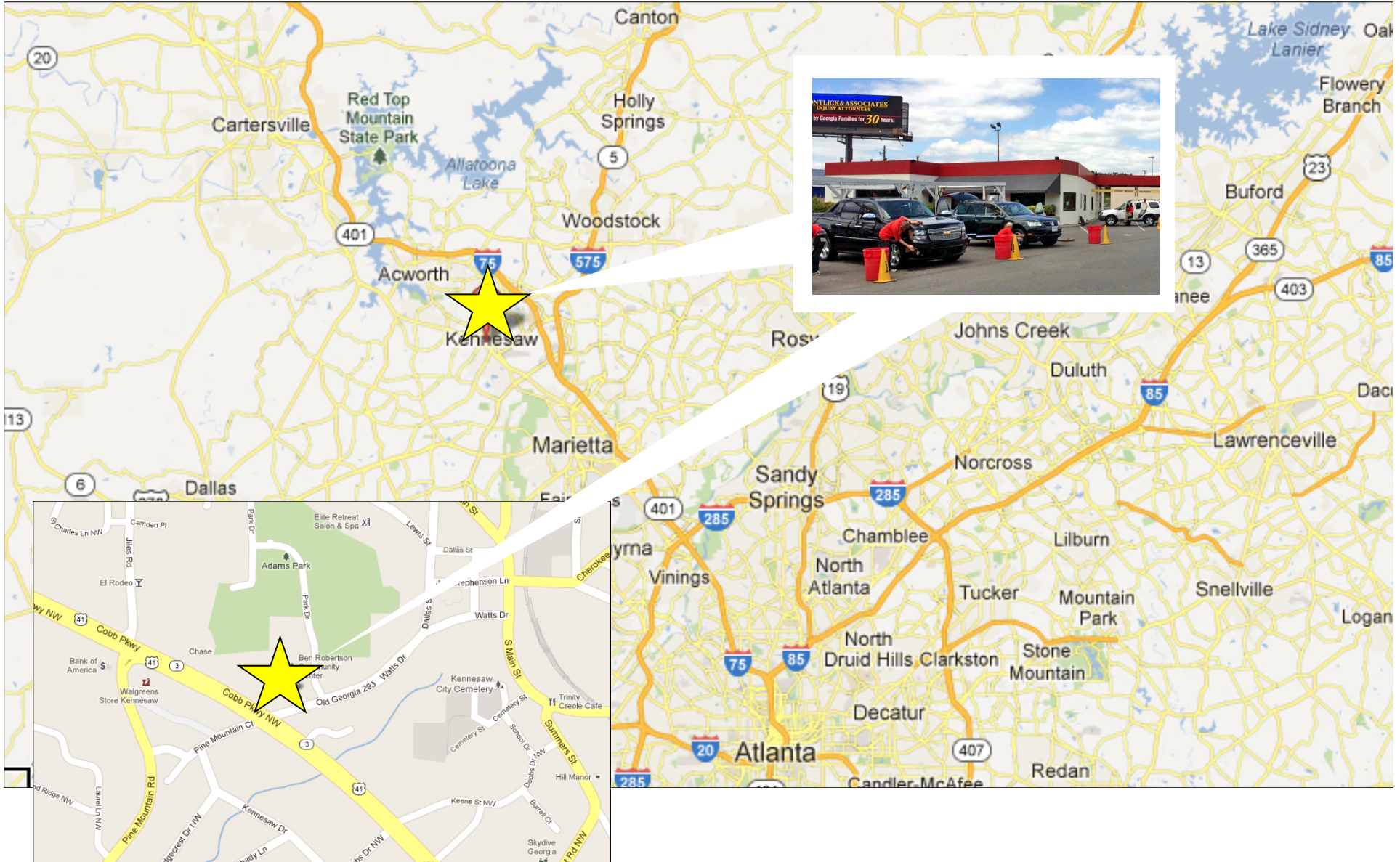
Aerial Views

NNN Leased Property
Cobb County Location



Location Maps

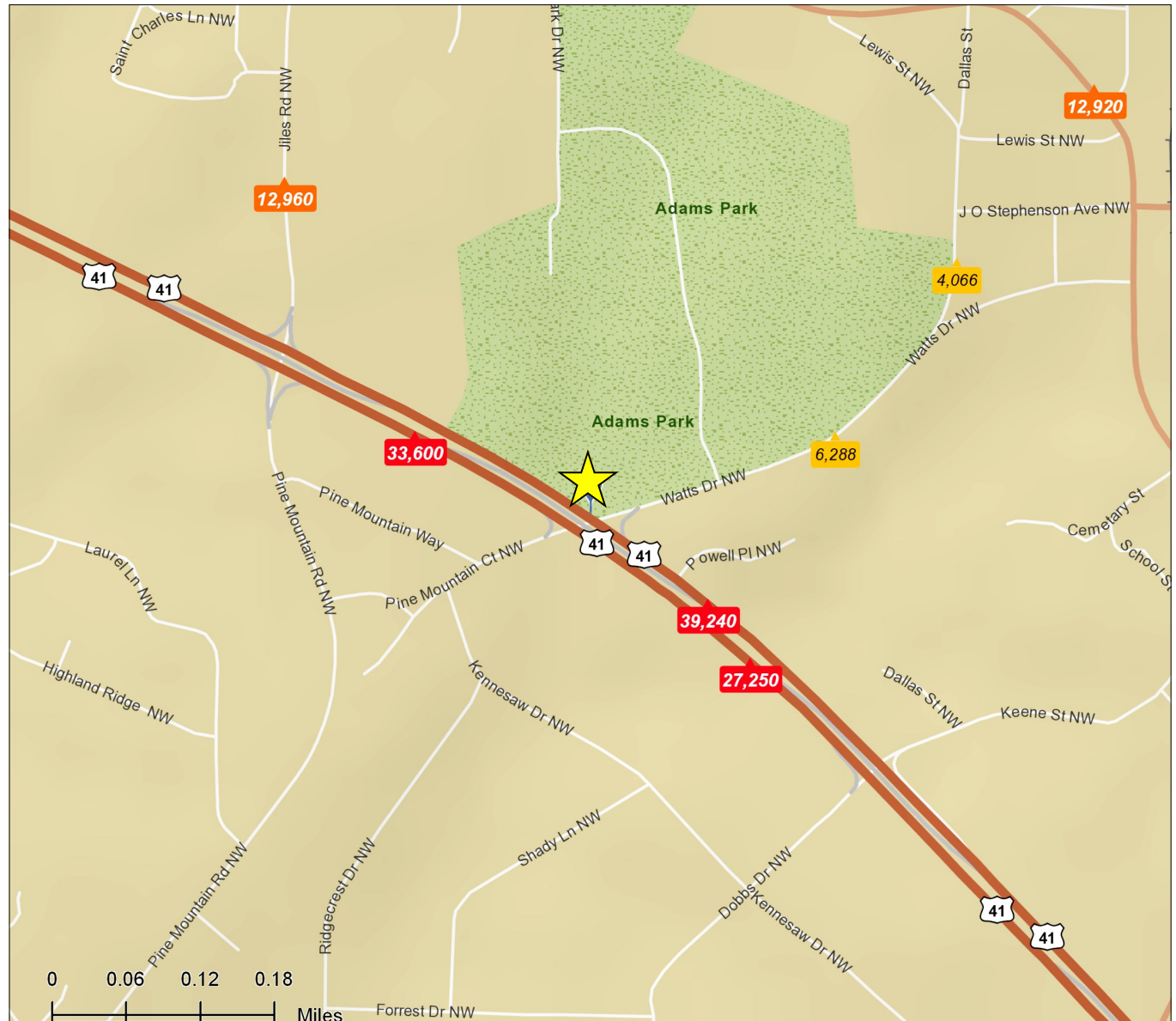
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Demographics & Traffic Count

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2014 Demographics (esri)	
	1 mile
Population	992
Households	412
Average Household Income	\$87,828
	3 mile
Population	6,431
Households	2,740
Average Household Income	\$72,206
	5 mile
Population	18,508
Households	7,641
Average Household Income	\$62,699





Kennesaw, Georgia

The history of Kennesaw dates back to the 1830s when the Georgia Legislature authorized the construction of a rail line through Cobb County. Known as the Western and Atlantic Railroad, 20 miles of track was in operation from Terminus (Atlanta) to Cartersville by 1846. Several small towns were founded along the railroad including Vinings, Smyrna, Acworth and Big Shanty.

During the 1980s, the economy grew as nearby construction of shopping malls and businesses put the City of Kennesaw into the Metropolitan Atlanta area. In 2000, the City's population was 21,675.

In the spring of 2001, the City opened its own history exhibits located in the historic railroad Depot, and in 2003, the Southern Museum of Civil War and Locomotive History, formerly the Kennesaw Civil War Museum, underwent a massive expansion. In addition to The General and a film about The Great Locomotive Chase, the Museum features two other permanent collections

LOCAL ATTRACTIONS

- Southern Museum of Civil War and Locomotive History
- Kennesaw Mountain National Battlefield Park consists of around 18 miles of nature trails and historic Civil War battle sites
- The Kennesaw State University Museum of History and Holocaust Education
- The Kennesaw State University Bentley Rare Book Room and Archives
- Swift Cantrell park and Skate Park was constructed in 2007. It contains, among other facilities, a dog park, aquatic center, skate park, several miles of walking trails, and wireless internet



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DARRELL CHAPMAN

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 18 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-road motorcycling.

Some notable closings include a 9 acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a medical office park for \$2.4 million, a \$1.4 million dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes, and Shopping Centers. Darrell also manages and leases select Class A shopping centers for banks and investors. Prior to commercial real estate sales, Darrell enjoyed a successful career in the boating industry, and worked as a manager, consultant, and trainer for many of the leading dealerships in the Southeast. Darrell eventually operated his own successful dealership in Forsyth County and honed his reputation for honesty and integrity selling boats to customers all over the world.

Bull Realty is a U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage, automotive and daycare properties.
- Disposition services for appropriate properties can include exposure on up to 415 websites, 17 marketing systems and 4 to 6 e-marketing systems.
- Additional disposition and lease marketing services may include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a nationally syndicated talk show about commercial real estate. The weekly show has been on the air for over 4 years. The show is nationally syndicated on 40 radio stations and is available on [iTunes](#) and the show website [CREshow.com](#).
- Bull Realty is licensed in nine southeast states and works with affiliates from all over the country.

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 2764 Cobb Parkway, Kennesaw, GA 30156. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, or any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

Accepted and agreed to this _____ day of _____, 2015.

Receiving Party

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

Fax _____

Broker

Signature _____

Printed Name _____

You may return the executed agreement by fax (404) 876-7073 or email DChapman@BullRealty.com

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