

Sam's Club Atlanta Net Leased Asset

Sam's Club, Clairmont Rd, Atlanta, GA
2901 Clairmont Road, Atlanta, GA 30329



OFFERING SUMMARY

Sale Price - Best Offer Above:	\$17,500,000
Leasehold Subject To	Ground Lease
NOI:	\$1,219,705
Lot Size:	22.1 Acres
Year Built:	1999
Building Size:	128,776 SF
Zoning:	MU-BC
Market:	Atlanta
Submarket:	Brookhaven, Chamblee, GA/ Northeast Atlanta
Traffic Count I-85:	246,000

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PROPERTY OVERVIEW

Sam's Club leasehold asset subject to a ground lease. Asset consists of a 22.1 acre ground leased site improved with a Sam's Club Store with a Sam's fuel center. The lease to Sam's Club lease has 6+ years remaining on the current term with 6 five-year renewal options through July 4, 2055. The land lease has 6+ years remaining on the current term with 3 ten-year renewal options through July 4, 2055. Sam's Club pays all expenses except for the land lease. The asset has an assumable loan with a balance of \$10,630,000 at 4.77%, 30-year amortization, 10-year call, with a 1% assumption fee.

PROPERTY HIGHLIGHTS

- Sam's Club Net-Leased Leasehold Improvement
- \$1,219,705 NOI
- Walmart Stores, Inc. Guarantee
- Current term through 5/31/2026
- Sam's lease can be extended through 7/4/2055
- Ground lease can be extended through 7/4/2055
- Long-standing, top-performing store
- Assumable Loan



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