

MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES



Hertz[®]

CAR RENTAL

11030 ALPHARETTA HWY | ROSWELL, GA 30076

OFFERING MEMORANDUM

Hertz®

CAR RENTAL

11030 Alpharetta Hwy | Roswell, GA 30076

EXCLUSIVELY LISTED BY



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±3,310 SF
GLA



2004
Year Built



±30,500
Vehicles Per Day



NN+
Lease Type

PROPERTY OVERVIEW

- **PREMIER LOCATION** – Sees over 30,000 VPD on Alpharetta Hwy. Close proximity to large multifamily developments, car dealerships, & the Roswell Market Place shopping center, home to Sprouts Farmers Market, Starbucks, & many other national retailers.
- **AFFLUENT DEMOGRAPHICS** – Median household income between \$122,000 – \$170,000.
- **HIGH GROWTH MARKET** – Many new mixed-use & multifamily developments underway. Over 400 apartments under construction in immediate radius.
- **ATLANTA MSA** – GDP over \$471 billion throughout the Atlanta Metro area. Main hub for many different industries including healthcare, logistics, hospitality, & many more.
- **LANDLORD FRIENDLY LEASE STRUCTURE** – Tenant is responsible for property taxes, insurance, & common area maintenance, leaving the landlord with just the roof & structure as responsibilities.
- **FUTURE UPSIDE** – Tenant has no remaining renewal options. Landlord has opportunity to sign a new lease with current or new tenant in 5 years.



FINANCIAL SUMMARY



\$1,647,935
LIST PRICE



6.00%
CAP RATE

TENANT SUMMARY

Tenant Trade Name Hertz Car Rental

Type of Ownership Fee Simple

Lease Guarantor Corporate

Lease Type NN+

Landlords Responsibilities Roof & Structure

Original Lease Term 3 Years

Rent Commencement Date 3/1/2008

Lease Expiration Date 3/31/2030

Term Remaining on Lease ±5 Years

Options None

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Current	\$8,239	\$98,876	\$29.08	6.00%



TENANT PROFILE



OF LOCATIONS
8,500+

YEAR FOUNDED
1918

OF EMPLOYEES
26,000+

Hertz®

Hertz Rental Car is a globally recognized leader in the car rental industry, with a strong presence across airports, urban centers, and suburban markets. With thousands of locations in over 160 countries, Hertz has demonstrated consistent growth through strategic expansion and an emphasis on customer convenience. The company continues to innovate with its digital transformation efforts, including mobile app enhancements, contactless rentals, and an expanding fleet of electric vehicles. By catering to both business and leisure travelers, Hertz maintains a steady demand for its services, reinforcing its position as a key player in the transportation sector.

Hertz's stability is underpinned by its strong brand recognition and ability to adapt to changing market conditions. Following a successful financial restructuring, the company has emerged with a stronger balance sheet and a renewed focus on sustainability and fleet modernization. Investments in electric and fuel-efficient vehicles, along with partnerships with major automakers, position Hertz for long-term success in an evolving mobility landscape. With a well-established global presence and a commitment to innovation, Hertz remains a reliable and growing tenant in the transportation and retail sectors.



Hertz
SUBJECT PROPERTY



WELLS FARGO

Walmart
Supercenter
±189,188 VISITORS/MONTH
99TH % NATIONALLY FOR TOP RETAIL



HOME2
SUITES BY HILTON

ALPHARETTA HWY ± 32,000 VPD

MANSELL RD ± 36,000 VPD





SUBJECT PROPERTY

A5 SPORTSPLEX

THE CATHERINE LUXURY APARTMENTS



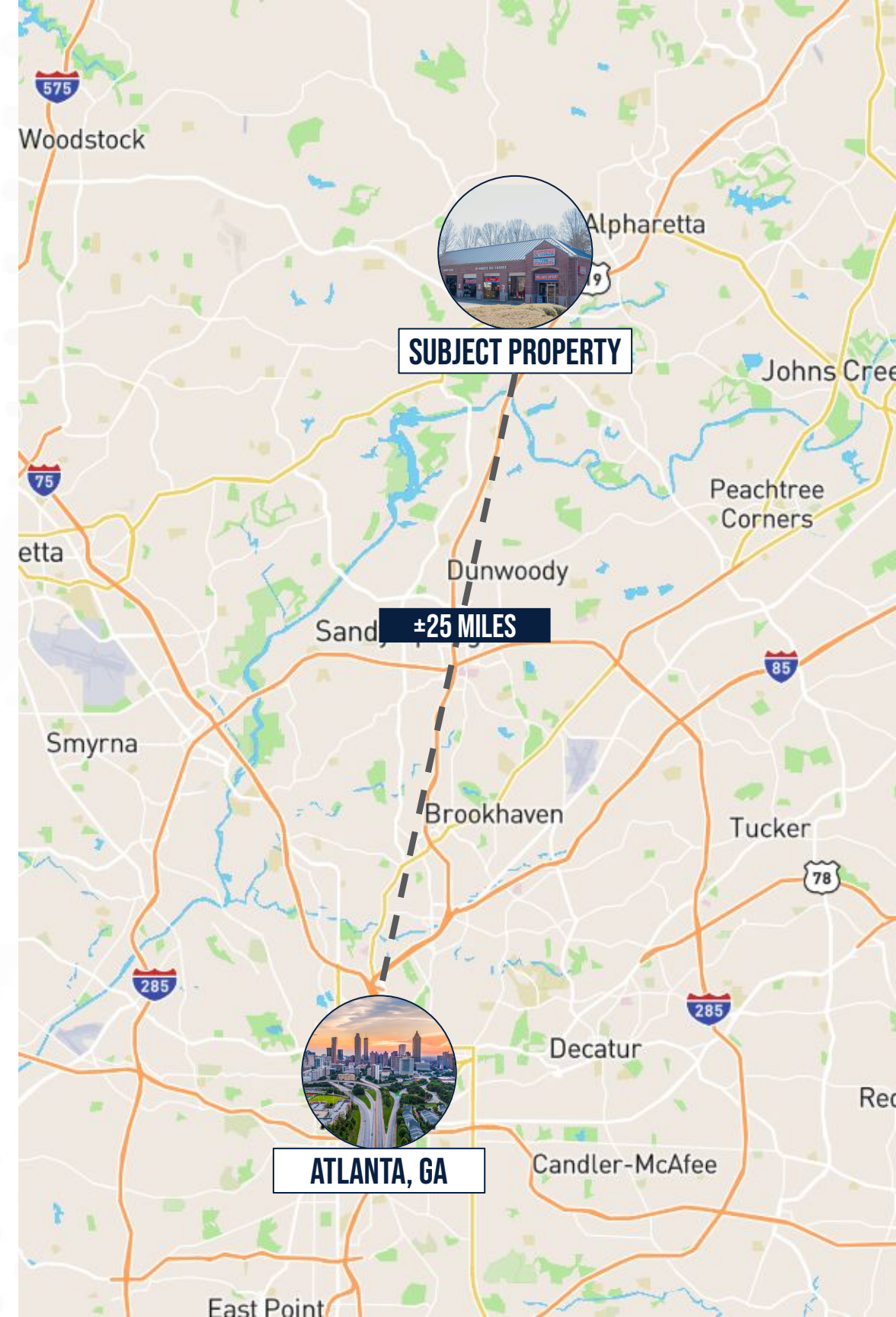
MARKET OVERVIEW

Roswell, Georgia, is a well-established city about ±25 miles north of Atlanta, known for its strong community, historical sites, and economic activity.

The city's historic district includes sites like Barrington Hall and Bulloch Hall, which draw visitors interested in history. Its proximity to Atlanta provides access to a large labor market, entertainment options, and transportation infrastructure, making it a desirable location for residents and businesses.

Recent developments are expected to increase foot traffic and economic activity in the area. The Hill Street Mixed-Use Development will bring ±80,000 square feet of office, retail, and restaurant space, along with 143 apartments, 14 townhomes, and a 485-space public parking facility.

Another major project, Southern Post, is redeveloping an old shopping center into a ±260,000-square-foot mixed-use space with residential, office, and retail components. Attractions such as the Chattahoochee Nature Center and the Roswell Cultural Arts Center add to the city's appeal, making it a steady market for businesses like Express Oil and Tires.



PROPERTY DEMOGRAPHICS

POPULATION

	1-MILE	3-MILE	5-MILE
Current Year Estimate	7,414	68,345	175,064

HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
Current Year Estimate	2,846	28,321	70,062

INCOME

	1-MILE	3-MILE	5-MILE
Average Household Income	\$119,963	\$153,317	\$187,853



ATLANTA, GA MSA

Atlanta, Georgia, is a major metropolitan area located in the southeastern United States. Known for its significant role in transportation, the city is served by Hartsfield-Jackson Atlanta International Airport, one of the busiest airports in the world. Atlanta has a diverse economy that includes industries such as finance, technology, logistics, and film production. Its position as a transportation and business center makes it a critical point of connection for both national and international commerce.

The city's infrastructure includes a network of highways, public transit systems, and a growing network of bike lanes and pedestrian paths, enhancing accessibility. Atlanta also offers a range of educational and cultural institutions, including universities, museums, and theaters. With a long history in civil rights, the city has a rich cultural legacy that continues to influence its development today. Through its dynamic mix of commercial, residential, and cultural spaces, Atlanta remains a prominent city in the southeastern United States.

Tourism happens to be a **\$68.96 billion industry** in Georgia, which is a leading contributor to its economic growth and prosperity.

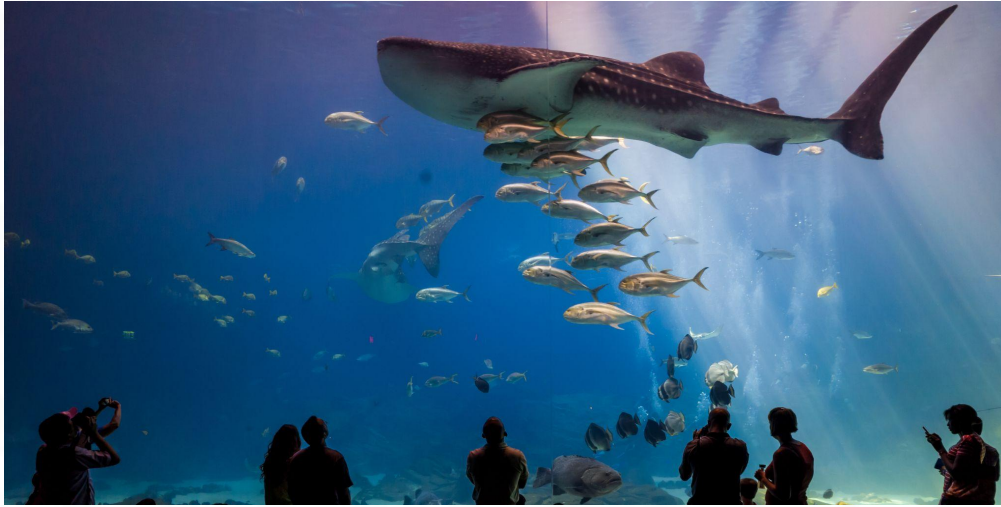


ECONOMY

The Atlanta metropolitan economy is the 10th largest in the country and has a GDP of \$385 billion. Home to major corporations like Coca-Cola, The Home Depot, Chick-Fil-A, and UPS, Atlanta has the 3rd largest concentration of Fortune 500 companies. Additionally, the Hartsfield- Jackson Atlanta International Airport serves as a major component to its economic growth and is one of the busiest airports in the world where Delta Air Lines is the city's largest employer.

Recently, it was announced that one of Tesla's rivals, Rivian Automotive, is launching the largest economic development project in Georgia's history with a \$5B electric vehicle assembly plant an hour east of Downtown Atlanta. Rivian expects to hire close to 7,500 people, a number that could grow to 10,000 employees over several years.

Being home to prestigious institutions, Georgia's technology base and talent pool are alluring factors for EV companies, which are in need of a more highly skilled worker base than traditional automakers.



GEORGIA AQUARIUM

The Georgia Aquarium in Atlanta is one of the largest aquariums globally, featuring a variety of marine species in expansive exhibits. It provides an immersive experience, allowing visitors to explore diverse aquatic environments and engage with interactive displays.



WORLD OF COCA-COLA MUSEUM

The World of Coca-Cola in Atlanta showcases the history and impact of the iconic brand. Visitors can explore exhibits and taste Coca-Cola products from around the world.



EDUCATION

Atlanta, Georgia, is home to several prestigious educational institutions, including Georgia Tech, Emory University, and Morehouse College. The city's educational system includes a wide range of public and private schools, with both primary and secondary institutions offering diverse academic programs. In addition to traditional higher education, Atlanta also hosts specialized institutions focused on fields such as arts, technology, and business. The city is committed to improving educational opportunities and outcomes through various community and governmental initiatives, supporting workforce development and lifelong learning.

TRANSPORTATION

Atlanta has a comprehensive transportation network, including Hartsfield-Jackson International Airport, one of the busiest in the world, and major highways such as I-285, I-75, and I-85. The city's public transit system, operated by MARTA, includes buses and rail lines that connect key areas within Atlanta and surrounding regions. Efforts are ongoing to enhance traffic flow and improve accessibility with infrastructure projects focused on expanding public transit options and promoting alternative transportation modes, including biking and walking. These initiatives aim to address congestion and provide more sustainable mobility options for residents and visitors.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **11030 Alpharetta Hwy, Roswell, GA, 30076** ("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. Neither 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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 of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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