

McDonough Village South

386-424 Highway 115 S, McDonough GA 30253

27,000 SF Multi-Tenant Retail Shopping Center



OFFERING MEMORANDUM

McDonough Village South

CONTENTS

- 01 Executive Summary
 - Investment Summary
 - Location Summary
- 2. Property Description
 - Property Features Aerial Map
 - Parcel Map
- 3. Rent Roll
 - Rent Roll
- 4. Financial Analysis
 - Income & Expense Analysis
- 5. Demographics
 - Demographics
 - Demographic Charts
 - Advisor Profile

- 06 McDonough.pdf
 - McDonough
 - Atlanta Overview
 - Atlanta Images

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	386-424 Highway 115 S McDonough GA 30253
COUNTY	Henry
MARKET	Atlanta
SUBMARKET	McDonough/Butts Retail Submarket
GLA (SF)	27,000 SF
LAND ACRES	3.35
LAND SF	145,926 SF
YEAR BUILT	2004
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$6,600,000
PRICE PSF	\$240.74
OCCUPANCY	100 %
NOI (CURRENT)	\$428,866
CAP RATE (CURRENT)	6.50 %

DEMOGRAPHICS

	1 MILE	5 MILE	10 MILE
2019 Population	6,163	78,218	223,446
2019 Median HH Income	\$45,456	\$66,495	\$67,834
2019 Average HH Income	\$60,858	\$82,422	\$83,173



Investment Summary

- Joel & Granot Real Estate is pleased to present the opportunity to acquire fee simple interest (land & building) in a two building, single story retail investment located in the metro-Atlanta suburbs in the McDonough Submarket. McDonough Village South has a favorable tenant base comprised largely of service and restaurant tenants which have done well throughout the COVID impact and largely immune to the disruptions from e-commerce. This tenant base minimizes risk for a potential investor and provides a constant flow of destination traffic. The center's 27,000 SF is 100% occupied and features attractive architectural elements including stacked stone, highly visible façade, wide walkways, attractive lighting, walkways, patios, and landscaping. The center is being sold by the developer who has meticulously maintained "his baby" since he built it.

Investment Highlights

- 27,000 SF Retail Center
- Exceptionally Well Maintained
- Easy Access / Multiple Points of Ingress & Egress
- Excellent Visibility
- Abundant Parking
- Modern Construction
- Attractive Architectural Features



Location Summary

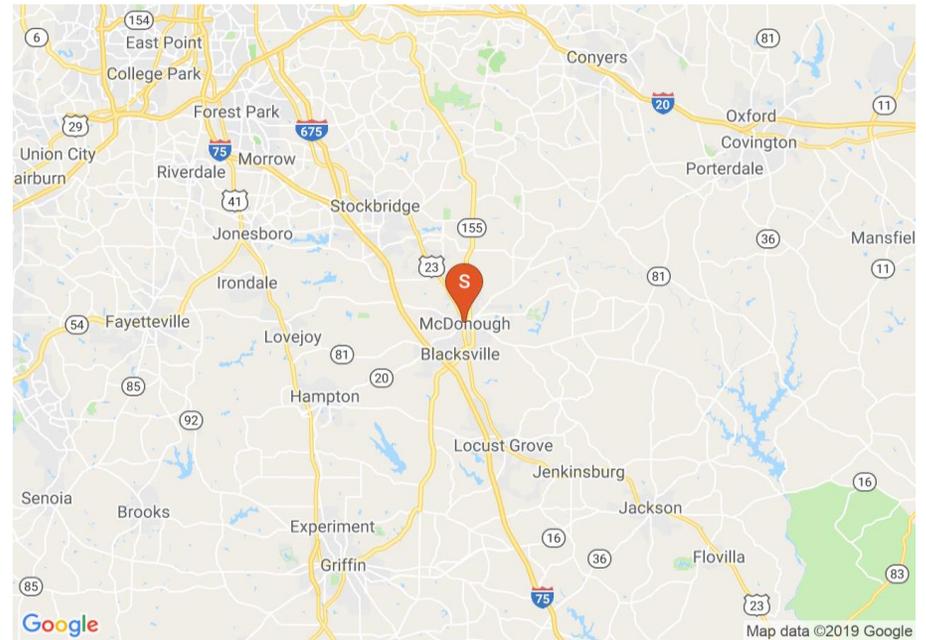
- McDonough Village South is located directly on high traffic GA Highway 155 and benefits from over 19,900 VTD. The center is a half mile to Interstate 75 which serves over 150,000 VTD. With easy access to I-75, the Shopping Center is a quick 25 minutes to Hartsfield-Jackson International Airport, the busiest airport in the world, and only 35 miles to Downtown Atlanta.

McDonough is a city in Henry County, Georgia, United States. The town was named for naval officer Commodore Thomas Macdonough and founded in 1823 around a traditional town square design.

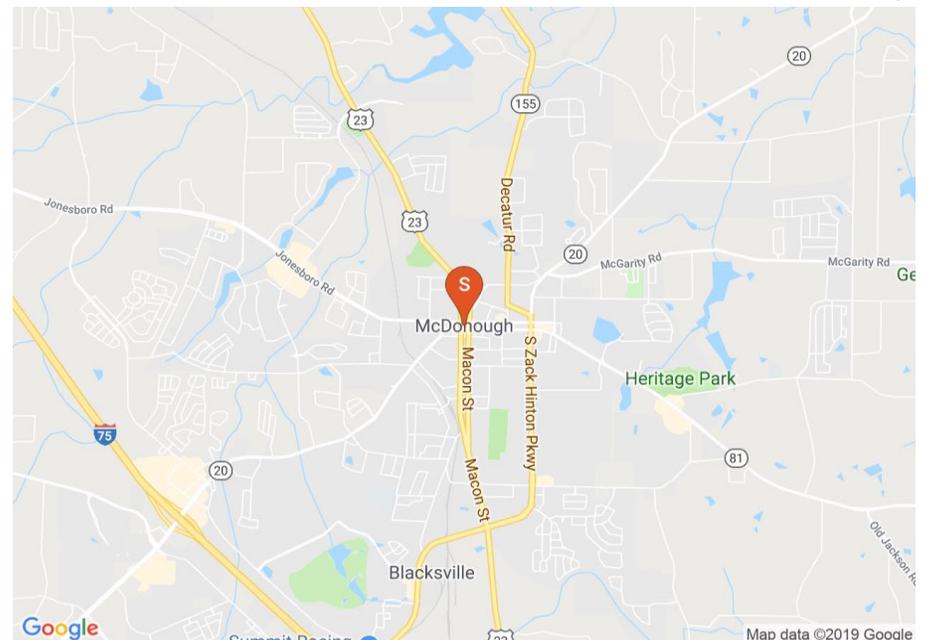
McDonough is in central Henry County, 28 miles southeast of downtown Atlanta. U.S. Route 23 passes through the center of the city, leading northwest 9 miles to Stockbridge and south 7 miles (11 km) to Locust Grove. Interstate 75 passes through the southwestern arm of the city, with access from Exits 216, 218, and 221. I-75 leads northwest to Atlanta and southeast 56 miles to Macon.



Regional Map



Locator Map

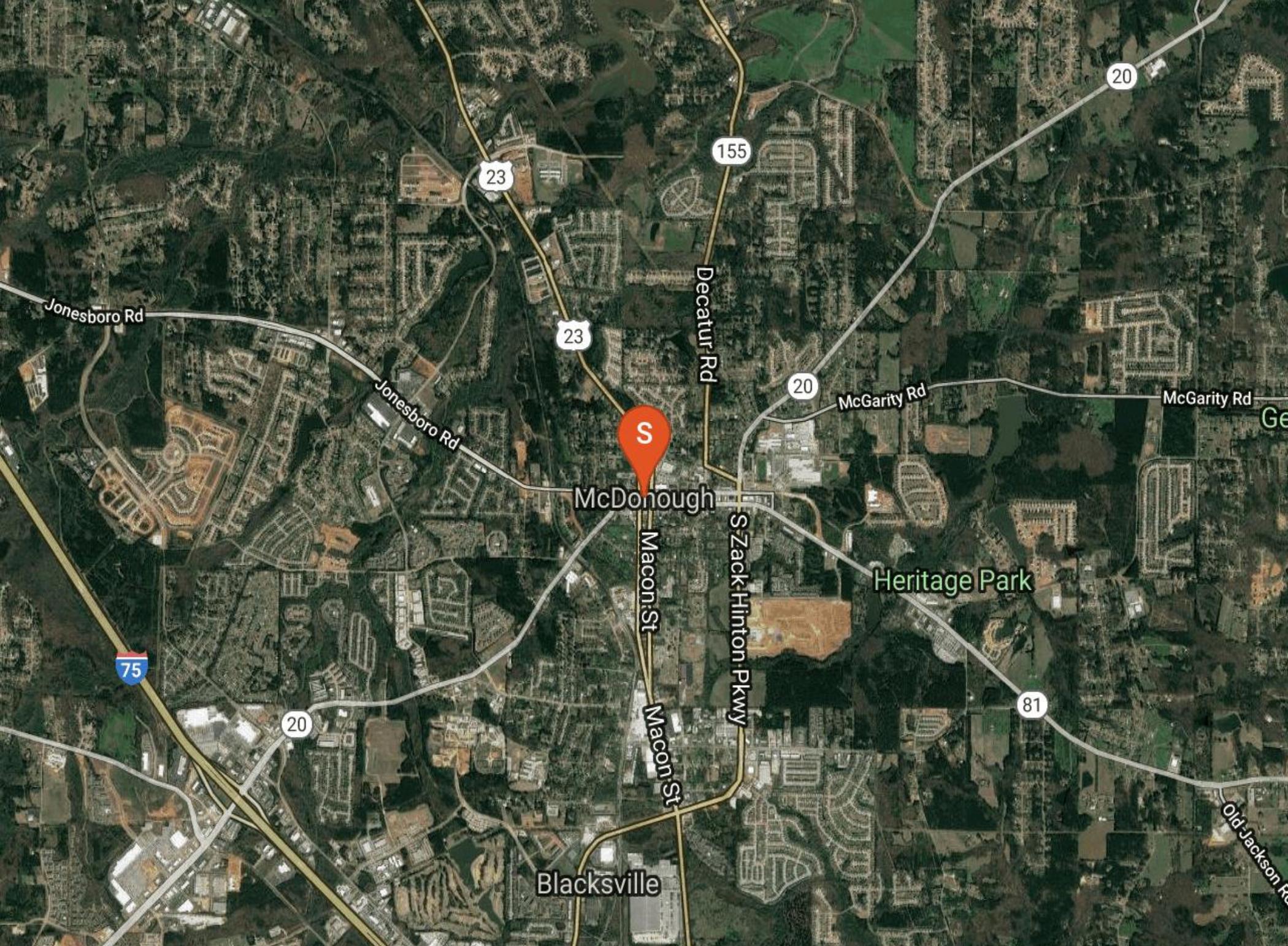


PROPERTY FEATURES

NUMBER OF TENANTS	13
GLA (SF)	27,000
LAND SF	145,926
LAND ACRES	3.35
YEAR BUILT	2004
# OF PARCELS	1
ZONING TYPE	C-3
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	151
PARKING RATIO	5.6/1000
STREET FRONTAGE	259'
TRAFFIC COUNTS	17,800
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

* 151 parking spots provide ample parking. The 5.6/1000 parking ratio allows an abundance of easy parking for the restaurant and service uses of this shopping center.







HIGHWAY 155 S

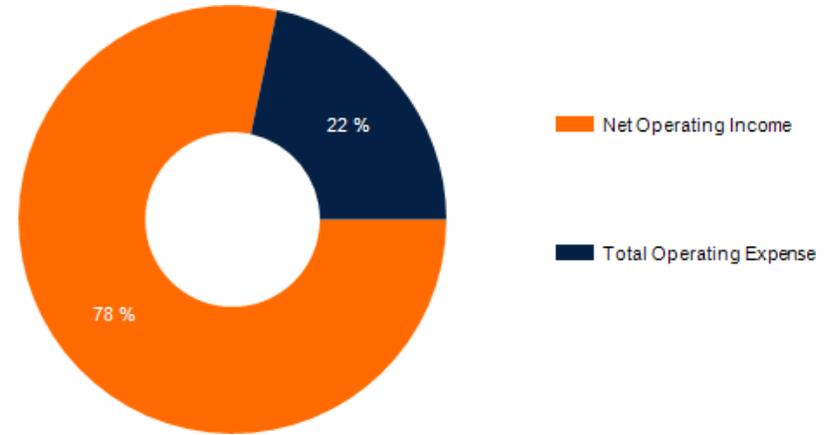
Suite	Tenant Name	Square Feet	% of GLA	Lease Term		Begin Date	Rental Rates				Lease Type	Options/Notes	
				Lease Start	Lease End		Monthly	PSF	Annual	PSF			CAM Revenue Annual
386	Red Orchid Thai	1,750	6.48 %	03/01/06	02/28/24	CURRENT	\$3,438	\$1.96	\$41,259	\$23.58	\$720	MG	1 x 3-year option; "CAM" = \$35 water and \$25 garbage
						03/01/2022	\$3,541	\$2.02	\$42,497	\$24.24			
						03/01/2023	\$3,648	\$2.08	\$43,772	\$24.96			
388	Busters	1,750	6.48 %	02/01/06	01/31/23	CURRENT	\$2,650	\$1.51	\$31,800	\$18.17		MG	1 x 3 year option
390-392	Wrestling Academy	2,600	9.63 %	06/01/21	05/01/26	CURRENT	\$4,225	\$1.63	\$50,700	\$19.50	\$2,640	MG	2 x 5 year option; "CAM" = water \$90 and garbage \$130
						06/01/2022	\$4,352	\$1.67	\$52,221	\$20.04			
						06/01/2023	\$4,482	\$1.72	\$53,788	\$20.64			
						06/01/2024	\$4,617	\$1.78	\$55,401	\$21.36			
						06/01/2025	\$4,755	\$1.83	\$57,063	\$21.96			
394	Raymond Barber	1,300	4.81 %	10/01/17	01/31/23	CURRENT	\$1,905	\$1.47	\$22,860	\$17.58	\$1,434	MG	1 x 5-year option; "CAM" = water \$61.50 and garbage \$58
						10/01/2022	\$1,962	\$1.51	\$23,546	\$18.12			
396	T-Nail Salon	1,300	4.81 %	07/01/11	06/30/23	CURRENT	\$2,000	\$1.54	\$24,000	\$18.46	\$720	MG	1 x 5-year option; "CAM" = water \$25 and garbage \$35
						07/01/2022	\$2,050	\$1.58	\$24,600	\$18.96			
398	Donuts	1,200	4.44 %	12/12/17	03/31/23	CURRENT	\$1,910	\$1.59	\$22,915	\$19.10	\$1,716	MG	1 x 5-year option; "CAM" = water \$78 and garbage \$65;
						12/12/2022	\$1,967	\$1.64	\$23,603	\$19.68			
400 - 404	Lavish Bistro/Southern Cooking	3,600	13.33 %	02/10/20	06/30/30	CURRENT	\$5,871	\$1.63	\$70,452	\$19.57	\$8,004	MG	2 x 5-year options; personal guarantee; "CAM" = \$432 (metered and invoiced monthly) and garbage \$235
						05/01/2022	\$6,047	\$1.68	\$72,566	\$20.16			
						05/01/2023	\$6,229	\$1.73	\$74,743	\$20.76			
						05/01/2024	\$6,415	\$1.78	\$76,985	\$21.36			
						05/01/2025	\$6,608	\$1.84	\$79,294	\$22.08			
						05/01/2026	\$6,806	\$1.89	\$81,673	\$22.68			
						05/01/2027	\$7,010	\$1.95	\$84,123	\$23.40			
05/01/2028	\$7,221	\$2.01	\$86,647	\$24.12									

						05/01/2029	\$7,437	\$2.07	\$89,246	\$24.84			
						05/01/2030	\$7,660	\$2.13	\$91,924	\$25.56			
406-408	Wings	2,400	8.89 %	04/01/16	03/31/26	CURRENT	\$3,900	\$1.63	\$46,800	\$19.50	\$2,736	MG	1 x 5 yr option; "CAM" = water 120 (Metered and invoiced monthly) and garbage 108
						04/01/2023	\$4,017	\$1.67	\$48,204	\$20.04			
						04/01/2024	\$4,138	\$1.72	\$49,650	\$20.64			
						04/01/2025	\$4,262	\$1.78	\$51,140	\$21.36			
410	Smoothie Bar	1,200	4.44 %	07/01/21	08/01/25	CURRENT	\$1,950	\$1.63	\$23,400	\$19.50	\$2,244	MG	1 x 4 year option; "CAM" = water 97 and garbage 90
						07/01/2022	\$2,009	\$1.67	\$24,102	\$20.04			
						07/01/2023	\$2,069	\$1.72	\$24,825	\$20.64			
						07/01/2024	\$2,131	\$1.78	\$25,570	\$21.36			
412	1 Pot Seafood	1,200	4.44 %	01/01/14	10/31/23	CURRENT	\$1,940	\$1.62	\$23,285	\$19.40	\$1,416	MG	1 x 3 year option; "CAM" = water 60 and garbage 58
						11/01/2022	\$2,018	\$1.68	\$24,216	\$20.16			
						11/01/2022	\$2,099	\$1.75	\$25,185	\$21.00			
414-416	Caduceus USA	2,600	9.63 %	08/01/14	12/31/24	CURRENT	\$4,262	\$1.64	\$51,140	\$19.67	\$1,512	MG	1 x 5 year options; "CAM" = water 80 and garbage 46
418-420	Hire Dynamics	2,600	9.63 %	05/01/17	06/30/24	CURRENT	\$4,206	\$1.62	\$50,469	\$19.41	\$1,362	MG	1 x 3 year option; "CAM" = water 73 and garbage 40.50
						07/01/2022	\$4,332	\$1.67	\$51,983	\$20.04			
						07/01/2023	\$4,462	\$1.72	\$53,542	\$20.64			
422	State Farm	1,750	6.48 %	04/01/19	05/31/25	CURRENT	\$2,250	\$1.29	\$27,000	\$15.43	\$1,506	MG	1 x 3 year option; water 68 garbage 57.50
						04/01/2021	\$2,318	\$1.32	\$27,810	\$15.84			
						04/01/2022	\$2,387	\$1.36	\$28,644	\$16.32			
						04/01/2023	\$2,459	\$1.40	\$29,504	\$16.80			
						04/01/2024	\$2,532	\$1.45	\$30,389	\$17.40			
						04/01/2025	\$2,608	\$1.49	\$31,300	\$17.88			
424	Flex Staffing	1,750	6.48 %	12/01/19	11/30/22	CURRENT	\$2,758	\$1.58	\$33,100	\$18.91	\$1,608	MG	1 x 3 year option; "CAM" = water 58 and garbage 76
Totals		27,000					\$43,265		\$519,784		\$27,618		

INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$519,784	\$525,889
CAM Revenue	\$27,618	\$27,618
Gross Potential Income	\$547,402	\$553,507
Less: General Vacancy*	\$25,989	\$26,294
Effective Gross Income	\$547,402	\$527,213
Less: Expenses	\$118,536	\$117,729
Net Operating Income	\$428,866	\$409,484

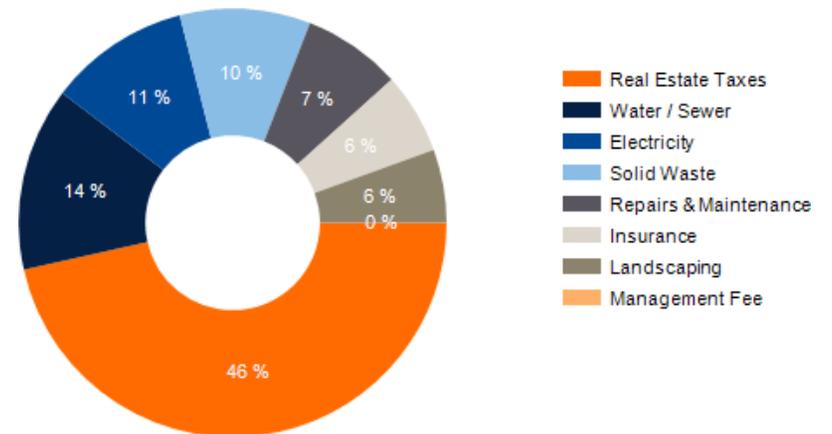
* vacancy amount factored into gross revenue

REVENUE ALLOCATION CURRENT



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$44,930	\$44,930
Insurance	\$5,922	\$5,922
Management Fee	\$21,896	\$21,089
Repairs & Maintenance	\$7,200	\$7,200
Water / Sewer	\$13,400	\$13,400
Landscaping	\$5,340	\$5,340
Electricity	\$10,308	\$10,308
Solid Waste	\$9,540	\$9,540
Total Operating Expense	\$118,536	\$117,729
Expense / SF	\$4.39	\$4.36
% of EGI	21.65 %	22.33 %

DISTRIBUTION OF EXPENSES CURRENT



POPULATION	1 MILE	5 MILE	10 MILE
2000 Population	3,510	34,697	111,561
2010 Population	5,701	64,756	192,907
2019 Population	6,163	78,218	223,446
2024 Population	6,601	86,314	244,764
2019 African American	3,953	38,019	99,241
2019 American Indian	15	187	587
2019 Asian	86	2,624	8,277
2019 Hispanic	375	5,588	16,431
2019 Other Race	148	2,184	6,422
2019 White	1,772	32,825	101,891
2019 Multiracial	186	2,309	6,858
2019-2024: Population: Growth Rate	6.90 %	9.95 %	9.20 %
2019 HOUSEHOLD INCOME	1 MILE	5 MILE	10 MILE
less than \$15,000	343	2,040	5,355
\$15,000-\$24,999	305	1,928	5,219
\$25,000-\$34,999	295	2,307	5,888
\$35,000-\$49,999	423	3,268	9,727
\$50,000-\$74,999	412	5,251	15,078
\$75,000-\$99,999	390	4,713	14,018
\$100,000-\$149,999	261	4,518	12,921
\$150,000-\$199,999	44	1,640	4,478
\$200,000 or greater	58	1,191	3,360
Median HH Income	\$45,456	\$66,495	\$67,834
Average HH Income	\$60,858	\$82,422	\$83,173

HOUSEHOLDS	1 MILE	5 MILE	10 MILE
2000 Total Housing	1,493	12,629	40,292
2010 Total Households	2,321	22,462	66,402
2019 Total Households	2,530	26,856	76,046
2024 Total Households	2,714	29,537	83,043
2019 Average Household Size	2.35	2.88	2.91
2000 Owner Occupied Housing	984	9,875	32,800
2000 Renter Occupied Housing	423	2,177	5,735
2019 Owner Occupied Housing	1,215	18,779	56,195
2019 Renter Occupied Housing	1,316	8,077	19,851
2019 Vacant Housing	330	2,498	6,497
2019 Total Housing	2,860	29,354	82,543
2024 Owner Occupied Housing	1,346	21,118	62,639
2024 Renter Occupied Housing	1,368	8,420	20,404
2024 Vacant Housing	388	3,083	7,777
2024 Total Housing	3,102	32,620	90,820
2019-2024: Households: Growth Rate	7.05 %	9.60 %	8.90 %



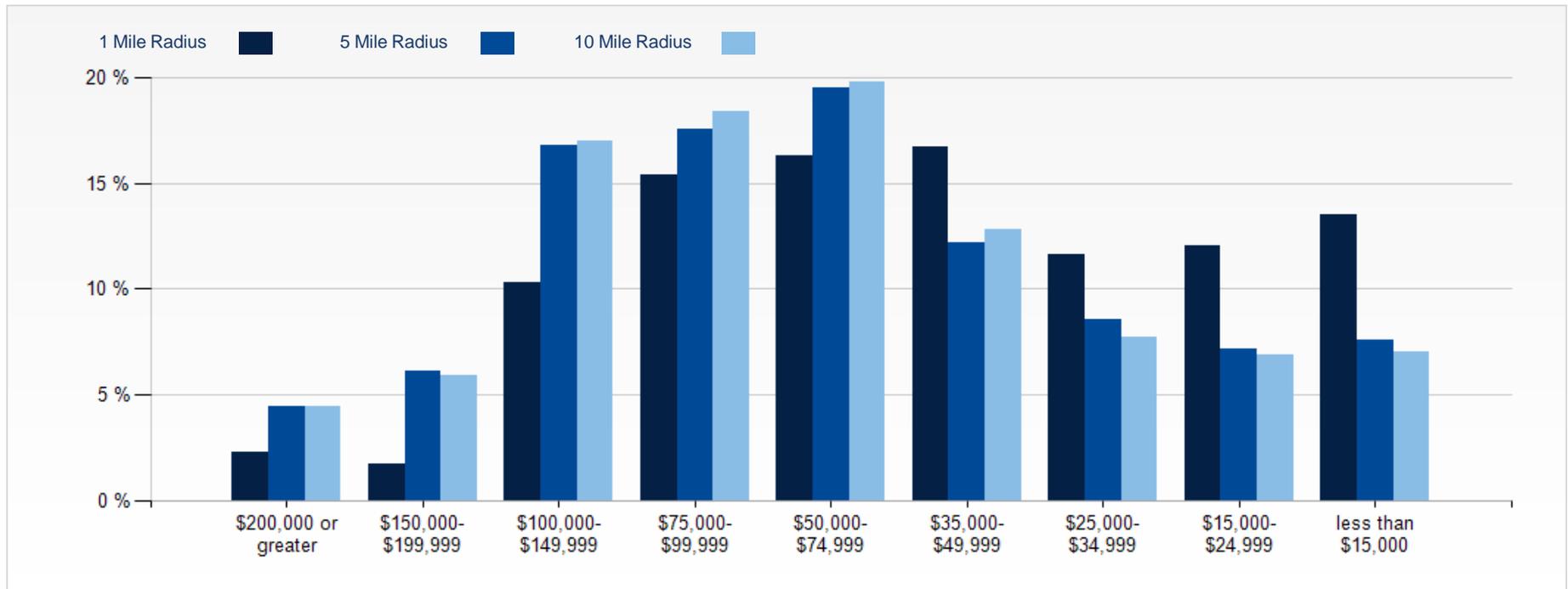
2019 POPULATION BY AGE	1 MILE	5 MILE	10 MILE
2019 Population Age 30-34	463	5,497	15,192
2019 Population Age 35-39	421	5,221	14,531
2019 Population Age 40-44	392	5,304	15,044
2019 Population Age 45-49	413	5,867	16,759
2019 Population Age 50-54	385	5,408	16,183
2019 Population Age 55-59	355	5,013	15,299
2019 Population Age 60-64	294	4,040	12,187
2019 Population Age 65-69	235	3,217	9,727
2019 Population Age 70-74	192	2,449	7,352
2019 Population Age 75-79	137	1,523	4,561
2019 Population Age 80-84	95	880	2,535
2019 Population Age 85+	95	749	1,992
2019 Population Age 18+	4,657	58,751	169,435
2019 Median Age	34	36	37

2019 INCOME BY AGE	1 MILE	5 MILE	10 MILE
Median Household Income 25-34	\$45,458	\$58,344	\$59,710
Average Household Income 25-34	\$59,714	\$71,605	\$73,864
Median Household Income 35-44	\$53,140	\$82,213	\$82,088
Average Household Income 35-44	\$68,247	\$94,123	\$94,265
Median Household Income 45-54	\$58,093	\$81,230	\$81,116
Average Household Income 45-54	\$72,747	\$96,909	\$96,276
Median Household Income 55-64	\$45,405	\$69,483	\$71,785
Average Household Income 55-64	\$57,979	\$84,585	\$85,652
Median Household Income 65-74	\$43,288	\$59,134	\$59,672
Average Household Income 65-74	\$58,937	\$76,053	\$75,965
Average Household Income 75+	\$39,802	\$47,397	\$48,486

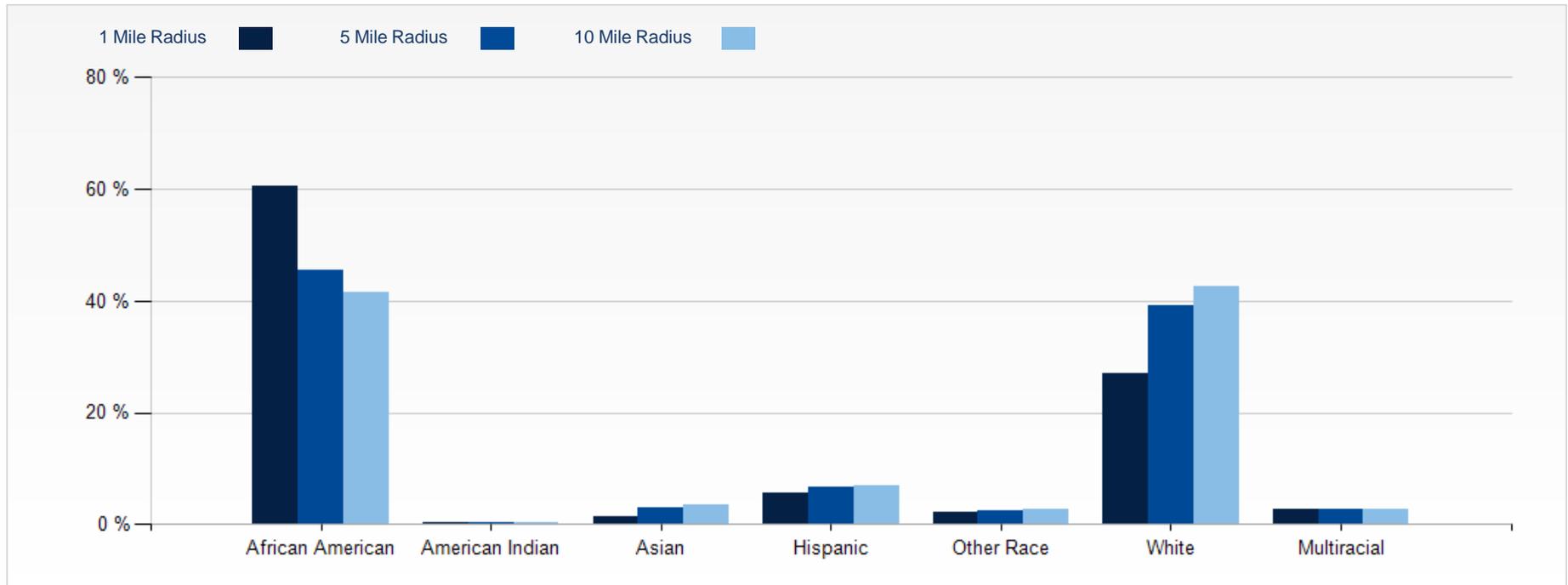
2024 POPULATION BY AGE	1 MILE	5 MILE	10 MILE
2024 Population Age 30-34	592	8,548	23,044
2024 Population Age 35-39	471	6,654	18,027
2024 Population Age 40-44	406	5,484	15,324
2024 Population Age 45-49	377	5,153	14,875
2024 Population Age 50-54	385	5,434	16,051
2024 Population Age 55-59	363	5,136	15,531
2024 Population Age 60-64	340	4,723	14,621
2024 Population Age 65-69	278	3,674	11,391
2024 Population Age 70-74	218	2,848	8,688
2024 Population Age 75-79	171	1,980	6,171
2024 Population Age 80-84	116	1,148	3,482
2024 Population Age 85+	110	864	2,432
2024 Population Age 18+	5,024	65,131	186,609
2024 Median Age	35	35	36

2024 INCOME BY AGE	1 MILE	5 MILE	10 MILE
Median Household Income 25-34	\$52,796	\$66,265	\$67,751
Average Household Income 25-34	\$69,682	\$81,760	\$84,121
Median Household Income 35-44	\$64,157	\$91,160	\$91,420
Average Household Income 35-44	\$78,304	\$105,660	\$106,331
Median Household Income 45-54	\$68,138	\$87,386	\$87,300
Average Household Income 45-54	\$82,919	\$108,234	\$107,771
Median Household Income 55-64	\$54,541	\$77,953	\$79,064
Average Household Income 55-64	\$68,076	\$95,952	\$97,345
Median Household Income 65-74	\$51,095	\$65,815	\$67,110
Average Household Income 65-74	\$67,218	\$87,012	\$87,324
Average Household Income 75+	\$46,214	\$54,889	\$55,684

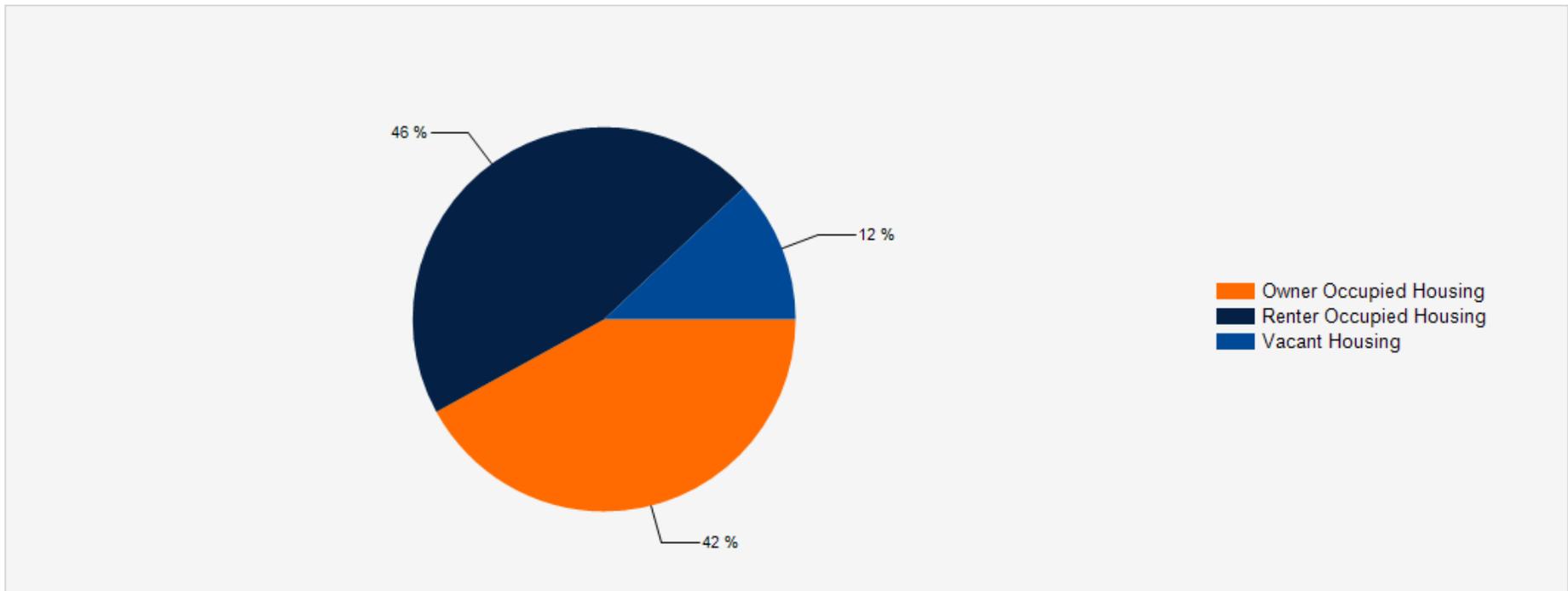
2019 Household Income



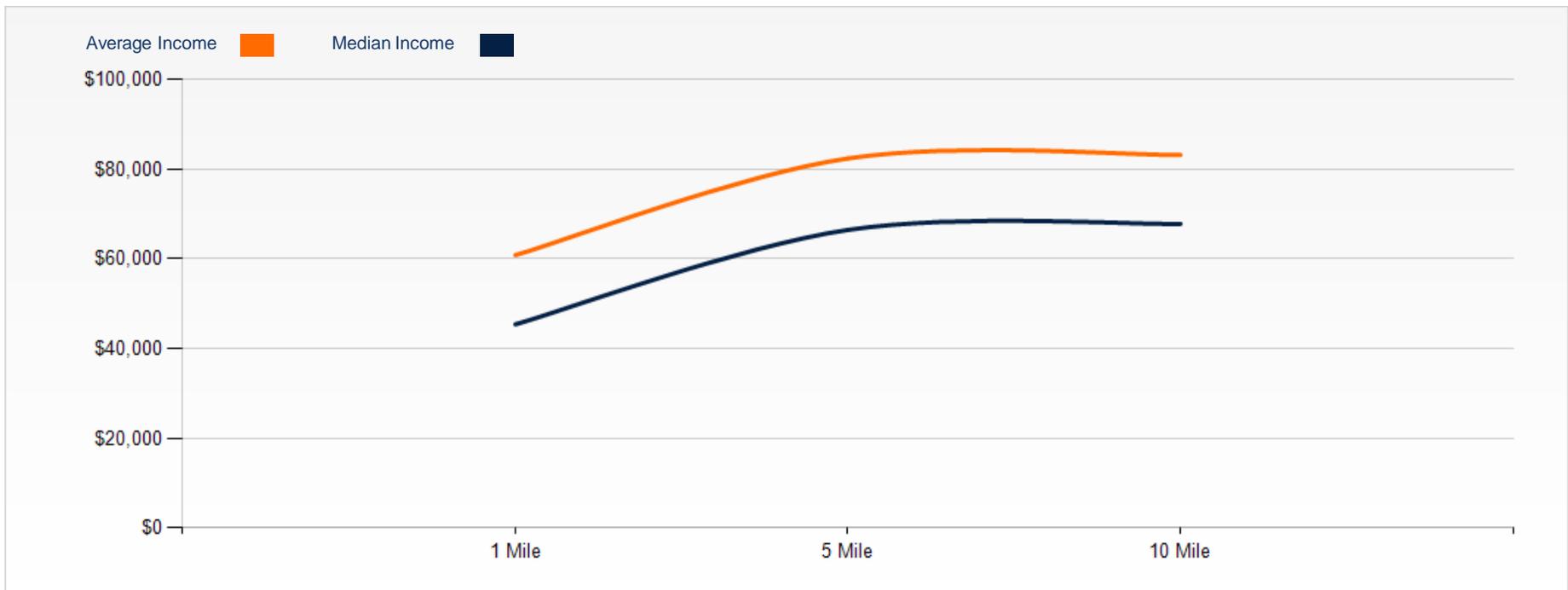
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 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.

McDonough, Georgia

The City of McDonough, Georgia, the county seat of Henry County, is situated in the Atlanta Metro Service area. A quick four miles off of I-75, McDonough is conveniently located about 30 miles SE of the City of Atlanta and 23 miles SE of Hartsfield-Jackson International Airport, which is the busiest airport in the world. Established in 1823, McDonough was founded around a traditional “town square” design, with many of its original buildings still surrounding the square, including the county courthouse and historic jail. Many of the historic buildings in McDonough are included on the National Register of Historic Places. McDonough has a population of approximately 25,000 and is home to the Atlanta office of Goya Foods, and the annual Geranium Festival which draws thousands of guests each May for crafts, food, live music, and other entertainment.



The Georgia Revolution FC is a semi-professional soccer team in the National Premier Soccer League founded in 2010. The team plays at Warhawk Stadium in McDonough, which can hold 3,300 attendees.



Atlanta!

Atlanta is the undisputed Capital of the South and the Atlanta Metropolitan Service Area consistently delivers strong economic performance on a solid and diverse economy. With a rich and varied industry base, world-renown academic and research institutions, home to State and Federal Government, Atlanta consistently attracts employers and job seekers.

2019 FORTUNE 500 Headquarters (16)

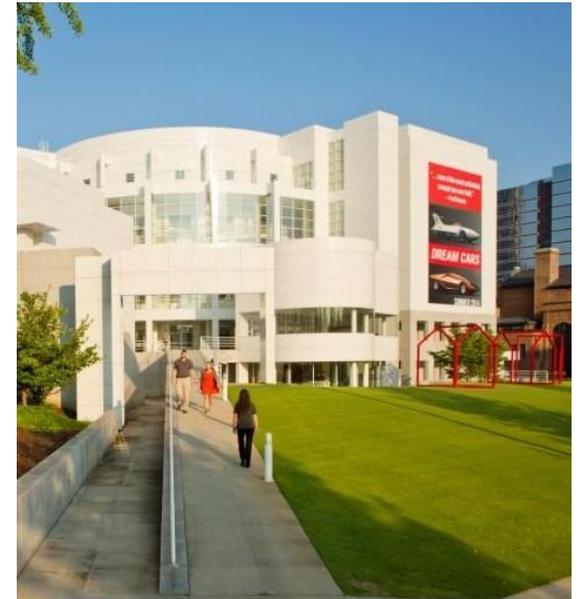


- 8,686 square miles
- 29 counties
- Population 6,000,000 +
- Low Taxes
- Low Cost of Living
- 18 Professional Sports Teams
- World's Busiest Airport
- Ninth Largest Metro Economy
- GDP over \$385 Billion
- 26 of America's Largest Corporations
- Largest Film production center in USA



GEORGIA HAS BEEN NAMED THE **#1 STATE FOR BUSINESS CLIMATE** FOR THE LAST SIX YEARS AND THE **#1 STATE FOR DOING BUSINESS** FOR THE LAST SIX YEARS. (Site Selection, 2013-2018; Area Development, 2014-2019)

Atlanta!



ATLANTA HAS BEEN THE TOP MOVING DESTINATION IN THE U.S. FOR THE LAST NINE YEARS. (Penske, 2011 – 2019)

McDonough Village South

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

