



Property Overview Video



Offering Memorandum

**SHERWIN-WILLIAMS NET LEASE INVESTMENT
OPPORTUNITY | 5.2% CAP RATE**



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

EXECUTIVE SUMMARY

SHERWIN-WILLIAMS NET LEASE INVESTMENT OPPORTUNITY | 5.2% CAP RATE

OFFER HIGHLIGHTS

Bull Realty is pleased to offer this Sherwin-Williams net lease property in the prominent and historic Kirkwood neighborhood, just 4 miles from downtown Atlanta. In the past half-decade, Kirkwood has undergone tremendous regentrification as middle to upper-income families are drawn to the small, hometown feel while still being minutes from big city amenities. With commercially zoned property extremely limited in the “city center”, this property offers not only an exceptionally strong credit tenant, but also tremendous value in the property itself.

This 3,500 SF brick building was built in 2012 and is located on a hard corner. The area is densely populated with over 123,445 residents within a 3 mile radius and an average income of over \$102,239. Due to satisfaction with the store's performance, the tenant recently extended this NN lease through December 2027. The rent increases 5% in 2023 and 8% in each of the five 5-year option periods. There are limited Landlord responsibilities for repairs and maintenance to the roof, structure and parking lot.

- 3,500 SF all brick retail location sits on a 0.3 acre site
- Established and strong-performing Sherwin-Williams store serving over 57,189 households and contractors
- Historic in-town Atlanta neighborhood with vibrant growth, cultural activities and significant ongoing renovation activities
- Limited surrounding commercially zoned properties
- Ideal long-term net lease property for 1031 investors
- NN Lease extended through December 2027 with five 5-year options
- Outstanding corporate guarantee with publicly traded, credit tenant
- Available for sale at \$1,442,000 and 5.2% cap rate

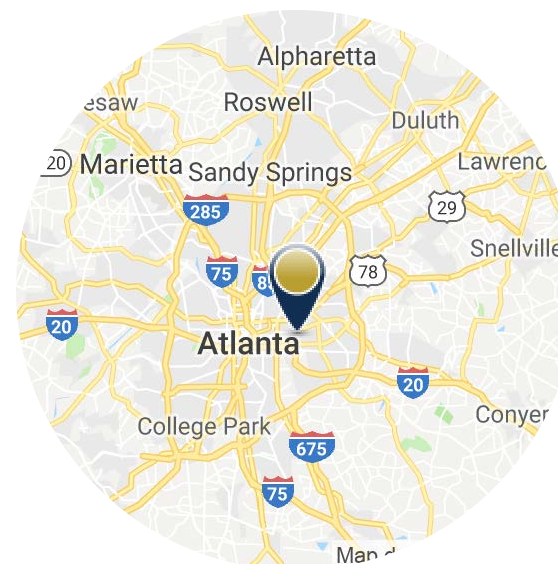
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population:	13,180	123,445	336,768
Total Households:	5,799	57,189	149,251
Average HH Income:	\$99,613	\$102,239	\$90,070

* Source: ESRI and US Census Bureau

AREA OVERVIEW

The Kirkwood neighborhood, located in Dekalb County, is 4 miles east of Downtown Atlanta. The area is filled with restaurants, galleries and shopping. It is minutes away from trendy nearby neighborhoods including Downtown Decatur, Little 5 Points, Candler Park, East Atlanta and Virginia-Highland. The area is surrounded by major medical facilities including Grady Hospital, Emory University and Hospital, Children's Healthcare of Atlanta, Dekalb General and the Center for Disease Control.



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



FINANCIAL OVERVIEW

SHERWIN-WILLIAMS NET LEASE INVESTMENT OPPORTUNITY | 5.2% CAP RATE

PROPERTY & LEASE INFORMATION

Tenant:	Sherwin-Williams
Property Location:	1966 Hosea Williams Drive, Atlanta, GA 30317
County:	DeKalb
Price:	\$1,442,000
Price/SF:	\$412
Cap Rate:	5.2%
Year Built:	2012
Site Size:	0.3 Acres
Building Size:	3,500 SF
Rent/SF:	\$21.43
Type Of Ownership:	Fee Simple

LEASE SUMMARY

Lease Type:	NN
Rent Commencement:	8/1/2012
Lease Expiration:	12/31/2027
Renewal Options:	Five 5-year
Rent Increases:	5% in 2023 and 8% each option period
Landlord Responsibilities:	Repairs and maintenance to roof, structure and parking lot
Tenant Responsibilities:	Taxes and insurance

RENT SCHEDULE

Term	Dates	Annual Rent	Monthly Rent	Increase
Initial Term	8/1/12 - 12/31/22	\$75,000	\$6,250.00	-
Extended Term	1/1/23 - 12/31/27	\$78,750	\$6,562.50	5%
Option 1	1/1/28 - 12/31/32	\$85,050	\$7,087.50	8%
Option 2	1/1/33 - 12/31/37	\$91,854	\$7,654.50	8%
Option 3	1/1/38 - 12/31/42	\$99,202	\$8,266.86	8%
Option 4	1/1/43 - 12/31/47	\$107,138	\$8,928.21	8%
Option 5	1/1/48 - 12/31/52	\$115,709	\$9,642.47	8%

ACTUAL PHOTO



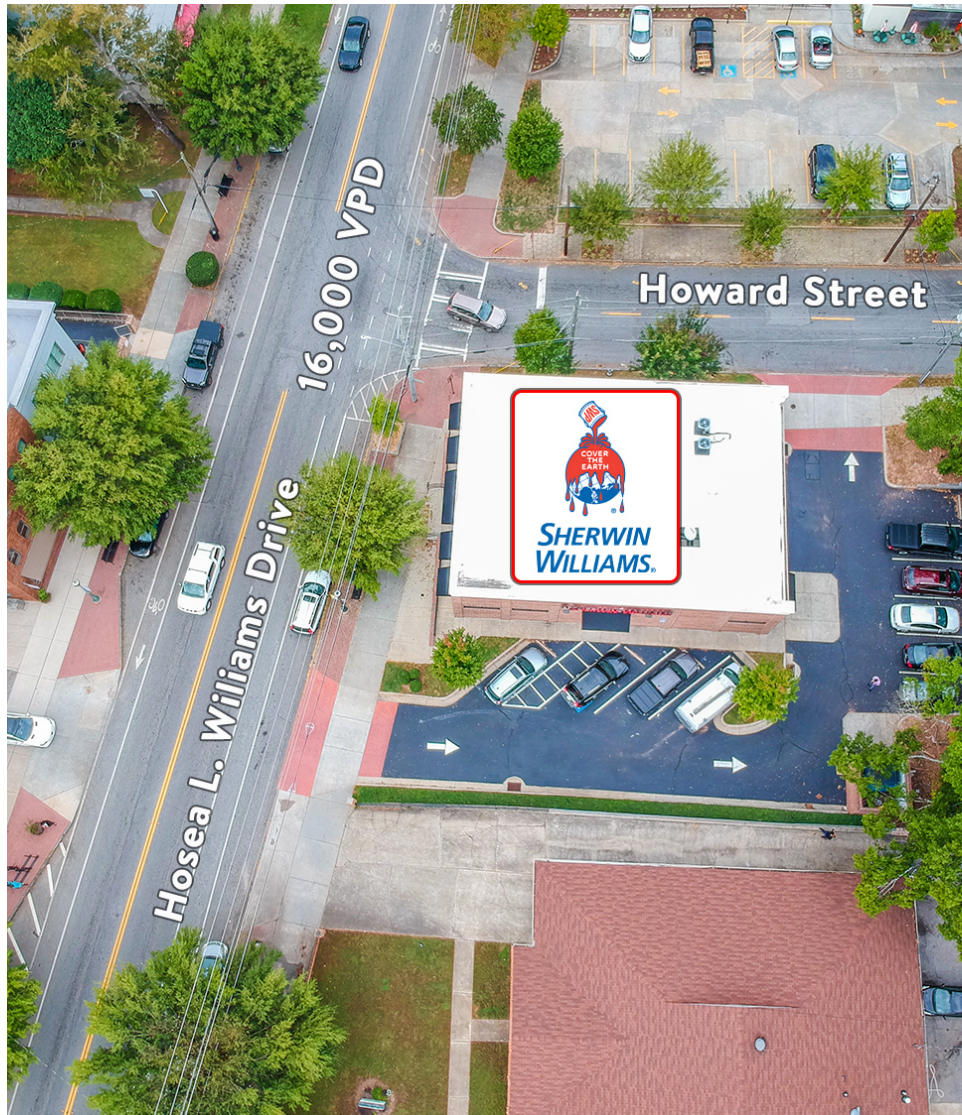
PROPERTY PHOTOS



Click Here to Visit
Interior Walkthrough

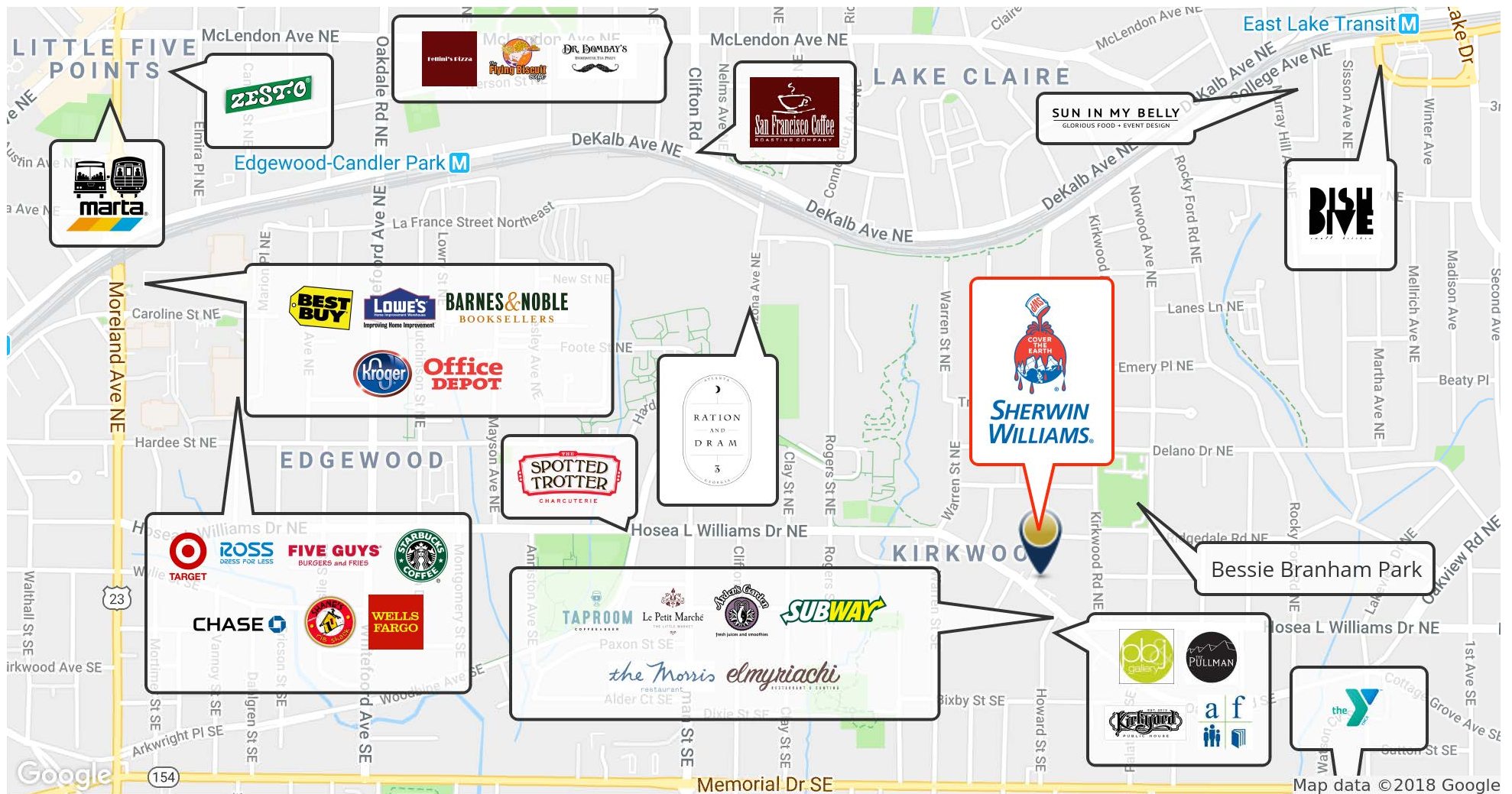
SHERWIN-WILLIAMS NET LEASE INVESTMENT OPPORTUNITY | 5.2% CAP RATE





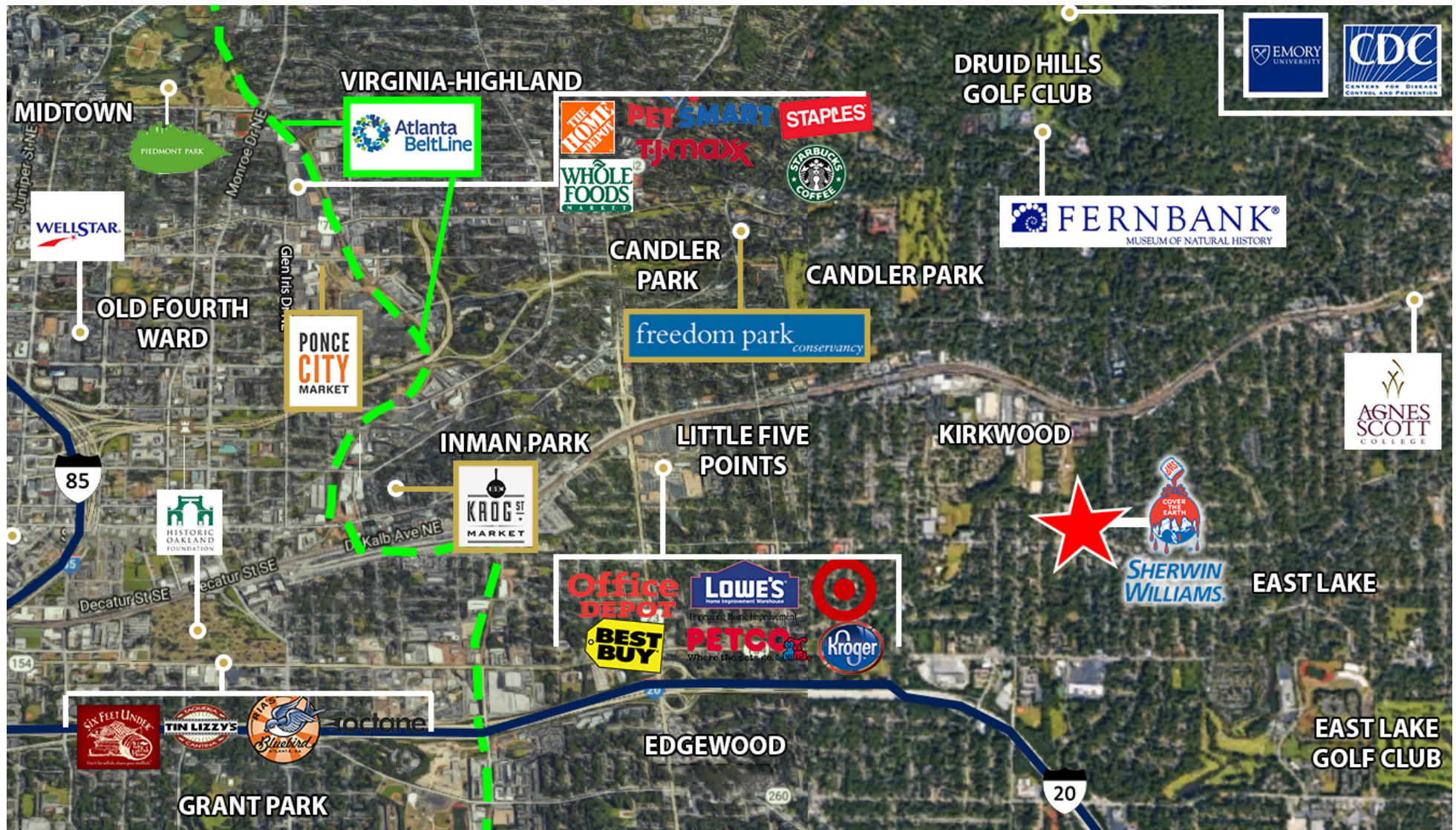
RETAILER MAP

SHERWIN-WILLIAMS NET LEASE INVESTMENT OPPORTUNITY | 5.2% CAP RATE



AREA RETAIL HIGHLIGHTS

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ATLANTA HIGHLIGHTS

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This Sherwin-Williams is located in the Atlanta MSA in Dekalb County, GA, the 4th largest county in Georgia with a population of over 753,253. The entire Atlanta MSA consists of 39 counties and has a combined population of over 6,556,000. Atlanta is the third largest metropolitan region in the United States, according to the US Census Bureau, behind the Greater Washington DC and Greater Miami areas. The area is a business, transportation, educational and medical hub that offers numerous cultural and attraction venues. Estimated growth continues to be over 12% with a continuing influx of people due to the livability and availability of jobs to support the corporate, high tech, educational and healthcare sectors.



Corporate Headquarters - Major corporate headquarters in the Atlanta MSA include Coca Cola, Cox Enterprises, Delta Airlines, AFLAC Insurance, Georgia Pacific, The Home Depot, Mercedes North America, Newell Rubbermaid, Genuine Parts, NCR Corp, Pulte Group, Sun Trust Bank and The United Parcel System.

Transportation Hub - Atlanta's Hartsfield Jackson International Airport is the busiest airport in the world serving over 103,902,992 passengers a year. In addition, the city is a major hub for passenger and commercial rail transit with the extensive MARTA and Peach Pass systems for commuters.

Education - The Atlanta MSA has over 20 major state and private universities including Agnes Scott, Emory, Georgia State, Georgia Tech, Kennesaw State, Oglethorpe, Savannah College of Art & Design and more.

Healthcare - Major healthcare systems and specialty hospitals provide medical services to the Atlanta MSA. Some of these institutions include Emory Healthcare, the largest provider in Georgia, Grady Memorial Hospital, Piedmont Hospital, the world-renowned Shepherd Spinal Center, Wellstar Health System, Northside Hospital, Children's Healthcare of Atlanta and the Atlanta VA Medical Center.



Culture and Attractions - There is no shortage of things to experience and see in Atlanta. Professional sports teams include the Atlanta Braves, Atlanta Falcons, Atlanta Hawks, Atlanta Dream and Atlanta United FC.

Performing arts venues include the Atlanta Symphony Hall, Alliance Theater, Fox Theatre, Cobb Energy Center and more. Area museums include the High Museum of Art, Fernbank Museum of Natural History, the Jimmy Carter Library, the Center for Civil and Human Rights, the Atlanta History Museum and the Delta Flight Museum.

Other amusement venues include Zoo Atlanta, Six Flags Over Georgia, the World of Coca-Cola, the Georgia Aquarium and the College Football Hall of Fame. Parks and green space have become prominent in Atlanta's growth with miles of walking paths and bike trails. Areas such as the "PATH", the Atlanta Beltline, Chastain Park, Piedmont Park, Stone Mountain Park, and others have become the centerpieces of supporting outdoor recreation and enjoyment.

Source: Atlanta.net, U.S. Census Bureau



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TENANT OVERVIEW

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SHERWIN WILLIAMS

Sherwin-Williams Company is a Fortune 500 company headquartered in Cleveland, Ohio, that primarily engages in the manufacturing, distribution, and sale of paints, coatings and related products to commercial and residential audiences in the Americas and Europe. Sherwin-Williams operates more than 3,000 stores in the US, Canada, the Virgin Islands and Puerto Rico serving the do-it-yourself community and professional painting contractors.

In business for over 150 years, Sherwin-Williams has contributed to all aspects of the modern paint industry including resealable tin cans, ready mixed paints, labels and assorted colors. Throughout its long history, Sherwin-Williams has managed to captivate home owners, professionals and commercial users. The company is known for its Sherwin-Williams paint lines which emphasize durability and quality. Today, Sherwin-Williams paint products can be found in their namesake stores as well as home goods stores such as Lowe's, reaching over 300 million consumers in North America. With a slogan to "Cover the Earth Blue", Sherwin-Williams has established a long legacy of economic excellence and growth.

The core culture at Sherwin-Williams encourages the Do-it-Yourself mentality to empower property owners. The company is also taking active steps to integrate technology into the consumer experience by incorporating new technologies into existing paints such as formulas to reduce surface temperature as well as color match technology. Another key component of Sherwin-Williams' innovation is to encourage sustainability and responsible management of its products.

Sherwin-Williams is an investment grade BBB+ company based upon Standard and Poors' rating. This corporately operated store continues to increase sales each year. and the lease is guaranteed by Sherwin-Williams.

For more information, please visit www.sherwin-williams.com

Sherwin Willimas Growth Chart (SHW)
Stock Growth Trajectory - Dec 2017 to Oct 2018



BROKER PROFILES

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Nancy Miller joined Bull Realty in 2001 after being a client of the firm. Her brokerage practice focuses on income producing single tenant net lease properties. Nancy leads Bull Realty's National Net Lease Investment Group and works with investors, developers and sellers throughout the US. She is recognized as a savvy and knowledgeable retail net lease expert. In the last 3 years, she has brokered over \$109M in single tenant net lease transactions. Nancy publishes a quarterly investor newsletter, a monthly electronic newsletter, participates in quarterly national retail industry surveys done by Morgan Stanley, and contributes to Bull Realty's retail blogs. In addition, Nancy appears periodically on the Commercial Real Estate Show, a national weekly commercial real estate radio show hosted and produced in Atlanta by broker, Michael Bull.

Nancy has held a real estate license for over 25 years and is licensed in several states. She is a Life Member of the Atlanta Commercial Board of Realtors and a member of the International Council of Shopping Centers (ICSC). She also holds the prestigious CCIM designation. She also holds a Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School, where she is a guest lecturer.



Rob Taylor
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Rob Taylor purchased his first commercial investment property through Michael Bull in 1998 and has been active in commercial real estate investing ever since. His focus is on advising his clients on acquisition and disposition of single and multi tenant retail investment properties. Rob has over 30 years of real estate experience in land development, construction management and has the related financial acumen to counsel his clients. He also works with developers and general contractors with the delivery of new investment properties to the market.

Prior to his real estate focus, Rob had a successful career of over 14 years in software applications development while consulting with corporations such as IBM, UPS, and ADP. His success was due in great part to his education at George Tech where he honed his analytical skills which he continues to utilize in his role as a commercial real estate investment advisor. His mission is to add value resulting in a positive experience for his buyer and seller clients. Rob selected Bull Realty due to the shared values of delivering quality customer service with integrity and also the state of the art marketing tools and research systems employed.

DISCLAIMER & LIMITING CONDITIONS

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Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Owner/Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.



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