OFFERING MEMORANDUM

ABSOLUTE NNN - SURCHEROS

108 ROBERSON MILL ROAD . MILLEDGEVILLE . GA 31061

Representative Photo



PINTAIL

ABSOLUTE NNN	ANNUAL RENT	CAP RATE	LIST PRICE
	$170,115	*7.00%*	*$2,430,214*



BROKERAGE *team*



Ross Kester

PARTNER, BROKER-IN-CHARGE
ross@pintailcre.com
864.303.7532



Reynolds Flowe

BROKER
reynolds@pintailcre.com
864.980.8951

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.

PINTAIL

PO BOX 9776 . GREENVILLE SC 29604
WWW.**PINTAILCRE**.COM

ABOUT *the property*

ADDRESS	108 Roberson Mill Road, Milledgeville, GA 31061
CITY	Milledgeville
COUNTY	Baldwin
TOTAL SIZE	±3,093 SF
PARKING	40 Spaces

NEWER CONSTRUCTION STNL
Surcheros, Built in 2020, Milledgeville, GA

GROWING QSR WITH STRONG SALES

BRAND NEW ABSOLUTE NNN LEASE
15-Year Initial Term

INFLATION-RESISTANT CASHFLOW
2% Annual Increase

AVERAGE HH INCOME
$121,199 Within 1-Mile Radius

ZERO LANDLORD RESPONSIBILITIES

KEY LOCATION
In Strategic Growth Cooridorr; Outparcel to Hobby Lobby, PetSmart and Ross; Across from Milledgeville Mall





TENANT + LEASE *overview*

TENANT	Twelve Oaks Hospitality, dba Surcheros Franchisee
LOCATIONS	4 units in GA
HEADQUARTERED:	Atlanta, GA

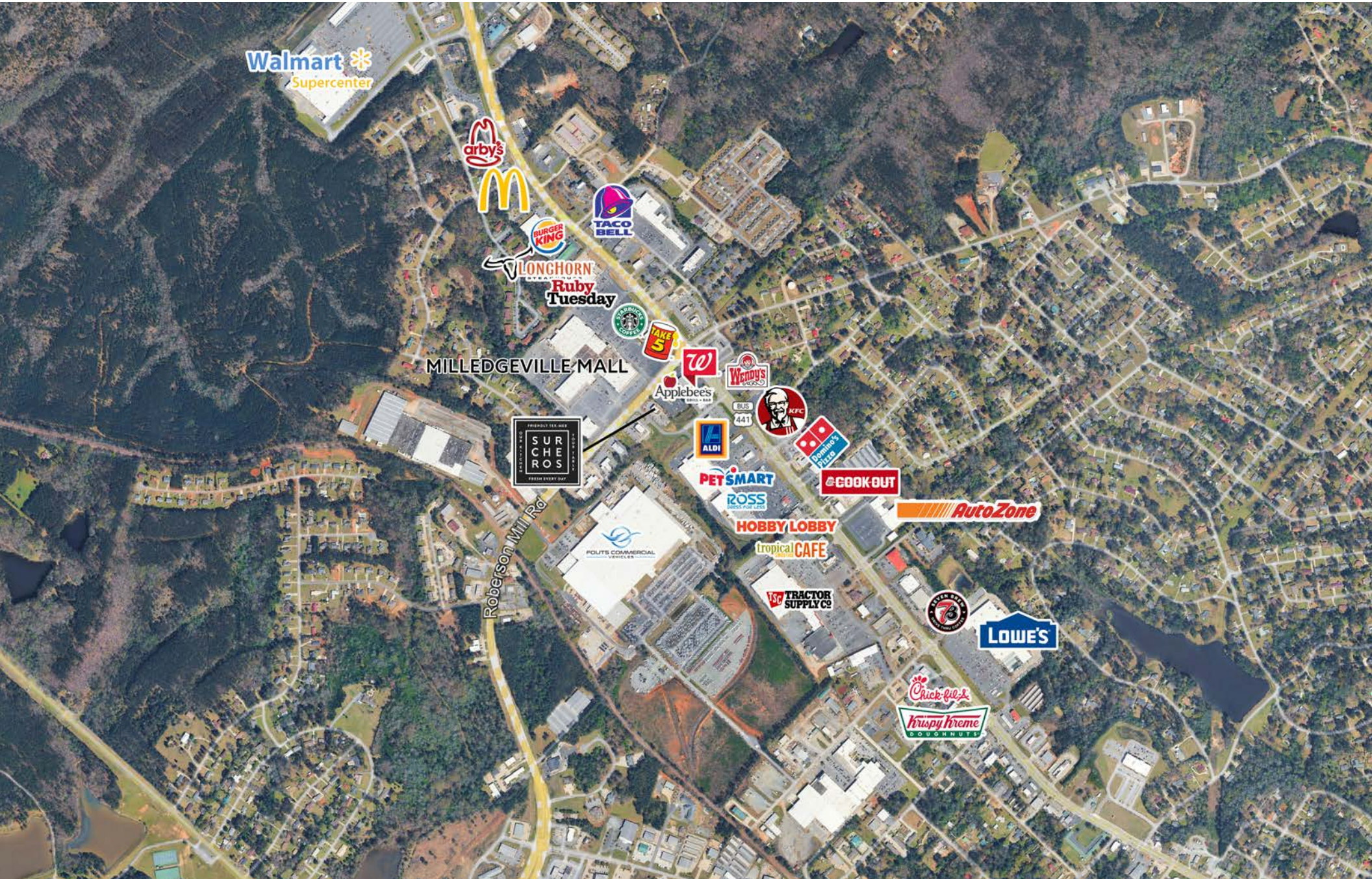
SURCHEROS FRESH MEX

Surcheros Fresh Mex is a fast-casual restaurant concept serving a full menu of freshly prepared Tex-Mex favorites. The first location was opened in Douglas, GA and ownership began franchising in 2017. The company now has approximately 50 locations open across the Southeast with planned expansion into new territories in Tennessee, South Carolina, Alabama and beyond. The brand plans to open 100 units in the next several years.



			LEASE TERM		MINIMUM RENT			RECOVERIES		
TENANT	SF	GLA SHARE	START	END	ANNUAL	MONTHLY	% CHANGE	CAM	TAXES	INS
SURCHEROS	3,093	100.00%	**1/1/2027**	**12/31/2027**	**$170,115.00**	**$14,176.25**	**2%**	Net	Net	Net
			1/1/2028	12/31/2028	$173,517.30	$14,459.78	2%			
			1/1/2029	12/31/2029	$176,987.65	$14,748.97	2%			
			1/1/2030	12/31/2030	$180,527.40	$15,043.95	2%			
			1/1/2031	12/31/2031	$184,137.95	$15,344.83	2%			
			1/1/2032	12/31/2032	$187,820.71	$15,651.73	2%			
			1/1/2033	12/31/2033	$191,577.12	$15,964.76	2%			
			1/1/2034	12/31/2034	$195,408.66	$16,284.06	2%			
			1/1/2035	12/31/2035	$199,316.84	$16,609.74	2%			
			1/1/2036	12/31/2036	$203,303.17	$16,941.93	2%			
			1/1/2037	12/31/2037	$207,369.24	$17,280.77	2%			
			1/1/2038	12/31/2038	$211,516.62	$17,626.39	2%			
			1/1/2039	12/31/2039	$215,746.95	$17,978.91	2%			
			1/1/2040	12/31/2040	$220,061.89	$18,338.49	2%			
			1/1/2041	12/31/2041	$224,463.13	$18,705.26	2%			
			1/1/2042	12/31/2042	$228,952.39	$19,079.37	2%			

SURROUNDING *retail*





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for more information, please contact:

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PARTNER, BROKER
ross@pintailcre.com | 864.303.7532

REYNOLDS FLOWE
BROKER
reynolds@pintailcre.com | 864.980.8951

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