



## Offering Memorandum 4373 New Snapfinger Woods Drive, Decatur, GA 30035 (Atlanta)

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## Investment Summary

Offering Price:	\$1,683,678.00
Current NOI:	\$115,332.00
NOI for Years 16-20:	Lesser of two times CPI or 10%
Cap Rate:	6.85%
Landlord Responsibility:	None
Lease Type:	NNN
Lease Term:	Twenty (20) Year Lease Term
Lease Expiration:	9/30/25
Tenant:	NTB
Tenant Locations:	More than 400 Retail Locations
Guarantor:	TBC Corporation
Guarantor NASDAQ:	TBCC

## Investment Overview

Address:	4373 New Snapfinger Woods Drive Decatur, GA 30035 (Atlanta)
Existing Building Size:	11,755 SF
Land Size:	1.64 Acres
Lease Commencement Date:	9/19/2005
Renewal Terms:	Four (4) Five (5) Year Options at 8%* increases
	<i>* The rent escalation is the lesser of 8% or CPI increase from the last 5 years.</i>



### Disclaimer

All information within this Offering Memorandum are confidential and proprietary. Century Equities has compiled these materials by information in its possession. All property information is provided to the best of Century's knowledge, but Century does not guarantee that all information is accurate. All property information should be confirmed before any completed transaction. **The Confidentiality Agreement for this Offering Memorandum must be signed and reviewed by the intended parties. By receiving this Offering Memorandum, you are agreeing to the Confidentiality Agreement and Disclaimer. For any questions, please contact Adam Weidner or John Aderholt at 304.232.5411.**



## Tenant Overview

Established in the 1997 through the merger of Tire America & National Tire Warehouse, NTB (National Tire and Battery) is a well known industry leading tire retailer specializing in tire and battery replacement. In 2003, NTB became a subsidiary of TBC Corporation when it was purchased by Florida based Tire Kingdom. TBC Retail Group operates various service centers, including NTB, Tire Kingdom, Big O Tire, and Merchant's Tire and Auto Center. NTB provides fast, expert service using state of the art equipment and continues to maintain its strong commitment to customer service.

## Tenant Highlights

- NTB is a subsidiary of TBC Corporation
- More than 400 Retail Locations

## Corporate Information

**Founded:** 1997

**Headquarters:** Palm Beach Gardens, FL 33410

**Website:** [www.ntb.com](http://www.ntb.com)



Source: [www.ntb.com](http://www.ntb.com)



## Guarantor Overview

Founded in 1956, Cordovan Associates acquired The Tire and Battery Corporation and later changed its name to TBC Corporation in 1983. TBC Corporation is the nation's largest vertically integrated marketer of tires that represents various brands, such as NTB, Tire Kingdom, Big O Tires, Merchant's Tires, Carroll Tire Company, and Midas. TBC Corporation became an independent company in 2005 when it was bought by Sumitomo Corporation of America (SCOA), a substantial subsidiary of Sumitomo Corporation, one of Japan's major investment business enterprises. Today, the company is financially strong and continues to grow as a leader in the industry by remaining "a tire company ahead of the curve."

## Guarantor Highlights

- More than 800 Stores
- Over 10,000 Employees
- Independent Company of SCOA

## Corporate Information

**Founded:** 1956

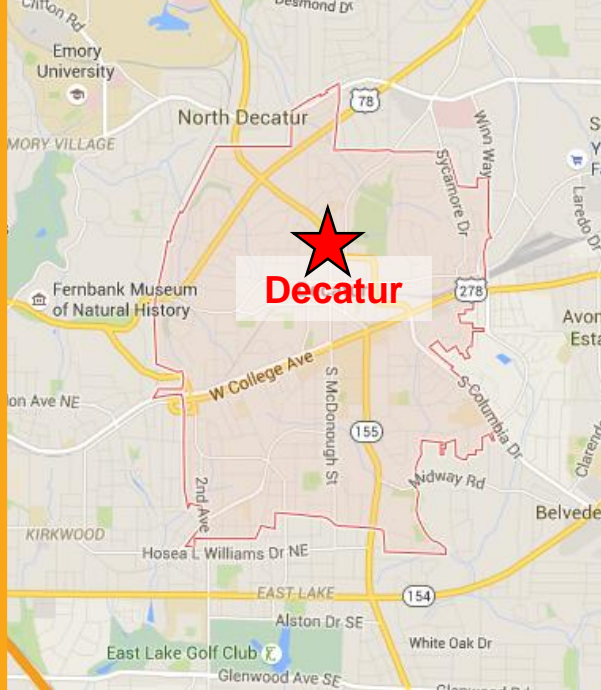
**Guarantor NASDAQ:** TBCC

**Headquarters:** Palm Beach Gardens, FL

**Website:** [www.tbccorp.com](http://www.tbccorp.com)



Source: [www.tbccorp.com](http://www.tbccorp.com)

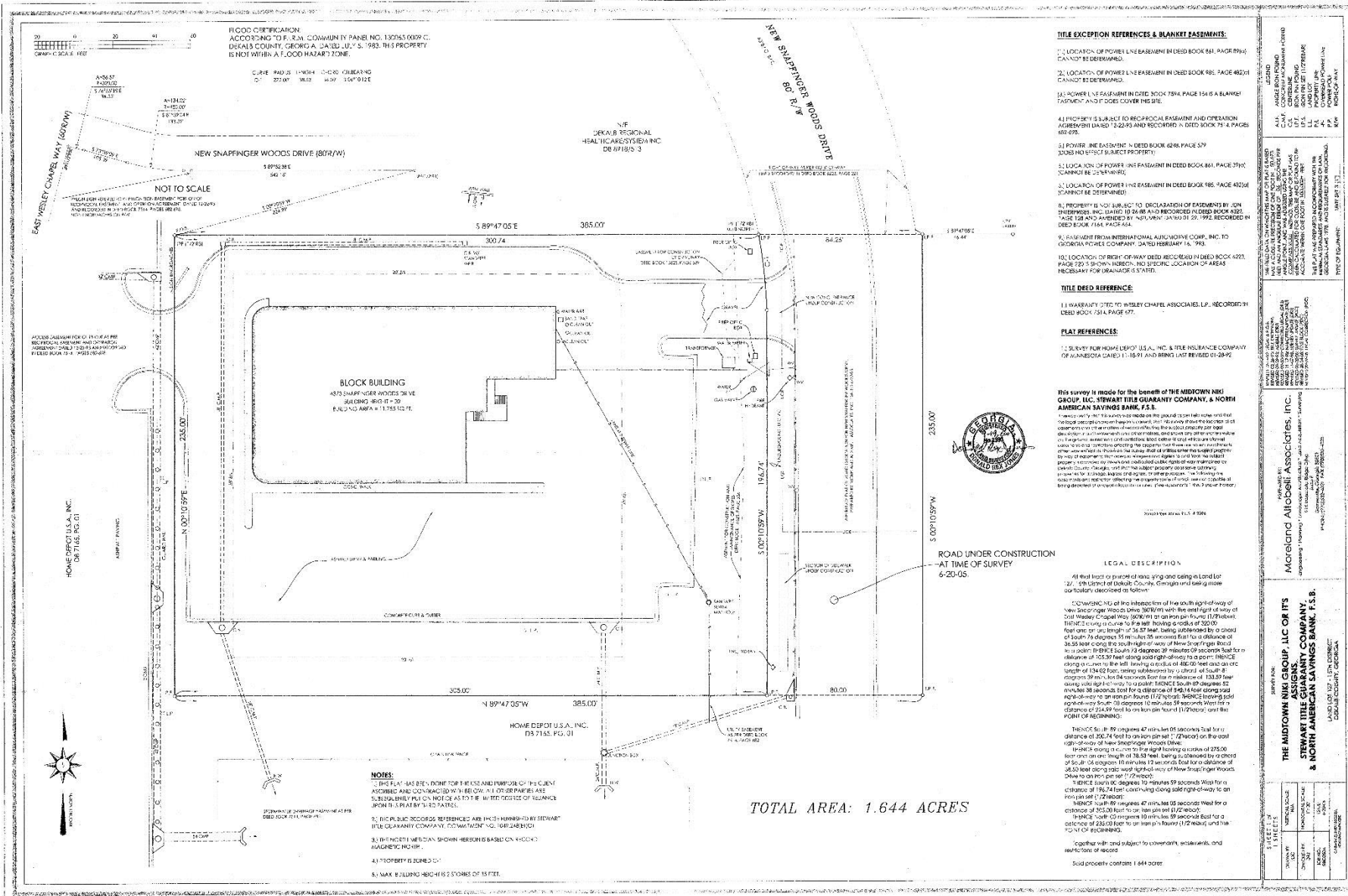


## Location Highlights – Decatur, Georgia

Decatur is located in DeKalb County in Georgia. The population of Decatur is approximately 20,000. The city is situated in the Atlanta Metropolitan Area, which is the ninth largest metropolitan statistical area in the United States and has a population of over 6.2 million. Decatur is approximately 10 miles from Downtown Atlanta.

Decatur's economic goals include attracting various commercial, retail, and restaurant users to the area by creating more commercial districts within walking distance from the neighborhoods. The city currently has three commercial areas designated for retailers and restaurants. Downtown Decatur Business District has over 45 restaurants and over 40 retailers within 15 blocks. Oakhurst Business District is a small retail center with unique retailers, restaurants, and art galleries surrounded by the historic neighborhoods. College Avenue Corridor is residential neighborhood that offers a variety of restaurants and retailers to the residents. With a 20 year economic plan, College Avenue Corridor plans to develop more opportunities for new local retailers and restaurant users. Decatur plans to continue its momentum by enticing new users to its current commercial corridors and the future developments.

# Site Plan



FLOOD CERTIFICATION  
 ACCORDING TO FIRM COMMUNITY PANEL NO. 107045 009 C  
 DEKALB COUNTY, GEORGIA DATED JULY 5, 1983, THIS PROPERTY  
 IS NOT WITHIN A FLOOD HAZARD ZONE.

CURVE RAD II 174.04' CHD-CURVE BEARING  
 D 227.00' S 60.2 W 104°01'22"

NEW SNAPPER WOODS DRIVE (80R/W)  
 1.875231E  
 94.2'

NOT TO SCALE

BLOCK BUILDING  
 3452 SNAPPER WOODS DRIVE  
 BEARING 80R/W  
 BUILDING AREA = 11,785 SQ. FT.

HOME DEPOT U.S.A., INC.  
 DR 7165 PG. 31

HOME DEPOT U.S.A., INC.  
 DR 7165 PG. 31

TOTAL AREA: 1.644 ACRES

- NOTES:
1. THIS PLAN HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.
  2. THE PUBLIC RECORDS REFERENCED ARE THOSE MAINTAINED BY STEWART TITLE GUARANTEE COMPANY, CONSTITUTION, GEORGIA.
  3. THE EASEMENTS SHOWN HEREON ARE BASED ON RECORDS AND FIELD SURVEY.
  4. THE PROPERTY IS BOUNDED BY:
  5. THE BUILDING HEIGHT IS 2 STORES OF 15 FEET.

- TITLE EXCEPTION REFERENCES & BLANKET EASEMENTS:
1. LOCATION OF POWER LINE EASEMENT IN DEED BOOK 641, PAGE 497 (19) CANNOT BE DETERMINED.
  2. LOCATION OF POWER LINE EASEMENT IN DEED BOOK 861, PAGE 482 (1) CANNOT BE DETERMINED.
  3. POWER LINE EASEMENT IN DEED BOOK 7594, PAGE 154 IS A BLANKET EASEMENT AND IT DOES COVER THIS SITE.
  4. PROPERTY IS SUBJECT TO RECREATIONAL EASEMENT AND OPERATION AGREEMENT DATED 7-22-93 AND RECORDED IN DEED BOOK 7514, PAGE 802 (2).
  5. POWER LINE EASEMENT IN DEED BOOK 4268, PAGE 579 (20) DOES NOT AFFECT SUBJECT PROPERTY.
  6. LOCATION OF POWER LINE EASEMENT IN DEED BOOK 841, PAGE 27 (1) CANNOT BE DETERMINED.
  7. LOCATION OF POWER LINE EASEMENT IN DEED BOOK 765, PAGE 492 (4) CANNOT BE DETERMINED.
  8. PROPERTY IS NOT SUBJECT TO DECLARATION OF EASEMENTS BY JGM SHERRIFF, INC. DATED 10-26-91 AND RECORDED IN DEED BOOK 4022, PAGE 158 AND AMENDED BY JOHN J. AND J. D. 1992 RECORDED IN DEED BOOK 7164, PAGE 414.
  9. EASEMENT FROM INTERNATIONAL AGROVIVOTE COOP., INC. TO DOMINANT CODES COMPANY, DATED FEBRUARY 1, 1994.
  10. LOCATION OF OPENING OF WAY DEED RECORDED IN DEED BOOK 4273, PAGE 723 IS SHOWN HEREON, NO SPECIFIC LOCATION OF AREAS NECESSARY FOR UTILITY IS SHOWN.

TITLE DEED REFERENCE:

1. EASEMENT GRANT TO WESLEY CHAPEL ASSOCIATES, L.P., RECORDED IN DEED BOOK 7514, PAGE 677.

PLAT REFERENCES:

1. SURVEY FOR HOME DEPOT U.S.A., INC. & TITLE INSURANCE COMPANY OF MARIETTA DATED 11-18-91 AND BEING LATEST REVISED 01-28-95.

This survey is made for the benefit of THE MIDTOWN NIKI GROUP, LLC, STEWART TITLE GUARANTEE COMPANY, & NORTH AMERICAN SAVINGS BANK, F.S.B.

STEWART TITLE GUARANTEE COMPANY  
 1000 W. BROADWAY, SUITE 1000  
 ATLANTA, GEORGIA 30333  
 (404) 525-1000

NORTH AMERICAN SAVINGS BANK, F.S.B.  
 1000 W. BROADWAY, SUITE 1000  
 ATLANTA, GEORGIA 30333  
 (404) 525-1000

LEGAL DESCRIPTION

All that tract or parcel of land, being one being in Lot 107, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

STEWART TITLE GUARANTEE COMPANY  
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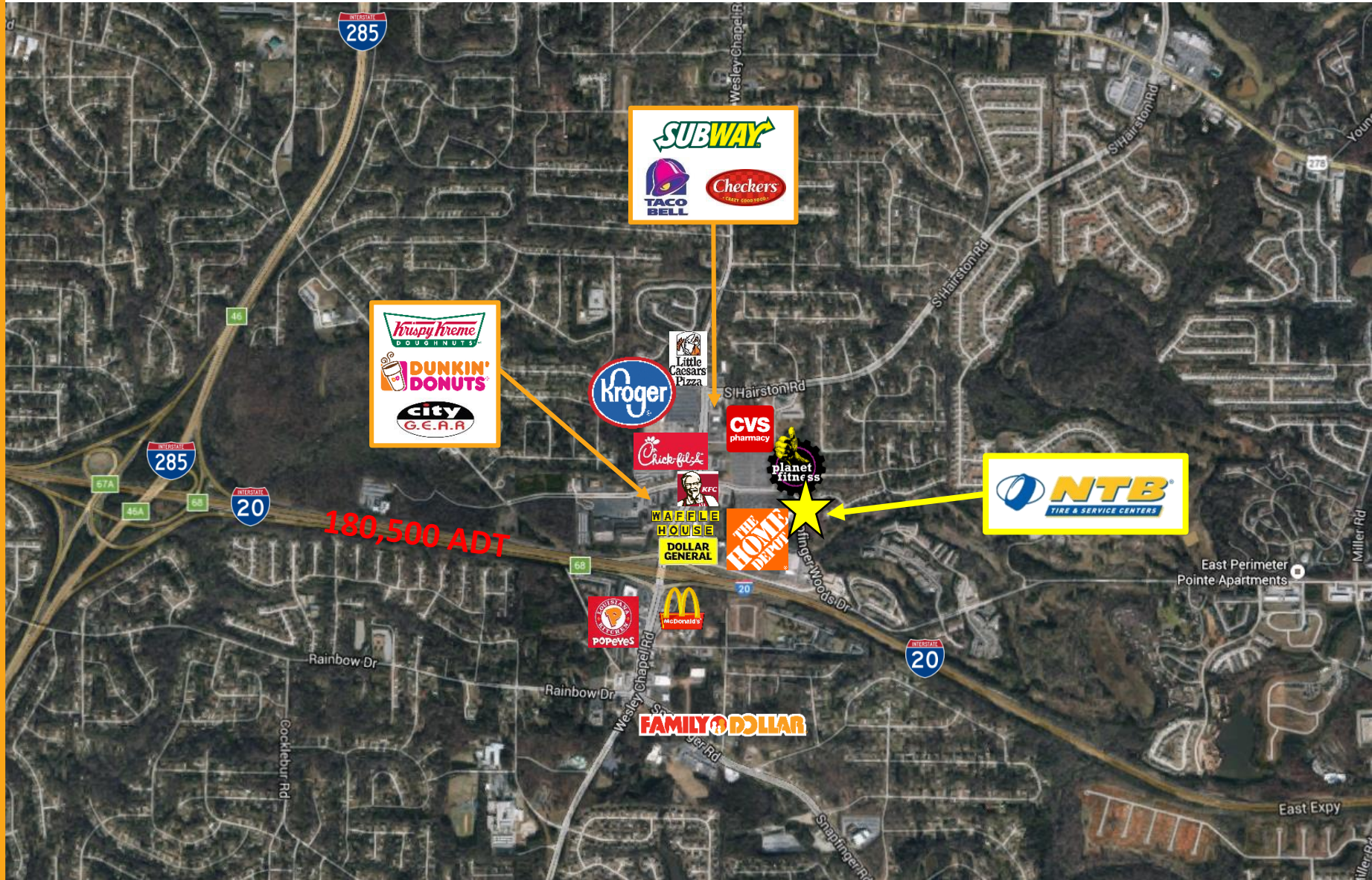
MOTIGNO Alobelli Associates, Inc.  
 1000 W. BROADWAY, SUITE 1000  
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THE MIDTOWN NIKI GROUP, LLC OR ITS STEWART TITLE GUARANTEE COMPANY, & NORTH AMERICAN SAVINGS BANK, F.S.B.

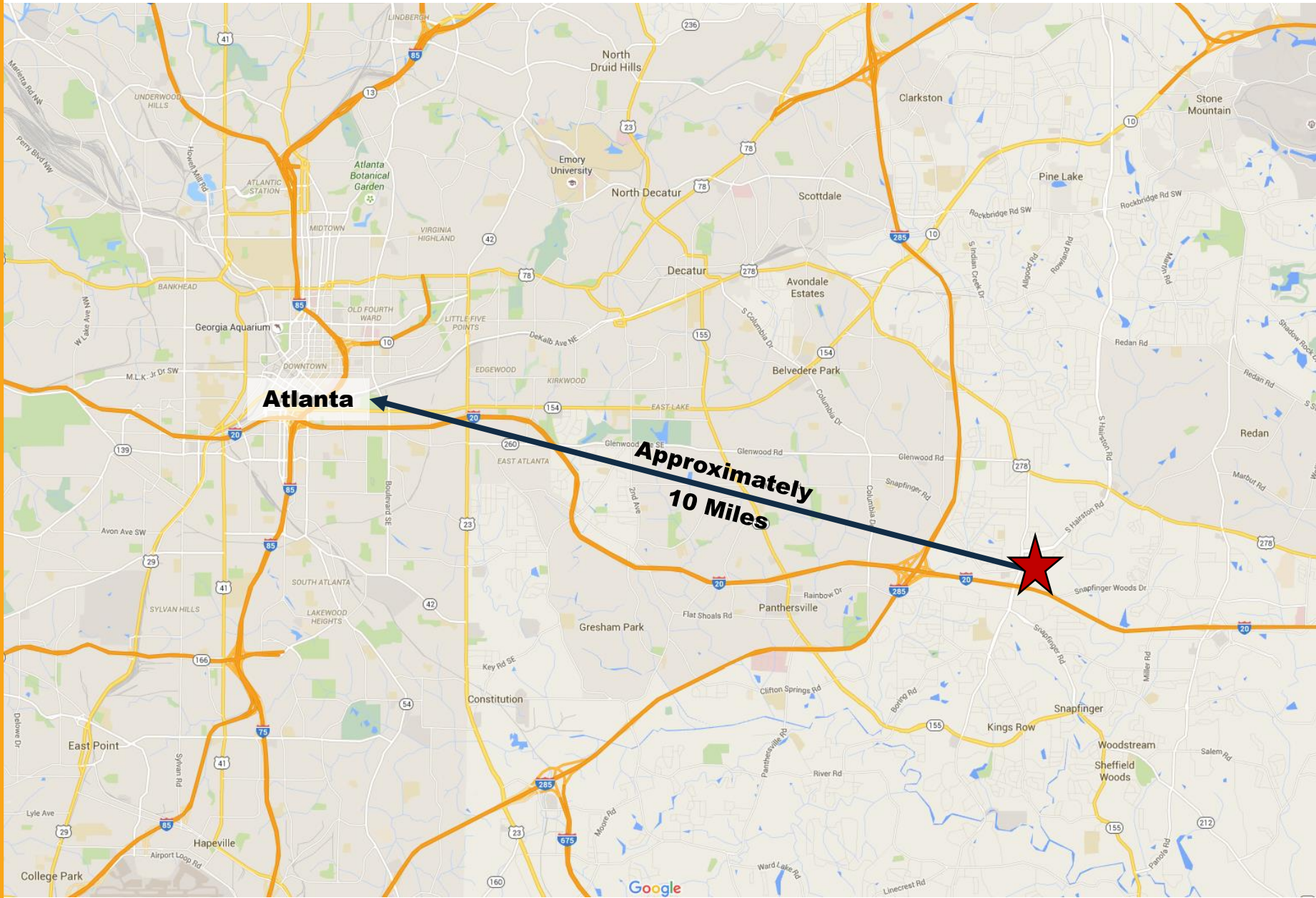
LAND LOST TO DEED ERROR  
 DEKALB COUNTY, GEORGIA

DEED BOOK	PAGE	RECORDING DATE
641	497	1993-12-15
861	482	1994-01-10
7594	154	1994-01-10
4268	579	1994-01-10
841	27	1994-01-10
765	492	1994-01-10
4022	158	1994-01-10
7164	414	1994-01-10
7514	677	1994-01-10
7165	31	1995-01-28

# Maps



# Maps







## Team

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John Aderholt  
Principal  
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