



JOEL & GRANOT
COMMERCIAL REAL ESTATE

REAL ESTATE INVESTMENT PROPOSAL
1924 Piedmont Road
Atlanta, GA 30324



Presented By:

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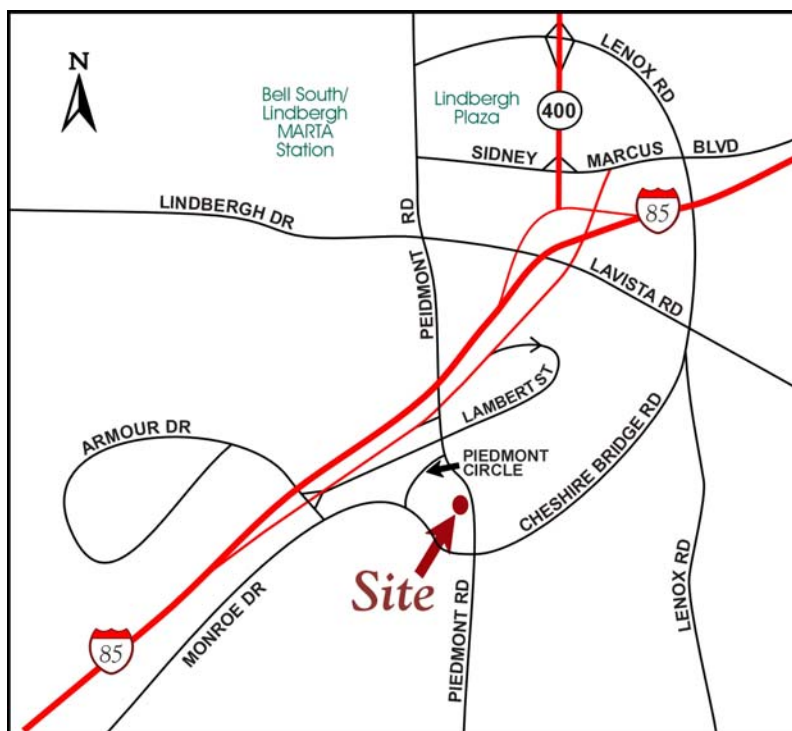
1924 Piedmont Road Atlanta, GA 30324

Site Data:

The site is L-shaped and comprises .81 acre. There is 162 feet of frontage along Piedmont Road and 50 feet of frontage along Piedmont Circle. The site slopes up gently from Piedmont Road towards the rear of the site along Piedmont Circle.

Access to the site is provided by a driveway curb cut along Piedmont Road and a driveway curb cut along Piedmont Circle. Piedmont Road is a four-lane traffic artery with a center divided median. Piedmont Circle is a two-lane local street. Piedmont Circle intersects with Piedmont Road 570 feet south of the subject property. Visibility of the site is adequate from both Piedmont Road and Piedmont Circle.

The site is within a zone X, an area outside the 500 year flood zone. There are typical easements on the property for the placement of utilities. There are no known easements or restrictions that adversely impact the functional utility of the property.



Building:

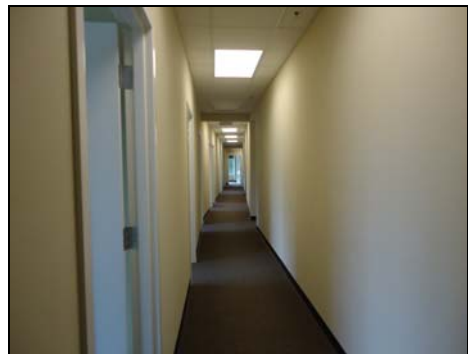
The premises consist of a two-story office/retail building containing approximately 20,870 square feet of gross building area and a gross rentable area of 19,146 square feet. This is comprised of 9,146 square feet on the main level and 10,000 square feet on the upper level. The building was constructed in 2009. 5,916 +/- square feet on the first floor is in shell condition.



TOTAL BUILDING AREA:	20,870 SF
FOUNDATION/FLOOR:	Concrete slab foundation. Second floor is lightweight concrete over metal decking.
EXTERIOR WALLS:	Brick exterior walls on first floor with synthetic stucco over masonry walls on second floor. Glass in metal frame windows and entrance doors.
ROOF:	Single ply EDPM over metal decking
HVAC:	Central HVAC system with separate zones. Roof mounted units.
INTERIOR FINISH:	Carpet and tile floors, painted drywall walls, smooth drywall and suspended mineral tile ceilings, recessed and fluorescent lighting. Break rooms and work rooms with built in cabinets. Two common area restrooms on each floor with slate tile floors is provided by a central passenger elevator and there are also interior stairwells.
ADDITIONAL:	Sprinklered

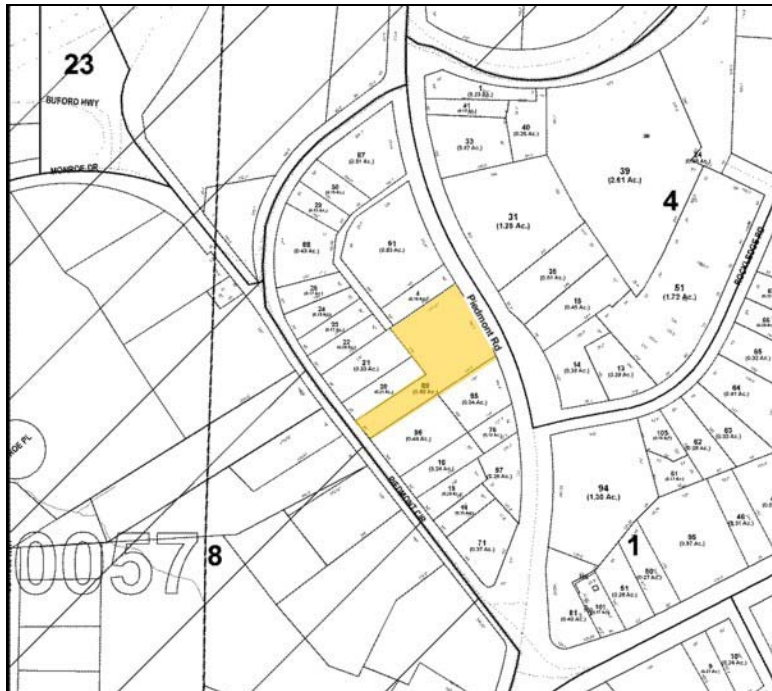
**SITE
IMPROVEMENTS:**

Asphalt paved parking area with approximately 45 striped parking spaces. Concrete walkways and curbs. Exterior lighting attached to the building. Landscaped.



Land Area:

.81 Acre



Zoning:

The property is under the zoning requirements of the city of Atlanta. It is zoned MRC2C, mixed use district. This zoning allows offices and commercial uses that serve the neighborhood and community needs. MRC@ is a mid density mixed use zoning that allows a maximum FAR of 2.5. There is no minimum parking requirement for offices under MRC2C zoning. Maximum parking allowed for offices is 205 spaces per 1,000 square feet of building area.

2010 Taxes:

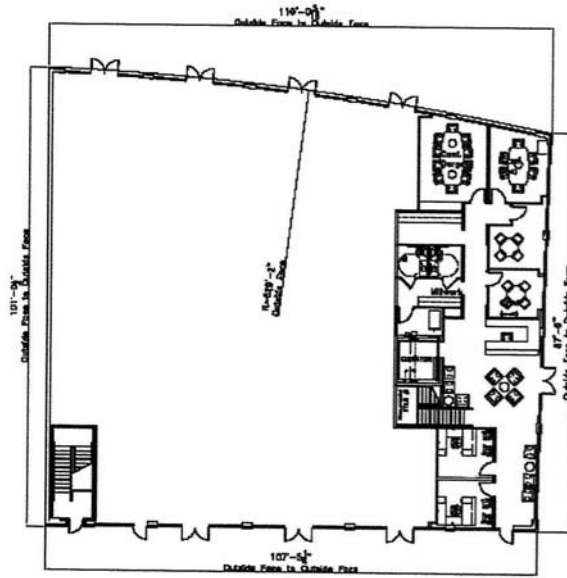
\$57,381

Price:

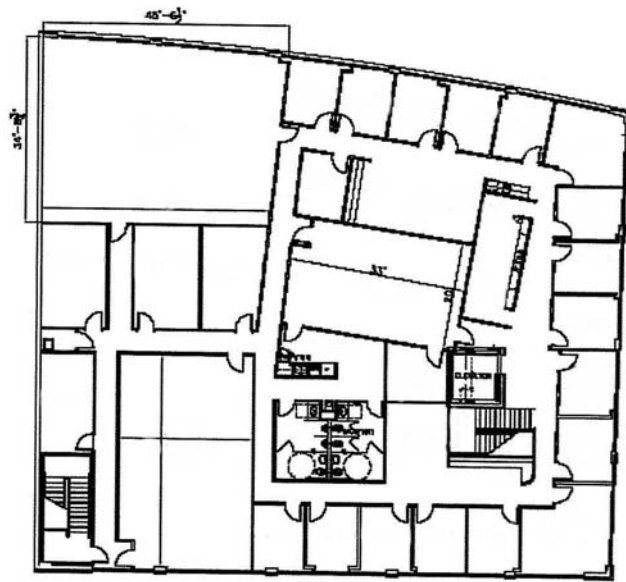
\$2,690,000.00

Site Plan

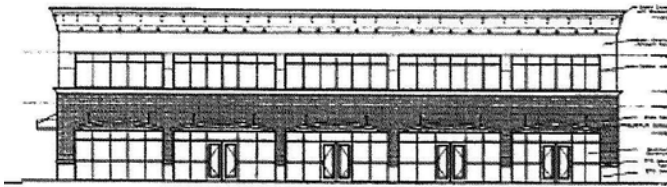
1st Floor



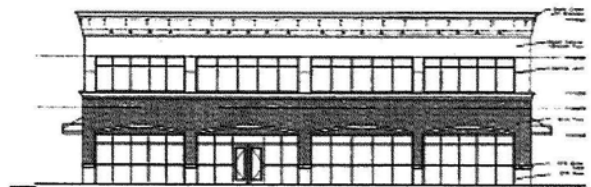
2nd Floor



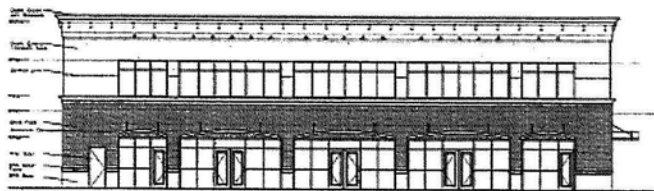
Elevation



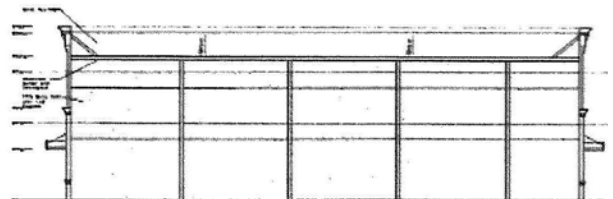
1 FRONT ELEVATION
ASB SCALE: 1/8"=1'-0"



2 SIDE ELEVATION
ASB SCALE: 1/8"=1'-0"



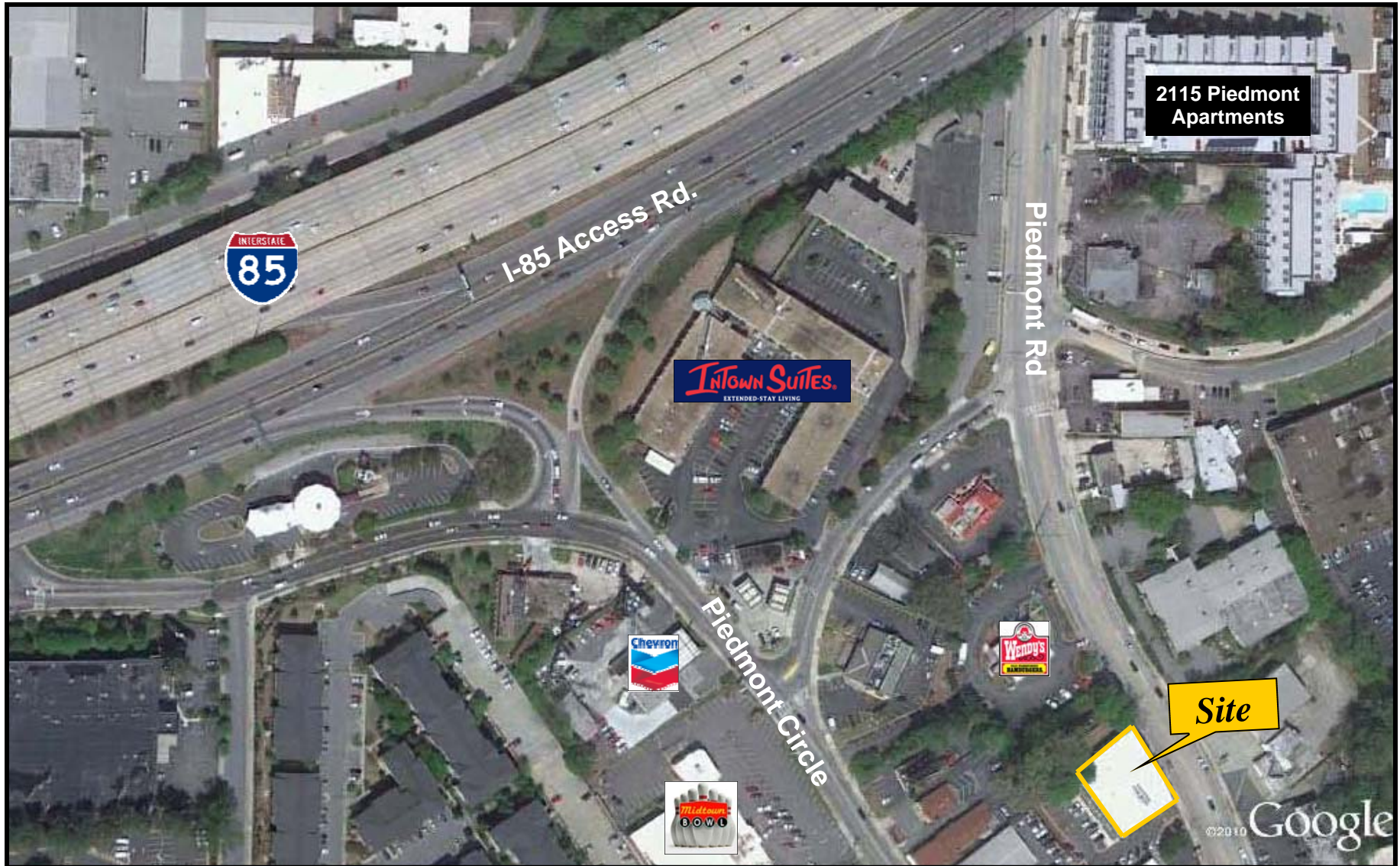
3 REAR ELEVATION
ASB SCALE: 1/8"=1'-0"



4 SIDE ELEVATION
ASB SCALE: 1/8"=1'-0"

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to prior sale, withdrawal and other sales or rental conditions. Terms are subject to errors, omissions and change without notice.

1924 Piedmont Road, Atlanta, GA 30324



<u>DEMOGRAPHICS</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2010 Population	14,645	153,093	361,302
2010 Households	6,936	77,140	164,159
2010 Average Household Income	\$98,458	\$101,995	\$92,544

1924 Piedmont Road, Atlanta, GA 30324
Ingress/Egress





Demographic and Income Profile

1924 Piedmont Rd NE, Atlanta, GA 30324-4117
 Ring: 1 mile radius

Prepared by Alan Joel Alan Joel

Latitude: 33.809811
 Longitude: -84.366562

Summary		2000	2010	2015			
Population		11,326	14,645	16,787			
Households		5,441	6,936	7,925			
Families		1,747	2,035	2,263			
Average Household Size		2.08	2.11	2.12			
Owner Occupied Housing Units		1,970	2,297	2,606			
Renter Occupied Housing Units		3,471	4,639	5,319			
Median Age		32.0	34.0	34.0			
Trends: 2010 - 2015 Annual Rate		Area	State	National			
Population		2.77%	1.45%	0.76%			
Households		2.70%	1.47%	0.78%			
Families		2.15%	1.25%	0.64%			
Owner HHs		2.56%	1.51%	0.82%			
Median Household Income		3.07%	2.70%	2.36%			
Households by Income		2000		2010		2015	
		Number	Percent	Number	Percent	Number	Percent
<\$15,000		467	8.4%	413	6.0%	288	3.6%
\$15,000 - \$24,999		518	9.3%	417	6.0%	328	4.1%
\$25,000 - \$34,999		598	10.8%	417	6.0%	276	3.5%
\$35,000 - \$49,999		857	15.5%	897	12.9%	604	7.6%
\$50,000 - \$74,999		1,185	21.4%	1,430	20.6%	1,804	22.8%
\$75,000 - \$99,999		633	11.4%	1,220	17.6%	1,389	17.5%
\$100,000 - \$149,999		639	11.5%	1,264	18.2%	1,876	23.7%
\$150,000 - \$199,999		312	5.6%	297	4.3%	574	7.2%
\$200,000+		333	6.0%	581	8.4%	785	9.9%
Median Household Income		\$56,152		\$73,016		\$84,938	
Average Household Income		\$77,834		\$98,458		\$114,819	
Per Capita Income		\$38,474		\$46,374		\$53,890	
Population by Age		2000		2010		2015	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		491	4.3%	660	4.5%	772	4.6%
5 - 9		346	3.1%	554	3.8%	652	3.9%
10 - 14		275	2.4%	446	3.0%	526	3.1%
15 - 19		452	4.0%	523	3.6%	616	3.7%
20 - 24		1,416	12.5%	1,510	10.3%	1,710	10.2%
25 - 34		3,663	32.3%	3,989	27.2%	4,512	26.9%
35 - 44		2,135	18.9%	2,524	17.2%	2,620	15.6%
45 - 54		1,312	11.6%	2,067	14.1%	2,280	13.6%
55 - 64		527	4.7%	1,188	8.1%	1,487	8.9%
65 - 74		323	2.9%	558	3.8%	863	5.1%
75 - 84		276	2.4%	402	2.7%	486	2.9%
85+		110	1.0%	223	1.5%	264	1.6%
Race and Ethnicity		2000		2010		2015	
		Number	Percent	Number	Percent	Number	Percent
White Alone		7,671	67.7%	9,508	64.9%	10,907	65.0%
Black Alone		942	8.3%	1,115	7.6%	1,154	6.9%
American Indian Alone		32	0.3%	63	0.4%	69	0.4%
Asian Alone		356	3.1%	609	4.2%	768	4.6%
Pacific Islander Alone		2	0.0%	7	0.0%	7	0.0%
Some Other Race Alone		2,014	17.8%	2,870	19.6%	3,326	19.8%
Two or More Races		309	2.7%	474	3.2%	556	3.3%
Hispanic Origin (Any Race)		2,830	25.0%	4,186	28.6%	5,052	30.1%

Data Note: Income is expressed in current dollars
 Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



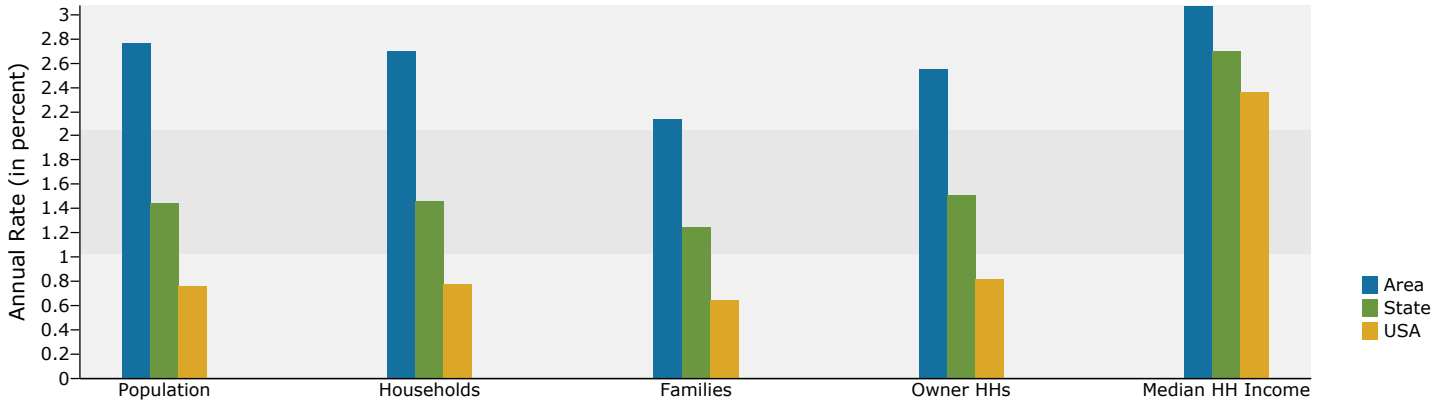
Demographic and Income Profile

1924 Piedmont Rd NE, Atlanta, GA 30324-4117
 Ring: 1 mile radius

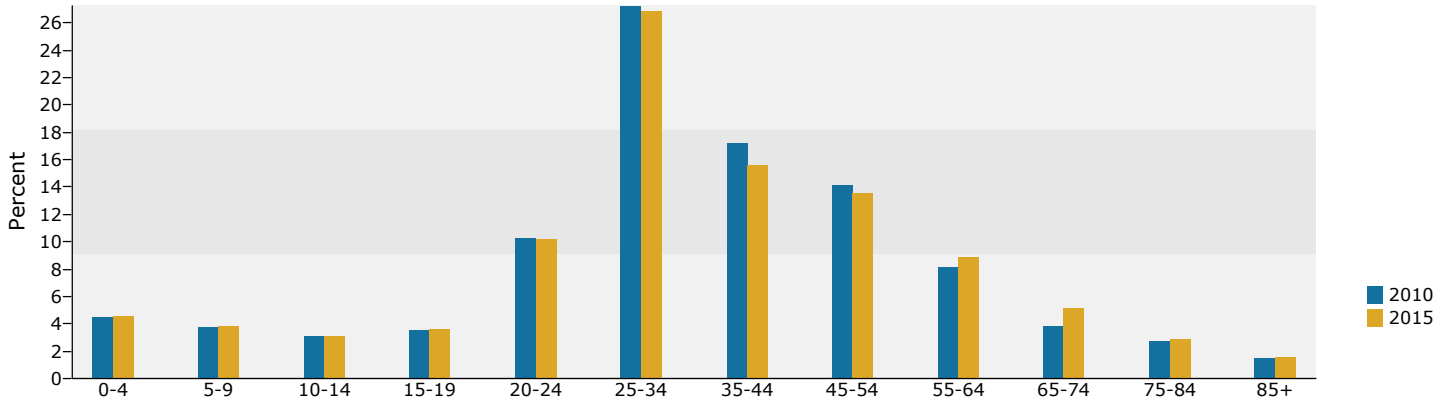
Prepared by Alan Joel Alan Joel

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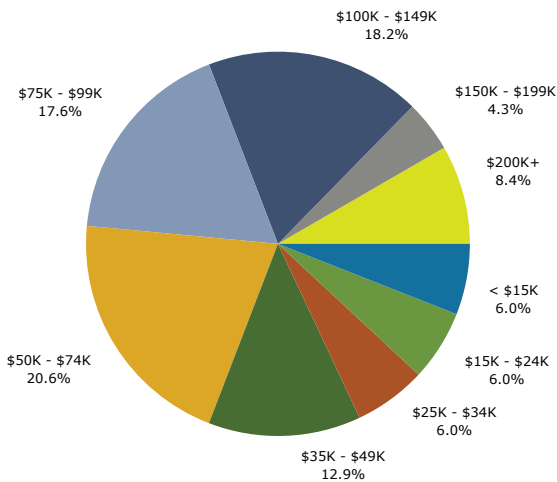
Trends 2010-2015



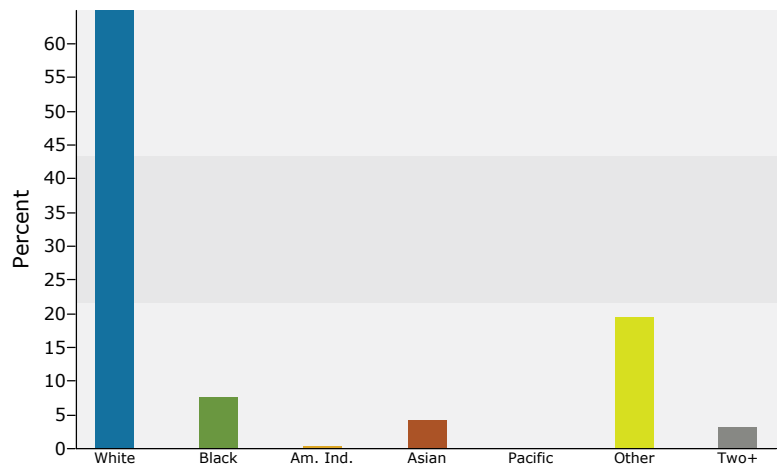
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 28.6%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



Demographic and Income Profile

1924 Piedmont Rd NE, Atlanta, GA 30324-4117
 Ring: 3 miles radius

Prepared by Alan Joel Alan Joel

Latitude: 33.809811
 Longitude: -84.366562

Summary		2000		2010		2015	
Population		122,949		153,093		168,512	
Households		62,652		77,140		85,290	
Families		18,737		21,276		22,668	
Average Household Size		1.80		1.85		1.85	
Owner Occupied Housing Units		24,951		28,753		31,274	
Renter Occupied Housing Units		37,701		48,387		54,016	
Median Age		32.4		33.7		33.7	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		1.94%		1.45%		0.76%	
Households		2.03%		1.47%		0.78%	
Families		1.28%		1.25%		0.64%	
Owner HHs		1.70%		1.51%		0.82%	
Median Household Income		4.24%		2.70%		2.36%	
Households by Income		2000		2010		2015	
		Number	Percent	Number	Percent	Number	Percent
<\$15,000		8,043	12.9%	7,317	9.5%	5,205	6.1%
\$15,000 - \$24,999		5,895	9.4%	5,017	6.5%	3,908	4.6%
\$25,000 - \$34,999		6,836	10.9%	4,692	6.1%	3,083	3.6%
\$35,000 - \$49,999		8,711	13.9%	10,578	13.7%	7,194	8.4%
\$50,000 - \$74,999		11,496	18.4%	13,537	17.5%	17,248	20.2%
\$75,000 - \$99,999		6,492	10.4%	11,043	14.3%	11,679	13.7%
\$100,000 - \$149,999		7,348	11.7%	13,684	17.7%	19,216	22.5%
\$150,000 - \$199,999		2,941	4.7%	3,795	4.9%	7,118	8.3%
\$200,000+		4,815	7.7%	7,474	9.7%	10,638	12.5%
Median Household Income		\$53,087		\$69,974		\$86,106	
Average Household Income		\$82,445		\$101,995		\$122,858	
Per Capita Income		\$43,050		\$52,539		\$63,352	
Population by Age		2000		2010		2015	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		4,652	3.8%	5,926	3.9%	6,539	3.9%
5 - 9		3,341	2.7%	4,194	2.7%	4,702	2.8%
10 - 14		2,866	2.3%	3,782	2.5%	4,209	2.5%
15 - 19		6,222	5.1%	7,414	4.8%	7,587	4.5%
20 - 24		15,574	12.7%	17,975	11.7%	19,478	11.6%
25 - 34		37,486	30.5%	42,078	27.5%	46,906	27.8%
35 - 44		20,365	16.6%	23,775	15.5%	24,070	14.3%
45 - 54		13,661	11.1%	19,181	12.5%	20,639	12.2%
55 - 64		7,221	5.9%	12,986	8.5%	15,122	9.0%
65 - 74		4,517	3.7%	6,429	4.2%	9,101	5.4%
75 - 84		4,367	3.6%	5,259	3.4%	5,729	3.4%
85+		2,677	2.2%	4,094	2.7%	4,428	2.6%
Race and Ethnicity		2000		2010		2015	
		Number	Percent	Number	Percent	Number	Percent
White Alone		95,990	78.1%	113,847	74.4%	125,024	74.2%
Black Alone		13,768	11.2%	16,932	11.1%	17,414	10.3%
American Indian Alone		236	0.2%	491	0.3%	525	0.3%
Asian Alone		5,703	4.6%	8,936	5.8%	10,499	6.2%
Pacific Islander Alone		52	0.0%	137	0.1%	144	0.1%
Some Other Race Alone		5,047	4.1%	9,113	6.0%	10,656	6.3%
Two or More Races		2,154	1.8%	3,637	2.4%	4,249	2.5%
Hispanic Origin (Any Race)		10,420	8.5%	19,576	12.8%	24,358	14.5%

Data Note: Income is expressed in current dollars
 Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



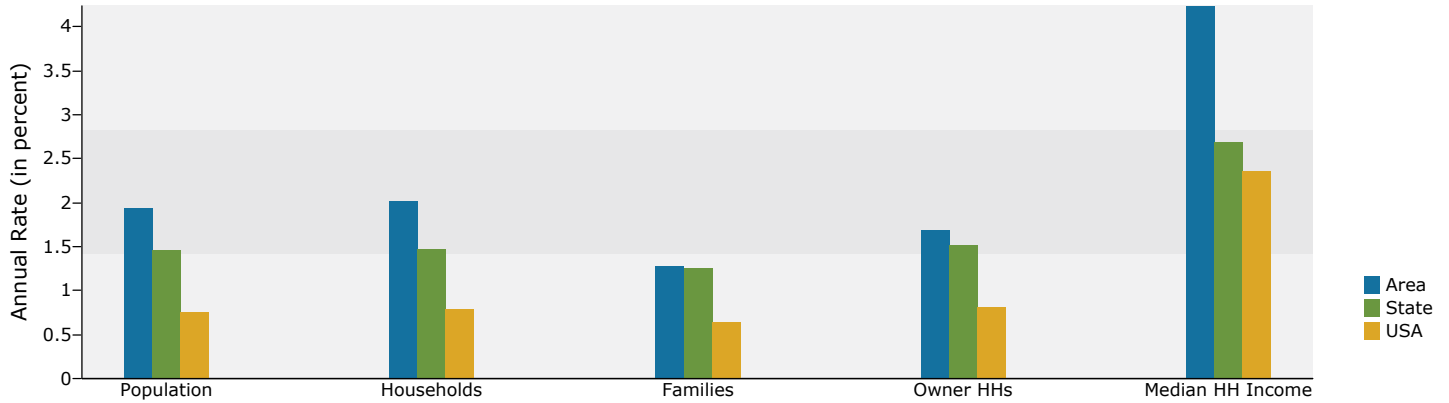
Demographic and Income Profile

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 Ring: 3 miles radius

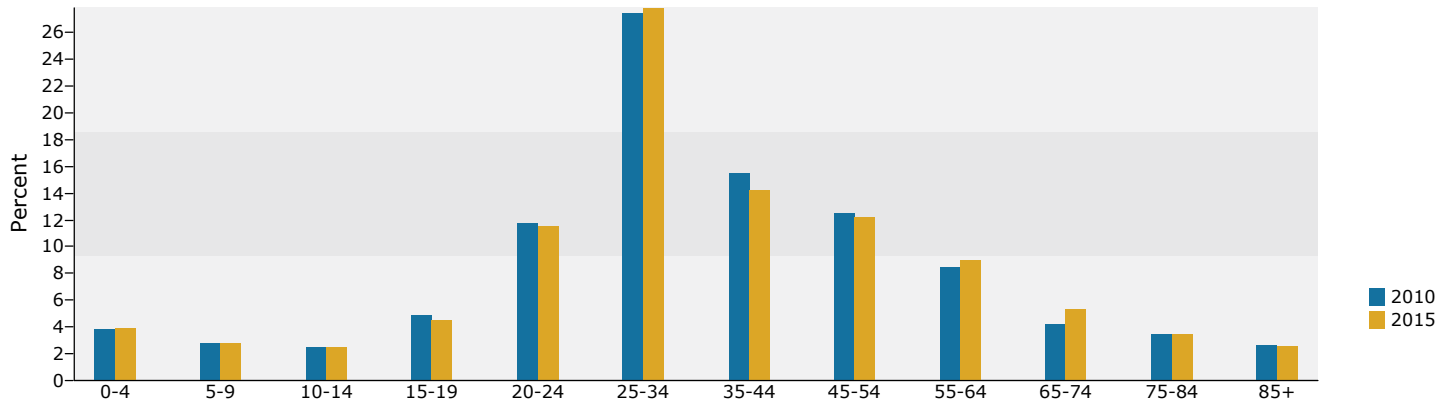
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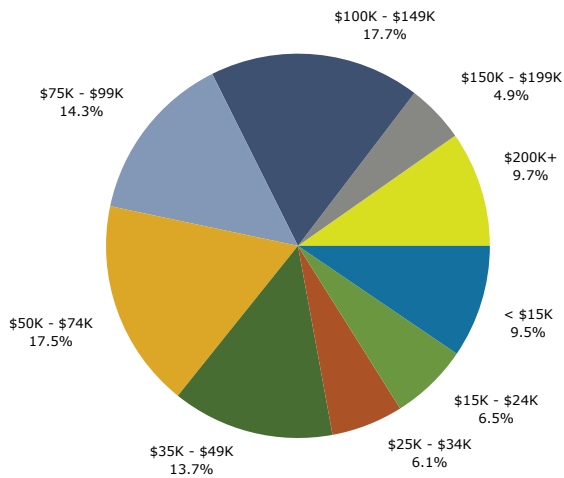
Trends 2010-2015



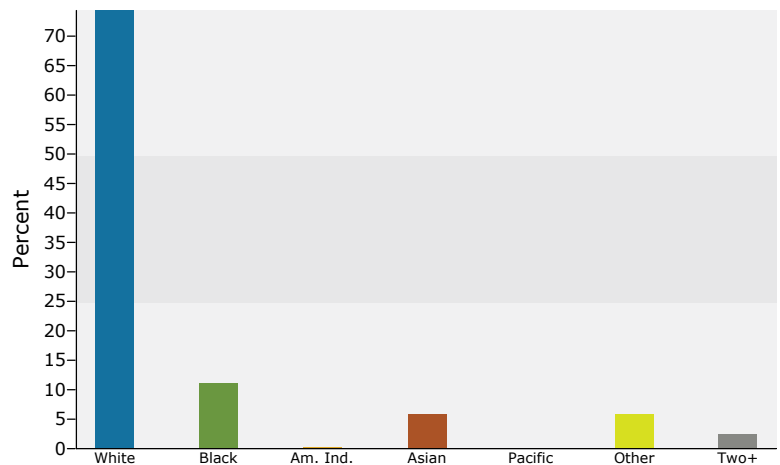
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 12.8%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



Demographic and Income Profile

1924 Piedmont Rd NE, Atlanta, GA 30324-4117
 Ring: 5 miles radius

Prepared by Alan Joel Alan Joel

Latitude: 33.809811
 Longitude: -84.366562

Summary	2000	2010	2015
Population	297,293	361,302	392,977
Households	136,263	164,159	179,518
Families	52,509	58,632	61,937
Average Household Size	1.99	2.03	2.03
Owner Occupied Housing Units	58,471	66,011	71,020
Renter Occupied Housing Units	77,792	98,148	108,498
Median Age	32.7	33.9	34.0
Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	1.70%	1.45%	0.76%
Households	1.81%	1.47%	0.78%
Families	1.10%	1.25%	0.64%
Owner HHs	1.47%	1.51%	0.82%
Median Household Income	3.81%	2.70%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	22,776	16.7%	21,796	13.3%	17,820	9.9%
\$15,000 - \$24,999	14,272	10.5%	12,761	7.8%	11,021	6.1%
\$25,000 - \$34,999	14,782	10.9%	10,676	6.5%	7,984	4.4%
\$35,000 - \$49,999	18,493	13.6%	21,736	13.2%	15,816	8.8%
\$50,000 - \$74,999	23,076	17.0%	28,503	17.4%	35,063	19.5%
\$75,000 - \$99,999	13,180	9.7%	21,356	13.0%	23,084	12.9%
\$100,000 - \$149,999	14,663	10.8%	26,355	16.1%	36,463	20.3%
\$150,000 - \$199,999	5,592	4.1%	6,998	4.3%	12,604	7.0%
\$200,000+	9,252	6.8%	13,975	8.5%	19,661	11.0%
Median Household Income	\$47,802		\$63,622		\$76,705	
Average Household Income	\$76,127		\$92,544		\$110,820	
Per Capita Income	\$35,681		\$43,037		\$51,644	

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,899	5.0%	18,155	5.0%	19,668	5.0%
5 - 9	12,511	4.2%	14,807	4.1%	16,173	4.1%
10 - 14	10,875	3.7%	13,387	3.7%	14,584	3.7%
15 - 19	17,363	5.8%	21,064	5.8%	21,380	5.4%
20 - 24	33,677	11.3%	39,353	10.9%	41,992	10.7%
25 - 34	74,873	25.2%	81,517	22.6%	90,834	23.1%
35 - 44	49,426	16.6%	54,617	15.1%	54,050	13.8%
45 - 54	34,952	11.8%	47,337	13.1%	49,730	12.7%
55 - 64	18,443	6.2%	32,717	9.1%	38,103	9.7%
65 - 74	13,141	4.4%	16,847	4.7%	23,605	6.0%
75 - 84	11,526	3.9%	13,039	3.6%	13,784	3.5%
85+	5,609	1.9%	8,462	2.3%	9,075	2.3%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	190,201	64.0%	220,957	61.2%	240,377	61.2%
Black Alone	79,615	26.8%	94,638	26.2%	99,571	25.3%
American Indian Alone	610	0.2%	1,254	0.3%	1,386	0.4%
Asian Alone	10,859	3.7%	16,149	4.5%	18,637	4.7%
Pacific Islander Alone	139	0.0%	334	0.1%	352	0.1%
Some Other Race Alone	10,810	3.6%	19,724	5.5%	23,024	5.9%
Two or More Races	5,058	1.7%	8,247	2.3%	9,630	2.5%
Hispanic Origin (Any Race)	24,126	8.1%	44,851	12.4%	55,212	14.1%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



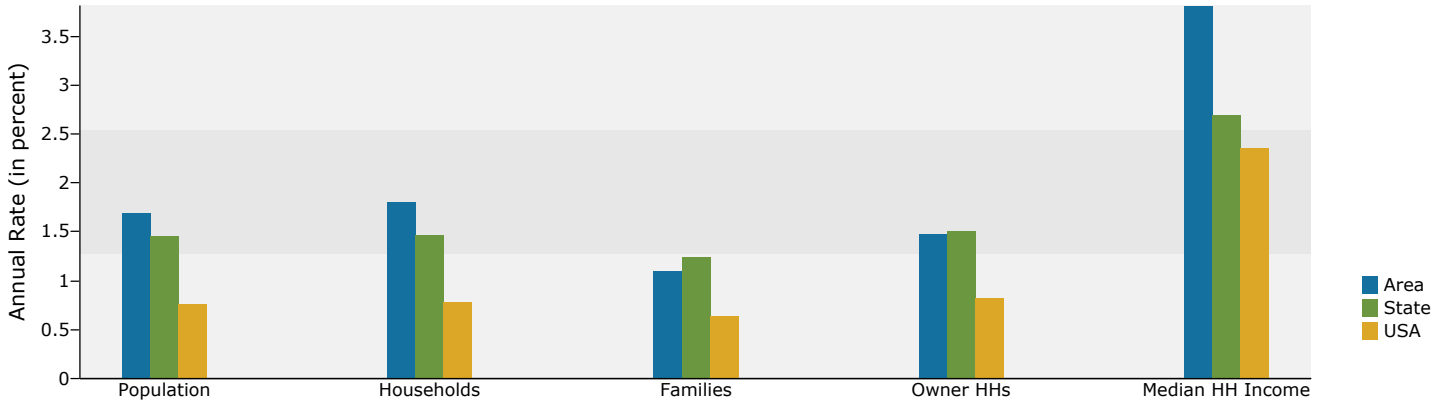
Demographic and Income Profile

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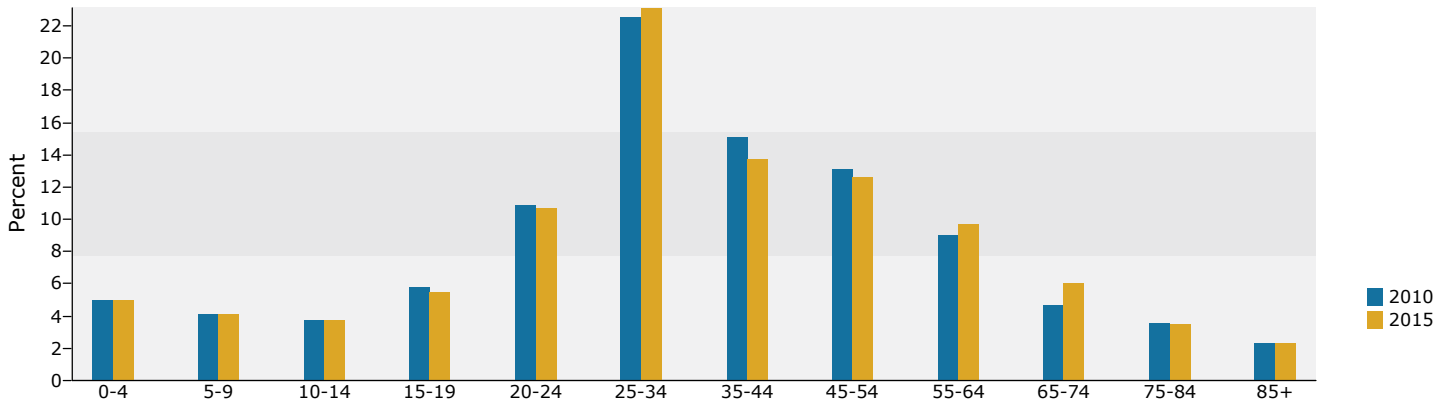
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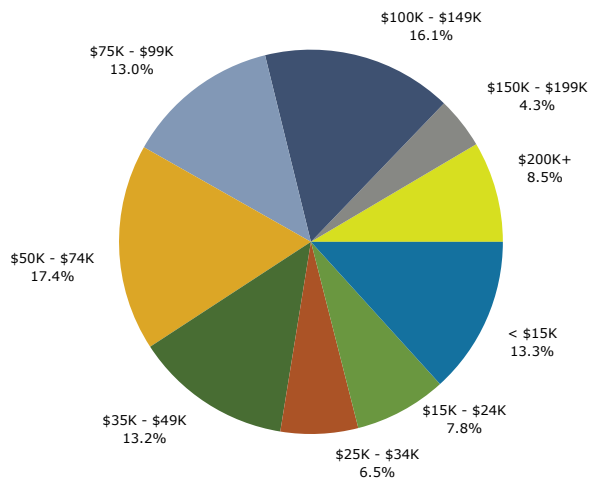
Trends 2010-2015



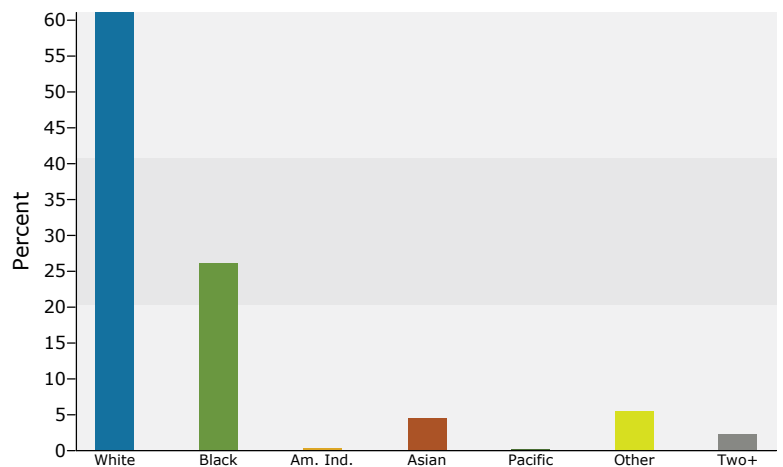
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 12.4%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.