

Cobblestone Square Shopping Center

ATLANTA MSA MULTI-TENANT RETAIL

Cash America Pawn

OFFERING MEMORANDUM

5353 NORTH HENRY BLVD, STOCKBRIDGE, GA, 30281



Cobblestone Square Shopping Center

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Presented by



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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	5353 North Henry Blvd Stockbridge GA 30281
COUNTY	Henry
GLA (SF)	25,353 SF
LAND ACRES	2.657
YEAR BUILT	2009
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$2,076,500
PRICE PSF	\$81.90
OCCUPANCY	100 %
NOI (CURRENT)	\$126,664
CAP RATE (CURRENT)	6.10 %

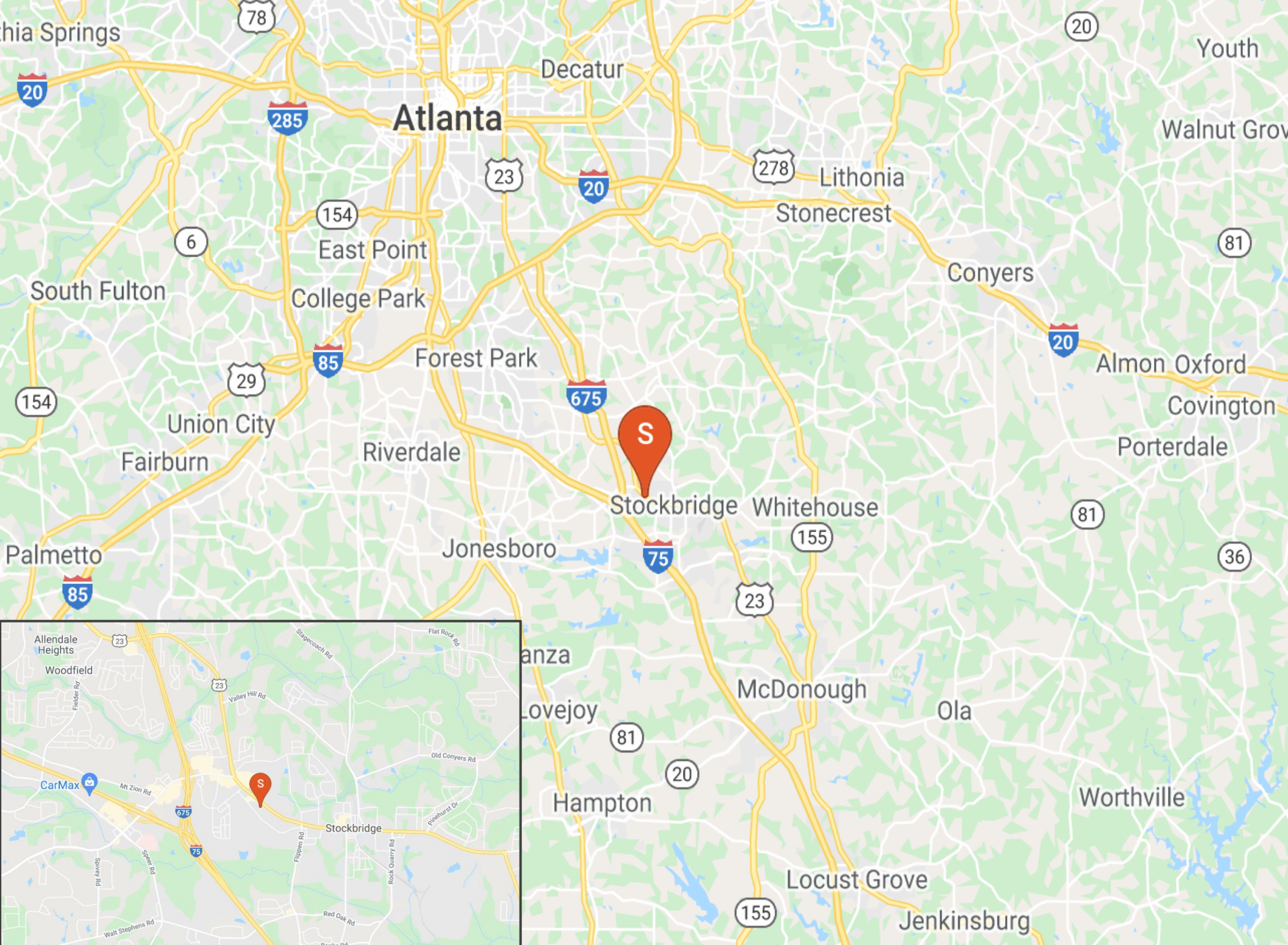
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2020 Population	8,002	54,539	125,734
2020 Median HH Income	\$49,587	\$56,311	\$62,181
2020 Average HH Income	\$62,541	\$72,046	\$79,842

- Joel and Granot Real Estate is pleased to present the opportunity to acquire the fee simple interest in 5353 N Henry Blvd, a 23,353 square foot retail center in Stockbridge, Henry County, Georgia. Cobblestone Square Shopping Center was built in 2009. The center is well positioned and maintained and is strategically located near I-75 on North Henry Blvd. This center provides the opportunity to acquire a stabilized asset with future value-add potential.

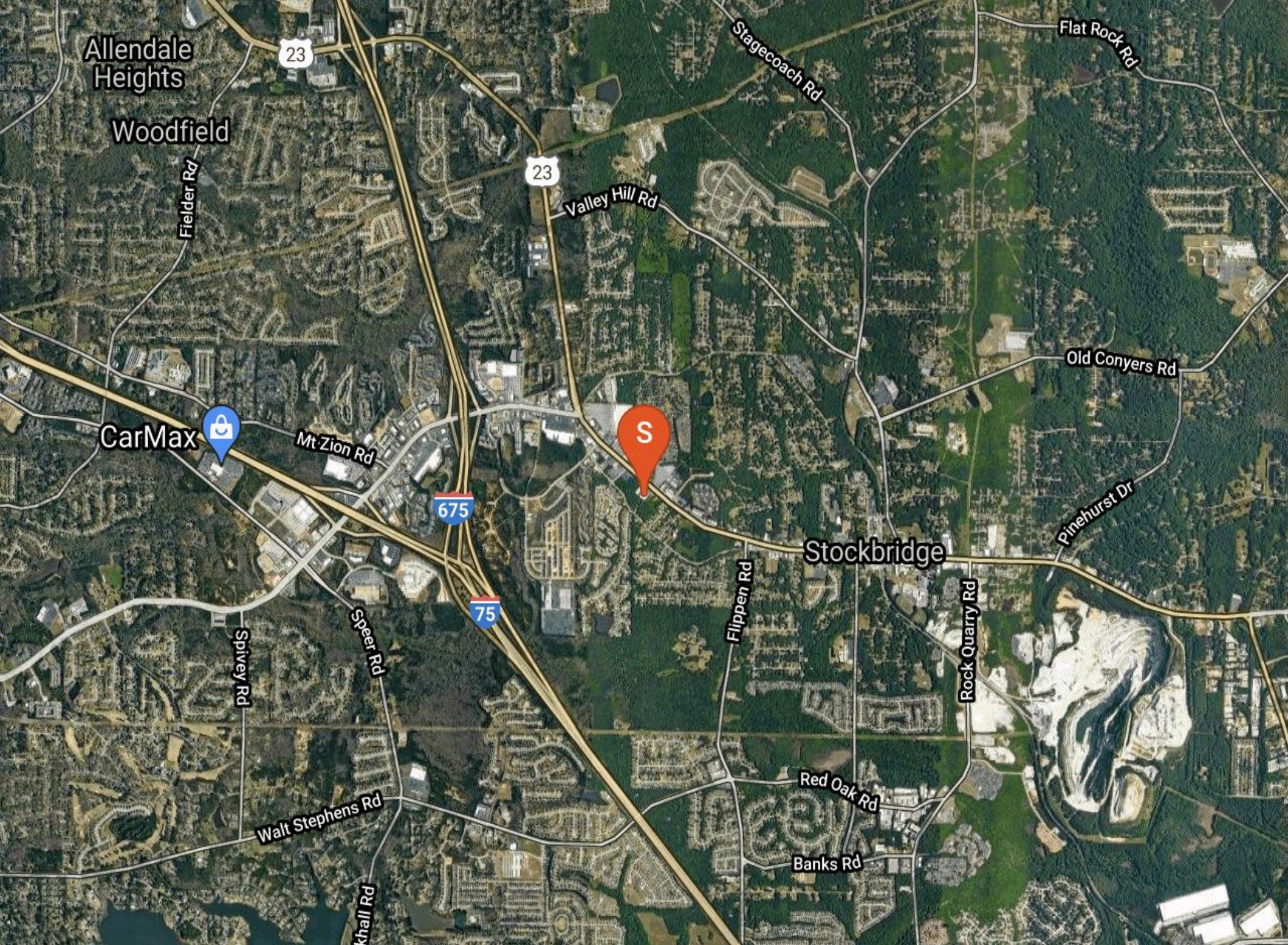


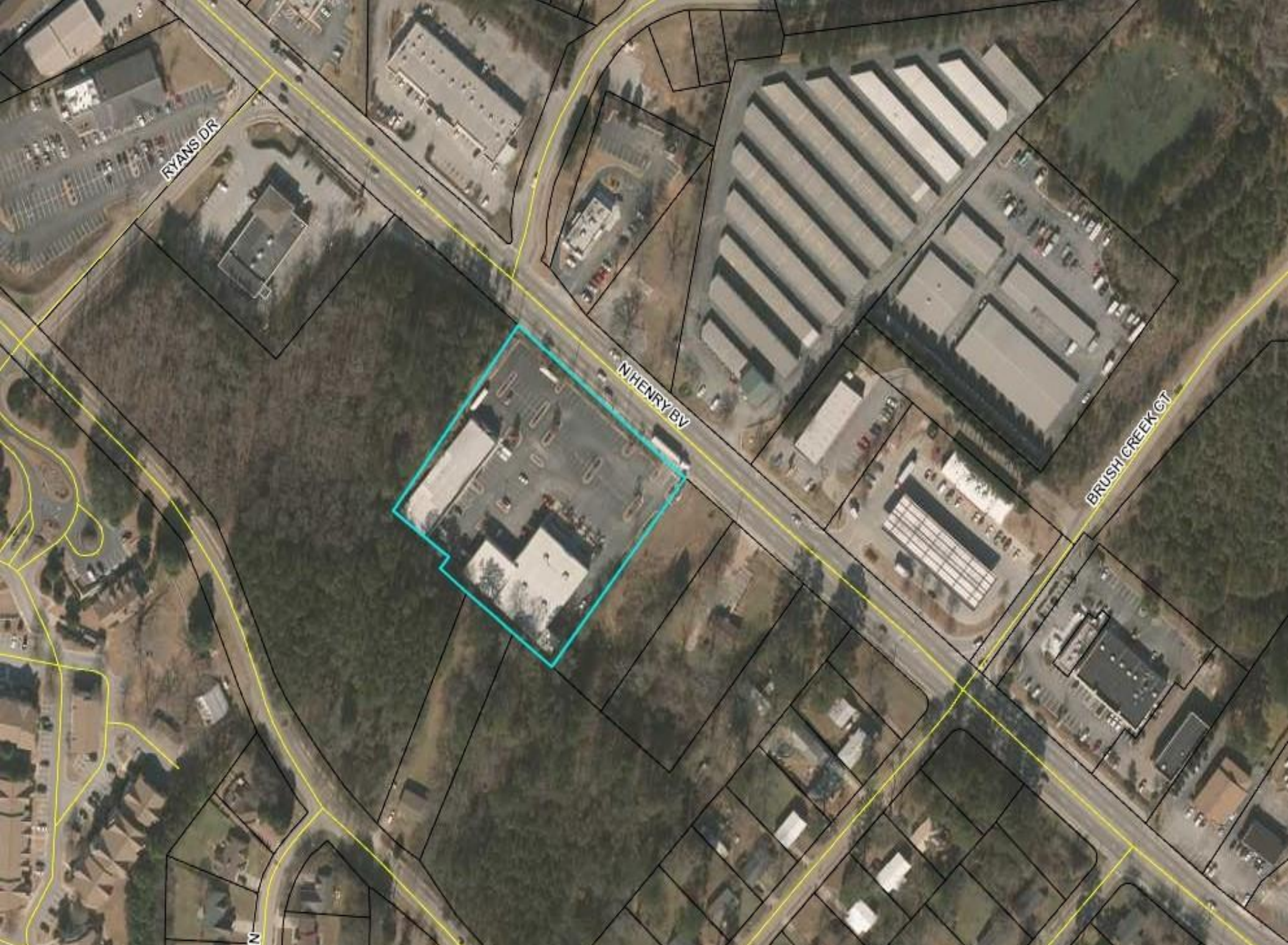


PROPERTY FEATURES

NUMBER OF TENANTS	9
GLA (SF)	25,353
LAND ACRES	2.657
YEAR BUILT	2009
# OF PARCELS	1
ZONING TYPE	City
BUILDING CLASS	C
LOCATION CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	124
MIXED USE	No
NUMBER OF PADS	1
STREET FRONTAGE	175'
CORNER LOCATION	No
TRAFFIC COUNTS	33,400 VTD
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1













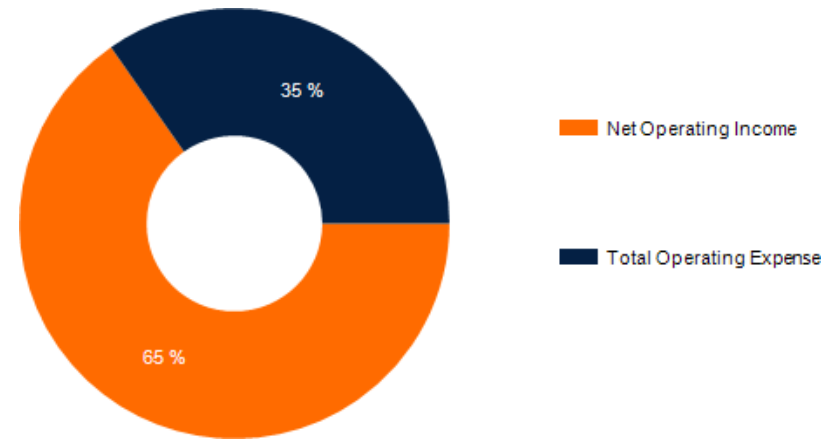
				Lease Term		Rental Rates						
Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	Lease Type	Options/Notes
101	Cash America Pawn	12,150	47.92 %	03/14/13	01/31/24	CURRENT	\$7,517	\$0.62	\$90,200	\$7.42		Remaining balance of 511.07
103	Posh Venue	1,200	4.73 %	01/01/18	12/31/23	CURRENT	\$725	\$0.60	\$8,700	\$7.25		
105	Jarvis Gerome Gates	2,400	9.47 %	06/01/18	05/31/22	CURRENT	\$1,600	\$0.67	\$19,200	\$8.00		Remaining balance of 3200
109	All About Change	1,000	3.94 %	07/01/20	12/31/22	CURRENT	\$667	\$0.67	\$8,000	\$8.00		New office space for Church?
111	Temple of Faith Bible Church	1,178	4.65 %	01/01/21	12/31/22	CURRENT	\$488	\$0.41	\$5,850	\$4.97		
113	Kenneth Wilson	1,100	4.34 %	08/01/18	01/31/22	CURRENT	\$832	\$0.76	\$9,988	\$9.08		
115	Azure Beauty Bar	1,375	5.42 %	07/01/21	09/30/24	CURRENT	\$1,146	\$0.83	\$13,752	\$10.00		1200 Tenant Deposit
117	All About Change	2,475	9.76 %	11/01/17	12/31/22	CURRENT	\$1,650	\$0.67	\$19,800	\$8.00		
121	Impassioned Dance Centre	2,475	9.76 %	12/12/19	01/19/25	CURRENT	\$2,400	\$0.97	\$28,800	\$11.64		6 months rent deferral real at 2400
Totals		25,353					\$17,024		\$204,288			



Cash America Pawn is a publicly traded company that operates 859 pawn shops in the United States.

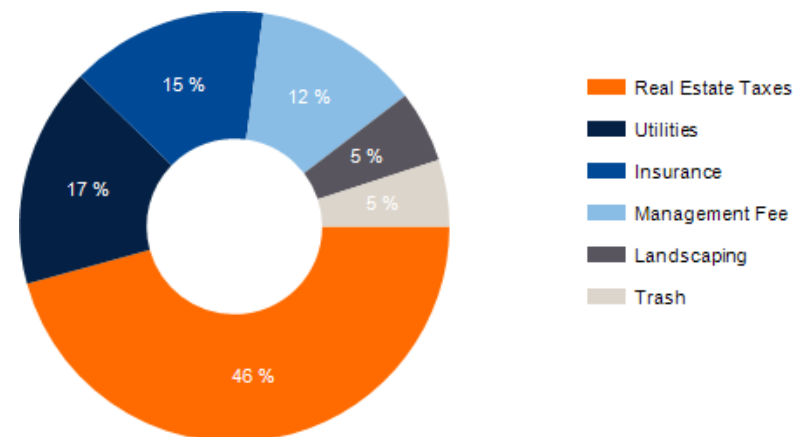
INCOME	CURRENT	PRO FORMA
Gross Potential Income	\$204,288	\$204,288
Less: General Vacancy	\$10,214	\$10,214
Effective Gross Income	\$194,074	\$194,074
Less: Expenses	\$67,410	\$67,410
Net Operating Income	\$126,664	\$126,664

REVENUE ALLOCATION CURRENT



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$30,821	\$30,821
Insurance	\$10,000	\$10,000
Management Fee	\$8,400	\$8,400
Landscaping	\$3,624	\$3,624
Utilities	\$11,181	\$11,181
Trash	\$3,384	\$3,384
Total Operating Expense	\$67,410	\$67,410
Expense / SF	\$2.65	\$2.65
% of EGI	34.73 %	34.73 %

DISTRIBUTION OF EXPENSES CURRENT



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,556	36,272	88,436
2010 Population	7,174	50,551	114,053
2020 Population	8,002	54,539	125,734
2025 Population	9,230	57,754	132,919
2020 African American	4,275	34,440	75,937
2020 American Indian	26	194	371
2020 Asian	346	3,079	8,984
2020 Hispanic	1,429	6,653	12,031
2020 Other Race	656	3,016	5,536
2020 White	2,308	11,734	30,760
2020 Multiracial	386	2,022	4,045
2020-2025: Population: Growth Rate	14.50 %	5.75 %	5.60 %
2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	193	1,514	2,916
\$15,000-\$24,999	341	1,739	3,447
\$25,000-\$34,999	390	2,072	4,182
\$35,000-\$49,999	612	3,162	6,448
\$50,000-\$74,999	738	4,676	9,876
\$75,000-\$99,999	284	2,572	6,742
\$100,000-\$149,999	371	2,963	7,673
\$150,000-\$199,999	65	1,017	2,549
\$200,000 or greater	54	508	1,803
Median HH Income	\$49,587	\$56,311	\$62,181
Average HH Income	\$62,541	\$72,046	\$79,842

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,304	13,693	32,410
2010 Total Households	2,763	18,746	41,321
2020 Total Households	3,049	20,223	45,637
2025 Total Households	3,525	21,424	48,257
2020 Average Household Size	2.62	2.69	2.75
2000 Owner Occupied Housing	1,526	9,663	24,354
2000 Renter Occupied Housing	640	3,516	6,869
2020 Owner Occupied Housing	1,394	11,245	29,408
2020 Renter Occupied Housing	1,655	8,978	16,228
2020 Vacant Housing	402	1,656	3,490
2020 Total Housing	3,451	21,879	49,127
2025 Owner Occupied Housing	1,790	12,067	31,202
2025 Renter Occupied Housing	1,735	9,357	17,055
2025 Vacant Housing	464	1,845	3,820
2025 Total Housing	3,989	23,269	52,077
2020-2025: Households: Growth Rate	14.70 %	5.80 %	5.60 %



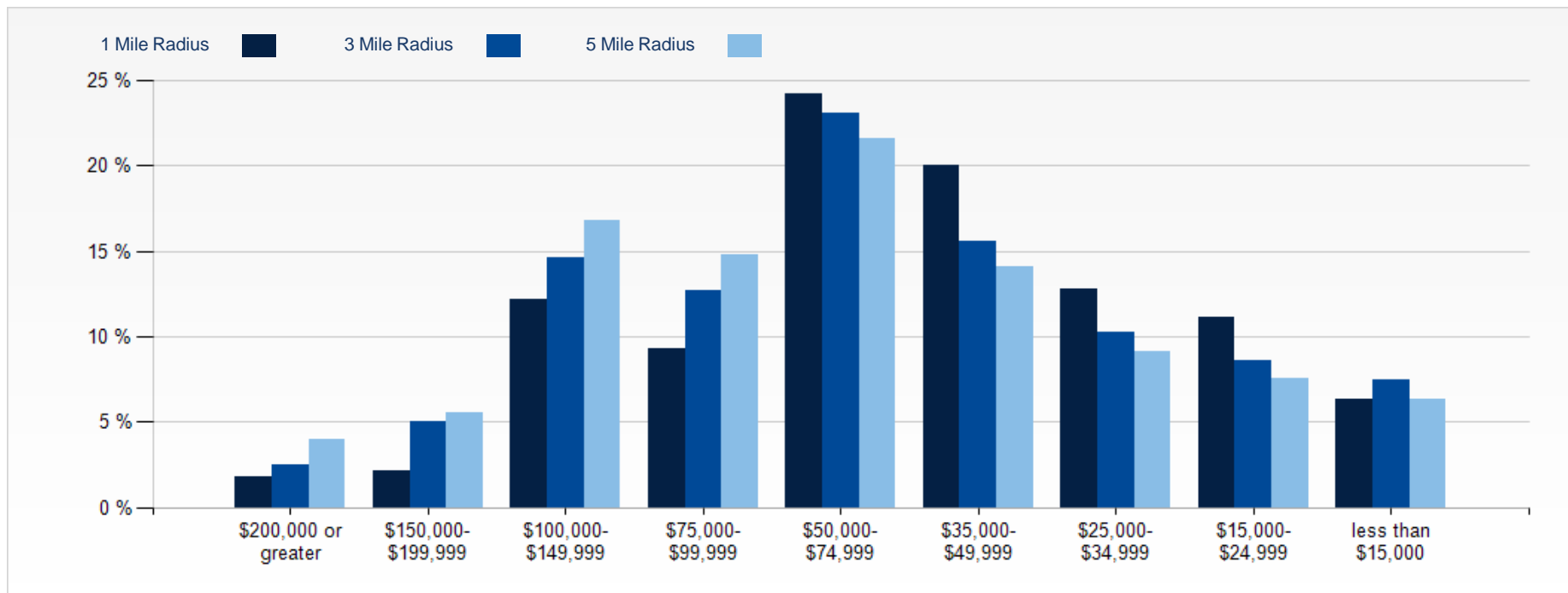
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	565	4,057	9,353
2020 Population Age 35-39	555	3,561	7,962
2020 Population Age 40-44	535	3,541	7,815
2020 Population Age 45-49	536	3,890	8,854
2020 Population Age 50-54	548	3,740	8,872
2020 Population Age 55-59	481	3,541	8,729
2020 Population Age 60-64	392	2,848	7,346
2020 Population Age 65-69	331	2,281	5,891
2020 Population Age 70-74	216	1,618	4,328
2020 Population Age 75-79	135	936	2,589
2020 Population Age 80-84	75	546	1,520
2020 Population Age 85+	70	414	1,164
2020 Population Age 18+	5,994	41,296	96,604
2020 Median Age	34	35	36

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$47,799	\$53,484	\$58,039
Average Household Income 25-34	\$63,577	\$66,702	\$72,301
Median Household Income 35-44	\$55,620	\$62,103	\$70,779
Average Household Income 35-44	\$73,143	\$78,177	\$86,292
Median Household Income 45-54	\$54,537	\$65,306	\$75,333
Average Household Income 45-54	\$69,395	\$81,273	\$90,548
Median Household Income 55-64	\$51,021	\$59,364	\$67,907
Average Household Income 55-64	\$59,292	\$75,371	\$85,270
Median Household Income 65-74	\$45,650	\$53,952	\$58,110
Average Household Income 65-74	\$52,694	\$68,621	\$76,173
Average Household Income 75+	\$38,137	\$46,798	\$52,608

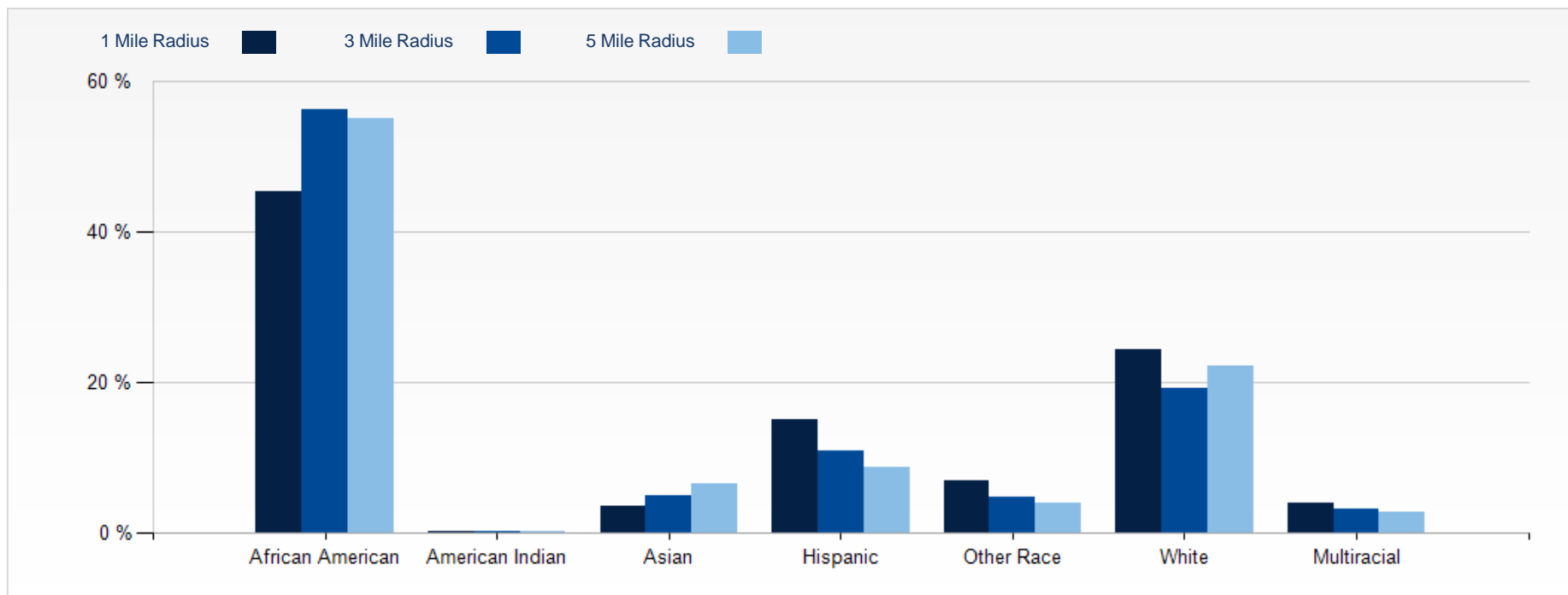
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	783	4,906	11,575
2025 Population Age 35-39	612	4,156	10,110
2025 Population Age 40-44	585	3,477	8,027
2025 Population Age 45-49	564	3,421	7,672
2025 Population Age 50-54	558	3,666	8,383
2025 Population Age 55-59	561	3,489	8,313
2025 Population Age 60-64	492	3,270	8,097
2025 Population Age 65-69	393	2,601	6,704
2025 Population Age 70-74	313	1,979	5,120
2025 Population Age 75-79	196	1,345	3,619
2025 Population Age 80-84	112	714	1,954
2025 Population Age 85+	82	499	1,385
2025 Population Age 18+	6,972	44,062	102,336
2025 Median Age	34	35	36

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,648	\$55,886	\$61,761
Average Household Income 25-34	\$68,442	\$72,145	\$78,898
Median Household Income 35-44	\$59,538	\$68,775	\$78,728
Average Household Income 35-44	\$81,325	\$87,825	\$96,507
Median Household Income 45-54	\$57,630	\$71,009	\$79,410
Average Household Income 45-54	\$75,539	\$89,157	\$99,864
Median Household Income 55-64	\$53,160	\$63,353	\$73,668
Average Household Income 55-64	\$64,807	\$82,541	\$93,767
Median Household Income 65-74	\$50,533	\$56,823	\$62,354
Average Household Income 65-74	\$57,658	\$75,808	\$85,314
Average Household Income 75+	\$41,794	\$50,951	\$58,760

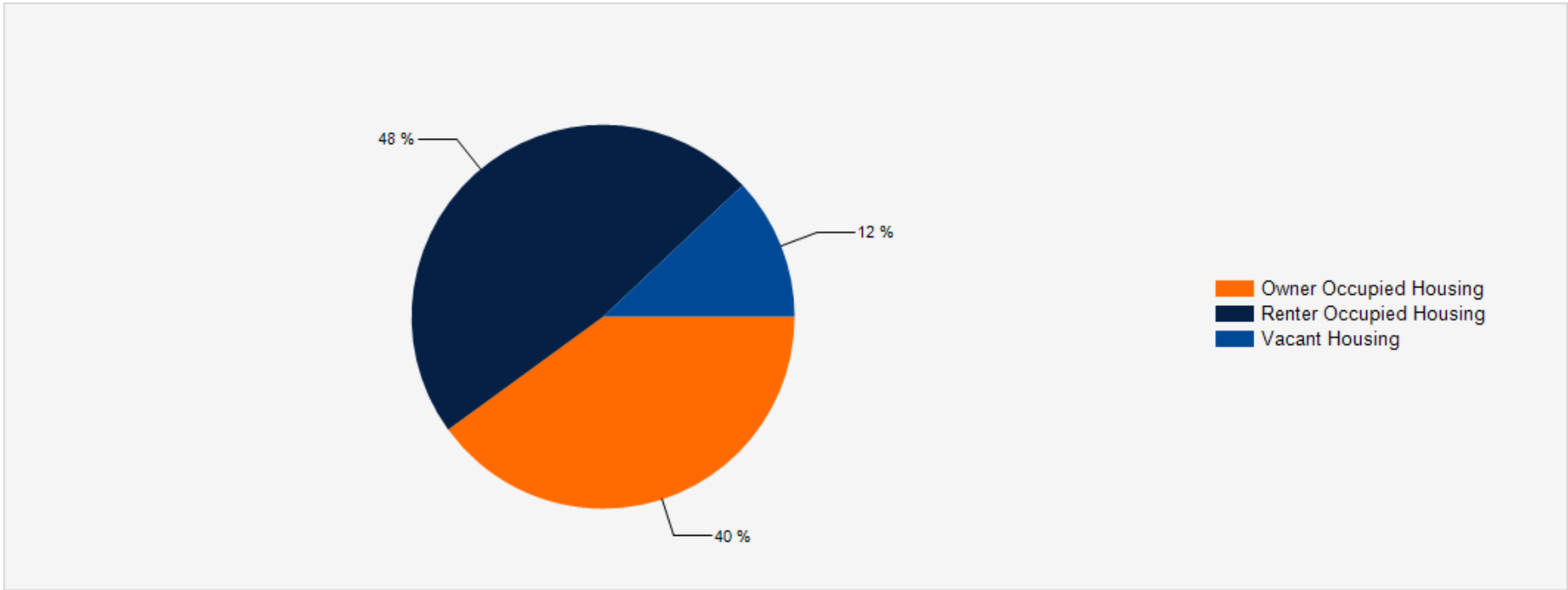
2020 Household Income



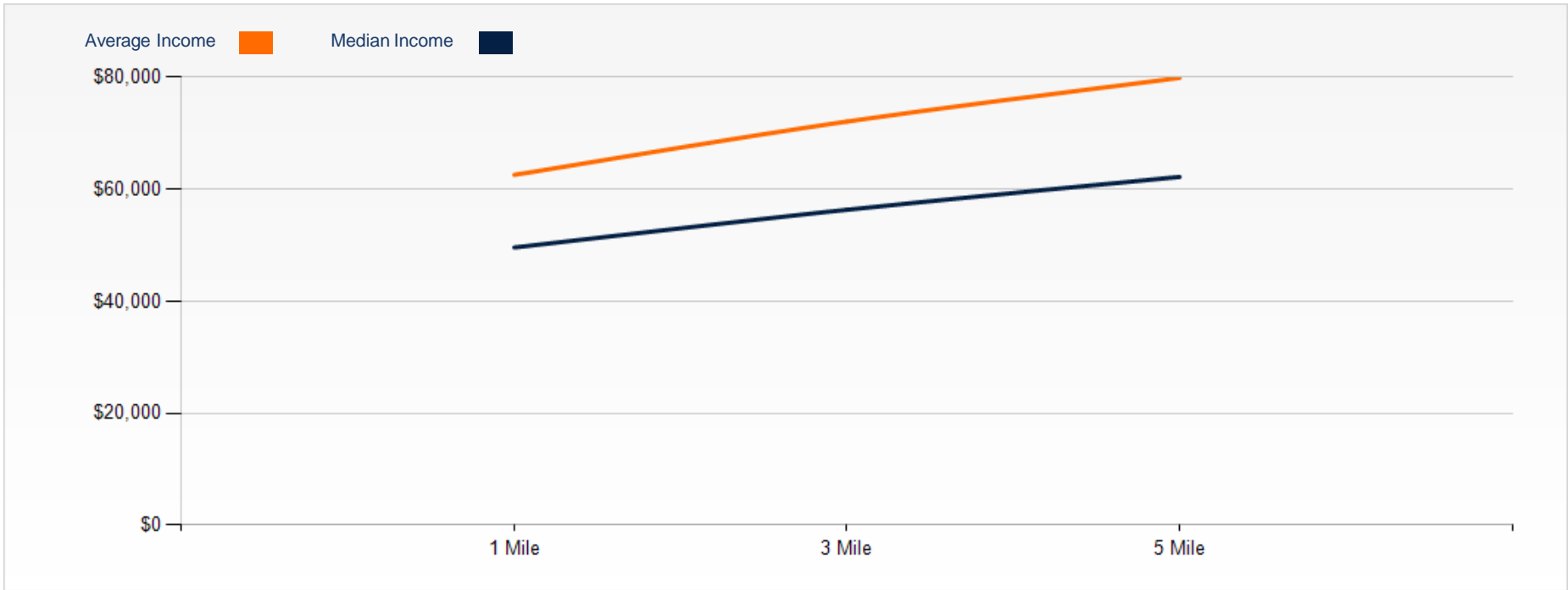
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



Stockbridge, Georgia

The City of Stockbridge is located in the northern part of Henry County, Georgia. The city's location at the convergence of Interstates 75 and 675 are seen as an asset to the community, allowing for easy access to Atlanta and Hartsfield Jackson Atlanta International Airport. The City of Stockbridge continues to strive to be the most progressive business and family oriented community in Metropolitan Atlanta with a strong focus on enhanced quality of life initiatives which promote a sustainable "Live, Work, Play" environment. Stockbridge is the proud home of Panola State Park, Merle Manders Conference Center and Eagle's Landing Country Club.



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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)



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.

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