

## Grease Monkey / Havoline

524 Atlanta Road  
Cumming GA 30040

\$530,504



### Grease Monkey / Havoline

529 Atlanta Road

Cumming, GA 30040

List Price:	\$530,504
CAP:	5.75%
Base Rent:	\$30,504 (\$2,542 monthly)
Increases:	10% Every 5 Years
Building sf:	2,158
Lease Type:	NNN
Roof & Structure:	Tenant
Parcel Size:	.40 Acre
Lease Term:	13 Years Remaining
Year Built:	1999
Options:	2 (5) Year with Increases
Traffic Counts	17,500 VPD

### HIGHLIGHTS

- Lease Guaranteed by Grease Monkey International Inc.(300 + unit operator)
- Traffic Counts Over 17,500 VPD on Atlanta Road
- 2,158 sf NNN Havoline with No Landlord Responsibilities
- 10% Rent Increases Every Five Years with Two 5 Year Options
- Located less than a mile from the Cumming Marketplace with Dick's Sporting Goods, Best Buy, Home Goods, Old Navy, T.J.Maxx Ulta and Ross, Kohl's and Super Target
- 3 Mile Population 33,381
- Population Change in 3 mile +17.75%
- Cumming, GA Located 38 Miles North of Atlanta, Population of 475,000



**BDI**  
BELCO  
DEVELOPMENT & INVESTMENTS

Adam Farmer  
951 764-3744  
Email: belco2@verizon.net

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# Grease Monkey / Havoline

## Grease Monkey / Havoline / TENANT

Grease Monkey International, Inc., a Colorado corporation, was incorporated in September of 1978, for the sole purpose to franchise quick lube centers throughout the US and selected countries internationally. As one of the nation's largest franchisors of automotive preventive maintenance centers, Grease Monkey has over 300 locations in the United States, Latin America and China. They offer a complete line of fluid, filter and other automotive maintenance services. With each Full Service Oil Change, Grease Monkey provides a complete review of the vehicle's maintenance needs according to the owner's manual. This type of customer service has made Grease Monkey a viable tenant.

In July 2012, Mr. John Adams joined Grease Monkey as President and CEO with over 25 years of experience in the franchise industry. Prior to joining Grease Monkey, Mr. Adams was the President of Big O Tires for eight years, where he oversaw growth of the brand from 220 units to 574 units. Mr. Adams added 155 Big O Tires locations in 2001 to 2003, significantly out stripping the previous run rate of 20 stores per year. Mr. Adams intends to grow the Grease Monkey brand similarly throughout the world. Grease Monkey will also expand the company's service offerings by selling tires and automobile accessories.

Lease Commencement :	March 2015
Lease Expiration Date:	April 2030
Current Rent:	\$30,504.00    Until 4/1/2020
Options:	2 (5) year with Increases

### Population

<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
3,546	33,381	92,033

### Income

<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
\$57,041	\$76,356	\$91,323

### Household Growth 2010-2015

<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
5.17%	14.04%	20.54%

### Population Growth 2010-2015

<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
8.02%	17.75%	24.84%

### Rent Increases

Year 1-5	\$30,504	\$2,542 Monthly
Year 6-10	\$33,554	\$2,796 Monthly
Year 11-15	\$36,910	\$3,076 Monthly

### Traffic Counts

Atlanta Road	17,500 VPD
HWY 19	58,800 VPD

## Grease Monkey / Havoline

Subject offering consist of a attractive all brick three bay freestanding 2,158 square foot Havoline built in 1999. Havoline is located at 524 Atlanta Road with traffic counts in excess of 17,500.VPD. 13 years remain on a NNN 15 year absolute no landlord responsibilities lease. Lease is Guaranteed by Grease Monkey International Inc.(300 + unit operator) and includes ten (10%) percent rent increases every 5 years with two (5) year options. Other nearby national retailers include Old Navy, ULTA, Hertz, Budget, Regions Bank, KW, Chick-fil-A, Hobby Lobby, Wells Fargo, Taco Bell, KFC, Wendy's Walmart Supercenter, Lowes, Target, Kohl's, Home Depot ,Publix, Big Lots, Dicks, Best Buy TJ Maxx and many more.

### INVESTMENT HIGHLIGHTS

- Net Leased Investment Opportunity
- 13 Year Absolute Triple-Net (NNN) Lease
- Lease Guaranteed by Grease Monkey International Inc.(300 + unit operator)
- 10% Rent Increases Every Five Years with Two 5 Year Options to renew
- Pad-side to Lakeland Plaza Shopping Center (36,00 SF) and Lake Center Shopping Center (12,000 SF)
- Located less than a mile from the Cumming Marketplace with Dick's Sporting Goods, Best Buy, Home Goods, Old Navy, T.J.Maxx and Bed Bath & Beyond
- Cumming, GA is a part of the Atlanta MSA located approximately 38 miles north east from downtown Atlanta and in close proximity to Interstate 85



## Cumming , GA

Cumming is a city in Forsyth County, Georgia, and the sole incorporated area in the county. It is part of the Atlanta metropolitan area Located 38 miles north of Atlanta. Surrounding unincorporated areas with a Cumming mailing address have a population of approximately 100,000. Cumming is known for Lake Lanier, Lanier Lake is a reservoir in the northern portion of the U.S. state of Georgia. The lake encompasses 38,000 acres or 59 square miles of water, and 692 miles of shoreline at normal level, a "full summer pool" of 1,071 feet above mean sea level. Named for American poet Sidney Lanier, it was built and is operated by the U.S. Army Corps of Engineers for flood control and water supplies. Lake Lanier is Cummings #1 tourist attraction with 7.5 million visitors each year.



### Northside Hospital Forsyth, Cumming, GA

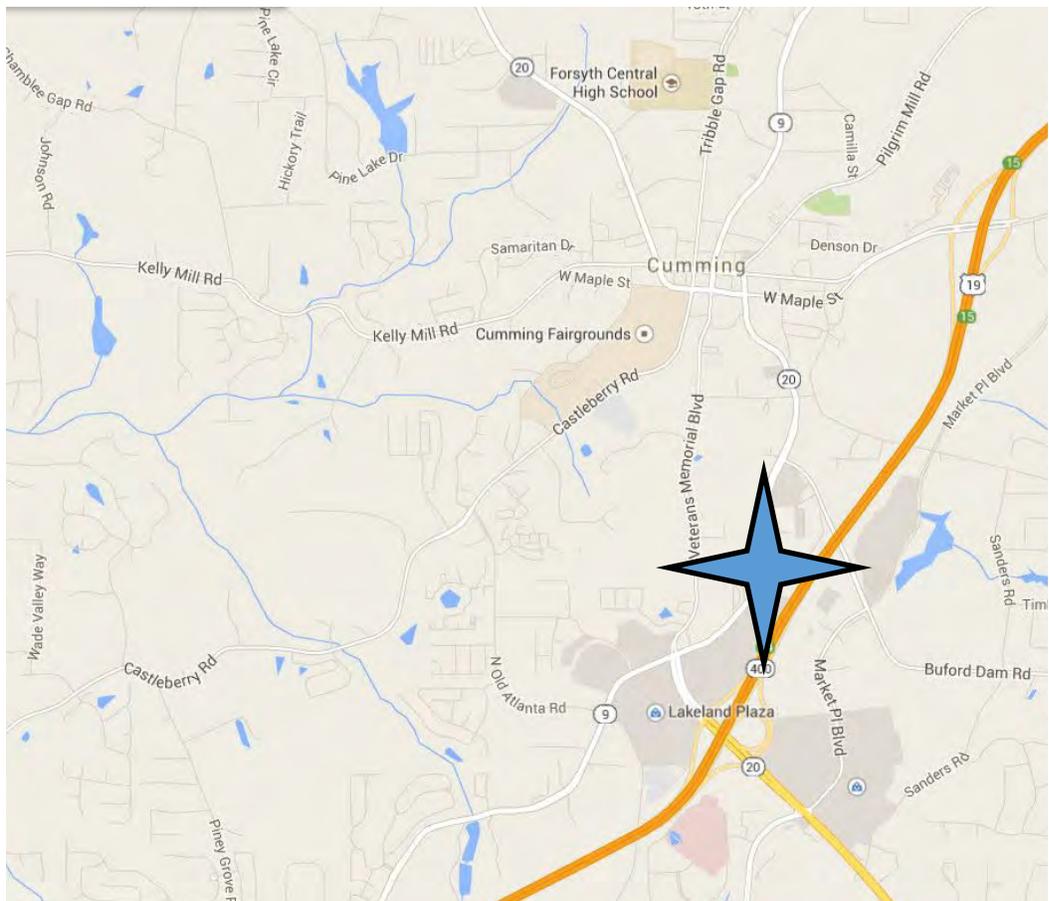
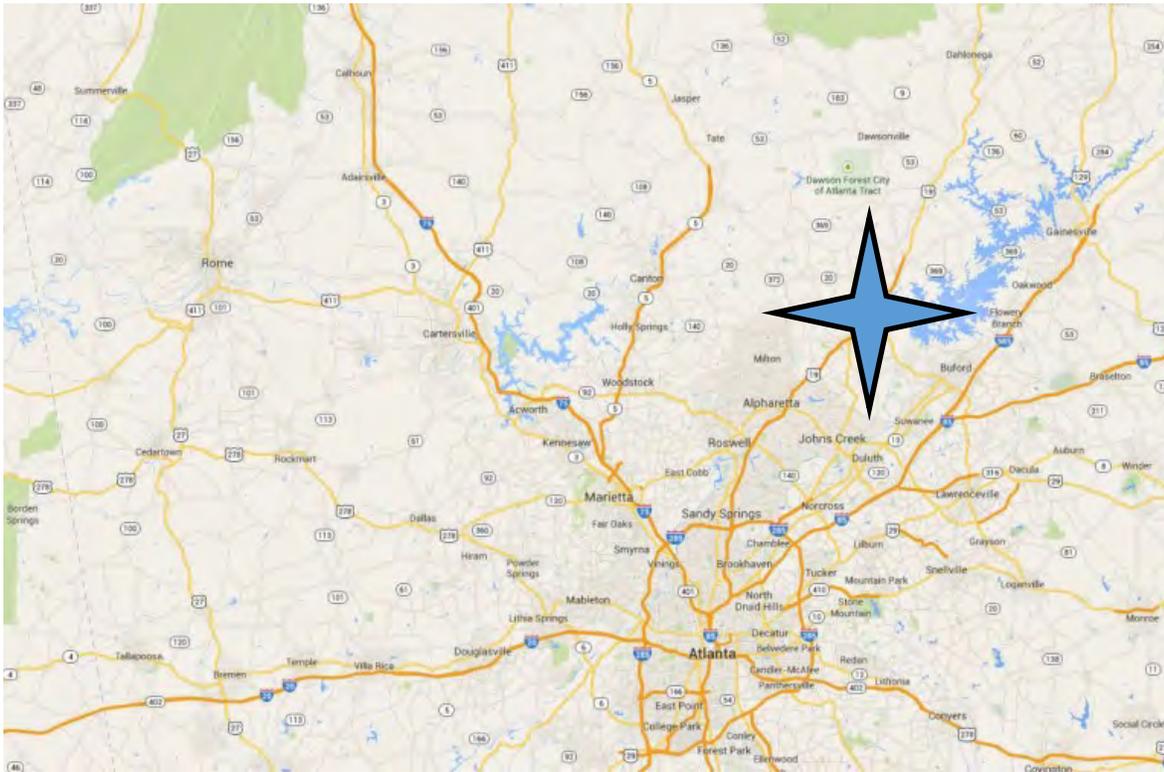
Northside Hospital Forsyth continues to expand and add services to meet the ever-growing healthcare needs of Forsyth County and its surrounding communities. The 284-bed hospital has more than 2,500 physicians and 3,000 employees.

Northside Hospital has distinguished itself among the very best maternity and newborn hospitals in the country. The Women's Center at Northside Hospital Forsyth rivals the nationally acclaimed Women's Center at Northside-Atlanta, and offers comprehensive services for labor and delivery, neonatal care, high-risk perinatal diagnostics, parenting and newborn classes and lactation consultation to Forsyth County.

Peace of mind, convenience, and the latest technologies and facilities are just some of what Northside Hospital Forsyth has to offer the community it serves.



# Maps



# Photos



# Aerial Picture



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# Aerial Picture



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