

T-Mobile™



INTERACTIVE OM
REPRESENTATIVE PHOTO

**OFFERING
MEMORANDUM**

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SECTION 1 EXECUTIVE OVERVIEW



INVESTMENT HIGHLIGHTS

- » Brand new 2022 retrofit which will be completed in December
- » Renovations include new roof, parking lot, and HVAC system
- » 10-Year corporate NNN lease (rent commencement date of 12/2022)
- » Attractive 10% rent increase in year 6 of the base term and both option periods (cap rate will increase to 7.42%, assuming a purchase at list price)
- » Average household income of \$70,000 annually
- » Local retail tenants include McDonald's, Dollar General, Napa Auto Parts, Dairy Queen, O'Reilly Auto, Family Dollar, Walgreens, Advance Auto Parts and more

TENANT HIGHLIGHTS

- » T-Mobile is the second-largest wireless carrier in the United States, with more than 104 million subscribers at the end of Q2 2021
- » T-Mobile has approximately 8,180 retail locations throughout the United States
- » In 2020 T-Mobile and Sprint Corporation merged, with T-Mobile now being the whole owner of Sprint
- » 2020 revenue numbers exceeded \$68.4 Billion dollars

INVESTMENT SUMMARY

» PROPERTY ADDRESS	201 N. Veterans Blvd & E Mann St Glennville, GA 30427
» OFFERING PRICE	\$1,170,488
» CAP RATE	6.75%
» GLA	±2,400 SF
» TOTAL LAND AREA	±0.49 AC
» YEAR BUILT	2022

SECTION 2 FINANCIAL OVERVIEW

TENANT SUMMARY

Tenant Trade Name	T-Mobile
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	10 Years*
Rent Commencement Date	±11/2022
Lease Expiration Date	±11/2032
Term Remaining on Lease	10 Years
Increase	10% increases every 5 years
Options	2, 5-year options

*Tenant has a one-time option to terminate the lease after Year 7 (standard language in most T-Mobile leases)

ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Cap Rate
Years 1-5	\$6,000.00	\$79,008.00	6.75%
Years 6-10	\$6,600.00	\$86,904.00	7.42%
Option 1	\$7,260.00	\$95,592.00	8.17%
Option 2	\$7,986.67	\$105,144.00	8.98%

SECTION 3

TENANT OVERVIEW



T-MOBILE

T-Mobile US, Inc., doing business as T-Mobile, is an American wireless network operator. Its largest shareholder is the German telecommunications company Deutsche Telekom (DT) with a 43% share, with Japanese conglomerate holding company SoftBank Group partially owning the company as well at a 24% share. The remaining 33% share of the company is owned by the public through common stock. Its headquarters are located in Bellevue, Washington, in the Seattle metropolitan area and Overland Park, Kansas, in the Kansas City metropolitan area. T-Mobile is the second-largest wireless carrier in the United States, with 103.4 million subscribers as of the end of Q1 2021.

T-Mobile US provides wireless voice and data services in the United States under the T-Mobile and Metro by T-Mobile brands (which it acquired via the purchase of Metro PCS in a reverse takeover in 2013, resulting in T-Mobile going public on the NASDAQ stock exchange), and also serves as the host network for many mobile virtual network operators. The company has annual revenues of over \$40 billion. Consumer Reports named T-Mobile the number one American wireless carrier.

In 2020 T-Mobile US and Sprint Corporation completed their merger, with T-Mobile now being the whole owner of Sprint, making Sprint an effective subsidiary of T-Mobile until the Sprint brand was officially phased out. The Sprint brand has now officially been discontinued.



DURAMATIC PRODUCTS
Quality Blades Worldwide.

Badcock & More
HOME FURNITURE & more

E&E AUTOMOTIVE

DEAL VETERINARY CLINIC

MAXPOWER
Precision Parts



24/7 FAMILY FITNESS

SOUTH TATTNALL ELEMENTARY SCHOOL



SUBJECT PROPERTY

BARNARD ST

GREAT WALL CHINESE RESTAURANT

THE JAPANESE GRILL



SOUTHERN FLAIR SALON



ANTIQUE HOLIDAY THRIFT

SOUTH TATTNALL MIDDLE SCHOOL
382 STUDENTS

SOUTHERN MEDICAL GROUP



SWEET GLENNVILLE FOOD MART



SECTION 4 AREA OVERVIEW

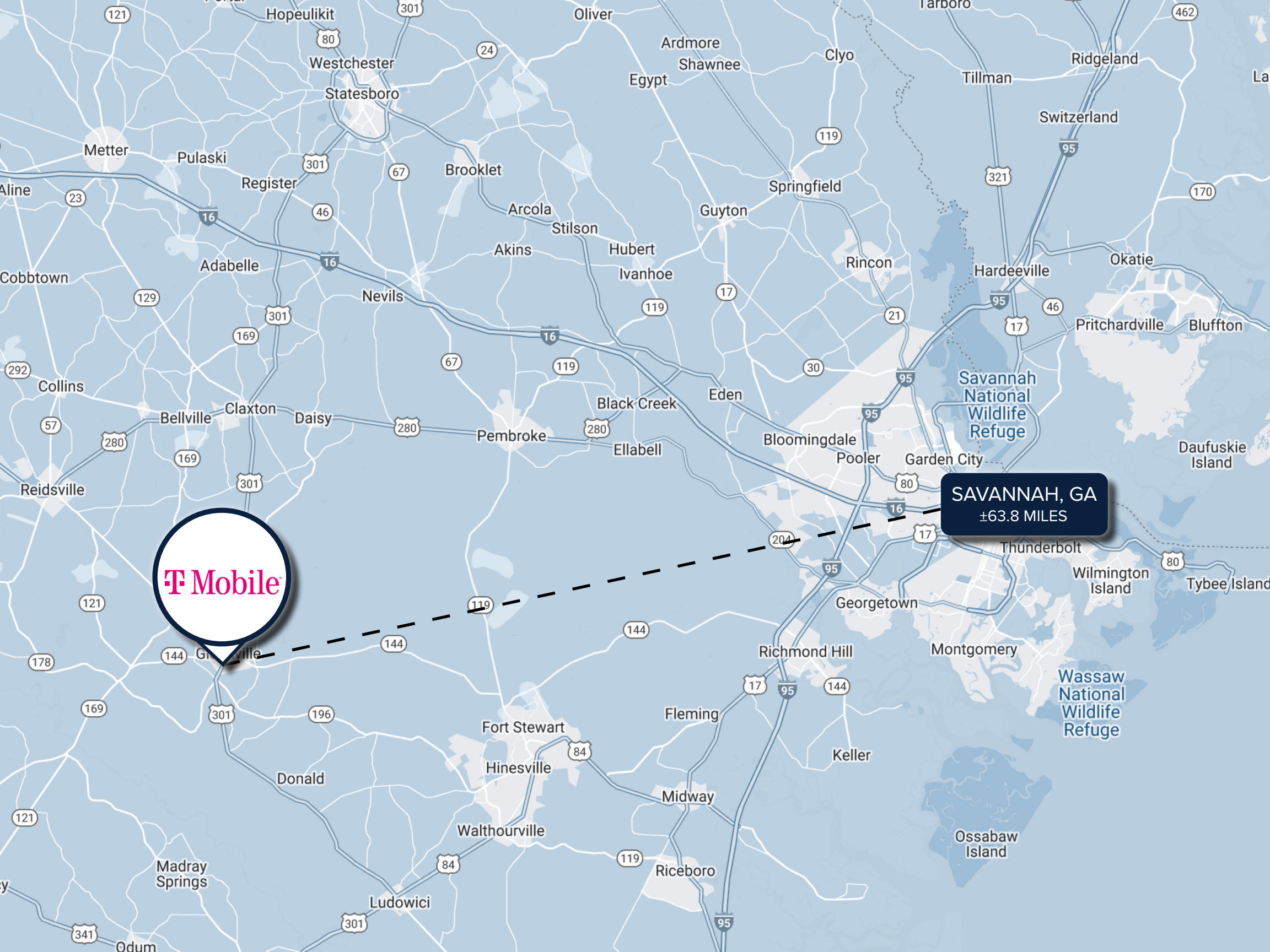


GLENNVILLE, GA

While in Glennville, people can visit one of Georgia’s two veteran cemeteries and the beautiful chapel, which is its centerpiece. Head to nearby Reidsville to visit Jack Hill State Park and its newly expanded Brazell’s Creek Golf Course. During Glennville’s history there have been four railroads: Georgia Coastal and Piedmont, Collins and Georgia, Savannah and Southern, and Register and Glennville, yet currently the modern bus lines have taken over the traveling public. Glennville has been well-represented by many of the government officials who have represented this county in the Georgia Legislature.

DEMOGRAPHICS

POPULATION	3 - MILE	5 - MILE	10 - MILE
2027 Projection	5,053	7,881	12,184
2022 Estimate	5,197	8,053	12,388
2010 Census	5,105	8,183	14,043
HOUSEHOLDS	3 - MILE	5 - MILE	10 - MILE
2027 Projection	2,290	3,476	5,250
2022 Estimate	2,050	3,096	4,664
2010 Census	2,031	3,113	4,727
INCOME	3 - MILE	5 - MILE	10 - MILE
2022 Est. Average Household Income	\$70,739	\$69,715	\$72,231



T-Mobile

SAVANNAH, GA
±63.8 MILES



SAVANNAH, GA

Home to around 147,000 people, Savannah is a historic and sophisticated city on a coastal plain in Georgia, a few miles inland from the Atlantic that is known for its Southern charm and coastal lifestyle. Its well-preserved Historic District is the core of the city, abuzz with creativity, art, culture, and live theatre. Integrated with innovative urban design in a pedestrian-friendly layout, Savannah's park-like Historic District tells the story of the city's past with an added modern punch of high-style boutiques, galleries, and restaurants.

With a myriad of activities for recreation and its lively atmosphere, Savannah attracts over 14.3 million annual visitors. It is a Southern escape that can be enjoyed any time of year, beguiling visitors with Old World glamour and romance.

ECONOMY

Historically, Savannah's port facilities have been a primary economic driver for the area. Today, it is an industrial center and an important Atlantic seaport. The local economy is diverse in its major economic sectors of manufacturing, small business, tourism, military shipping from the port, higher education, and large-scale healthcare and eldercare providers. The area also has some aerospace and general industry as well. Since the early 21st century, the tourism industry has dramatically boomed, stimulating the ongoing development of new hotels, restaurants, and shops. Economic growth in Savannah can be attributed to many hospitality entities throughout the city. For December 2021, unemployment in the Savannah metropolitan area was 2.3% compared to 3.3% nationally and 3.9% for the State of Georgia as a whole.

MAJOR EMPLOYERS

COMPANY	# OF EMPLOYEES
Ft. Stewart/Hunter Army Airfield	25,500
Gulfstream Aerospace	13,313
Savannah-Chatham Board of Education	5,700
St. Joseph's/Candler Health System	4,071
Georgia Southern University	2,901
Wal-Mart	2,605
City of Savannah	2,205
YMCA of Coastal Georgia	1,987
Chatham County	1,823
Savannah College of Art and Design	1,814



ATTRACTIONS

TYBEE ISLAND

Also known as Savannah Beach, Tybee Island is a barrier island just a twenty-minute drive through Savannah's coastal marshes. Easily accessible from the city, this barrier island is famous for its assorted cuisine, exceptional accommodations, and abundance of outdoor recreational activities. Visitors can explore Tybee Island's three miles of uninterrupted public beach and take in the surrounding natural beauty or even go deep sea fishing on a private charter.

HILTON HEAD

Northeast of Savannah, Hilton Head is a paradise nestled along the South Carolina coast. This resort town in South Carolina's Lowcountry region is the primary city within the Hilton Head Island-Bluffton Beaufort metropolitan area. Offering twelve miles of pristine beaches and twenty-four world-class golf courses, Hilton Head has all the makings for the ultimate retreat. An array of outdoor excursions has earned Hilton Head recognition as one of the top ten family beaches in the country. From inshore and offshore fishing charters to kayaking and parasailing, there are many opportunities to take advantage of the island's location all year-round.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **T-Mobile** located at **201 N. Veterans Blvd & E Mann St, Glennville, GA 30427** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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