

# Sam's Club Atlanta Net Leased Asset

Sam's Club, Clairmont Rd, Atlanta, GA

2901 Clairmont Road, Atlanta, GA 30329



## OFFERING SUMMARY

Sale Price:	\$16,895,000
NOI	\$1,219,705
Cap Rate	7.22%
IRR	7.5%
Assumable Loan Balance	\$10,144,000
Cash On Cash Return	8.5%
Building Size	128,776
Zoning	MU-BC
Market	Atlanta
Submarket	Brookhaven
Traffic Count I-85	246,000

## PROPERTY OVERVIEW

Sam's Club leasehold asset subject to a ground lease. Asset consists of a 22.1 acre ground leased site improved with a Sam's Club Store with a Sam's fuel center. The lease to Sam's Club lease has 5 years remaining on the current term with 6 five-year renewal options through July 4, 2055. The land lease has 5 years remaining on the current term with 3 ten-year renewal options through July 4, 2055. Sam's Club pays all expenses except for the land lease. The asset has an assumable loan with a balance of \$10,144,000 at 4.77%, 30-year amortization, 10-year call, with a 1% assumption fee.

## PROPERTY HIGHLIGHTS

- Sam's Club Net-Leased Leasehold Improvement
- \$1,219,705 NOI
- 7.5% IRR
- 7.22% Cap rate
- \$10,144,000 Assumable loan
- 8.57% cash-on-cash return
- Walmart Stores, Inc. Guarantee

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