

BUCKHEAD, ATLANTA

PERIMETER CENTER



MATTHEWS™



5996 Buford Hwy NE,
Doraville, GA 30340 (Atlanta)

Offering Memorandum

Exclusively Listed By:

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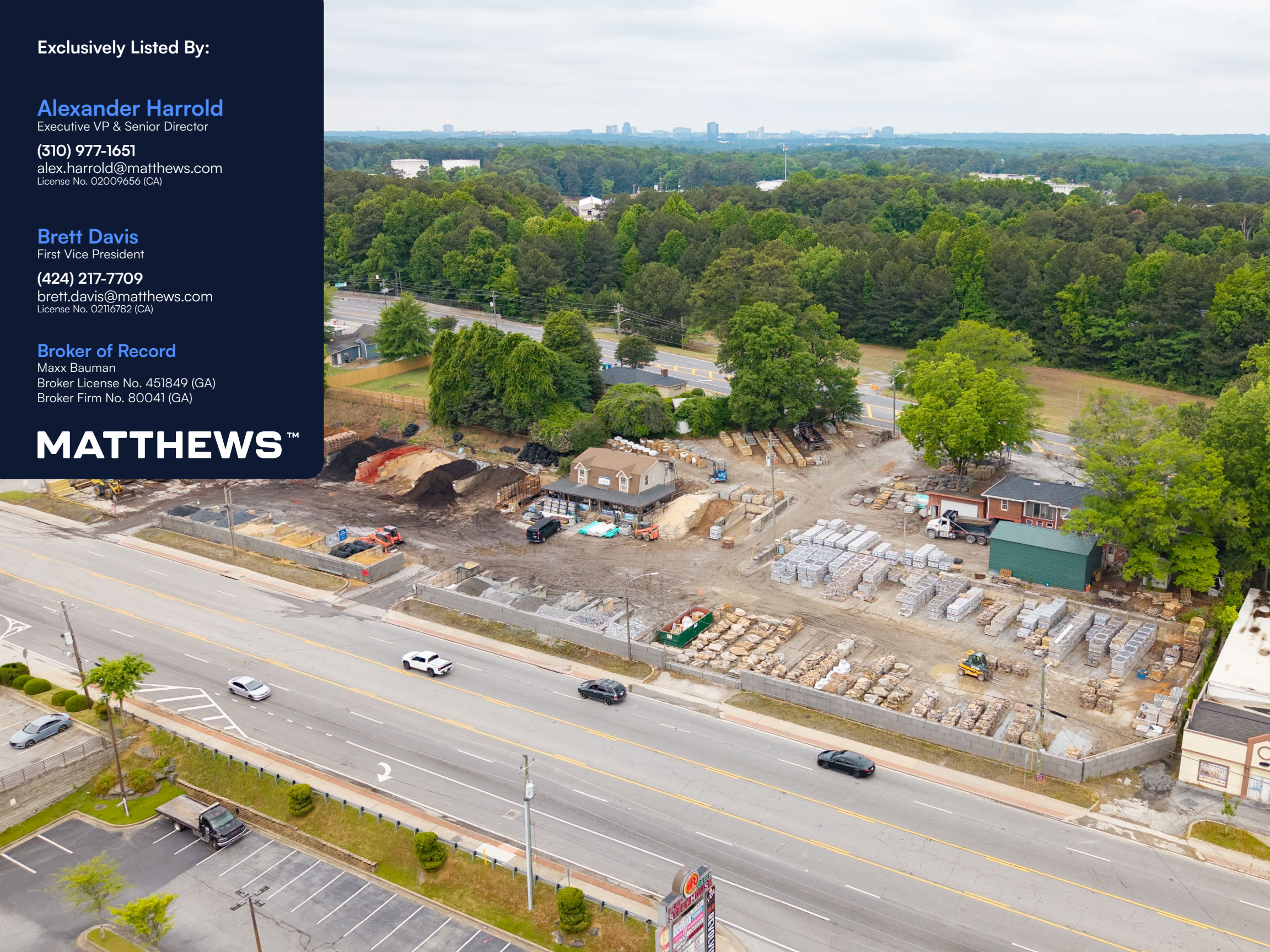
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MATTHEWS™





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Executive Summary

- **STRONG CORPORATE GUARANTEE (1,250+ LOCATIONS) / “A” CREDIT PARENT COMPANY (HOME DEPOT)** — SRS Distribution is one of the fastest growing building and specialty supply distributors in the United States. In June 2024, **Home Depot (NYSE: HD) completed its \$18.25 Billion acquisition of SRS Distribution**, providing investors with exposure to an S&P “A” credit rated parent company. Home Depot has continued to aggressively expand the SRS platform, including the \$5.5 Billion acquisition of GMS Inc. completed in September 2025 through SRS Distribution. SRS now operates **1,250+ locations nationwide**, reinforcing the scale and strength of the lease guarantor’s platform.
- **RARE INFILL ATLANTA LOCATION** — The oversized ± 2.2 -acre lot features 500 ft of frontage along the highly trafficked Buford Highway within the heart of Atlanta, one of the nation’s premier logistics and distribution hubs. The Property is strategically positioned adjacent to **I-85** (connecting Atlanta to Charlotte and the broader Southeast) and **I-285**, Atlanta’s perimeter highway providing connectivity throughout the metro and direct access to **Hartsfield-Jackson Atlanta International Airport**, one of the busiest airports and largest cargo hubs in the world. The combination of infill positioning, highway frontage, and proximity to critical transportation infrastructure makes this a highly desirable long-term industrial location.
- **LONG TERM INDUSTRIAL NNN LEASE / 3.00% ANNUAL RENT INCREASES** — The Property is secured by a 10-year industrial NNN lease that commenced in 2023 and features attractive 3.00% annual rent increases, providing durable cash flow growth and a strong hedge against inflation. The property is operated by Heritage Landscape Supply, with the lease guaranteed by SRS Distribution, Inc (1,250+ locations).
- **FUNCTIONAL IOS FACILITY** — This highly functional $\pm 6,390$ SF facility is situated on an oversized ± 2.2 -acre lot featuring a low 7% building/lot coverage ratio, allowing for abundant industrial outdoor storage (IOS). The Property features an expansive asphalt and gravel storage yard and has successfully operated as a landscape supply yard for over 20 years (since 2004), demonstrating the site’s long-term functionality and strategic importance.



Property Overview

PROPERTY SUMMARY	
Parent Company	Home Depot (S&P: A Credit)
Lease Guarantor	SRS Distribution, Inc. (1,250+ Locations)
Tenant	Heritage Landscape Supply
Common Address	5996 Buford Hwy NE, Doraville, GA 30340
Legal Address	5954-5998 Buford Hwy NE & 6568 New Peachtree Rd, Doraville, GA 30340
Market	Atlanta - GA
Year Built & Renovated	1950 & 1977
Construction	Masonry
Total Building Square Feet	±6,390 SF
Acres	±2.193 AC
Lot Square Feet	±95,507 SF
Building/Lot Coverage	7%



Financial Overview



Price
\$4,926,000



Cap Rate
6.00%



Rent Increases
3% Annually



Lease Term Remaining
±7 Years

LEASE SUMMARY

Original Tenant Occupancy Year ±2004

Lease Expiration 5/31/2033

Lease Term Remaining ±7 Years

Rental Increases 3.00% Annually

Monthly Rent \$24,631.58

Annual Rent \$295,578.97

Average Annual Rent \$323,551.81

Rent/SF/Year \$45.47

Rent/Acre/Month \$11,231.91

Options 3, 5-Year Options @ Cont'd 3% Annual Increases

Lease Type Industrial NNN

Tenant Responsibilities Operating Expenses - Taxes, insurance, utilities, parking lot/paving, landscaping, HVAC, roof maintenance & repairs, sprinkler systems, and general repairs & maintenance of the Premises.

Landlord Responsibilities Roof (Only Replacement) & Structure



Price \$4,926,000

Cap Rate 6.00%

Average Cap Rate 6.57%

Price/SF \$770.89

Price/SF Land \$51.58

Price/AC \$ 2,246,238

FINANCING

FOR FINANCING OPTIONS REACH OUT TO:

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Financial Overview

ANNUALIZED OPERATING DATA

Year	Annual Rent	Monthly Rent	Rent/SF	Rent/AC	Cap Rate	% Rent Increase
6/1/2026 - 5/31/2027	\$295,578.97	\$24,631.58	\$46.26	\$11,231.91	6.00%	3.00%
6/1/2027 - 5/31/2028	\$304,446.34	\$25,370.53	\$47.64	\$11,568.87	6.18%	3.00%
6/1/2028 - 5/31/2029	\$313,579.73	\$26,131.64	\$49.07	\$11,915.93	6.37%	3.00%
6/1/2029 - 5/31/2030	\$322,987.12	\$26,915.59	\$50.55	\$12,273.41	6.56%	3.00%
6/1/2030 - 5/31/2031	\$332,676.73	\$27,723.06	\$52.06	\$12,641.61	6.75%	3.00%
6/1/2031 - 5/31/2032	\$342,657.04	\$28,554.75	\$53.62	\$13,020.86	6.96%	3.00%
6/1/2032 - 5/31/2033	\$352,936.75	\$29,411.40	\$55.23	\$13,411.49	7.16%	3.00%
3, 5-Year Options @ Cont'd 3.00% Annual Increases						
BASE TERM AVERAGES	\$323,551.81	\$26,962.65	\$50.63	\$12,294.87	6.57%	3.00%







Subject Property



Southeast Toyota Distributors

A newly developed state-of-the-art parts distribution center (PDC) expansion



Assembly Atlanta Redevelopment

A massive mixed-use redevelopment on the former General Motors assembly plant site. The full Assembly redevelopment is planned as a long-term \$2B+ transit-oriented project spanning roughly 135–160 acres next to the Doraville MARTA station



Lotus Grove Mixed-Use Development

\$300M mixed-use development with nearly 1M sq. ft., including 760+ apartments, retail, restaurants, hotel, food hall, and public park space, with major construction planned from 2025–2027



DeKalb-Peachtree Airport

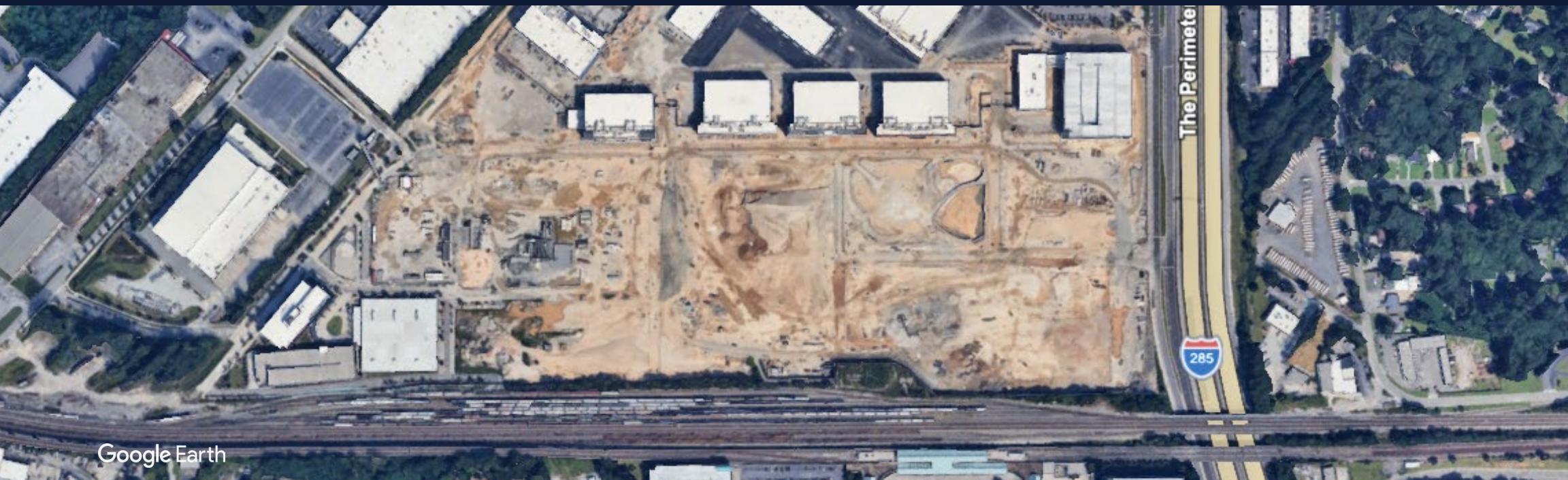


Mercer University Atlanta Campus

Ongoing expansion and redevelopment around the Mercer Village Atlanta/mixed-use campus district



Nearby Developments



“ASSEMBLE ATLANTA”

135-acre mixed-use development centered around a film/TV production campus

- 19—22 sound stages for film & TV production
- Office + creative workspace
- Retail, restaurants, and hotels
- Apartments and residential components
- Parks, open space, and a “city-like” layout

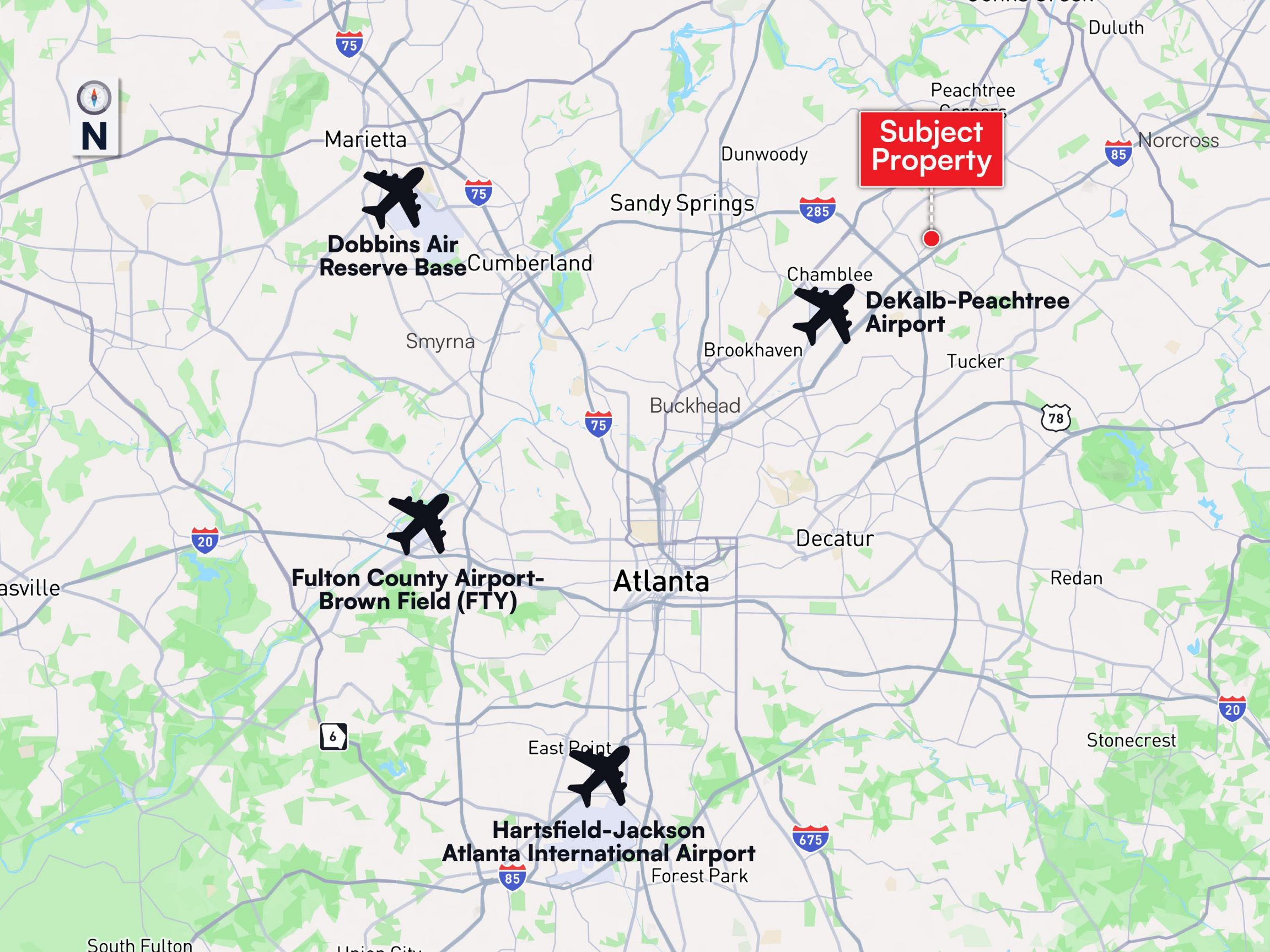
“LOTUS GROVE”

Mixed-use project (Buford Hwy corridor) buildout expected through 2027

- 3-acre redevelopment of a former Kmart site into a large mixed-use district

Planned components:

- Apartments (including a 12-story tower)
- Retail + restaurant space
- Food hall / dining hub
- Estimated cost: \$300M+



Subject Property

Dobbins Air Reserve Base

DeKalb-Peachtree Airport

Fulton County Airport-Brown Field (FTY)

Hartsfield-Jackson Atlanta International Airport

Atlanta

6

675

75

285

85

75

78

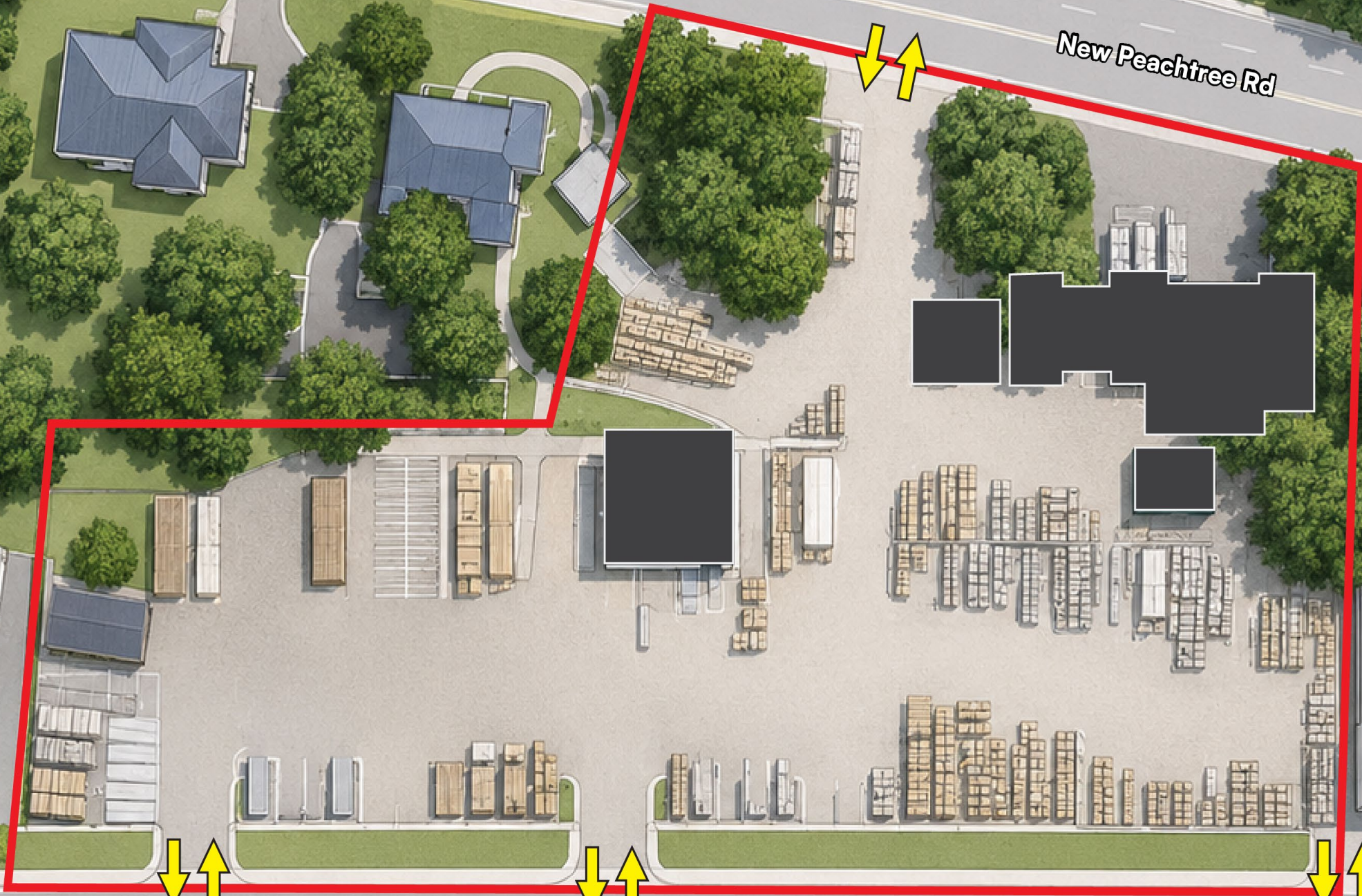
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20

85



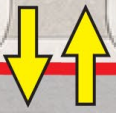
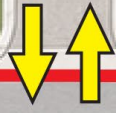
New Peachtree Rd



23

Buford Hwy ± 33,800 VPD

23



| Lease Guarantor



FOUNDED
2008

INDUSTRY
BUILDING PRODUCTS

PARENT COMPANY
THE HOME DEPOT

FOOTPRINT
1,250+ LOCATIONS

SRS DISTRIBUTION

SRS Distribution is one of the largest and fastest growing specialty trade distributors in the United States, serving professional contractors through a nationwide network of roofing, landscaping, building products, and pool supply distribution businesses. The company has expanded rapidly through a highly successful acquisition-driven growth strategy focused on partnering with established regional operators while preserving local branding and customer relationships.

In June 2024, Home Depot (NYSE: HD | S&P: “A” Credit) completed its \$18.25 Billion acquisition of SRS Distribution, significantly expanding Home Depot’s specialty trade distribution platform and strengthening SRS’ access to capital, purchasing power, and national infrastructure.

Home Depot has continued to aggressively scale the SRS platform, including the \$5.5 Billion acquisition of GMS Inc. completed through SRS Distribution in September 2025. Today, SRS operates 1,250+ locations nationwide and has become one of the country’s largest specialty distribution platforms serving professional contractors across multiple end markets.

Parent Company



FOUNDED
1978

OWNERSHIP STATUS
PUBLIC (NYSE: HD)

CREDIT RATING
S&P “A”

ANNUAL REVENUE
\$164+ BILLION

HOME DEPOT

Founded in 1978, The Home Depot, Inc. (NYSE: HD) is the world’s largest home improvement retailer and one of the most recognized retail brands in North America. The company operates a highly scaled warehouse-style retail and distribution platform serving both professional contractors and do-it-yourself consumers through a broad assortment of building materials, tools, appliances, and home improvement products.

Headquartered in Atlanta, Georgia, Home Depot maintains investment-grade credit ratings of “A” from S&P and “A2” from Moody’s, reflecting the company’s strong balance sheet, substantial cash flow generation, and long-standing operational performance. The company operates more than 2,350 stores across the United States, Canada, and Mexico and employs approximately 470,000 associates.



FOUNDED
2018

PARENT COMPANY
SRS DISTRIBUTION

FOOTPRINT
240+ LOCATIONS

HERITAGE LANDSCAPE SUPPLY GROUP, INC.

Heritage Landscape Supply Group, Inc. (“Heritage”) is a specialty distributor of landscape, irrigation, outdoor living, and agronomic products serving professional contractors and commercial customers throughout the United States. Heritage operates as a wholly owned subsidiary and operating platform of SRS Distribution, Inc.

Founded in 2018, Heritage has rapidly expanded through a strategic acquisition and partnership model focused on established regional operators within the fragmented landscape supply industry. Today, Heritage operates 240+ locations across 37 states, providing contractors with a broad range of hardscape, irrigation, outdoor living, turf, and landscape supply products.

Through the backing of SRS Distribution and parent company Home Depot (NYSE: HD), Heritage benefits from significant operational scale, purchasing power, and national distribution infrastructure while maintaining localized market relationships and customer service.

Doraville, GA — Market Overview

\$80,485

Median HH Income

\$1.065B

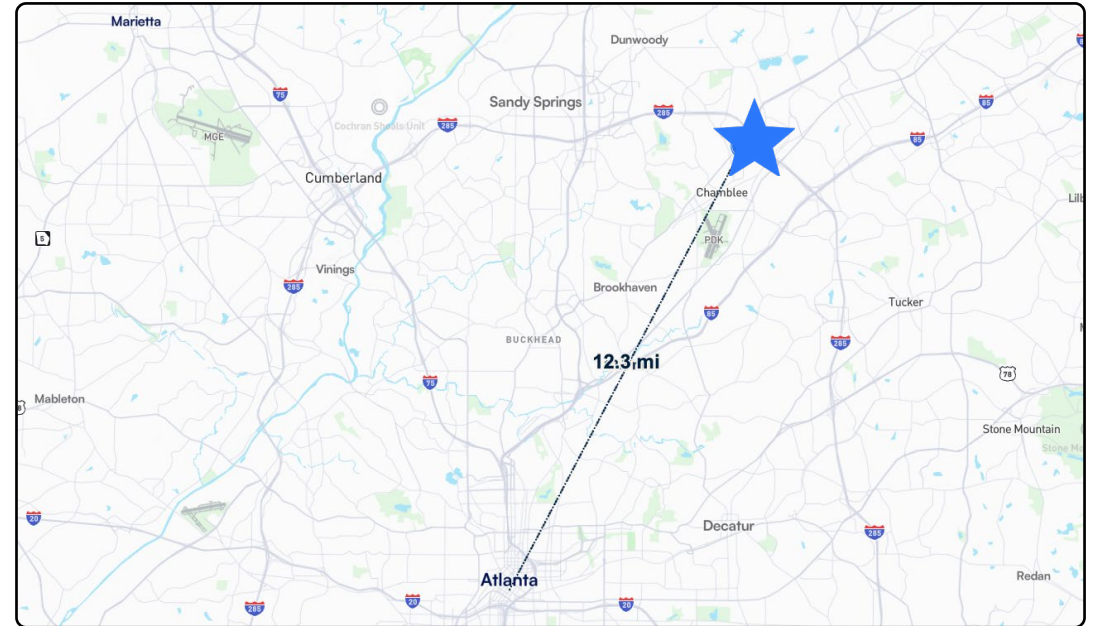
2024 Consumer Spend

105,643

Number of Households

269,973

Population



Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	100,065	267,095	1,020,143
2025 Population	101,927	269,973	1,028,461
2030 Population Projection	104,308	276,297	1,052,905
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	39,226	104,694	411,471
2025 Households	39,805	105,643	415,023
2030 Household Projection	40,709	108,051	424,914
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$92,306	\$116,404	\$126,632

Doraville sits in one of metro Atlanta’s most connected infill corridors, positioned near I-285, I-85, Peachtree Industrial Boulevard, Buford Highway, MARTA’s Gold Line, and the broader Perimeter employment base. The city’s compact footprint, multicultural business environment, and proximity to Atlanta support a dense mix of residential, retail, service, logistics, and light industrial uses. Doraville’s population base has expanded meaningfully since the last decennial census, supported by redevelopment momentum, improved mobility planning, and access to major regional job centers across DeKalb, Fulton, and Gwinnett counties.

For industrial users, Doraville offers a strategic combination of last-mile access, labor availability, and connectivity to Atlanta’s core logistics network. The surrounding area benefits from established warehouse, flex, distribution, automotive service, food service, and small-business activity along Peachtree Industrial Boulevard, Buford Highway, Oakcliff Road, and Pleasantdale Road. Ongoing downtown redevelopment, corridor safety improvements, and regional transportation investments are strengthening the city’s long-term appeal while preserving the functionality that industrial occupiers value: access, visibility, workforce depth, and proximity to customers across the north and east Atlanta suburbs.

ATLANTA, GA

The Atlanta MSA is one of the **largest and fastest-growing** metropolitan areas in the U.S., ranking among the **top 10 metros by population**. The region has consistently outperformed legacy gateway markets in net population and job growth, driven by strong in-migration, a diversified economy

anchored by Fortune 500 headquarters, logistics, technology, and professional services, and its role as the economic capital of the Southeast. These fundamentals continue to fuel sustained housing demand and position Atlanta as a core market for long-term institutional investment.

Total Population
6,305,839

Annual Visitors
51 Million

Tourism Economic Impact
\$20 Billion

GDP
\$571+ Billion



ATLANTA TRANSPORTATION

Strong Transit Coverage

MARTA serves 1,000+ daily trips, improving accessibility across major employment centers.

Downtown Core	Midtown District	Buckhead Hub
140,000+ Employees	65,000+ Employees	70,000+ Employees

Unmatched Population Reach

ATL connects to 80% of the U.S. in under 2 hours.

Freight Powerhouse

Georgia handles 450M tons of freight yearly.

 **Dobbins Air Reserve Base**
14,000 Annual Aircraft Operations





 **DeKalb-Peachtree Airport**
230,000 Annual Passengers

marta 
Serving over 49.5M Trips Annually

Atlanta

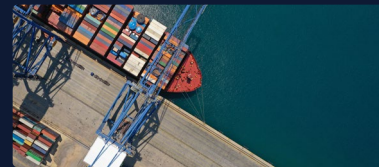
 **Hartsfield-Jackson Atlanta International Airport**
Busiest Airport in the World
108.1 M Annual Passengers

ATLANTA MARTA METRO

-  Red Line North Springs Atlanta Airport
-  Gold Line Doraville Atlanta Airport
-  Blue Line Hamilton E. Holmes Indian Creek
-  Green Line Bankhead Edgewood / Candler Park

Transportation

Atlanta's transportation network is anchored by Hartsfield—Jackson, the world's busiest airport, and a major global cargo hub. Supported by MARTA rail and bus service, extensive interstates, and a large logistics workforce, the region serves as a key gateway for commerce and growth in the Southeast. The Port of Savannah's strong rail and highway links to Atlanta further strengthen its role as a logistics hub. This integrated infrastructure supports business expansion, tourism, and multifamily housing demand across the metro.



Jobs in Logistics
150,000+ Jobs



Airport Economic Impact
\$34.8 Billion Annually
Supports 448,000 Jobs Annually



Logistics Employment
220,000 Workers in
Transportation & Warehousing



**Annual Ridership for
Public Transportation**
100M+ (Bus, Trolley, Skyway)

Tourism & Cultural Events

Atlanta boasts a vibrant tourism and cultural scene anchored by world-class attractions like the Georgia Aquarium, World of Coca-Cola, and the Martin Luther King Jr. National Historical Park, alongside a thriving arts and theater district. Major events such as

the Peach Bowl, Atlanta Film Festival, Music Midtown, and Atlanta Jazz Festival highlight the city's diverse cultural identity, while professional sports teams like the Falcons, Braves, and Hawks further cement their reputation as a premier entertainment hub.



Georgia Aquarium
2.2M Annual Visitors

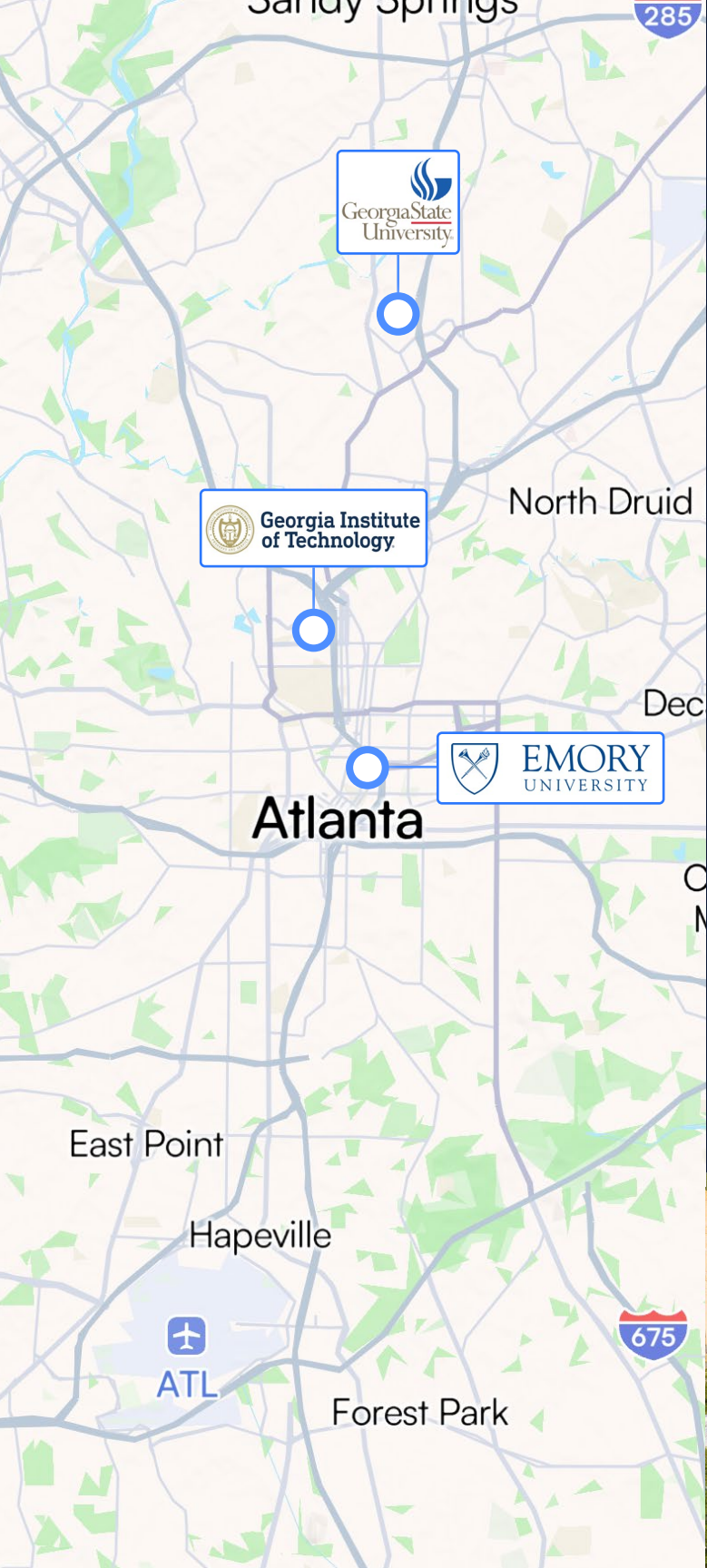


Peach Bowl
\$73.4M in Economic Impact



FIFA World Cup 2026
Est. \$503M in Economic Impact





Higher Education

Atlanta's higher education sector is anchored by Georgia Tech, Emory University, and Georgia State University, collectively serving over 120,000 students each year. These universities are nationally recognized for strengths in research, healthcare, business, and technology, attracting students and faculty from across the country and the globe. With strong graduation rates and steady enrollment growth, they act as pipelines for highly skilled talent that feeds into Atlanta's diverse economy. Their presence also drives significant demand for housing, student services, and cultural amenities, reinforcing the city's role as a leading hub for education and innovation.

Georgia Institute of Technology

Enrollment (2024-2025)

53,067 Students | 11.4% increase from 2024
Graduation Rate: 93%

Emory University

Enrollment (2024-2025)

15,046 Students
Graduation Rate: 91%

Georgia State University

Enrollment (2024-2025)

52,400 Students
Graduation Rate: 54%



| Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **5954-5998 Buford Hwy & 6568 Peachtree Rd, Doraville, GA** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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