OFFERING MEMORANDUM

TESLA - NN LEASE

1580 Church St. Decatur, GA 30033 (Atlanta MSA)

SKYLINE SEVEN
REAL ESTATE

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Executive Summary

Sale Price	$5,900,000

Offering Summary

Cap Rate:	4.5%
NOI:	$263,900
Rent Increase 10/1/2027	$303,576
Building Size:	18,200 SF
Lot Size:	2.68 Acres
Year Built:	1986

Property Highlights

- Long-term net leased Tesla Sales & Delivery Center located in the highly desirable Decatur submarket of Metro Atlanta.
- 18,200 SF facility situated on a 2.68-acre site with excellent visibility and full access along Church Street.
- Attractive 15% scheduled rental increase in October 2027.
- NN lease - New roof in 2019
- Below-market rent provides future upside potential
- Only Tesla dealership in the Atlanta city limits
- Strategic infill location adjacent to Nalley BMW and directly across from a Whole Foods-anchored retail center, including Walmart Supercenter and Sprouts.
- Strong demographics featuring 114K+ residents within 3 miles and average HH-incomes of ~$153,000, projected to grow to nearly $198K within 5 years.

Property Description

This investment opportunity consists of a Tesla Sales & Delivery Center strategically located at 1580 Church Street in Decatur, Georgia. The Property comprises an approximately 18,200-square-foot facility situated on 2.68 acres and serves as a key sales and delivery hub for Tesla, one of the world's leading electric vehicle and clean energy companies. Renovated in 2019, the Property has been improved to support Tesla's operational requirements and brand standards, creating a highly functional automotive retail asset.

The Property is leased under a net lease structure and benefits from an early 10-year lease renewal, a scheduled 15% rent increase in 2027, and below-market rental rates that provide long-term value enhancement potential. With no remaining renewal options following the current lease term, investors are afforded future flexibility through lease restructuring, re-tenanting, or redevelopment opportunities in one of Metro Atlanta's most desirable infill markets.

Atlanta MSA

#1
Busiest Airport in the World

16
Fortune 500 Headquarters in Atlanta

$270B
GDP in Atlanta MSA

#9
Largest Metro Area in the U.S

Atlanta, Georgia, the metropolitan hub and epicenter of the southeast, is home to roughly 7,000,000 people and the world's busiest airport, Hartsfield-Jackson International. Thriving with dynamic growth, Atlanta is known for its strategic location, strong workforce and economy, and overall quality of life.

Corporate Headquarters & Major Employers

Coca-Cola, Delta, The Home Depot, Chick-fil-A, WestRock, State Farm, Google, CNN, NCR, Orkin, Invesco, Cox, Newell Brands, Microsoft, AT&T, Mercedes-Benz, Truist, Porsche, UPS, Papa John's, RaceTrac, Equifax, Gas South, Salesforce, Arby's, TBS, Pulte Group, Lockheed Martin, NAPA, Southern Company, Norfolk Southern

Aerial Photo

Aerial View


THE BAXTER
APARTMENTS
290 Units
Residence INN
CVS pharmacy
COLD STONE
REGIONS
TIN DRUM
ASIAN KITCHEN & BOBA TEA BAR
Brazilian Wax
BIG PEACH
RUNNING CO.
RESURGENS ORTHOPAEDICS
gusto!
MILAN
Laser Hair Removal
HAND & STONE
EMORY HEALTHCARE
xfinity
Hollywood Feed
Church Street
WHOLE FOODS MARKET
N Decatur Road
BMW
Church Street
TESLA

Additional Photo

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REAL ESTATE

Additional Photo

Tenant Overview

DRIVING THE FUTURE OF SUSTAINABLE ENERGY

TESLA

ELECTRIC VEHICLES • ENERGY STORAGE • SOLAR ENERGY

Tesla, Inc. is a publicly traded global leader in electric vehicles and sustainable energy solutions, dedicated to accelerating the world's transition to sustainable energy.

FOUNDED	GLOBAL PRESENCE	SUPERCHARGERS	EMPLOYEES
2003	40+ Countries	80,000+	100,000+

OWNED BY

TESLA

Tesla, Inc. is a publicly traded company (NASDAQ: TSLA) and one of the world's most valuable and innovative companies

PART OF THE TESLA ECOSYSTEM

Lease Abstract

Tesla, Inc. is a leading global designer, developer, manufacturer, and seller of electric vehicles (EVs), battery energy storage systems, and related products and services. Tesla's mission is to accelerate the world's transition to sustainable energy. The company is vertically integrated, controlling much of its supply chain and sales process, including it own network of supercharger stations. Tesla is widely recognized for its innovation in battery technology, autonomous driving features, and over-the-air software updates. Tesla operates seven major facilities around the world; Tesla Factory Fremont, California, Giga Nevada, Giga New York, Giga Shanghai, Giga Berlin, Giga Austin, Texas, Giga Mexico.

Tenant Overview

Tenant:	TESLA
NASDAQ:	TSLA
Market Capitalization:	$1.12 Trillion
Square Feet:	18,200 SF
Lease Start Date:	October 01, 2022
Lease Expiration Date:	September 30, 2032
Annual Base Rent:	$263,900
Current Reimbursement:	NN
Website:	https://www.tesla.com

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
10/01/22-09/30/27	$263,900	$14.50
10/01/27-09/30/32	$303,576	$16.68

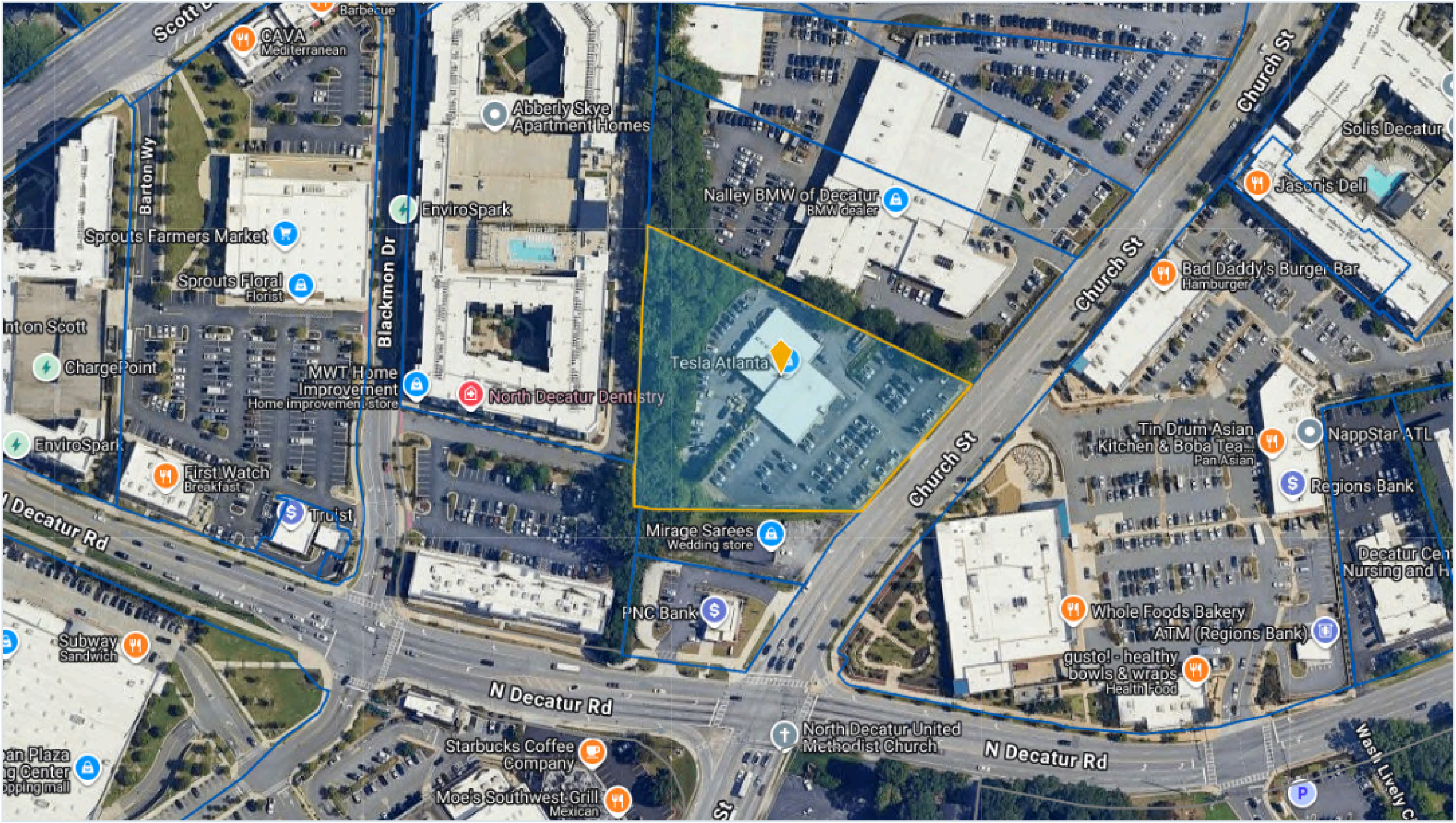
LL Responsibilities: Roof and structure (new roof 2019)

Retailer Map

Retailer Map

Aerial View

Parcel Map



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REAL ESTATE

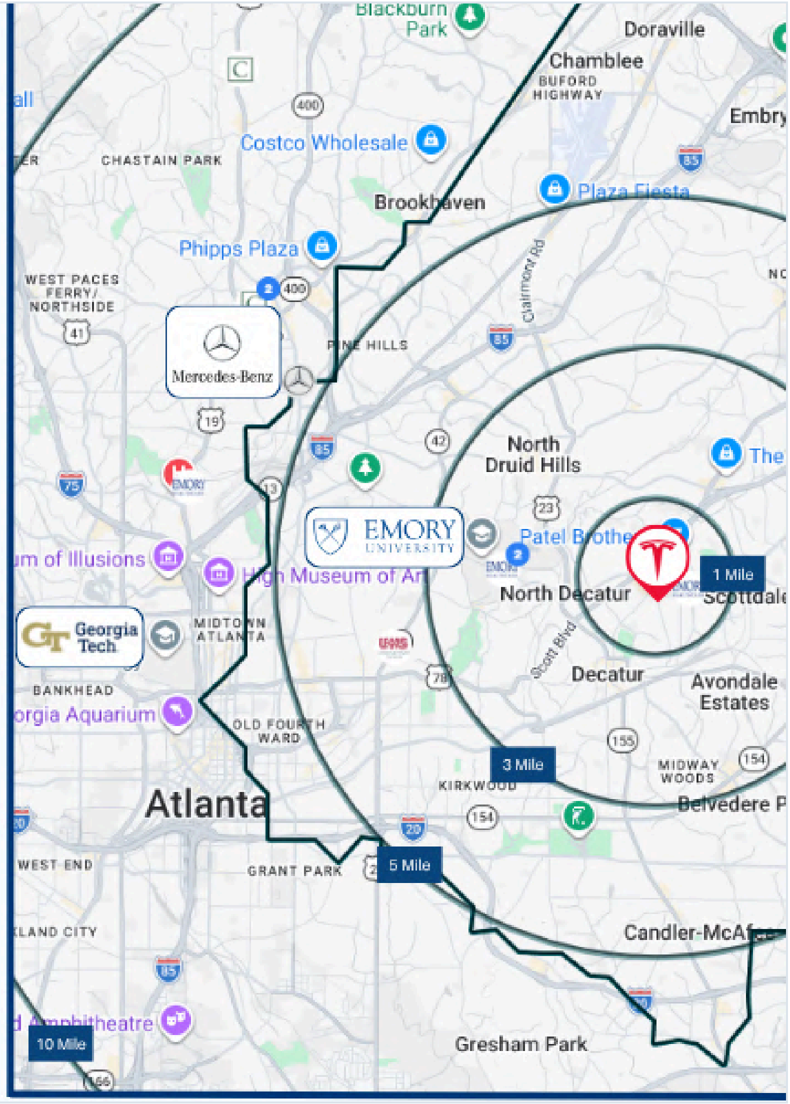
Strategic Location.

Stronger Connections.

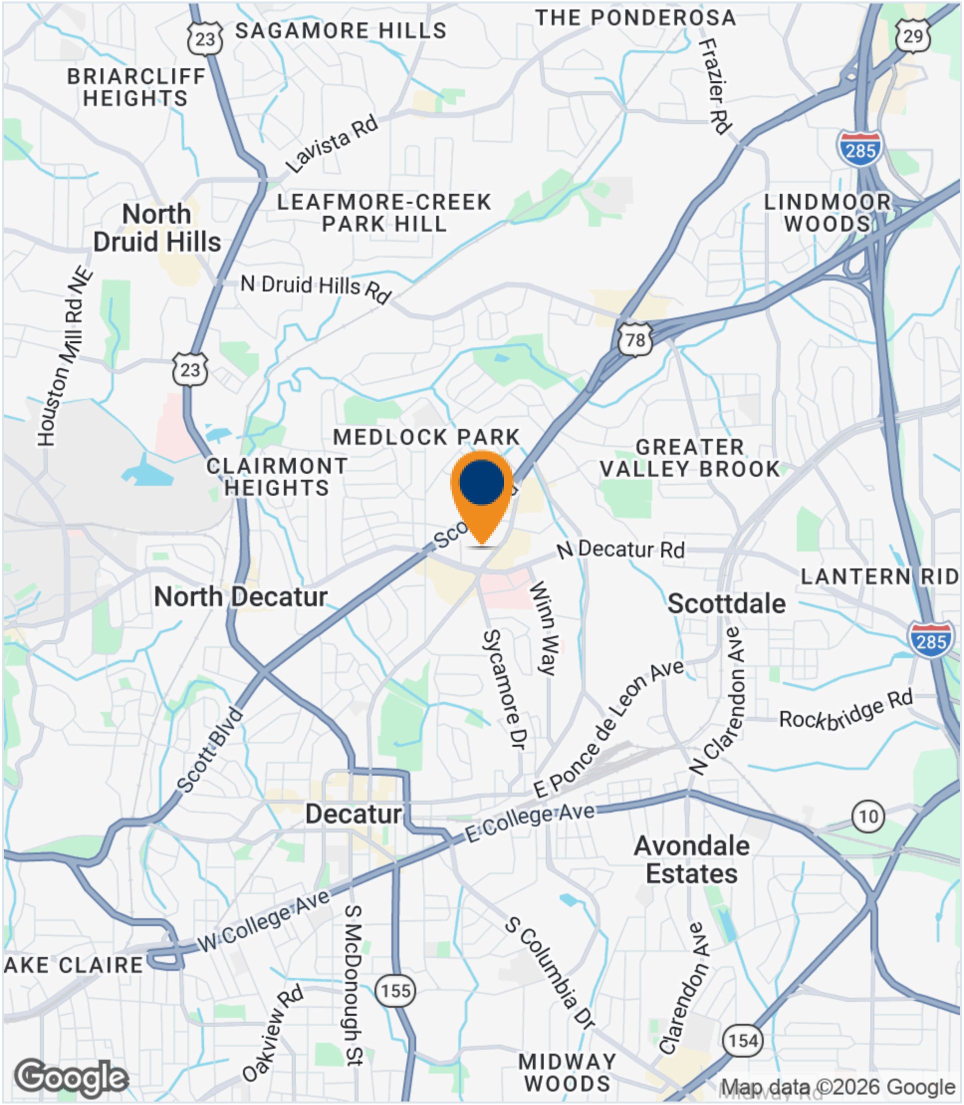
- **Premier Access to Atlanta:** Located in the heart of Decatur, the property offers convenient access to Downtown Atlanta, I-20, I-285, and key employment centers throughout Metro Atlanta.
- **Robust Demographics:** Positioned within an affluent, highly educated trade area supported by strong household incomes and consumer spending.
- **Thriving Retail Corridor:** Surrounded by a diverse mix of national retailers, local restaurants, hospitality uses, and major employers, supporting strong traffic patterns and long-term retail demand.
- **Business & Innovation Hub:** Located near Emory University, Emory Healthcare, the CDC, and a growing concentration of healthcare, research, and technology organizations.
- **Quality of Life:** Decatur is known for its walkable neighborhoods, parks, local businesses, and vibrant community atmosphere that attracts residents and talent alike.

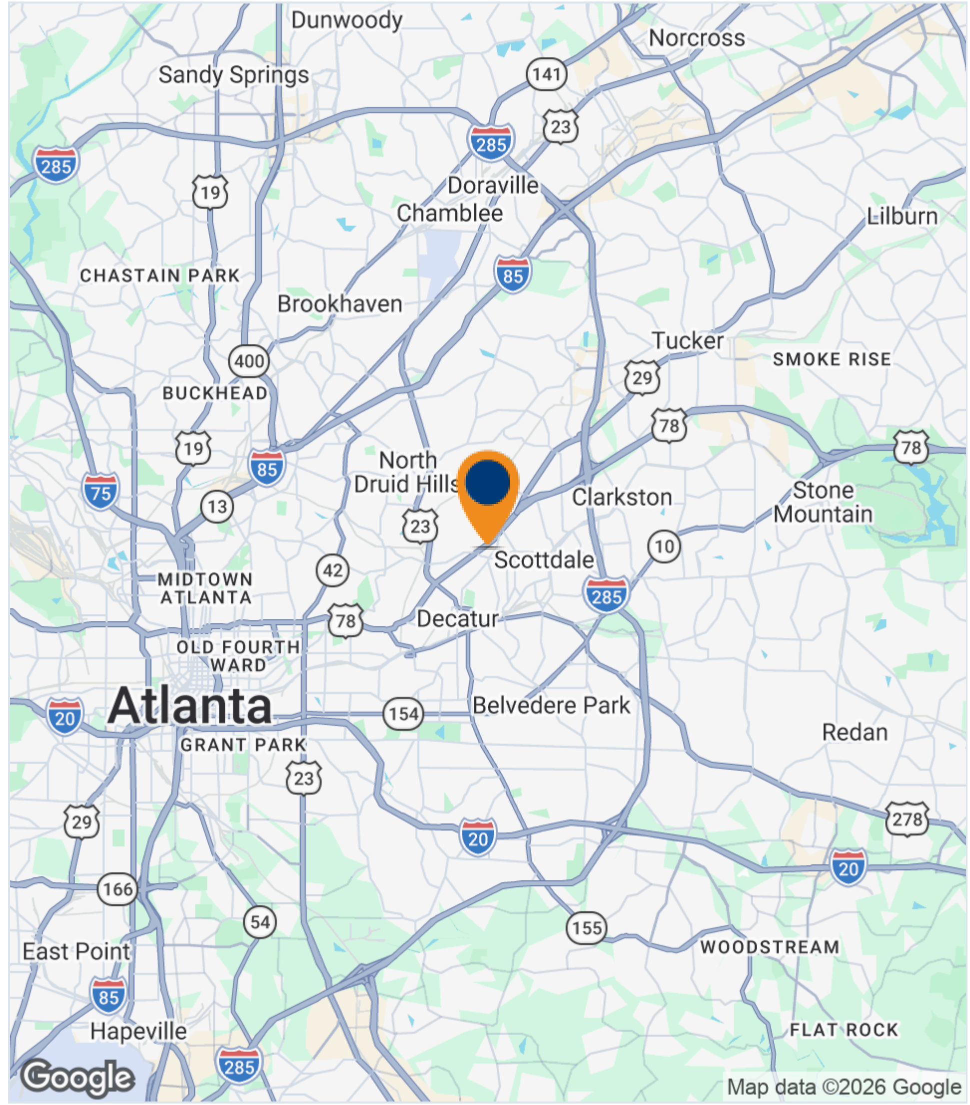
Healthcare & Life Sciences Hub | **Regional Transit Connectivity** | **Premier Infill Growth Market** | **Historic Character & Walkability**

KEY DISTANCES	Downtown Decatur Within 1 Mile	Emory University Within 3 Miles	Downtown Atlanta Within 8 Miles



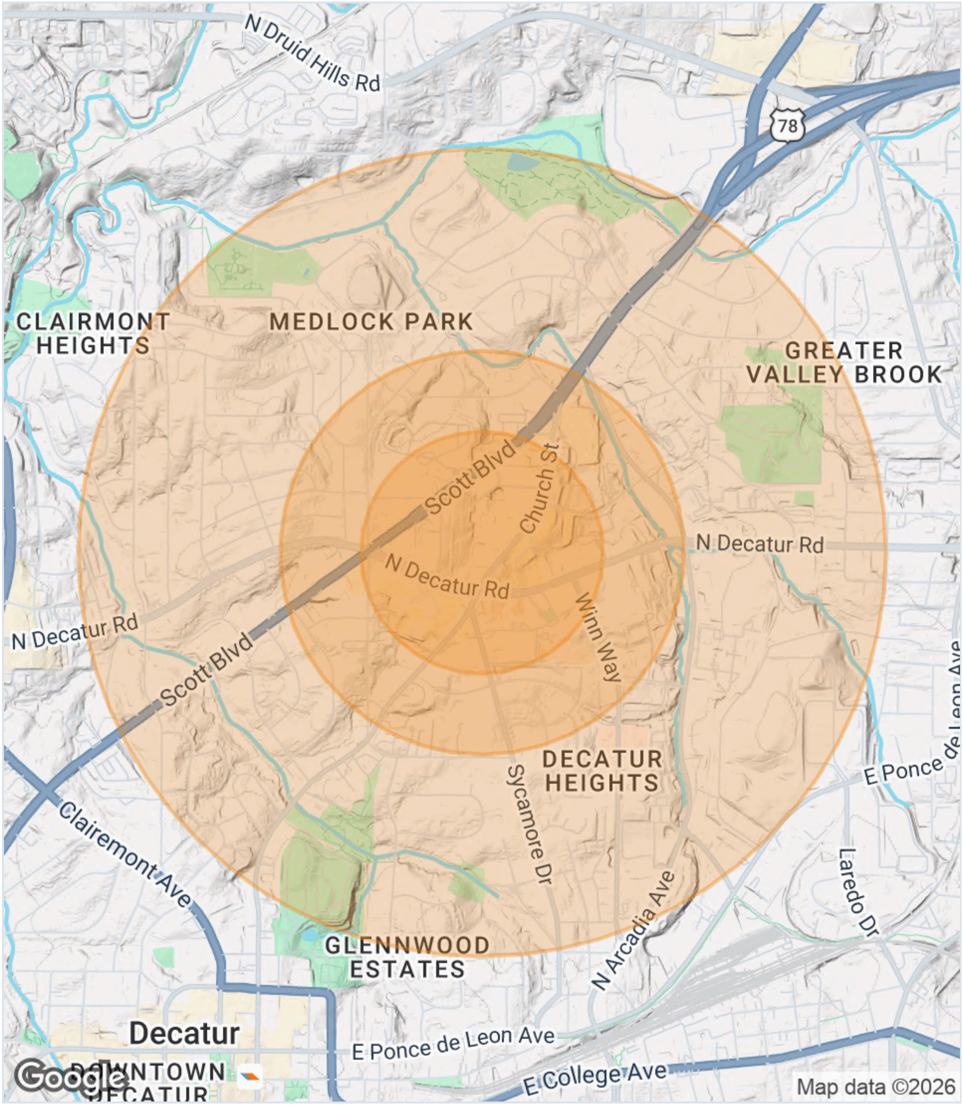
Location Map





Demographics

Population	One-Mile	Three-Mile	Five-Mile
2025 Population	17,133	114,434	343,710
2020 Population	14,381	107,195	334,549
5 Year Projected	18,583	119,461	356,213
Households			
2025 Population	8,132	46,989	147,272
2020 Population	6,193	40,478	134,264
5 Year Projected	8,849	49,415	153,160
Income			
2025 Average Household Income	$145,277	$153,426	$137,352
5 Year Projected	$187,367	$197,983	$176,912



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SERVICE PERSONALIZED

Communication. Responsiveness. Results.
Your needs inspire us to go above and beyond.

RELATIONSHIPS BUILT

Our team approach enables success.

LEASING

INVESTMENT SALES

PROPERTY MANAGEMENT

TENANT REPRESENTATION

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Advisor Biographies Page

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Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breath of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of $750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.

Chase Murphy is a Senior Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of $750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of $35,000,000. While under Chase's direction, the company impressively removed $70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.

Disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Skyline Seven Real Estate in compliance with all applicable fair housing and equal opportunity laws.