



350 GENERAL DANIELS AVE N | DANIELSVILLE, GA

### INVESTMENT HIGHLIGHTS

**Attractive Lease Terms:** This offering features an absolute net lease with an impressive remaining term of ±9 years plus options, ensuring consistent and dependable rental income.

**Strong Corporate Guaranty:** The subject property is under the operational management by Hardee's Restaurants, LLC. This corporate guarantee underscores the stability and reliability of the lease.

**Favorable Rent Growth:** The lease structure includes compelling rental escalations, offering 10% rent increases every 5-years during the initial term and, subsequently, the greater of 10% or CPI adjustments during all option periods.

**Ample Site Size:** The property boasts a substantial land area of nearly 2 acres, featuring 34 dedicated parking spaces, enhancing its appeal and functionality.

**Thriving Greater Market:** Located in the Athens, Georgia MSA comprising a population of 485,000 residents, and home to the University of Georgia with over 40,000 students, this property is situated in a dynamic and growing market with promising investment potential.

 **VIEW THE OFFERING MEMORANDUM**

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### INVESTMENT SUMMARY

<b>List Price:</b>	\$1,650,000
<b>Cap Rate:</b>	6.43%
<b>NOI:</b>	\$106,022
<b>Lease Type:</b>	Absolute Net
<b>Remaining Term:</b>	±9 Years
<b>Rent Increases:</b>	10% Every 5 Years*
<b>Remaining Options:</b>	(4) 5-Year

\*Lesser of CPI or 10% at the start of each Option Period



**FURMAN**  
CAPITAL ADVISORS  
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.