OFFERING MEMORANDUM

MCDONALD'S & THRIFT STORE

12156 Highway 92, Woodstock (Atlanta MSA), GA 30188

SKYLINE SEVEN REAL ESTATE

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800 Mt. Vernon Highway NE Suite 425
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Executive Summary

Sale Price	$2,530,000

Offering Summary

Cap Rate:	5.75%
NOI:	$145,516.00
Building Size:	8,909 SF
Lot Size:	1.56 Acres
Year Built:	2004

Property Highlights

- 100% Leased Retail Property with two established tenants (Ground Lease).
- McDonald's Corporation lease providing national-credit tenancy, and they pay a low rent of $54,757 per year.
- Cherokee Humane Society Thrift Store occupies occupies the right side, and recently signed an extension.
- Long-Term leases with both tenants committed through June 2029.
- Landlord pays for property insurance which is currently $16,848 and is taken out of the NOI.
- Located on Highway 92, a major retail and commuter corridor with over 20,000 cars passing per day.
- The McDonald's is on a ground lease and the Landlord has control of the Thrift Store space after the end of the original Blockbuster lease.
- Affluent surrounding trade area with $160,780 average household income within 5 miles., and the population exceeds 165,000 residents.

Property Description

12156 Highway 92 is a 100% leased multi-tenant retail investment property located along the highly traveled Highway 92 corridor in Woodstock, Georgia. The property is occupied by McDonald's Corporation and Cherokee Humane Society Thrift Store, creating a stable and diversified income stream.

The asset benefits from strong visibility, established consumer traffic, scheduled rental increases, and long-term lease stability with both tenants committed through 2029. The surrounding trade area features affluent demographics, strong population growth, and average household incomes exceeding $160,000 within a five-mile radius, making the property well-positioned for long-term ownership and income preservation.

Rent Roll

Unit	Tenant Name	SQ. FT.	% Of GLA	Lease Start	Lease End	Annual Rent	Rent PSF	Estimated Recapture	PSF Recapture
100	McDonald's Corporation	4,220	47.37%	11/22/2004	06/28/2029	$54,757	$12.98	$0	-
200	Cherokee Humane Society Thrift Store	4,263	47.85%	03/01/2023	06/30/2029	$107,607	$24.04	$0	-
Totals/Averages		**8,483**				**$162,364**	**$19.14**	**$0**	
Occupied		8,483				$162,364		$0	
Vacant		0				$0		$0	

Lease Abstract - McDonald's

Tenant is responsible for base rent, real estate taxes, maintenance and repairs, utilities, and insurance associated with the leased premises.

Landlord is responsible for a proportionate share of certain shared operating expenses, CAM-related costs and applicable tax allocations pursuant to Exhibit C of the Ground Lease.

Right of First Refusal: McDonald's retains a Right of First Refusal to purchase the property if the owner elects to sell.

Tenant Overview

Tenant:	McDonald's Corporation
Square Feet:	4,220 SF
Lease Start Date:	November 22, 2004
Lease Expiration Date:	June 28, 2029
Annual Base Rent:	$54,757
Current Reimbursement:	-
Website:	www.mcdonalds.com

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
Renewal Options: 3 X 5 Years remaining after June 2029		
Option 1 - Current	$54,757	$12.98
Option 2	$60,233	$14.27
Option 3	$66,256	$15.70
Option 4	$72,882	$17.27

Lease Abstract – Thrift Store

Tenant is responsible for base rent, utilities, waste removal, HVAC maintenance, interior repairs and maintenance, insurance requirements applicable to Tenant, and reimbursement of 60% of increases in real estate taxes, insurance expenses and CAM costs above the 2023 base year.

Landlord is responsible for maintaining the roof, foundation, structural components and exterior walls. Tenant reimburses 60% of increases in real estate taxes, insurance expenses and CAM costs above the 2023 base year.

Tenant Overview: Suite 100

Tenant:	Cherokee Humane Society Thrift Store
Square Feet:	4,263 SF
Lease Start Date:	March 01, 2023
Lease Expiration Date:	June 30, 2029
Annual Base Rent:	$107,607
Current Reimbursement:	-

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
03/01/23-02/28/24	$93,786	$22.00
03/01/24-02/28/25	$96,600	$22.66
03/01/25-02/28/26	$99,498	$23.34
03/01/26-06/30/26	$102,482	$24.04
Renewal Term:		
07/01/26-06/30/27 - Current	$107,607	$25.24
07/01/27-06/30/28	$111,911	$26.25
07/01/28-06/30/29	$116,387	$27.30

Additional Photos

Additional Photos

Additional Photos

Additional Photos

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Additional Photos

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Additional Photos

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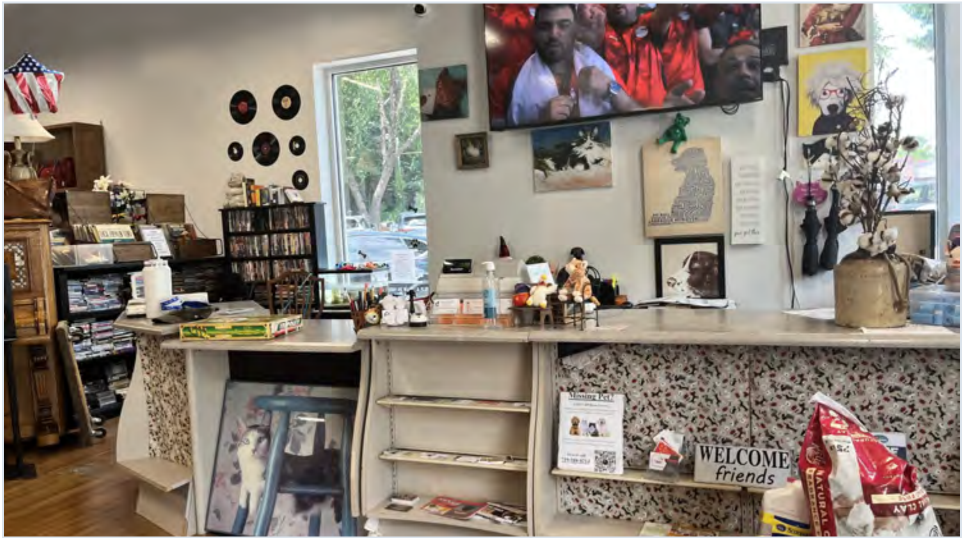
McDonald's Interior

Thrift Store's Interior



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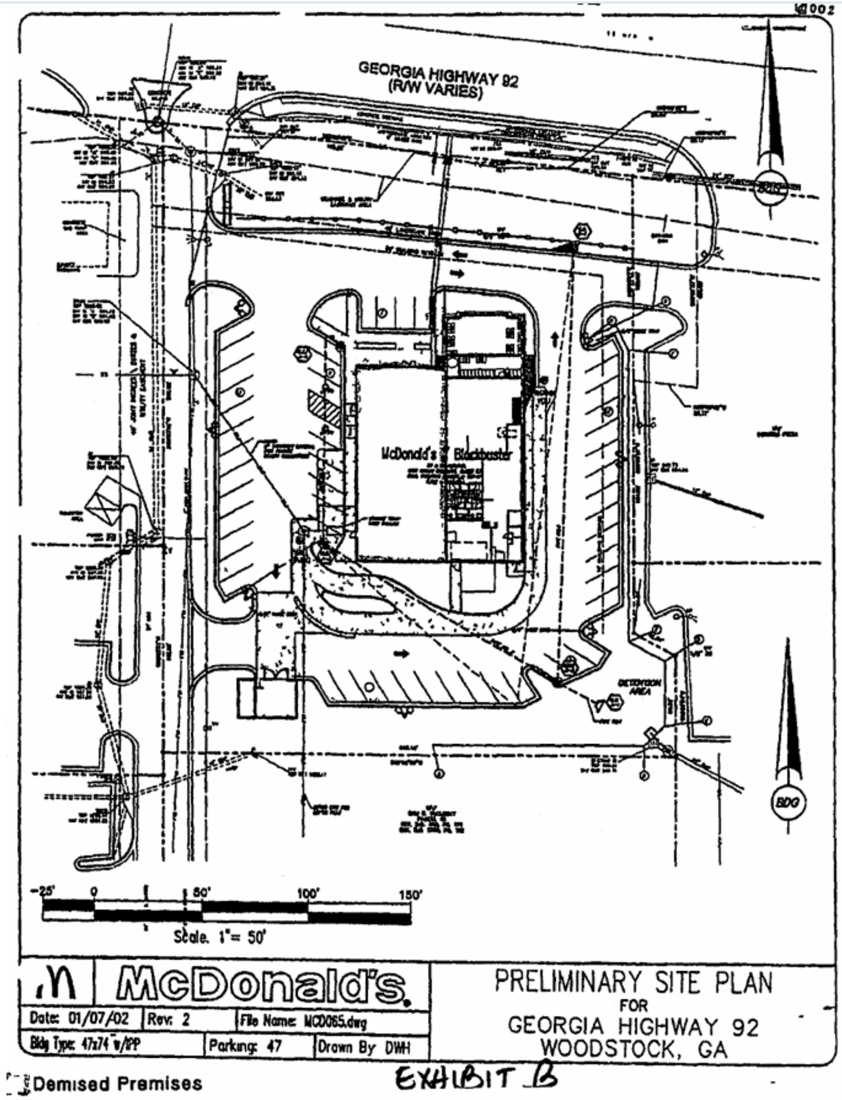
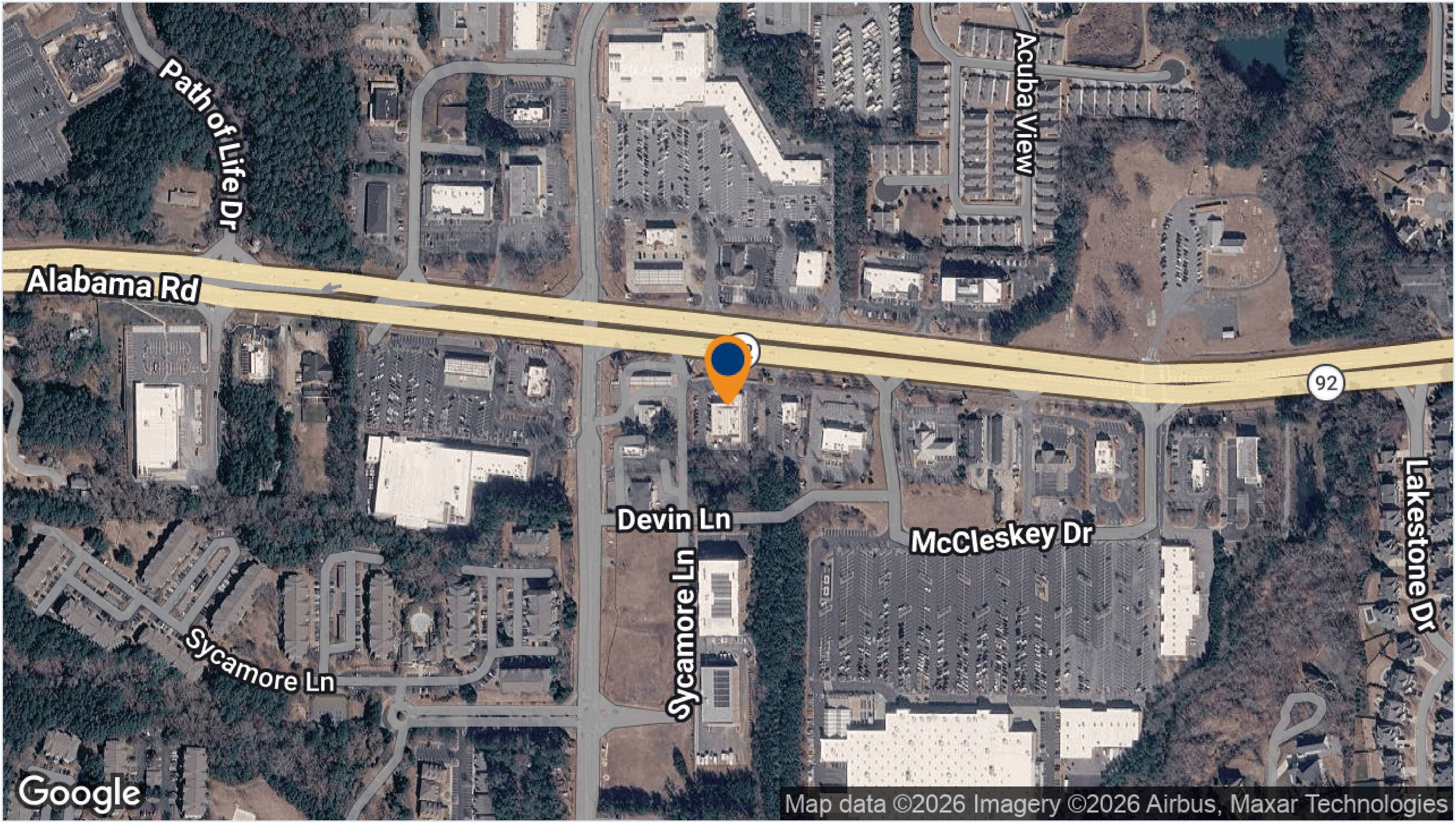
Retailer Map

Retailer Map

Site Plan


GEORGIA HIGHWAY 92
(R/W VARIES)
McDonald's
Blockbuster
Scale 1"= 50'
McDonald's
Date: 01/07/02
Rev: 2
File Name: MC0065.dwg
Bldg Type: 47x74 w/PP
Parking: 47
Drawn By DWH
PRELIMINARY SITE PLAN
FOR
GEORGIA HIGHWAY 92
WOODSTOCK, GA
Demised Premises
EXHIBIT B

Aerial Map



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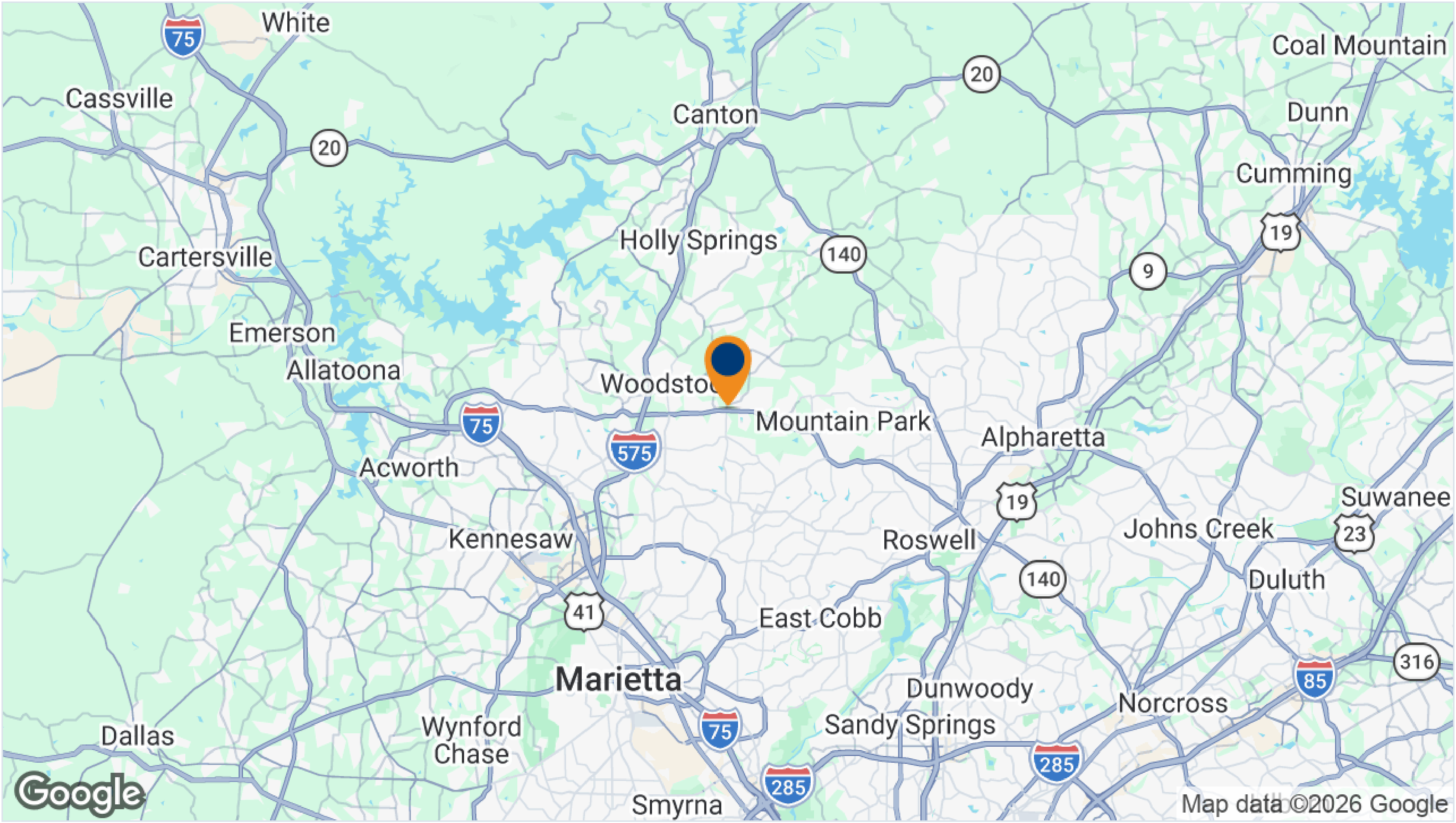
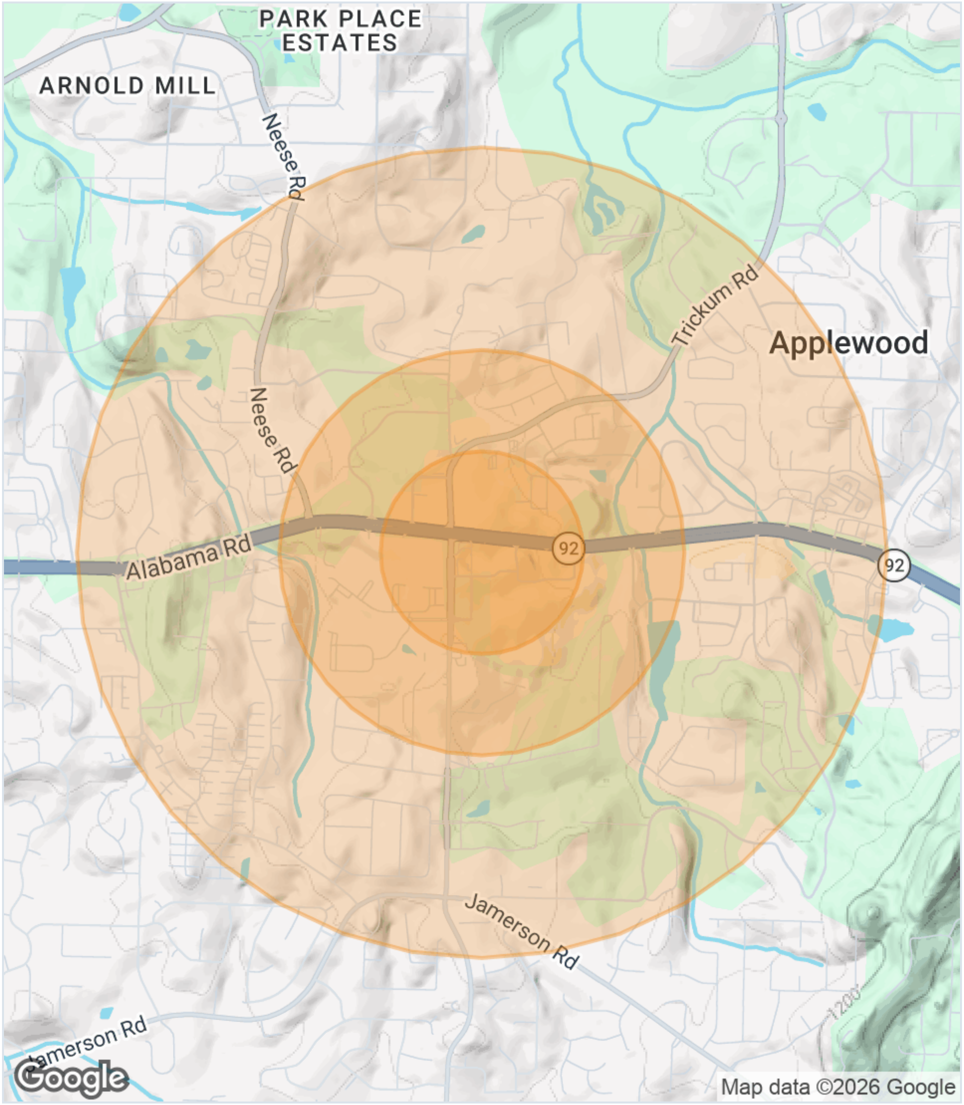
Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2025 Population	9,342	64,235	165,480
2030 Population	9,542	68,004	173,695
5 Year Projected	10,492	73,244	185,739
Households			
2025 Population	3,746	24,072	59,798
2030 Population	3,905	25,497	62,799
5 Year Projected	4,209	27,499	67,229
Income			
2025 Average Household Income	$124,889	$147,462	$160,780
5 Year Projected	$157,848	$185,545	$201,777



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Advisor Biographies Page

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Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breath of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of $750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.

Chase Murphy is a Senior Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of $750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of $35,000,000. While under Chase's direction, the company impressively removed $70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Skyline Seven Real Estate in compliance with all applicable fair housing and equal opportunity laws.