

OFFERING MEMORANDUM



122 Summertree Ct
South Fulton GA 30296

LAND: +/- 8.5 Acres – South Fulton, GA



+/- 8.4 AC – South Fulton, Georgia

CONTENTS

1. Executive Summary
 - Investment Summary
 - Location Summary
2. Property Description
 - Property Features Aerial Map
 - Parcel Map
 - Property Images
3. Demographics
 - Demographics
 - Demographic Charts
 - Advisor Profile

Presented by



Ben Pargman

Vice President
(404) 869-2637
ben@joelandgranot.com
Lic: 355944



Davis Vainer

Associate
(404) 308-8221
Davis@joelandgranot.com
Lic: 411026



CONFIDENTIALITY & DISCLAIMER

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your own limited use in considering whether to pursue negotiations to acquire real estate investment opportunity presented on the following pages and is not intended to be an offer or any part of a contract to sell the property.

This confidential memorandum which contains brief selected information pertaining to the business and affairs of the Property has been prepared by **Joel & Granot Real Estate, LLC** ("JGRE"). This confidential memorandum does not purport to be all-inclusive or to contain all the information, which a prospective purchaser may desire. Neither Owner nor JGRE nor any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

The information provided has been gathered from sources that are deemed reliable but neither Owner nor JGRE warrants or represents that the information is true or correct. Prospective Purchasers are advised to verify information independently. The Owner reserves the right to change the price, or any information or withdraw the property from the market at any time without notice.

By acknowledgement of your receipt of this confidential memorandum, you agree that the memorandum and its contents are confidential, that you will hold and treat it in the strictest of confidence, that you will not, directly or indirectly, disclose or permit anyone else to disclose this memorandum or its contents to any other person, firm or entity without prior written authorization of Owner and JGRE, and that you will not use or permit to be used this memorandum or its contents in any fashion or manner detrimental to the interest of the Owner. Photocopying or other duplication is strictly prohibited. Prospective Purchaser agrees not to disclose to any persons other than Prospective Purchaser's employees, contractors or Buyers Broker, if any that the property may be available for sale or that discussions or negotiations are taking place concerning the property, nor any terms conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, any such possible purchase, including the status thereof.

THE OWNER EXPRESSLY RESERVES THE RIGHT AT ITS SOLE DISCRETION TO REJECT ANY OR ALL PROPOSALS OR EXPRESSIONS OF INTEREST IN THE PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE.

JGRE is representing the Seller, not the Prospective Purchaser, in this transaction and will be paid by the Owner, not the Prospective Purchaser. Any cooperating Buyers Broker shall have written exclusive authorization from Prospective Purchaser that said Broker is exclusively representing Prospective Purchaser in this transaction. Any commission to be paid to Purchasing Broker shall be paid by the Prospective Buyer and not the Owner, unless specifically agreed to in writing by JGRE and the Purchasing Broker.

If you do not wish to pursue negotiations leading to this acquisition, or if in the future you discontinue such negotiations, you agree to return this confidential memorandum to JGRE.

THIS CONFIDENTIAL MEMORANDUM SHALL NOT BE DEEMED A REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THIS MEMORANDUM.

DISCLOSURE

Benjamin C. Pargman is a licensed Real Estate Associate Broker with the Georgia Real Estate Commission license #355944 and also an inactive member of the State Bar of Georgia and the Florida Bar. Mr. Pargman is not representing the Owner, Seller, or Purchaser or any other party related to the matter discussed in this memorandum as an attorney. No statement whether spoken, written or otherwise from Mr. Pargman is intended to be offered as legal advice nor should any such statement be deemed or received as legal advice. All parties should obtain independent legal advice regarding this transaction.

OFFERING SUMMARY

ADDRESS	122 Summertree Ct South Fulton GA 30296
COUNTY	Fulton
OFFERING PRICE	\$3,900,000
LAND SF	366,775 SF
LAND ACRES	8.42
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	CUP
# OF PARCELS	1

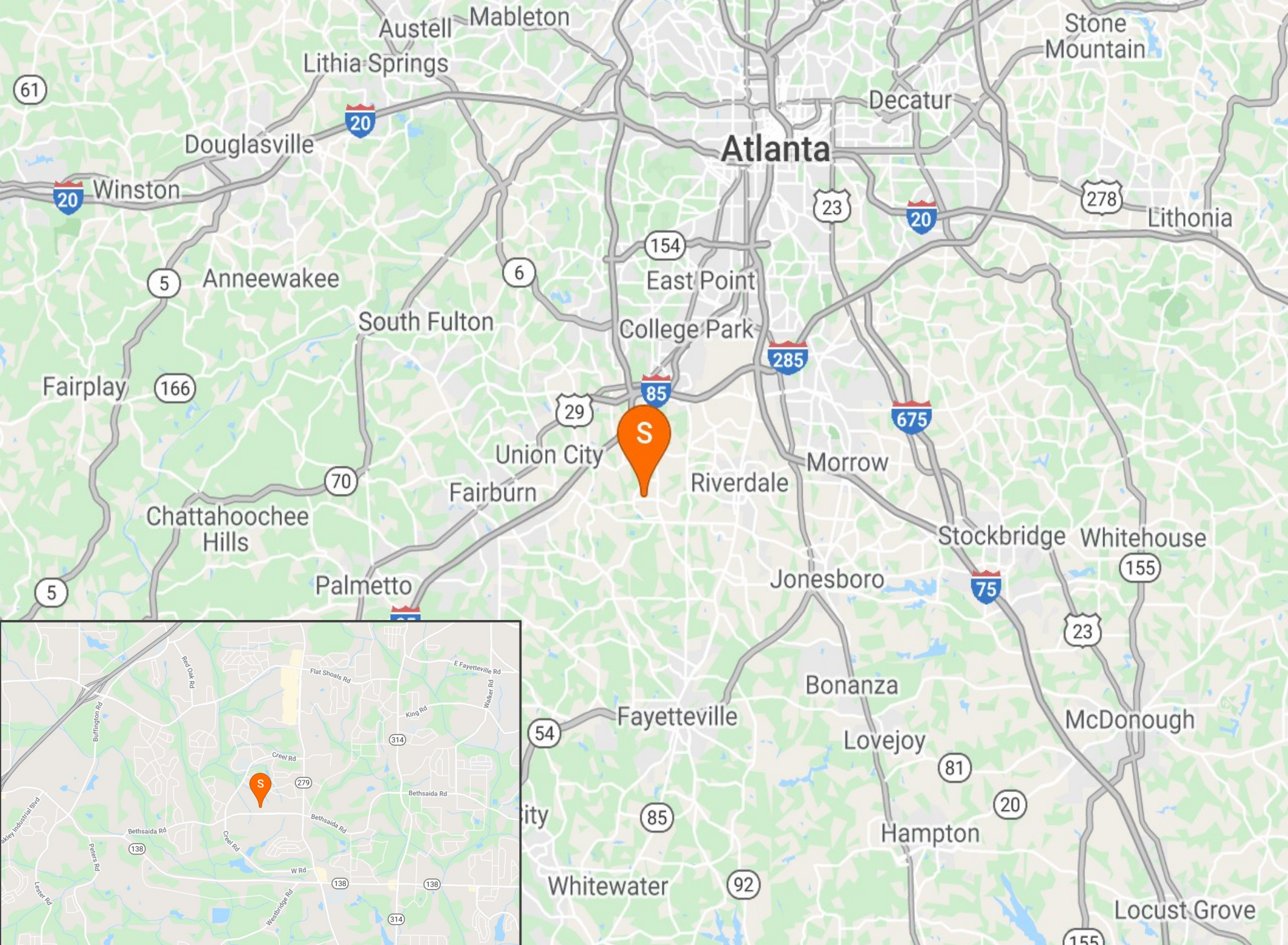
DEMOGRAPHICS

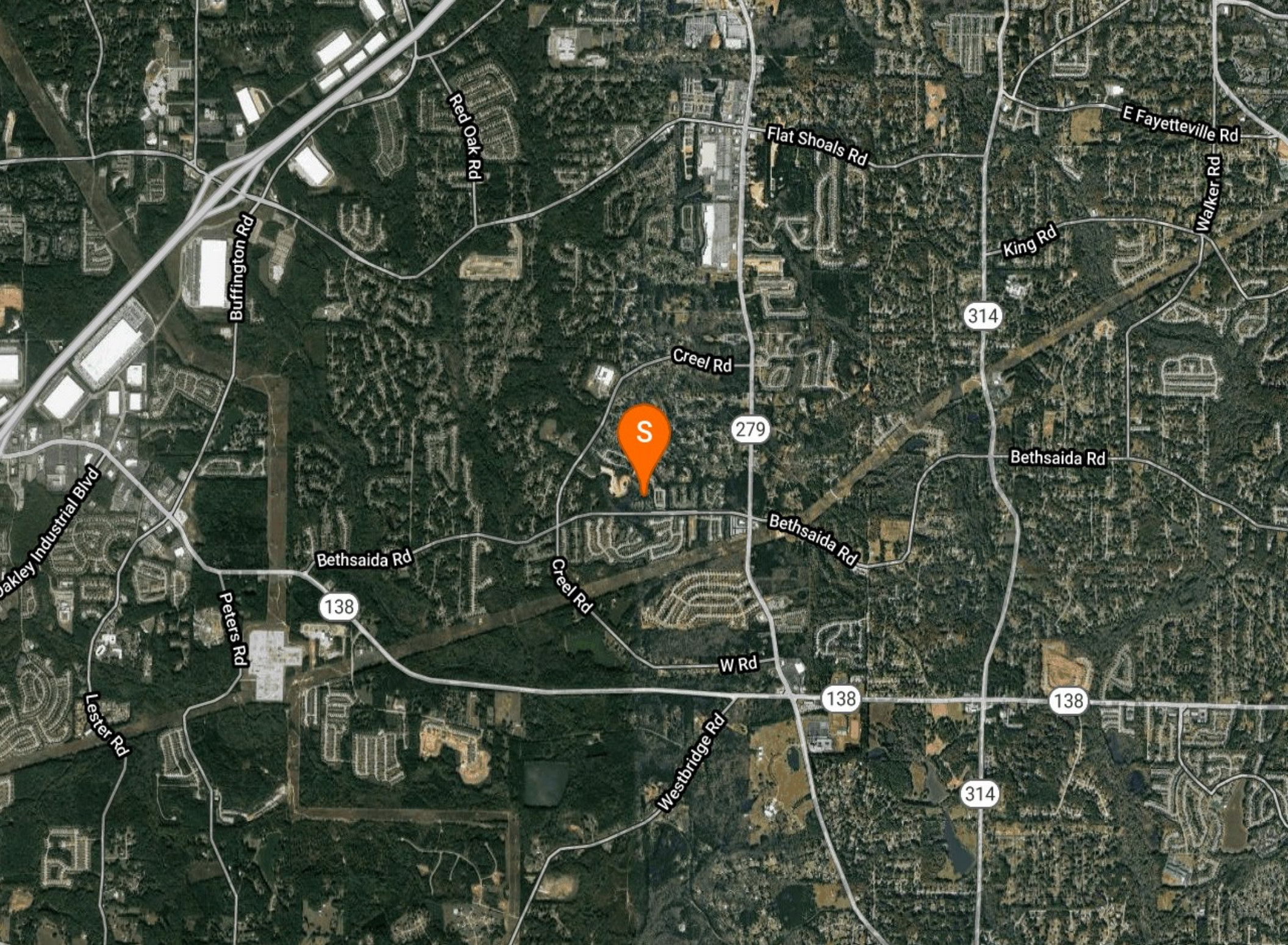
	1 MILE	3 MILE	5 MILE
2021 Population	8,473	51,671	143,930
2021 Median HH Income	\$58,524	\$57,409	\$50,403
2021 Average HH Income	\$75,268	\$72,733	\$63,244

Joel & Granot Real Estate is pleased to present, under exclusive engagement, the opportunity to acquire and redevelop +/-8.4 acres located in the City of South Fulton, Fulton County, Georgia. The property was formerly the location of the 72-unit Summertree Condominiums, built circa late 1970's and demolished in or about 2009. While the former vertical improvements have long since been demolished, the footprint of roads, foundations, and utilities remain.

Existing multi-family and townhome development surrounds the subject property including townhomes by Rockhaven Homes currently under construction and selling in the low-mid \$200,000's.







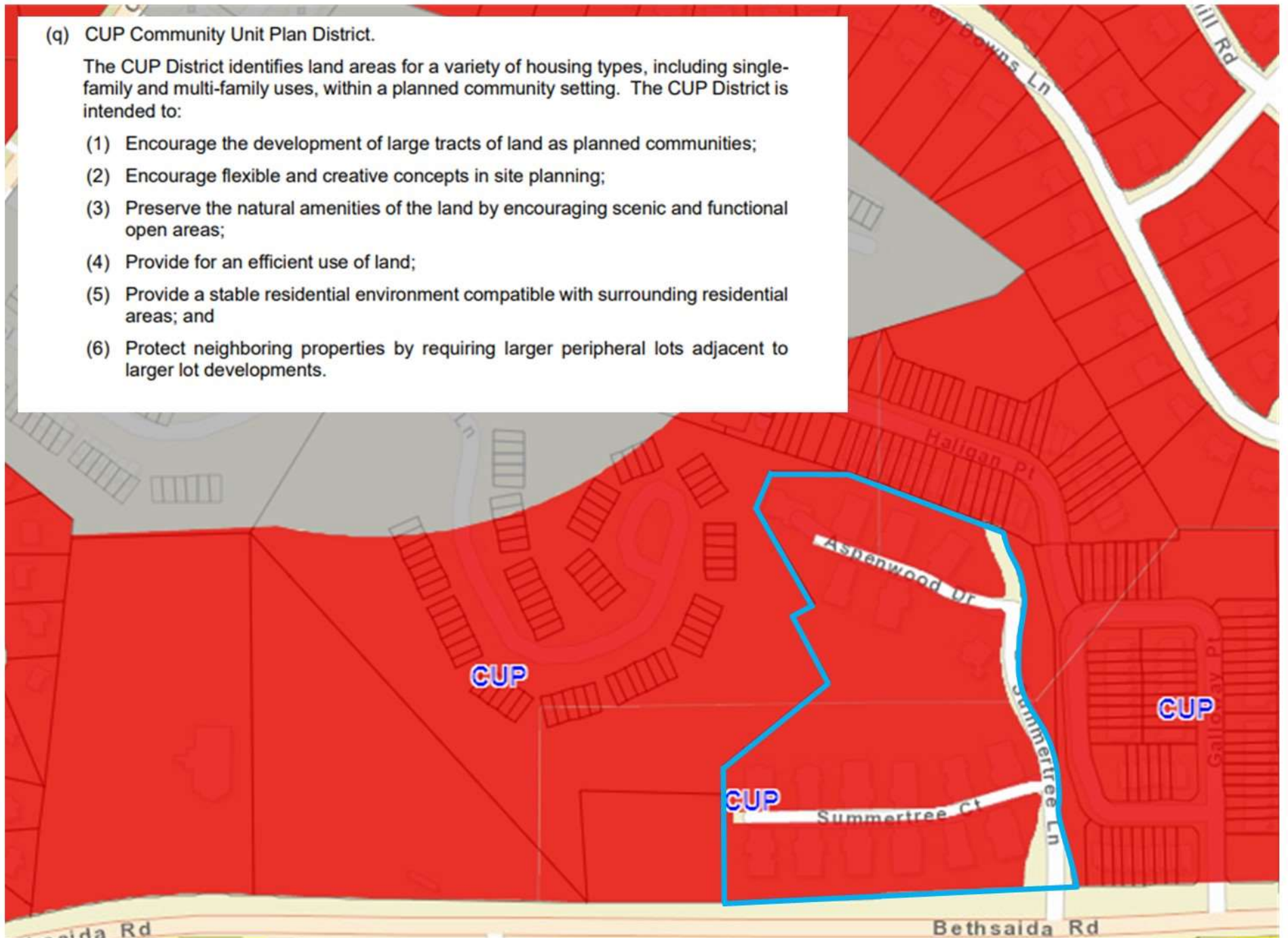


Zoning

(q) CUP Community Unit Plan District.

The CUP District identifies land areas for a variety of housing types, including single-family and multi-family uses, within a planned community setting. The CUP District is intended to:

- (1) Encourage the development of large tracts of land as planned communities;
- (2) Encourage flexible and creative concepts in site planning;
- (3) Preserve the natural amenities of the land by encouraging scenic and functional open areas;
- (4) Provide for an efficient use of land;
- (5) Provide a stable residential environment compatible with surrounding residential areas; and
- (6) Protect neighboring properties by requiring larger peripheral lots adjacent to larger lot developments.



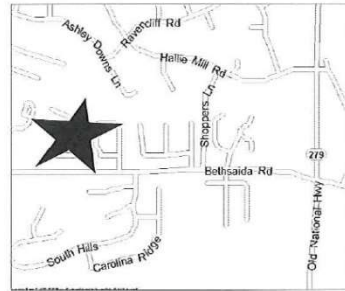
PLAT OF SURVEY FOR:
PHASE, INC.

BEING IN LAND LOT 163 AND 164
OF THE 13TH LAND DISTRICT,
FULTON COUNTY, GEORGIA

SURVEY DATE: DECEMBER 14, 2012
PLAT DATE: DECEMBER 19, 2012



GRAPHIC SCALE : 1 INCH = 100 FT.



LOCATION MAP

LEGEND

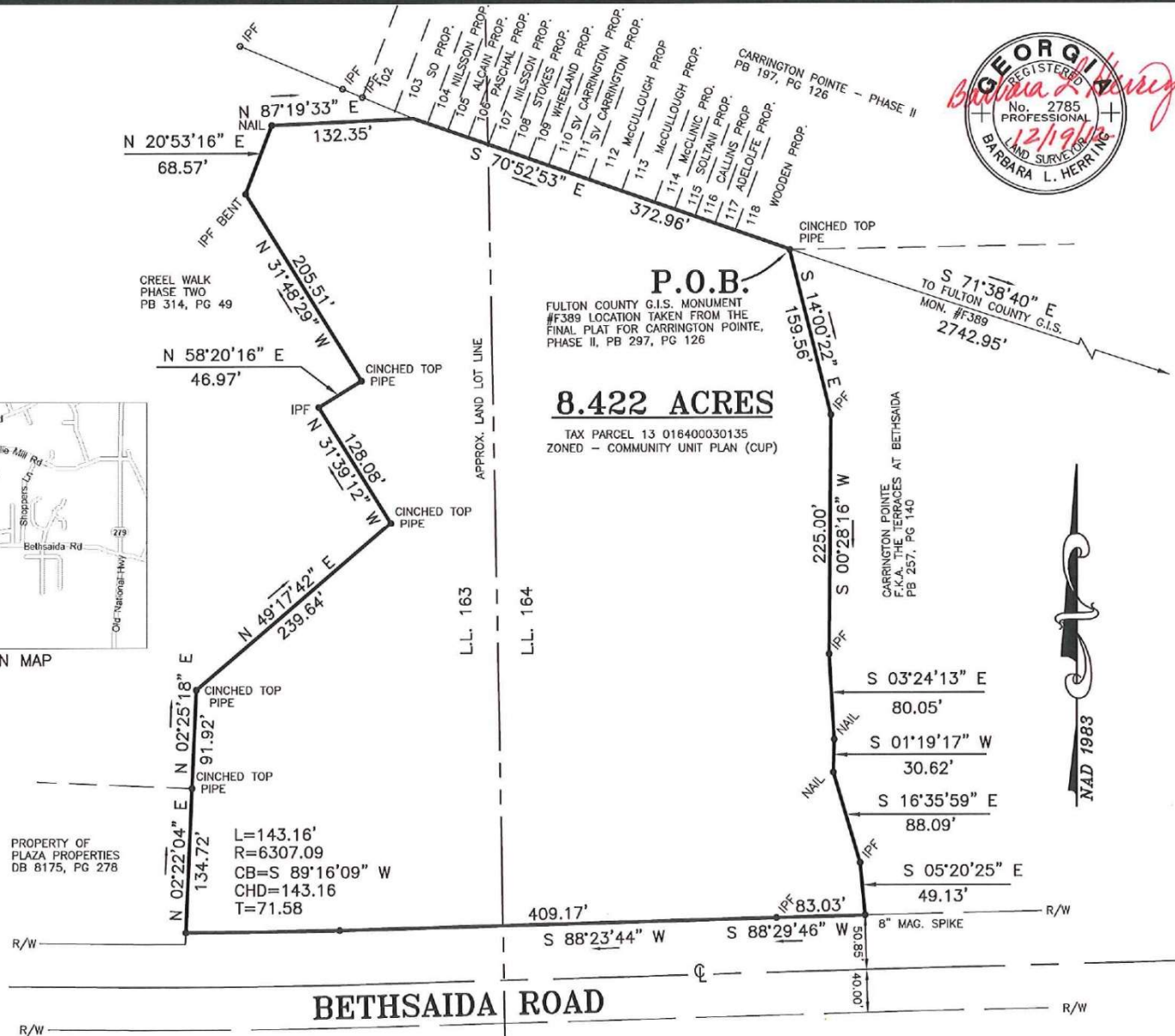
I.P.F. - IRON PIN FOUND
R/W - RIGHT OF WAY
C/L - CENTERLINE
EQUIPMENT USED: TOPCON AP-L1A *TOTAL STATION*
FIELD CLOSURE: 1"/15,000+
ANGLE ERROR: 2"/PT
METHOD OF ADJUSTMENT: NONE
PLAT CLOSURE: 1"/186.124
BEARINGS SHOWN WERE CALCULATED FROM
FIELD ANGLES TURNED REFERENCED TO
NAD 1983, GEORGIA WEST ZONE.

FLOOD CERTIFICATION

I HEREBY CERTIFY
THAT THIS PROPERTY IS LOCATED IN A
"X" ZONE, WHICH IS DESIGNATED AS
"AN AREA OF MINIMAL FLOODING",
ACCORDING TO THE FEDERAL EMERGENCY
MANAGEMENT AGENCY'S FLOOD INSURANCE
RATE MAP COMMUNITY-PANEL NUMBER
13121C0478E DATED 6-22-98.

**Southeastern
Surveying, Inc.**

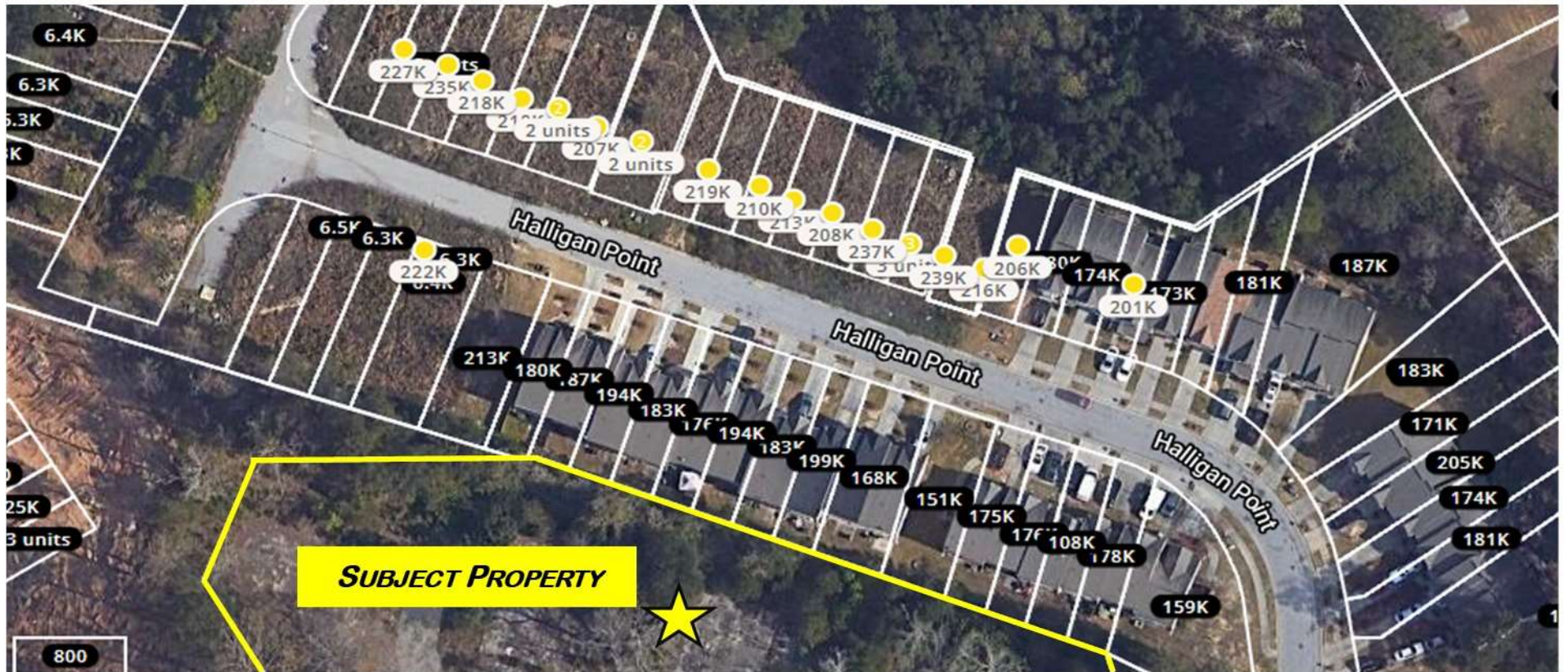
601 N. St. Augustine Rd. Telephone: 229-259-9455
Valdosta, GA 31601 Fax: 229-259-9926
E-mail: bherring@sesurveying.com







NEW CONSTRUCTION IMMEDIATELY ADJACENT TO PARCEL



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,967	35,686	115,432
2010 Population	7,134	45,801	128,167
2021 Population	8,473	51,671	143,930
2026 Population	9,171	54,321	150,832
2021 African American	7,695	46,243	122,473
2021 American Indian	7	82	336
2021 Asian	52	726	3,748
2021 Hispanic	168	1,478	8,219
2021 Other Race	69	666	4,180
2021 White	495	2,868	9,869
2021 Multiracial	152	1,078	3,271
2021-2026: Population: Growth Rate	8.00 %	5.05 %	4.70 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	293	1,917	6,358
\$15,000-\$24,999	273	1,581	5,782
\$25,000-\$34,999	275	1,543	5,316
\$35,000-\$49,999	336	2,846	9,025
\$50,000-\$74,999	583	4,185	11,583
\$75,000-\$99,999	430	2,441	5,910
\$100,000-\$149,999	442	3,146	6,805
\$150,000-\$199,999	108	858	1,689
\$200,000 or greater	126	559	1,089
Median HH Income	\$58,524	\$57,409	\$50,403
Average HH Income	\$75,268	\$72,733	\$63,244

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,742	13,179	45,164
2010 Total Households	2,464	17,055	48,042
2021 Total Households	2,866	19,077	53,558
2026 Total Households	3,082	20,006	56,036
2021 Average Household Size	2.94	2.70	2.68
2000 Owner Occupied Housing	1,358	9,529	22,555
2000 Renter Occupied Housing	319	3,158	20,263
2021 Owner Occupied Housing	2,231	13,762	29,503
2021 Renter Occupied Housing	635	5,315	24,055
2021 Vacant Housing	202	1,714	6,821
2021 Total Housing	3,068	20,791	60,379
2026 Owner Occupied Housing	2,411	14,596	31,446
2026 Renter Occupied Housing	671	5,410	24,590
2026 Vacant Housing	214	1,786	6,994
2026 Total Housing	3,296	21,792	63,030
2021-2026: Households: Growth Rate	7.30 %	4.80 %	4.55 %



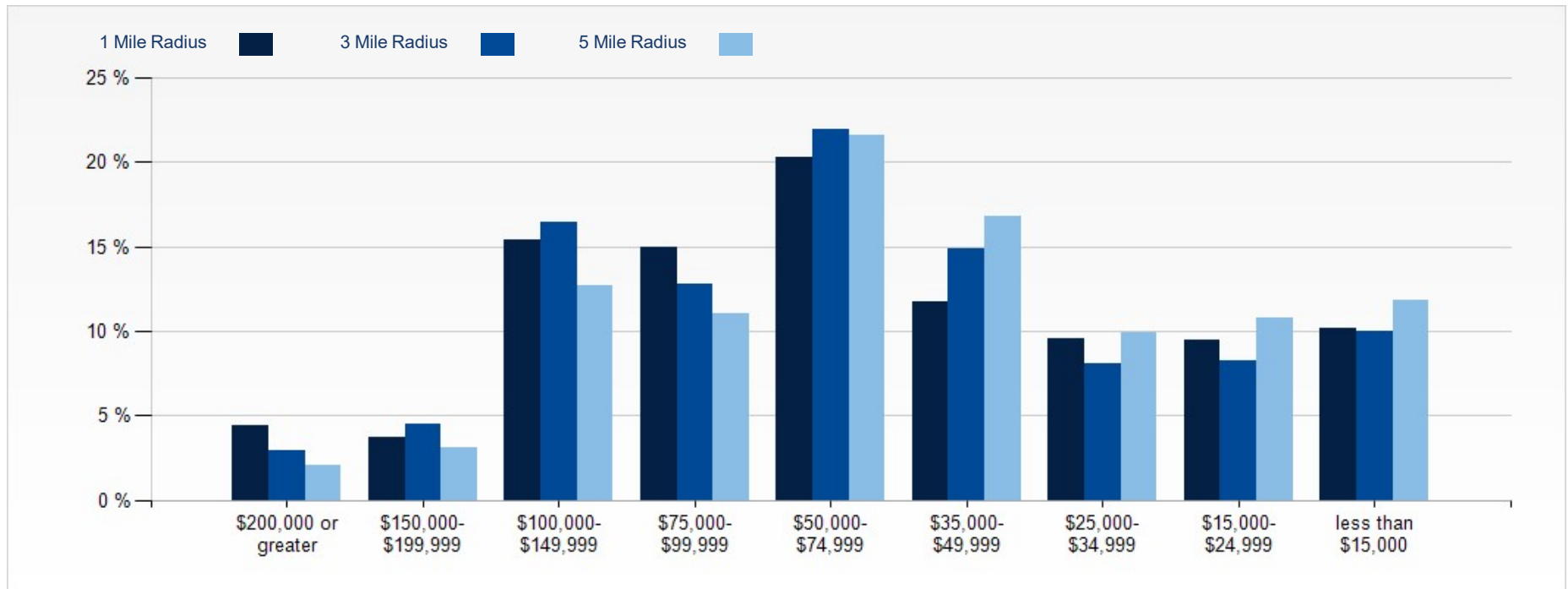
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	560	3,500	10,561
2021 Population Age 35-39	565	3,451	10,105
2021 Population Age 40-44	572	3,344	9,370
2021 Population Age 45-49	542	3,262	8,896
2021 Population Age 50-54	498	3,159	8,455
2021 Population Age 55-59	484	3,281	8,542
2021 Population Age 60-64	489	3,280	8,020
2021 Population Age 65-69	521	3,038	6,868
2021 Population Age 70-74	380	2,221	4,941
2021 Population Age 75-79	199	1,137	2,585
2021 Population Age 80-84	99	587	1,326
2021 Population Age 85+	114	570	1,107
2021 Population Age 18+	6,426	39,317	107,182
2021 Median Age	37	37	34

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,528	\$57,809	\$50,254
Average Household Income 25-34	\$76,891	\$69,918	\$59,848
Median Household Income 35-44	\$72,613	\$67,841	\$55,769
Average Household Income 35-44	\$94,060	\$84,176	\$69,431
Median Household Income 45-54	\$75,650	\$67,081	\$55,084
Average Household Income 45-54	\$88,233	\$82,063	\$70,597
Median Household Income 55-64	\$59,479	\$59,554	\$52,751
Average Household Income 55-64	\$74,214	\$73,689	\$65,723
Median Household Income 65-74	\$46,308	\$50,748	\$46,009
Average Household Income 65-74	\$60,695	\$66,839	\$60,631
Average Household Income 75+	\$33,483	\$43,265	\$43,687

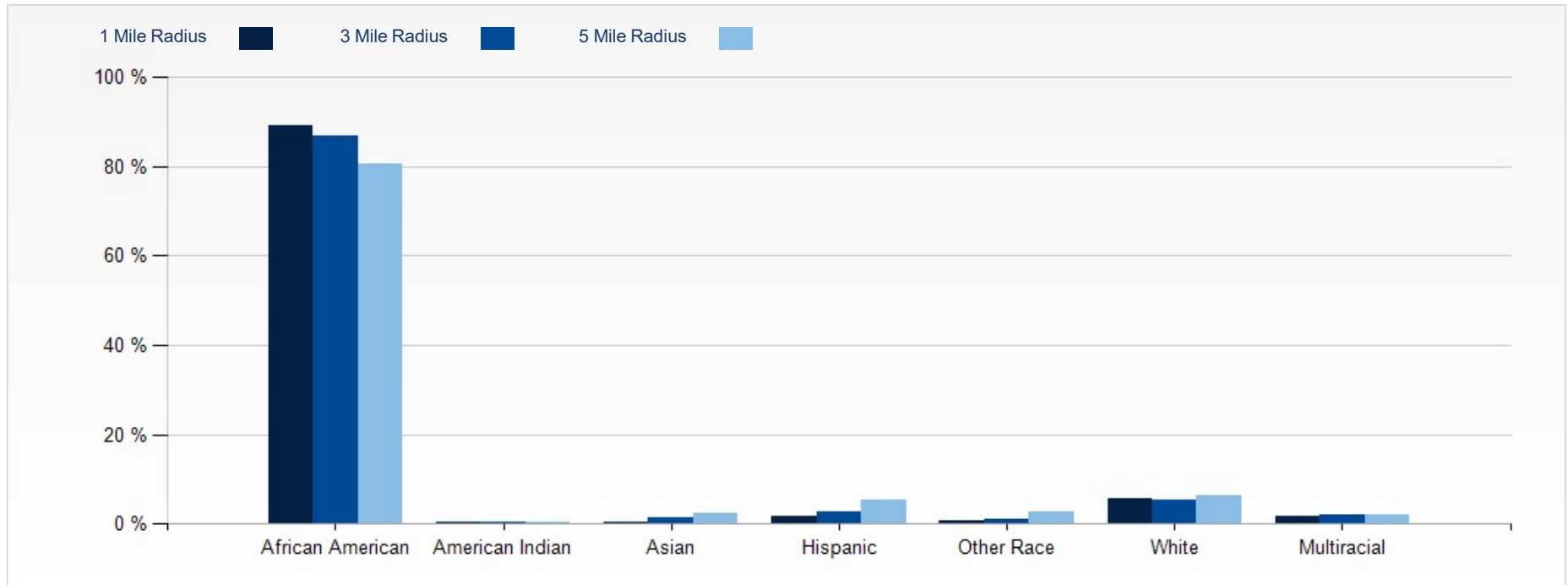
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	667	3,977	11,793
2026 Population Age 35-39	624	3,772	10,681
2026 Population Age 40-44	611	3,511	9,766
2026 Population Age 45-49	607	3,438	9,168
2026 Population Age 50-54	560	3,280	8,558
2026 Population Age 55-59	524	3,302	8,334
2026 Population Age 60-64	494	3,166	7,946
2026 Population Age 65-69	481	2,941	7,094
2026 Population Age 70-74	471	2,576	5,679
2026 Population Age 75-79	332	1,838	3,978
2026 Population Age 80-84	159	841	1,866
2026 Population Age 85+	120	638	1,274
2026 Population Age 18+	6,980	41,462	112,743
2026 Median Age	38	38	35

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,076	\$63,559	\$54,929
Average Household Income 25-34	\$92,027	\$79,883	\$68,354
Median Household Income 35-44	\$82,990	\$77,708	\$62,117
Average Household Income 35-44	\$113,165	\$97,776	\$79,962
Median Household Income 45-54	\$87,221	\$78,235	\$62,301
Average Household Income 45-54	\$106,378	\$95,221	\$81,732
Median Household Income 55-64	\$70,302	\$68,064	\$57,957
Average Household Income 55-64	\$89,626	\$85,585	\$75,213
Median Household Income 65-74	\$52,815	\$57,005	\$51,322
Average Household Income 65-74	\$72,493	\$77,625	\$69,182
Average Household Income 75+	\$41,917	\$52,436	\$51,911

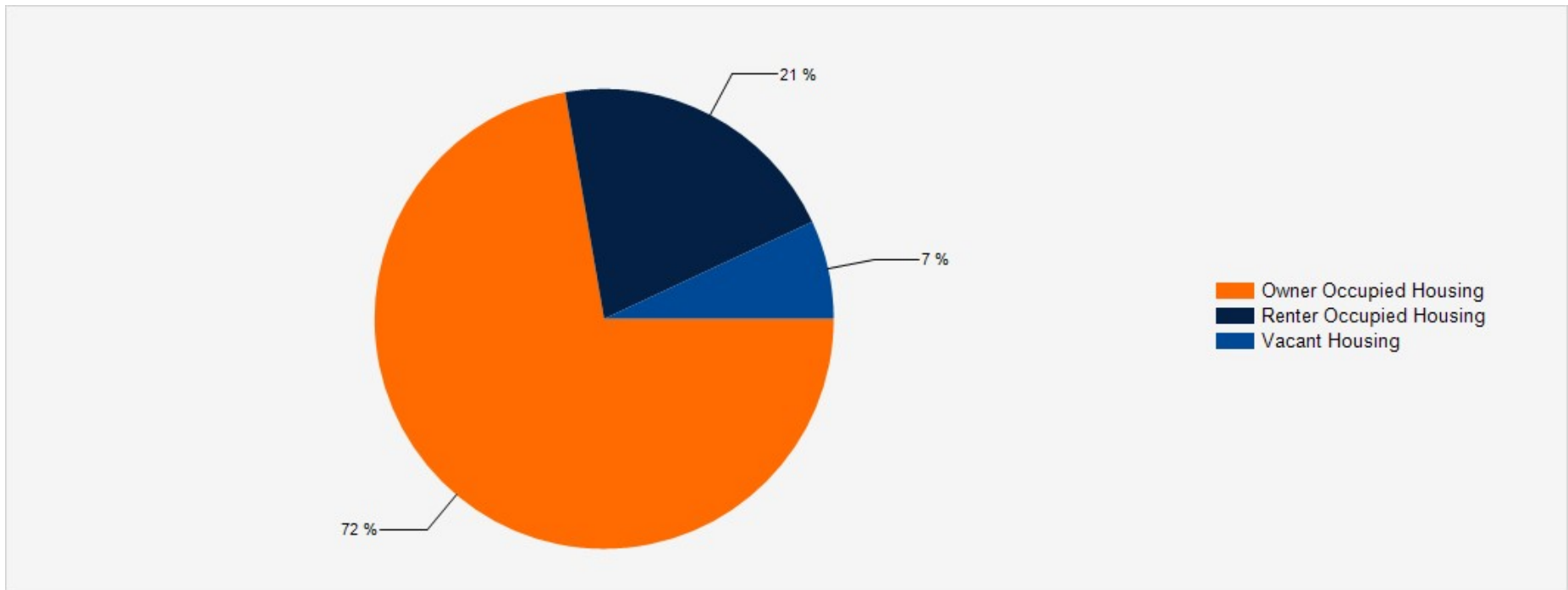
2021 Household Income



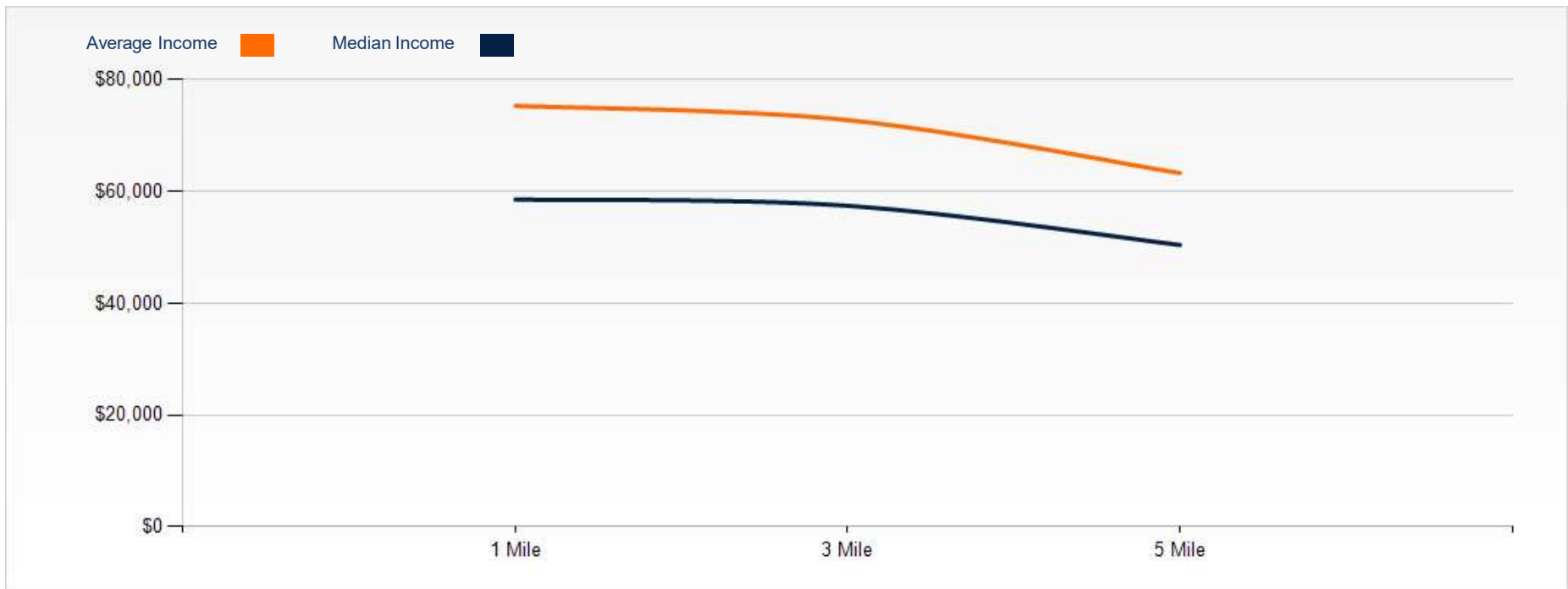
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median





Ben Pargman
Vice President

Ben Pargman is Vice President, Investment Sales and leads the JGRE Retail Investment team. Ben joined the Joel & Granot Real Estate brokerage team in 2015, bringing 20 years of transactional real estate experience in investment sales and land assemblage.

Ben started his real estate career as a commercial real estate attorney with the law firm of Troutman Sanders LLP. His legal work focused on commercial real estate development, leasing, and lending. The majority of his work involved land acquisition and development for quick-serve free standing restaurants. Ben gained experience throughout various sides of the commercial real estate industry including principal, sponsor, lender, and third-party services.

Ben is a member of the Atlanta Board of Commercial Realtors and serves as the Education Committee Co-Chair responsible for monthly educational seminars for the Atlanta Commercial Real Estate community and various continuing education programs.

Ben grew up in Tallahassee, Florida and attended The University of Florida in Gainesville for his undergraduate and law degrees.



Davis Vainer
Associate

Davis A. Vainer is an Associate with the Investment Sales Team at JGRE. Davis joined the team in 2021 after obtaining his Master of Real Estate Development degree from The University of Arizona and a Bachelor of Science from The University of Alabama.

Prior to joining JGRE, Davis worked as an analyst with Larsen Baker LLC. Davis played three years of Division I varsity baseball for The University of Alabama and finished his collegiate career with one year at The University of Arizona before being drafted by the Houston Astros.

Davis grew up in Atlanta where he played baseball at NYO and 6-4-3, has three brothers and fosters dogs.

122 Summertree Ct

Presented by



Ben Pargman

Vice President
(404) 869-2637
ben@joelandgranot.com
Lic: 355944



Davis Vainer

Associate
(404) 308-8221
Davis@joelandgranot.com
Lic: 411026

