

MCDONOUGH VILLAGE SOUTH

27,000 SF Retail Shopping Center in METRO ATLANTA



JOEL & GRANOT
COMMERCIAL REAL ESTATE

McDonough Village South
27,000 SF retail shopping center
410 Highway 155, McDonough, GA



CONFIDENTIALITY AGREEMENT

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your own limited use in considering whether to pursue negotiations to acquire **Park Pointe Shopping Center, 661 Forest Pkwy, Forest Park, GA; Fayette Village South Shopping Center, 525 S Glynn St., Fayetteville, GA, McDonough Village South Shopping Center; and 410 Highway 155, McDonough, GA** 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.

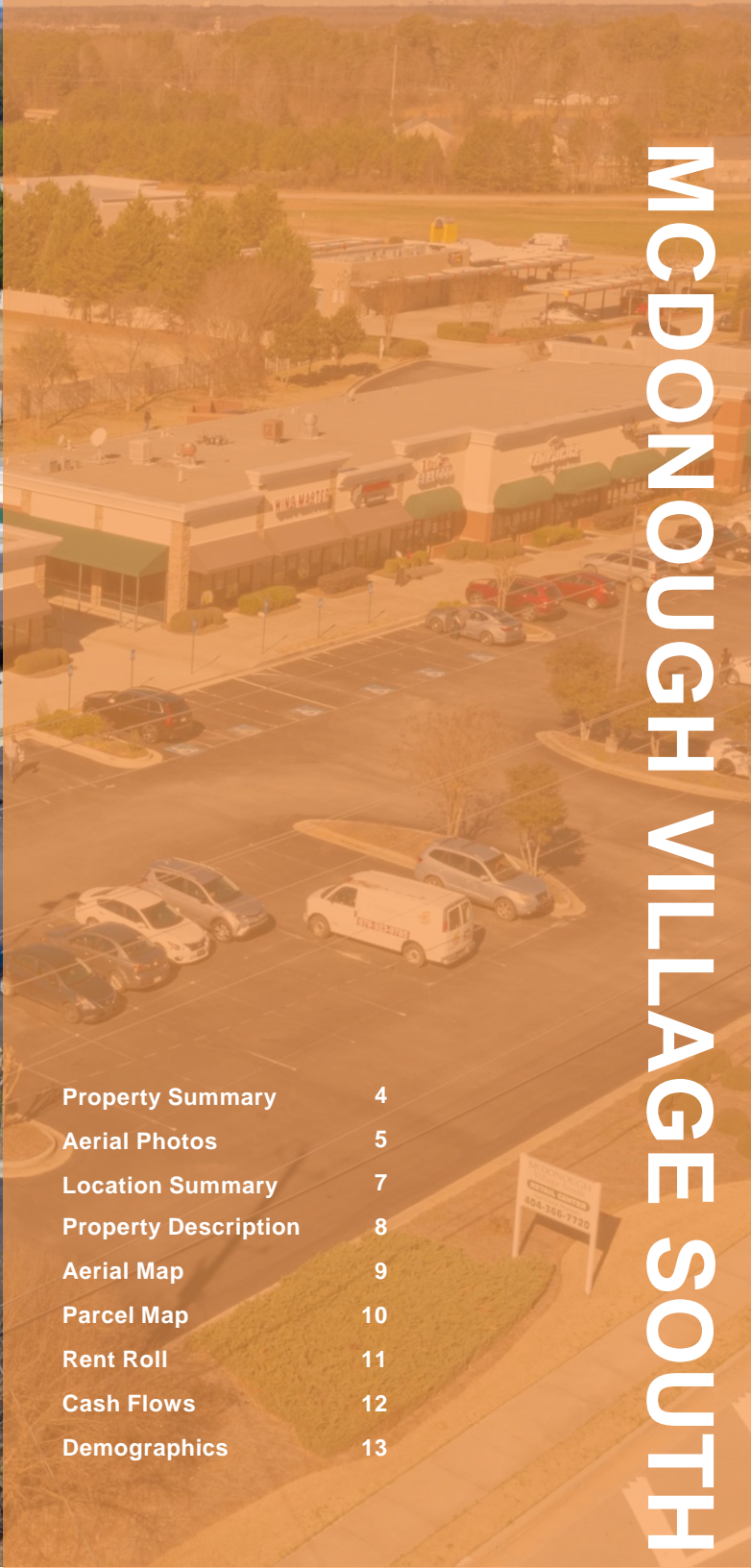
JGRE is representing the Seller, not the Prospective Purchaser, in this transaction and will be paid by the Owner, not the Prospective Purchaser. Any cooperating Buyers Broker shall have written exclusive authorization from Prospective Purchaser that said Broker is exclusively representing Prospective 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 Owner 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 and all parties should obtain independent legal advice regarding this transaction



MCDONOUGH VILLAGE SOUTH

Property Summary	4
Aerial Photos	5
Location Summary	7
Property Description	8
Aerial Map	9
Parcel Map	10
Rent Roll	11
Cash Flows	12
Demographics	13

PROPERTY SUMMARY	
CENTER NAME	McDonough Village South
ADDRESS	410 Highway 155 McDonough, GA
COUNTY	Henry
MARKET	Atlanta
SUBMARKET	McDonough/Butts Ret Sub
GLA (SF)	27,000
LAND AC	3.35
YEAR BUILT	2004
OWNERSHIP TYPE	Fee Simple
FINANCIAL SUMMARY	
OCCUPANCY	100%
NOI (CURRENT)	\$414,788

- Attractive Architectural Features
- 5.4/1000 Parking
- Easy Ingress/Egress
- Two points of Left In Egress/ Left Out

SALE PRICE: \$5,185,000
8% CAP

Joel & Granot Real Estate is pleased to present the opportunity to acquire fee simple interest (land & building) in a two building, single story, 100% occupied retail investment located in the metro-Atlanta suburbs in the McDonough/Butts Retail Submarket.

McDonough Village South has a favorable and stable tenant base comprised largely of service and restaurant tenants largely immune to the Amazon Effect and disruptions in retail real estate.

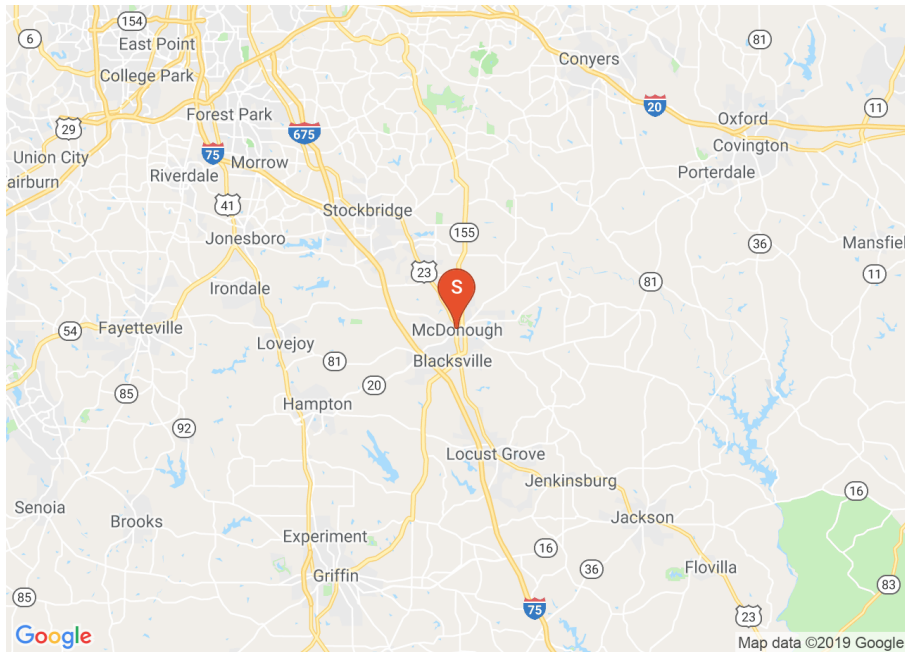
This tenant mix minimizes risk for a potential investor and provides a constant flow of destination traffic. The center's 27,000 SF is 100% occupied and features attractive architectural features including stacked stone, highly visible facade, wide walkways, attractive lighting, patios, and landscaping, and is well maintained.





MCDONOUGH VILLAGE SOUTH





McDonough Village South is located directly on high traffic GA Highway 155 and benefits from over 19,900 VTD. The center is 1/2 mile to Interstate 75 which serves over 150,000 VTD. With easy access to I-75, the Shopping Center is 28 miles to Hartsfield-Jackson International Airport 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 McDonough and founded in 1823 around a traditional town square design.

U.S. Route 23 passes through the center of the city, leading northwest 9 miles to Stockbridge and south 7 miles 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.

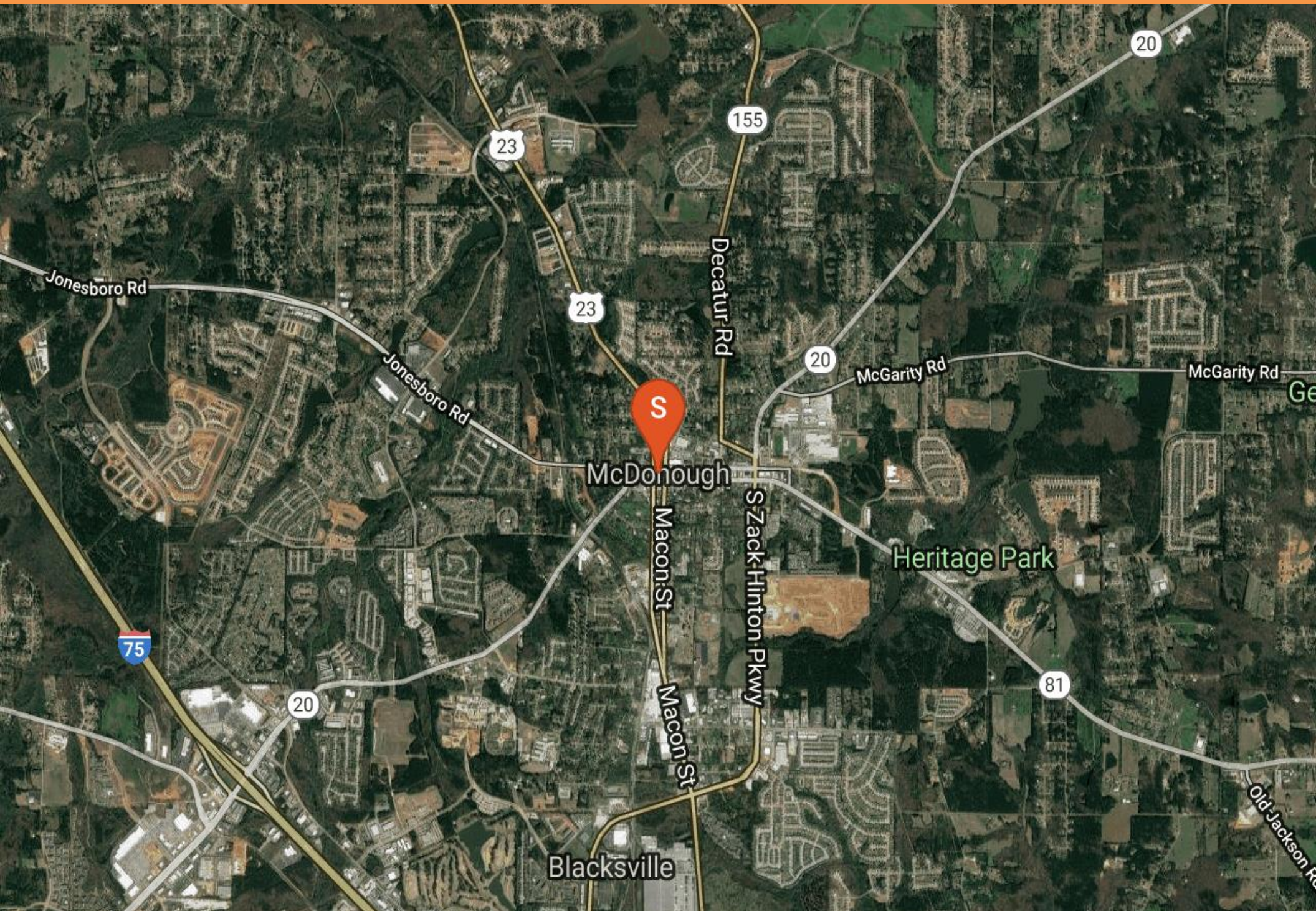


Henry County Courthouse, McDonough, GA

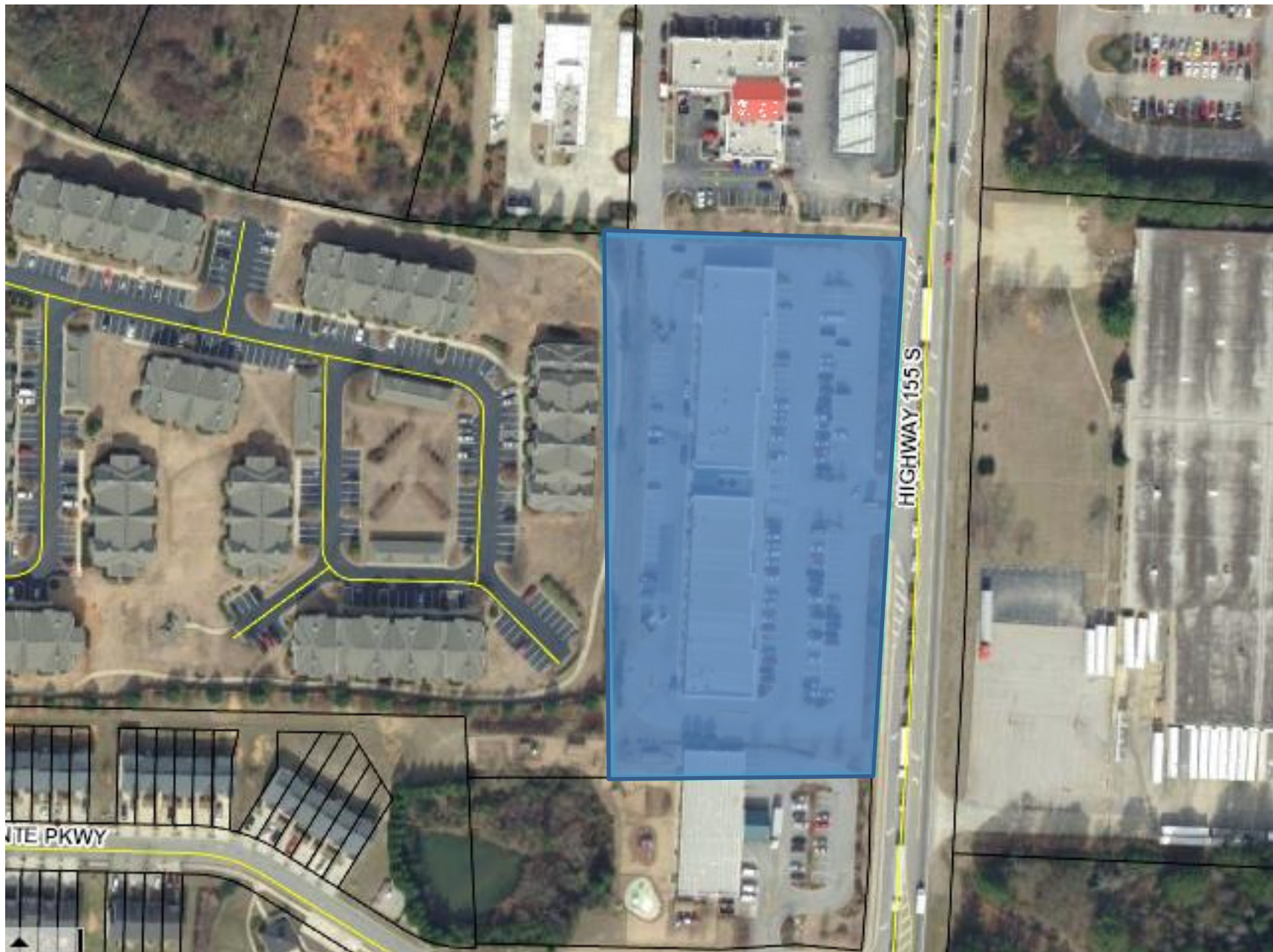
Property Description

NUMBER OF TENANTS	14
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	19,300
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2





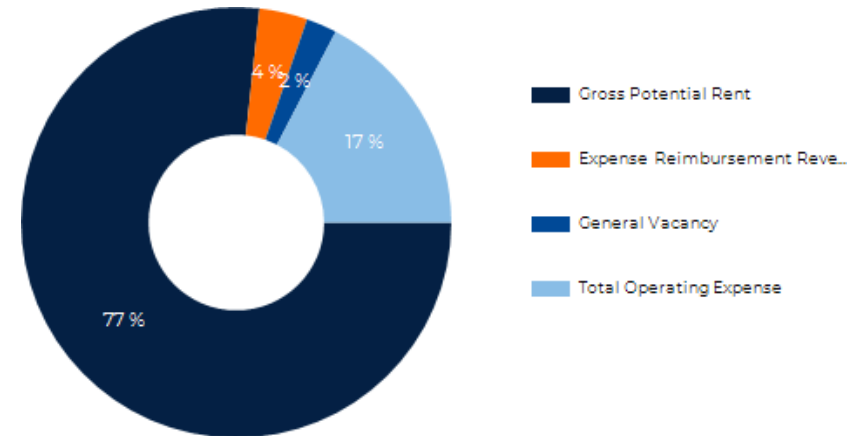
MCDONOUGH VILLAGE SOUTH



Suite	Occupant Name	GLA	Rent Start	Expiration	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Increase Date	Amount	PSF
386	Red Orchid Thai	1,750	03/01/2006	02/28/2021	\$3,438.26	\$23.58	\$60.00			
								03/01/2020	3541.41	\$24.28
388	Busters	1,750	03/01/2006	01/31/2020	\$2,650.00	\$18.17	\$0.00			
390-392	Results 24 Fitness	2,600	05/01/2018	04/30/2023	\$4,500.00	\$20.77	\$210.00			
394	Barber	1,300	10/02/2017	01/31/2023	\$1,850.00	\$17.08	\$119.50			
								10/01/2020	\$1,905.50	\$17.59
								10/01/2021	\$1,962.67	\$18.12
								10/01/2022	\$2,021.54	\$18.66
396	T-Nail Salon	1,300	07/01/2011	06/30/2023	\$1,900.00	\$17.54	\$60.00			
								07/01/2020	1950	\$18.00
								07/01/2022	2000	\$18.46
398	Donuts	1,200	12/12/2017	03/31/2023	\$1,800.00	\$18.00	\$143.00			
								12/01/2020	\$1,854.00	\$18.54
								12/01/2021	\$1,909.62	\$19.10
								12/01/2022	\$1,966.91	\$19.67
400-404	Southern Cooking*	3,600	06/01/2019	05/31/2024	\$5,400.00	\$18.00	\$500.00			
								06/01/2020	\$5,562.00	\$18.54
								06/01/2021	\$5,728.86	\$19.10
								06/01/2022	\$5,900.73	\$19.67
								06/01/2023	\$6,077.75	\$20.26
399	Wings	2,400	11/01/2030	03/31/2021	\$3,708.00	\$18.54	\$288.31			
								04/01/2020	\$3,819.24	\$19.10
								04/01/2020	\$3,933.82	\$19.67
410	Swap Botique	1,200	12/01/2017	01/31/2021	\$1,850.00	\$18.50	\$103.00			
								12/01/2019	\$1,924.00	\$19.24
								12/01/2020	\$2,000.96	\$20.01
412	1 Pot Seafood	1,200	01/01/2014	10/31/2020	\$1,725.00	\$17.25	\$118.00			
								10/01/2019	\$1,794.00	\$17.94
								10/01/2020	\$1,865.76	\$18.66
414-416	Caduceus USA	2,600	08/01/2014	12/31/2019	\$4,017.00	\$18.54	\$126.00			
								09/01/2019	4137.7	\$19.10
418-420	Hire Dynamics	2,600	01/01/2017	06/30/2021	\$3,983.62	\$18.39	\$113.50			
								05/01/2020	\$4,083.21	\$18.85
422	State Farm	1,750	04/01/2019	03/31/2022	\$2,333.33	\$16.00	\$115.00			
								04/01/2020	\$2,403.33	\$16.48
								04/01/2021	\$2,475.43	\$16.97
424	Neighborhood Financial	1,750	08/01/2015	07/31/2020	\$2,404.00	\$16.48	\$110.00			
	Occupied Sqft	27,000	100%		\$41,559.21		\$2,066.31		\$43,625.52	
	Vacant Sqft	0	0%							
	Total Sqft	27,000	100%							
	*Southern Cooking lease bing finalized									

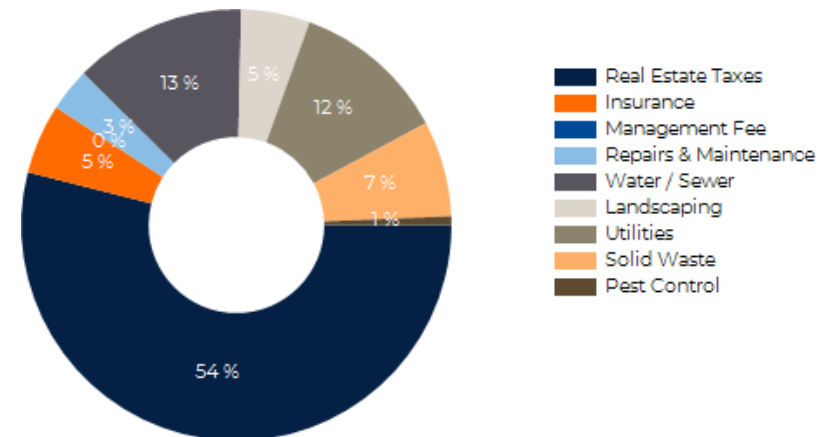
REVENUE ALLOCATION

INCOME	CURRENT
Gross Potential Rent	\$498,711
Expense Reimbursement Revenue	\$24,796
Gross Potential Income	\$523,506
Less: Expenses	\$108,718
Net Operating Income	\$414,788



EXPENSES	CURRENT
Real Estate Taxes	\$50,040
Insurance	\$4,872
Management Fee	\$15,705
Water / Sewer	\$12,000
Landscaping	\$4,800
Electricity	\$10,800
Solid Waste	\$10,500
Total Operating Expense	\$108,718
Expense / SF	\$4.03

DISTRIBUTION OF EXPENSES



KEY FACTS

2,950

Population

Average
Household Size

34.8

Median Age

\$33,944

Median Household
Income

BUSINESS



213

Total Businesses



3,055

Total Employees

INCOME



\$33,944

Median Household
Income

\$18,128

Per Capita Income



\$13,296

Median Net Worth

EDUCATION

21%

No High
School
Diploma

32%

High School
Graduate

34%

Some College



13%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



White Collar

32%



Blue Collar

25%



Services

44%

6.5%

Unemployment
Rate

Households By Income

The largest group: <\$15,000 (28.6%)

The smallest group: \$200,000+ (0.7%)

Indicator	Value	Difference	
<\$15,000	28.6%	+21.6%	
\$15,000 - \$24,999	13.3%	+6.5%	
\$25,000 - \$34,999	8.8%	+1.8%	
\$35,000 - \$49,999	18.4%	+6.2%	
\$50,000 - \$74,999	17.2%	-5.4%	
\$75,000 - \$99,999	9.3%	-7.3%	
\$100,000 - \$149,999	2.7%	-15.5%	
\$150,000 - \$199,999	0.9%	-4.8%	
\$200,000+	0.7%	-3.2%	



Ben Pargman

Vice President,
Investment Sales

License # 355944

ben@joelandgranot.com

404-869-2637

Tom Thompson

Retail Partner

License # 118997

