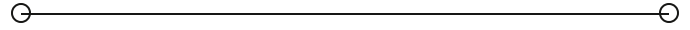


OFFERING MEMORANDUM

NNN Pilot Ground Lease (20 Years)

I-16 & HIGHWAY 280

Ellabell, GA 31308



PRESENTED BY:

ADAM BRYANT, CCIM, SIOR

C: 912.667.2740

adam.bryant@svn.com

GA #279255



Artist Rendering



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DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

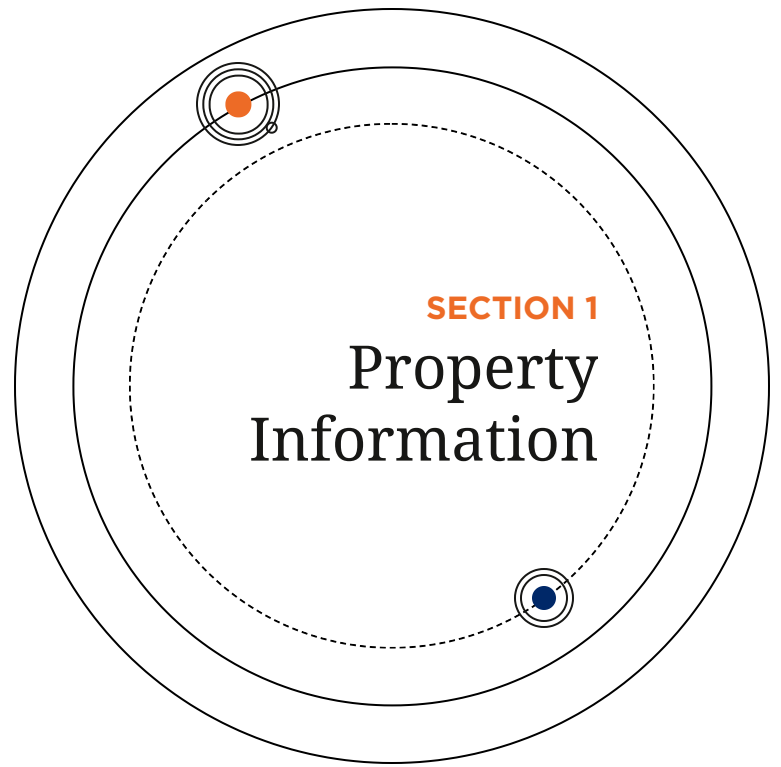
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



PROPERTY SUMMARY



Artist Rendering

OFFERING SUMMARY

SALE PRICE:	\$7,995,000
LOT SIZE:	10 Acres
PRICE / ACRE:	\$799,500
CAP RATE:	4.5%
NOI:	\$360,000
ZONING:	C-1
MARKET:	Savannah
SUBMARKET:	Ellabell
APN:	030 001, 029 004 & 029 005

PROPERTY OVERVIEW

SVN is pleased to present an opportunity to acquire fee simple ownership of a NNN Pilot Ground Lease, which is majority owned by Berkshire Hathaway in Bryan County, Georgia within the Savannah MSA. The site is located at the NE quadrant of I-16 and Highway 280, which is directly across from the Hyundai EV Plant and represents a direct investment of \$5.5 Billion while suppliers and vendors represent an additional \$1.5 Billion to date.

The NNN ground lease will commence in March 2024 for a period of (20) years with an expiration of March 2044. Net Operating Income is \$360,000 annually in years 1 through 5 with increases in Year 6 and every 5 years thereafter.

PROPERTY HIGHLIGHTS

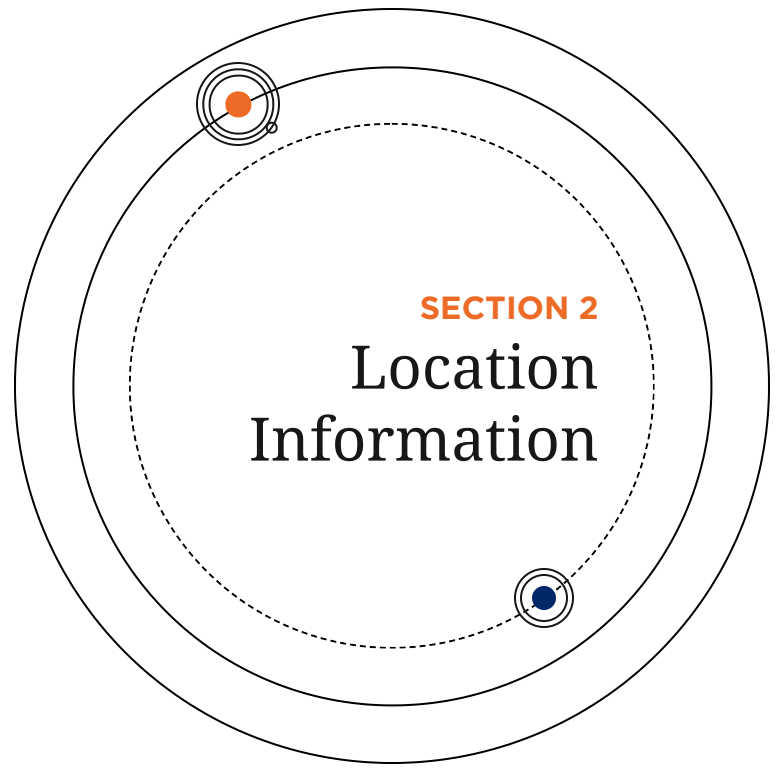
- NNN Pilot Ground Lease (20 Years)
- Berkshire Hathaway owns 80% of Pilot
- ±10-Acre Interstate Site
- NOI: \$360,000
- 4.5% Capitalization Rate

SITE PHOTO



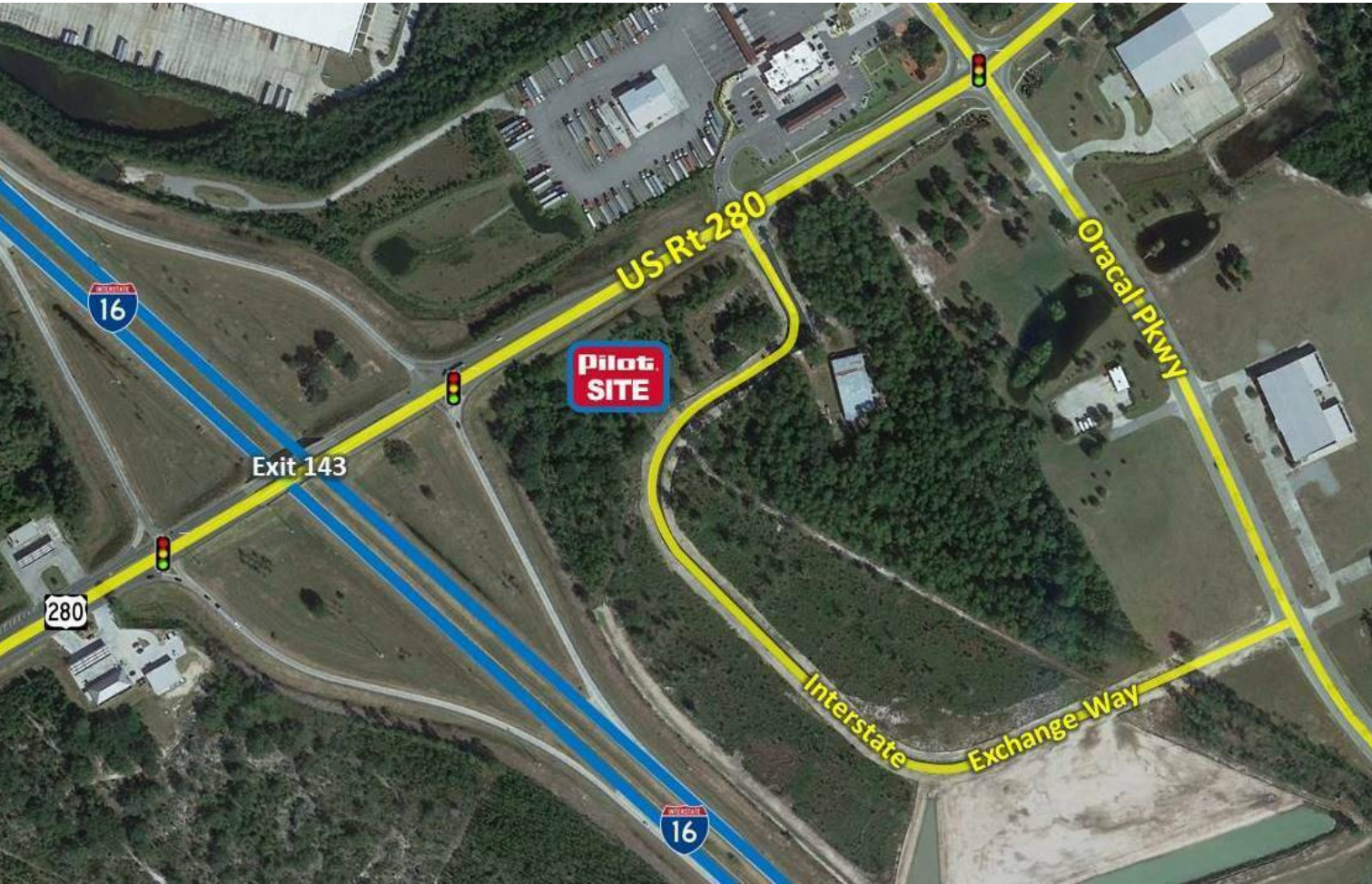
SITE PHOTOS



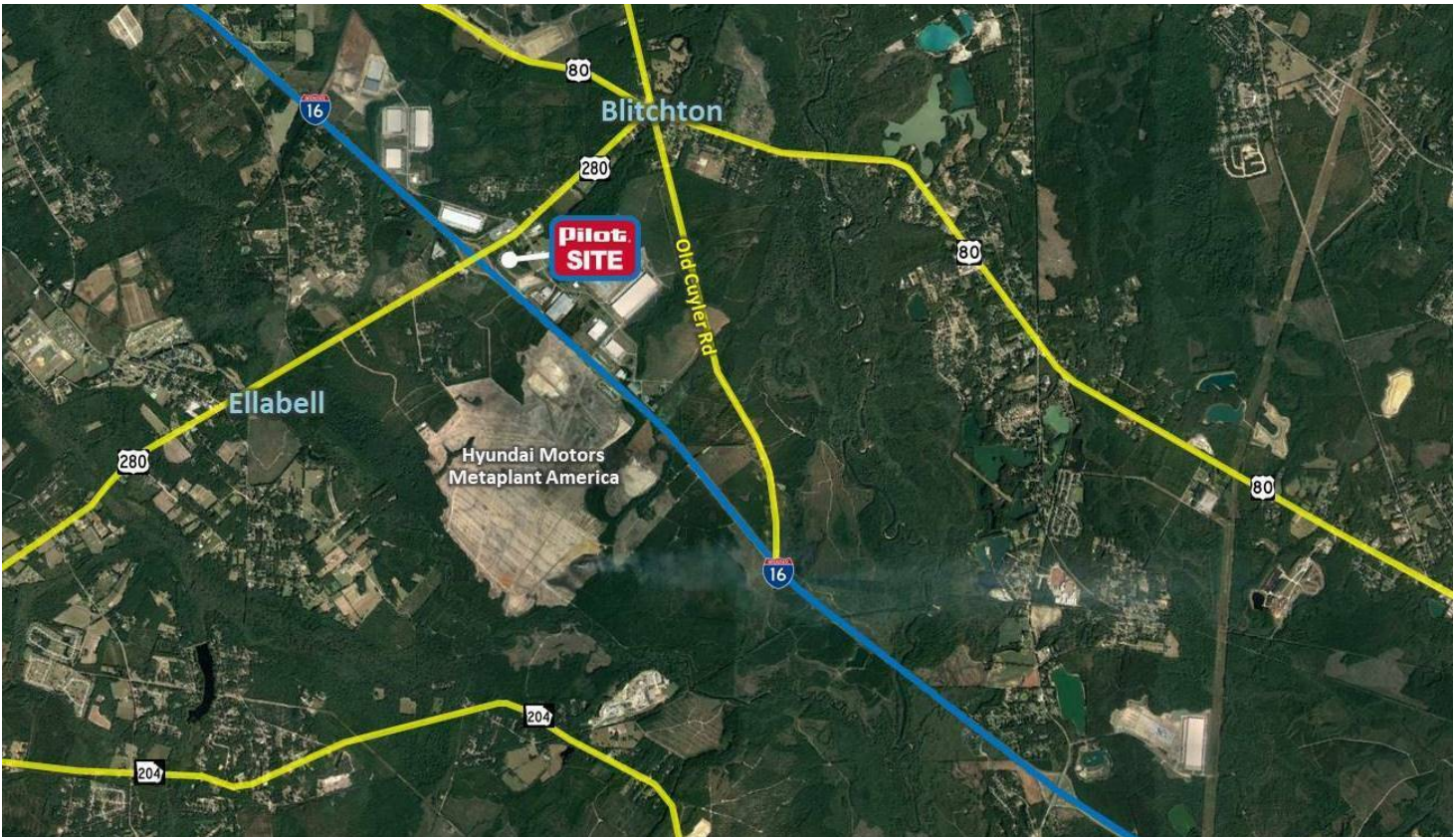


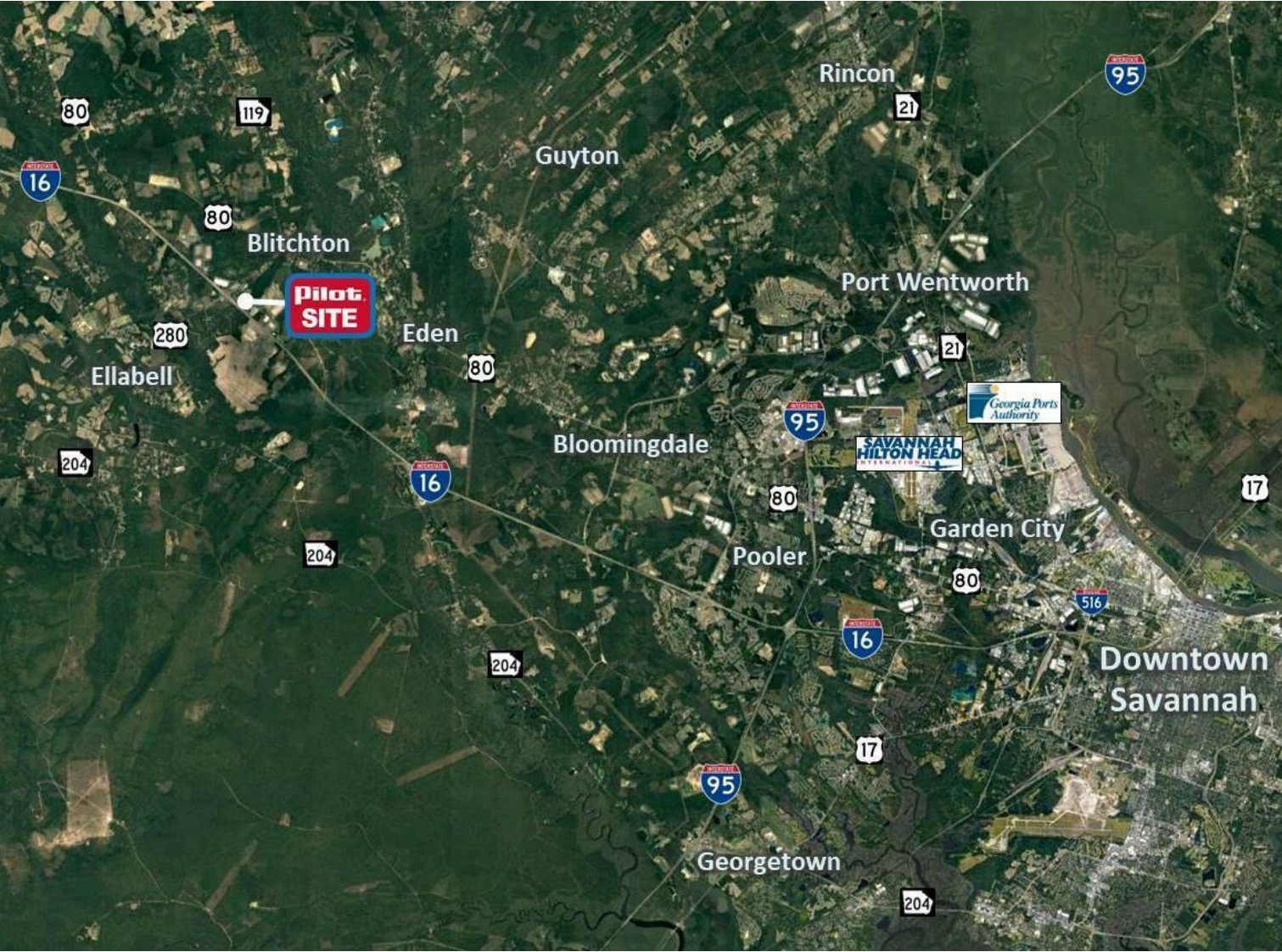
Artist Rendering



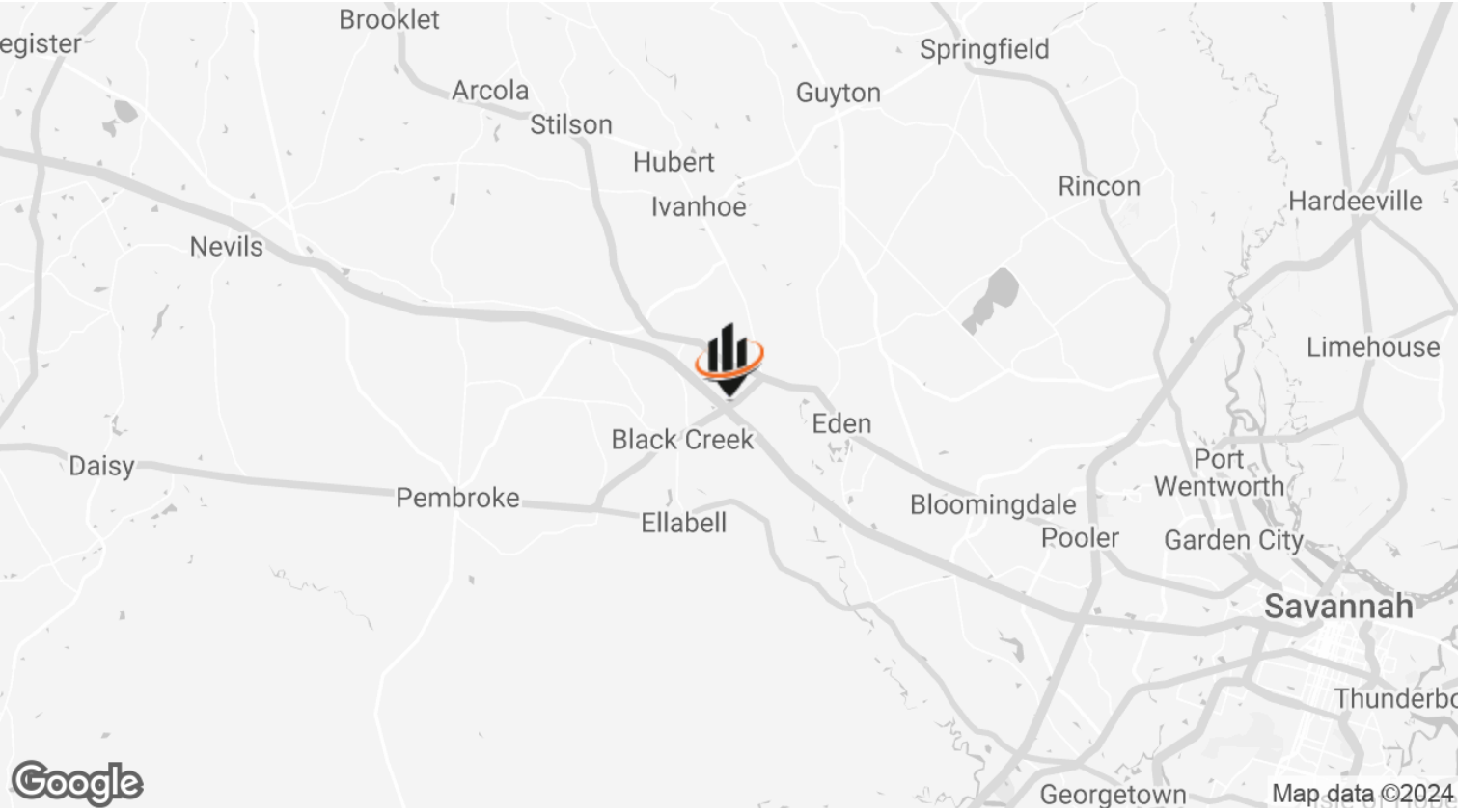
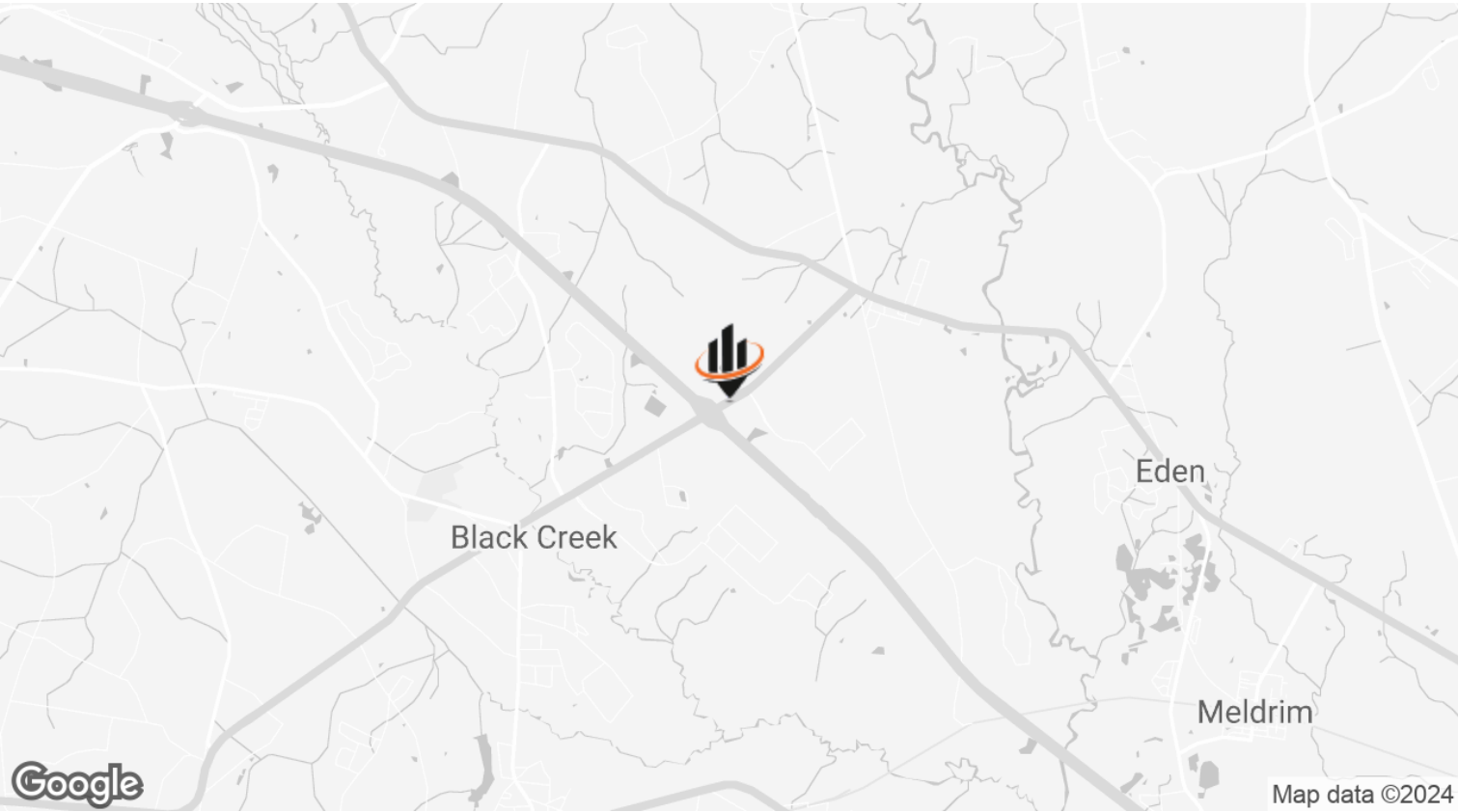


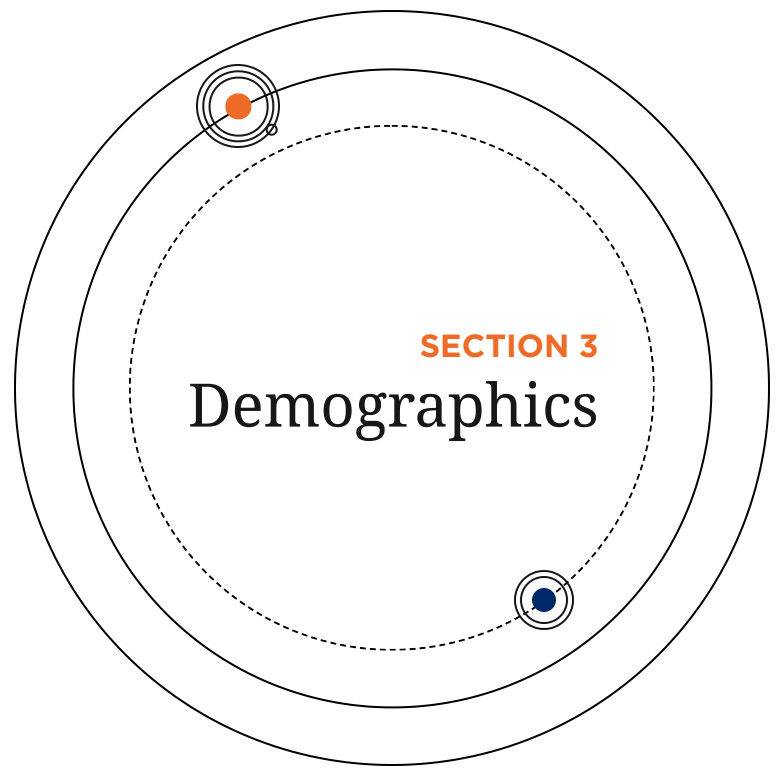
AERIALS | I-16 & 280





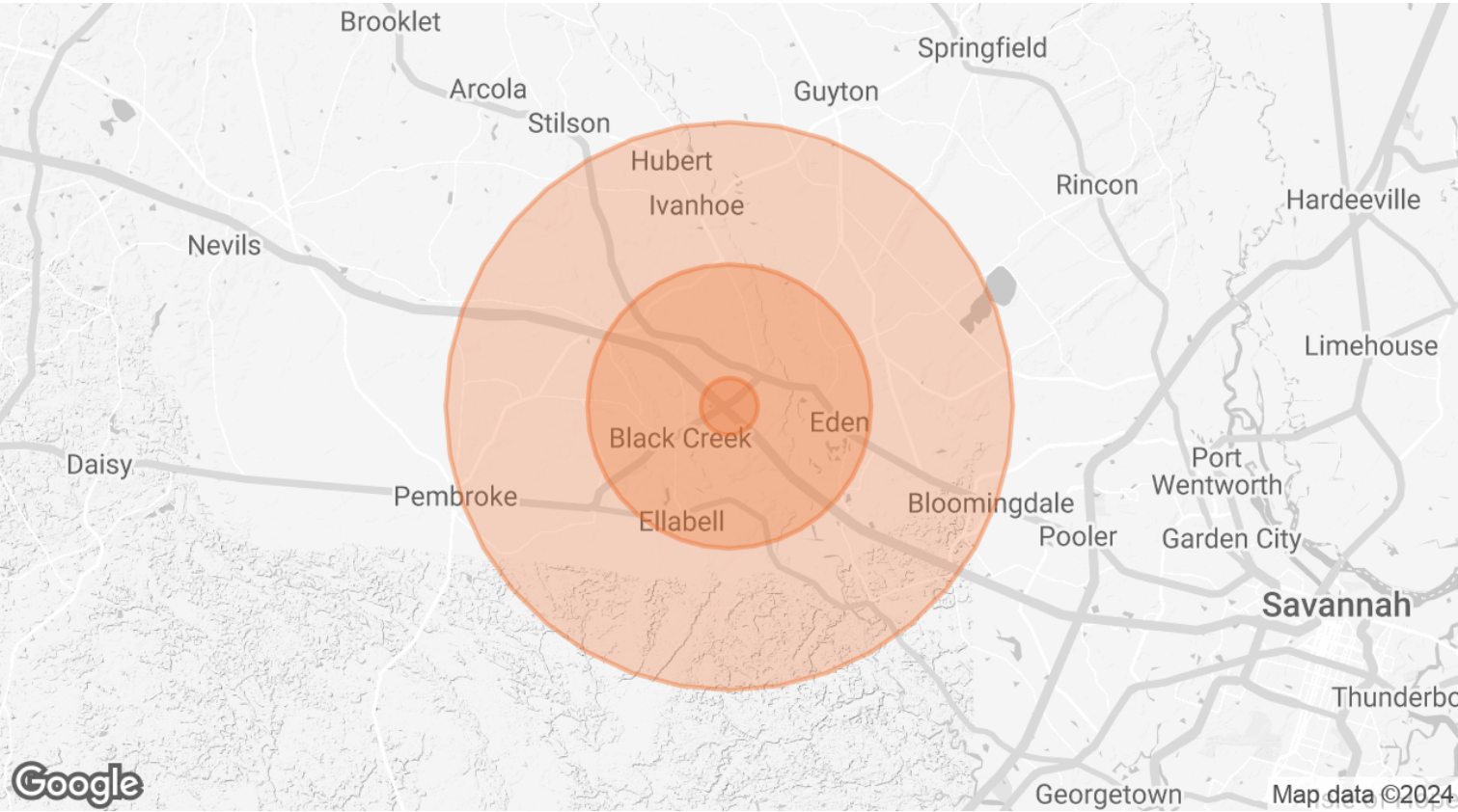
LOCATION MAPS





Artist Rendering

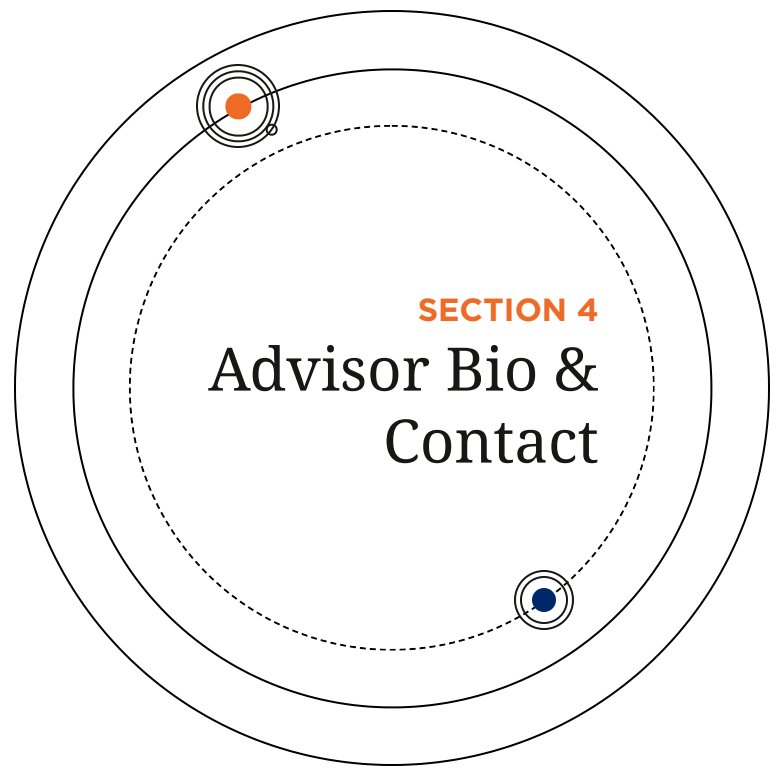
DEMOGRAPHICS MAP & REPORT



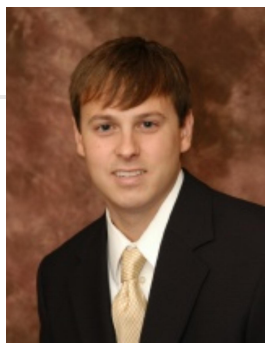
POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	317	8,211	31,079
AVERAGE AGE	34.4	33.5	37.2
AVERAGE AGE (MALE)	31.7	32.8	35.9
AVERAGE AGE (FEMALE)	35.6	34.1	38.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	130	3,268	12,417
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$53,605	\$65,843	\$77,790
AVERAGE HOUSE VALUE	\$138,288	\$154,377	\$163,237

* Demographic data derived from 2020 ACS - US Census



ADVISOR BIO & CONTACT



ADAM BRYANT, CCIM, SIOR

Partner

adam.bryant@svn.com

Cell: **912.667.2740**

GA #279255 // SC #88499

PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member (CCIM) designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance (RCA) Board.

EDUCATION

- Master of Business Administration (MBA) - Georgia Southern University
- Bachelor of Business Administration (BBA) - Georgia Southern University

MEMBERSHIPS

- Certified Commercial Investment Member (CCIM)
- Society of Industrial and Office Realtors (SIOR)

SVN | GASC

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