



OFFERING MEMORANDUM

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WEST
CAPITAL

7 Brew Ground Lease Buford, GA | Atlanta MSA

This property is listed in conjunction with Georgia-licensed real estate broker Delta Commercial.

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PROPERTY HIGHLIGHTS	1	SITE PLAN	4
PROPERTY INFORMATION	2	ABOUT THE AREA	5
TENANT INFORMATION	3	DEMOGRAPHICS	7

Disclaimer

Preserve West Capital ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

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Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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PROPERTY HIGHLIGHTS



- **15-Year NNN Ground Lease to 7 Brew**
 - 10% Rent Increases in Primary Term and Options Providing a Strong Hedge Against Inflation
 - Truly Passive Investment with No Landlord Responsibilities
- **Highly Functional Brand New 2022 Construction with Double Drive-Thru**
- **7 Brew is Rapidly Expanding and Currently has 24 Locations**
- **Ideally Situated within Primary Retail and Commercial Corridor**
 - Buford Drive and I-985 – 155,400 Combined AADT
- **In Close Proximity to the Mall of Georgia**
 - Spanning over 1.8 Million SF with 200+ Stores
 - Draws Millions of Consumers to Trade Area – Nearly One-Third of Visitors from Outside Immediate Area
- **Near Exchange at Gwinnett – 64 Acre Mixed Use Development**
 - 500 Multifamily Residential Units; Four-Story 123-Room Hotel; and 337,000 SF of Retail, Restaurant, and Office Space
- **Robust, Affluent Demographics in Surrounding Area**
 - Total Daytime Population of 140,631 within a 5-Mile Radius
 - Average Household Income of \$126,559 within a 1-Mile Radius
- **Buford is a Rapidly Growing Atlanta MSA Suburb**
 - Population Growth of 33% from 2010-2022 within 5 Mile Radius
- **Atlanta-Sandy Springs-Roswell MSA – 10th Largest MSA in U.S.**
 - Population of 6+ Million
 - GDP in Excess of \$425 Billion
- **Approximately 35 Minute Drive from Downtown Atlanta**



Location

The property is located at 3700 Buford Drive (Highway 20) in Buford, Georgia.

Lot Size

Approximately 0.654 acres, or 28,488 square feet.

Improvements

A 541 square foot retail restaurant building with a double drive-thru component for **7 Brew**.

The improvements are built and owned by the tenant; only the land is for sale.

Ground Lease

Leased to **ROCKET BREW, INC.** dba **7 Brew** for 15 years from an anticipated rent commencement date of December 2022 through December 2037 at an initial annual rent of \$115,000. There are three (3) five-year options to renew the lease. Rent is to increase by 10% every five years and at the start of each option period. The lease is net with tenant responsible for all taxes, insurance, and maintenance.

The lease is personally guaranteed for the entirety of the lease term, including extensions and any subsequent renewals. Please inquire with Broker for more information regarding Guarantor.

Financing

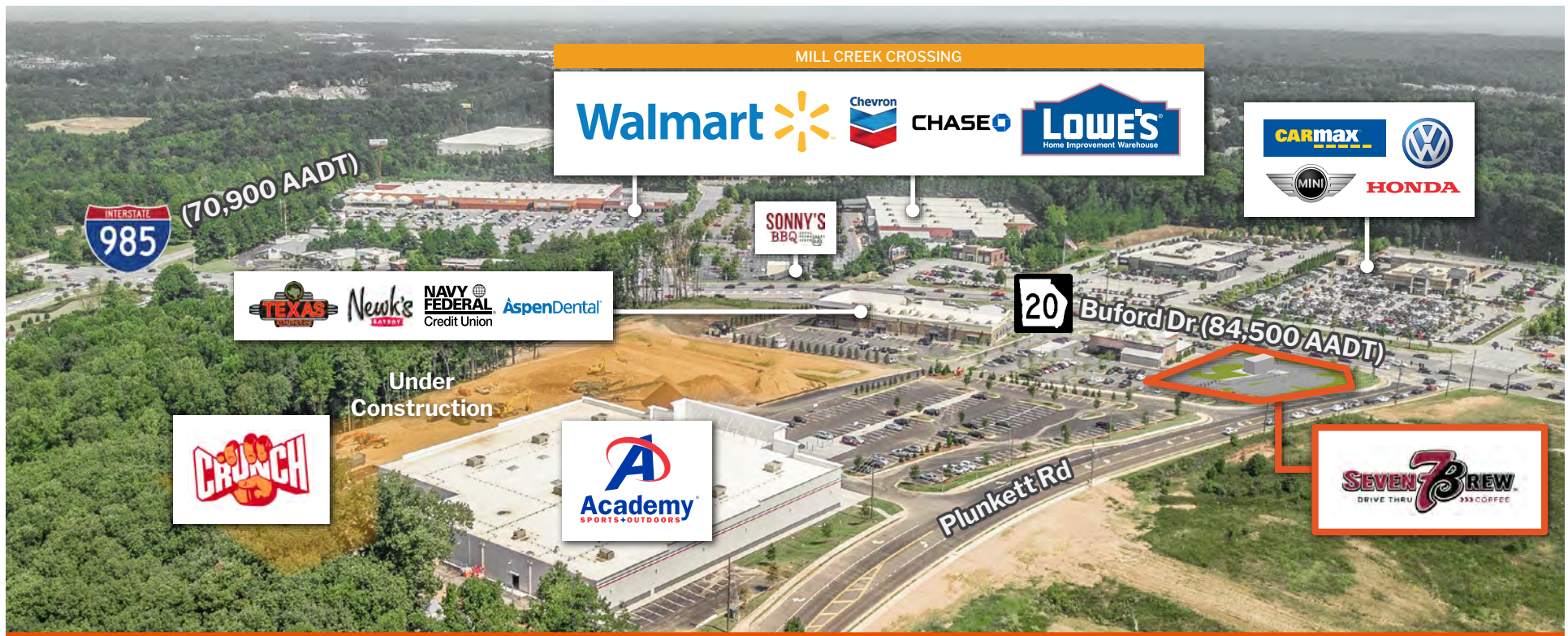
This property will be delivered free and clear of permanent financing.

PRICE

\$2,421,000
4.75% CAP Rate

Annual Rent

Year	Annual Rent	Return
1-5	\$115,000	4.75%
6-10	\$126,500	5.23%
11-15	\$139,150	5.75%
16-20 (Option 1)	\$153,065	6.32%
21-25 (Option 2)	\$168,372	6.95%
26-30 (Option 3)	\$185,209	7.65%



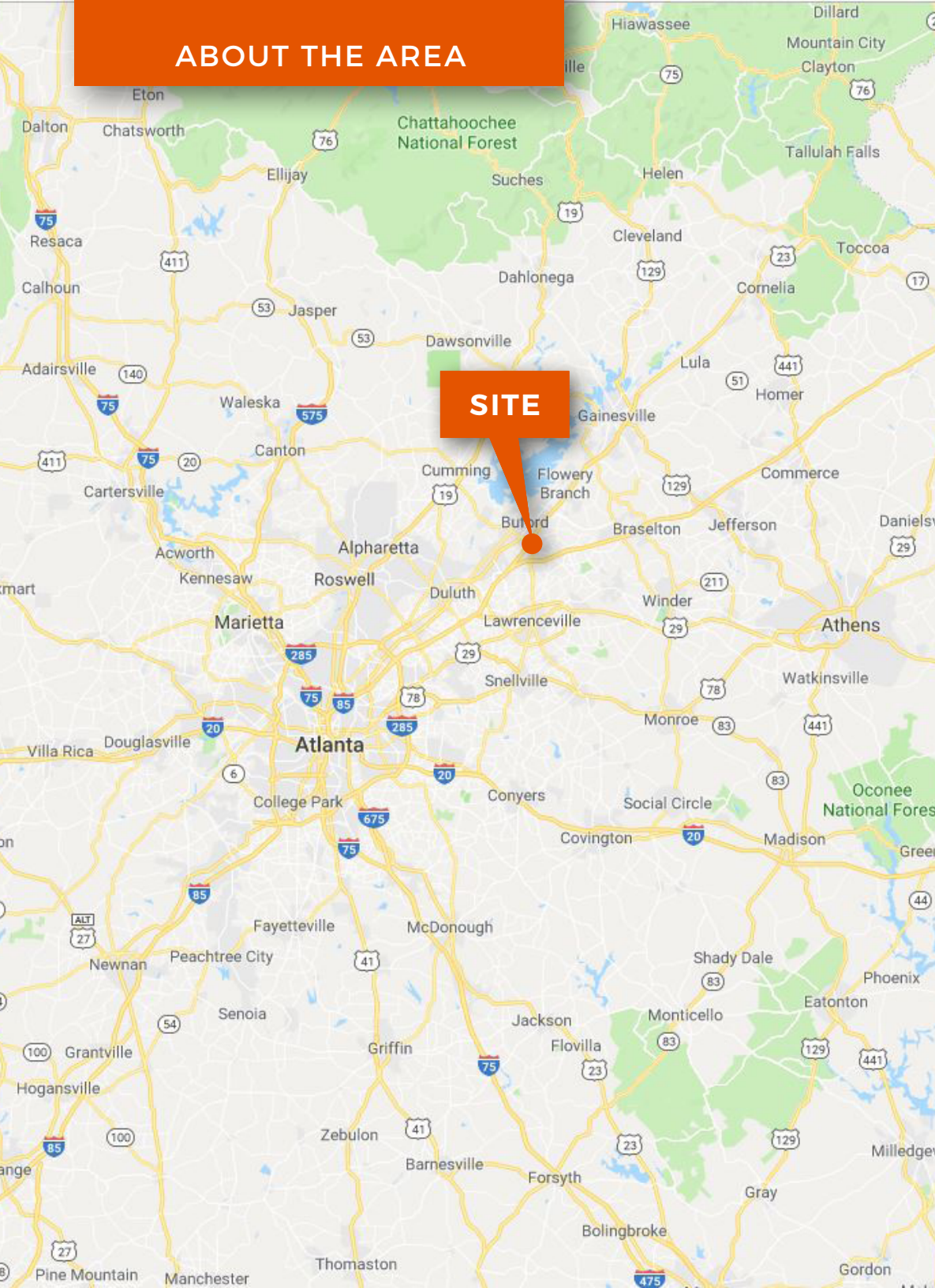
7 Brew opened in 2016 in Rogers, Arkansas serving infused energy drinks, coffee, Italian sodas, smoothies, and teas. In March of 2021, 7 Brew received a majority investment from Drink House Holdings, LLC. Subsequently, the company unveiled plans to launch its franchising program, fueling accelerated growth and expansion across the country. As of Q2 2022, 7 Brew has 24 locations with continued expansion plans. They have locations in Arkansas, Missouri, South Carolina, Texas, and Kansas with plans to open new locations in Indiana, Florida, Tennessee, and Wisconsin. The company prides themselves on creating a unique and exciting experience for customers through their service, speed, quality, energy and atmosphere.

Drink House Holdings ("DHH"), an executive and entrepreneur led partnership focused exclusively on the consumer sector, is led by Jamie B. Coulter, a long-time leader and visionary in the restaurant business, and Jimmy John Liautaud, the founder and former chairman of Jimmy John's sandwich chain.

SITE PLAN



ABOUT THE AREA



General Overview

Buford (population 17,683) is a city in Gwinnett and Hall counties approximately 34 miles from downtown Atlanta, on the southern end of Lake Lanier. Since 2000, the city's population has grown approximately 57.6%, and development activity in the area has been robust: major projects in development include the new landmark district for live, work and play, The Exchange at Gwinnett, redefining community and connection with more than 100 acres of food, fun, fashion and more to explore. This mixed-use development includes approximately 500 luxury flats, townhomes, and 55+ residential homes including fitness and a sky club room, as well as 465,000 square feet of retail and restaurants, professional office space, hotel suites, driving range, stage, and indoor go-karting facility. Buford is home to the Mall of Georgia, the largest mall in the state with more than 200 stores and the 36th largest mall nationwide.

The city of Buford is a thriving suburb of the Atlanta-Sandy Springs-Roswell Metropolitan Statistical Area, the eighth largest MSA in the U.S. with a total population of 6,144,050, and the 10th largest metropolitan economy in the U.S. with a GDP of approximately \$425 billion in 2020. The region benefits from a broad economic base in trade, transportation, logistics, utilities, professional services, finance, government, education, healthcare, manufacturing, construction and information technology. In June 2021, based on revenues, the top 16 major companies headquartered in the Atlanta metropolitan area included Home Depot, United Parcel Service (UPS), Coca-Cola, Southern Company, Westrock, Genuine Parts Company, Delta Airlines, PulteGroup, Inc., Newell Brands, Inc., AGCO, Intercontinental Exchange, Global Payments, Inc., Asbury Automotive, Graphic Packaging Holding Company, Veritiv, and NCR. Over 75% of the Fortune 1000 companies have a presence in the Atlanta area, and the region hosts offices of about 1,250 multinational corporations.

ABOUT THE AREA

The map displays the Atlanta metropolitan area and surrounding regions. Major highways shown include I-75, I-85, I-285, I-20, I-675, and US-41. Numerous cities and towns are labeled, such as Atlanta, Marietta, Sandy Springs, Roswell, Alpharetta, Johns Creek, Duluth, Norcross, Tucker, Decatur, Lithonia, and Conyers. An orange callout points to the 'SITE' location, which is situated near Buford, Georgia, off I-85.

The subject property is strategically situated with excellent access and visibility at the signalized hard corner of Plunketts Road and Buford Drive/GA-20 (84,500 AADT) near its junction with I-985 (70,900 AADT) and approximately 3.5 miles from I-985's junction with I-85 (190,112 AADT). The site benefits from robust demographics with a population of 145,724 within a five-mile radius and a projected annual growth rate of 1.40% within three miles of the site through 2027. Average household income within one mile of the site exceeds \$126,559, and more than half the households within that radius earn greater than \$100,000 annually.

The property is prominently located within Buford's primary retail corridor adjacent to numerous major shopping centers and retail tenants. Approximately one mile from the site is the Mall of Georgia, a 1.83 million square foot super-regional shopping center featuring over 200 stores. The Mall of Georgia is the largest mall in the state of Georgia, anchored by Macy's, Belk, Dillard's, Von Maur, JCPenney, Dick's Sporting Goods, Barnes & Noble, Havertys Furniture, and Regal Cinemas. Other major shopping centers neighboring the property include Mill Creek Crossing, anchored by Walmart & Lowe's; Mall of Georgia Crossing, featuring Target, HomeGoods, TJ Maxx, and ULTA; the Marketplace at Millcreek, with tenants including Costco, Cost Plus World Market, PetSmart, Michaels, Marshalls, Dollar Tree, Five Below, and REI. Other major retail tenants in the surrounding area include Sam's Club, Planet Fitness, Home Depot, At Home, and Tuesday Morning.

Buford's new housing developments in the 2022 pipeline include Bryant Meadows, a 20-acre tract of 52 new single-family homes located just 3 miles from the site; Northmark, a new townhouse and single-family home development of 142 units; Lakecrest, a single-family home development encompassing 77 units; The Mabry, a build-to-rent community with 156 single-family homes; and The Margot, a 332-unit apartment community to begin construction in July. Toll Bros., D.R. Horton, and Taylor Morrison are also building in neighboring communities. Growth in the commercial sector includes a 1.4 million square foot logistics development on 80 acres with construction starting this summer.

DEMOGRAPHICS



3700 Buford Dr | Buford, GA 30519



2022 POPULATION

145,724



AVERAGE HOME VALUE

\$344,984



AVG. HOUSEHOLD INCOME

\$126,559

Population Summary

	1 Mile	3 Miles	5 Miles
2022 Total Population	2,963	55,569	145,724
2027 Total Population	3,175	59,579	154,552
2022-2027 Annual Rate	1.39%	1.40%	1.18%
2022 Total Daytime Population	6,570	59,835	140,631

Average Household Income

2022	\$126,559	\$116,975	\$119,554
2027	\$147,122	\$138,154	\$139,989

Average Home Value

2022	\$344,984	\$333,115	\$333,279
2027	\$364,984	\$356,295	\$356,005

Major Employers in Gwinnett County

of Employees

Gwinnett County Public Schools	21,396
Gwinnett County Government	5,676
Northside Hospital	5,165
Publix Super Markets, Inc.	3,863
Walmart	3,500
State of Georgia	2,555
US Postal Service	2,500
Kroger	2,127
Primerica	1,800
Home Depot	970



FILE PHOTO

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