

# PARK POINTE

## 8,400 SF Shopping Center in METRO ATLANTA



JOEL & GRANOT  
COMMERCIAL REAL ESTATE



### Park Pointe

8,400 SF retail/office center  
661 Forest Pkwy, Forest Park, 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**



# PARK POINTE

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PROPERTY SUMMARY	
ADDRESS	661 Forest Parkway Forest Park, GA 30297
COUNTY	Clayton
MARKET	Atlanta
SUBMARKET	Forest Park/Morrow Retail Submarket
GLA (SF)	8,400
LAND AC	0.67
YEAR BUILT	2008
OWNERSHIP TYPE	Fee Simple
FINANCIAL SUMMARY	
OCCUPANCY	100%
NOI (CURRENT)	\$125,657

**SALE PRICE: \$1,322,000**  
**9.5% CAP**



Joel & Granot Real Estate is pleased to present the opportunity to acquire the fee simple interest (land & building) in a single building, single story, 100% occupied medical/retail/office investment located in the metro-Atlanta suburbs in the Forest Park/Morrow Retail Submarket. Park Pointe has a stable tenant base comprised of medical, office, and retail tenants. This tenant mix minimizes risk for a potential investor.

The center's 8,400 SF is 100% occupied and features attractive architectural features to include stack stone and a highly visible facade. Additional parking behind the center provides ample employee parking.



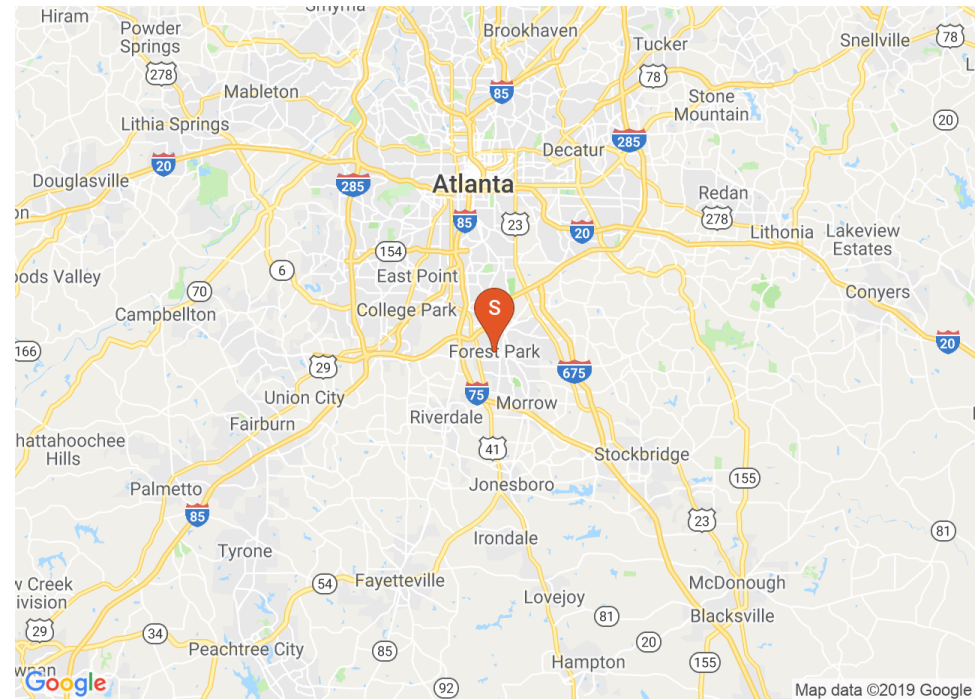
PARK POINTE

This center is located directly on high traffic Forest Parkway, 25,700 Vehicles Per Day (VPD), in the city of Forest Park, Georgia. While on the main traffic thoroughfare, the property is across the street from Bill Lee Park and steps from Starr Park along the pedestrian friendly downtown area one block from Forest Park's City Hall.

Ample parking supports the office and medical nature of the tenancy with 22 parking spaces in the front of the center. An additional 13 spaces located behind the center provides employee parking for office users.

Park Pointe is approximately 1.5 miles from the intersection of Interstate 285 and Interstate 75 with over 150,000 VPD, and 200,000 VPD respectively. It is also 1.5 miles from the Atlanta Farmers Market, 3 miles from Hartsfield Jackson International Airport and 10 miles from downtown Atlanta.

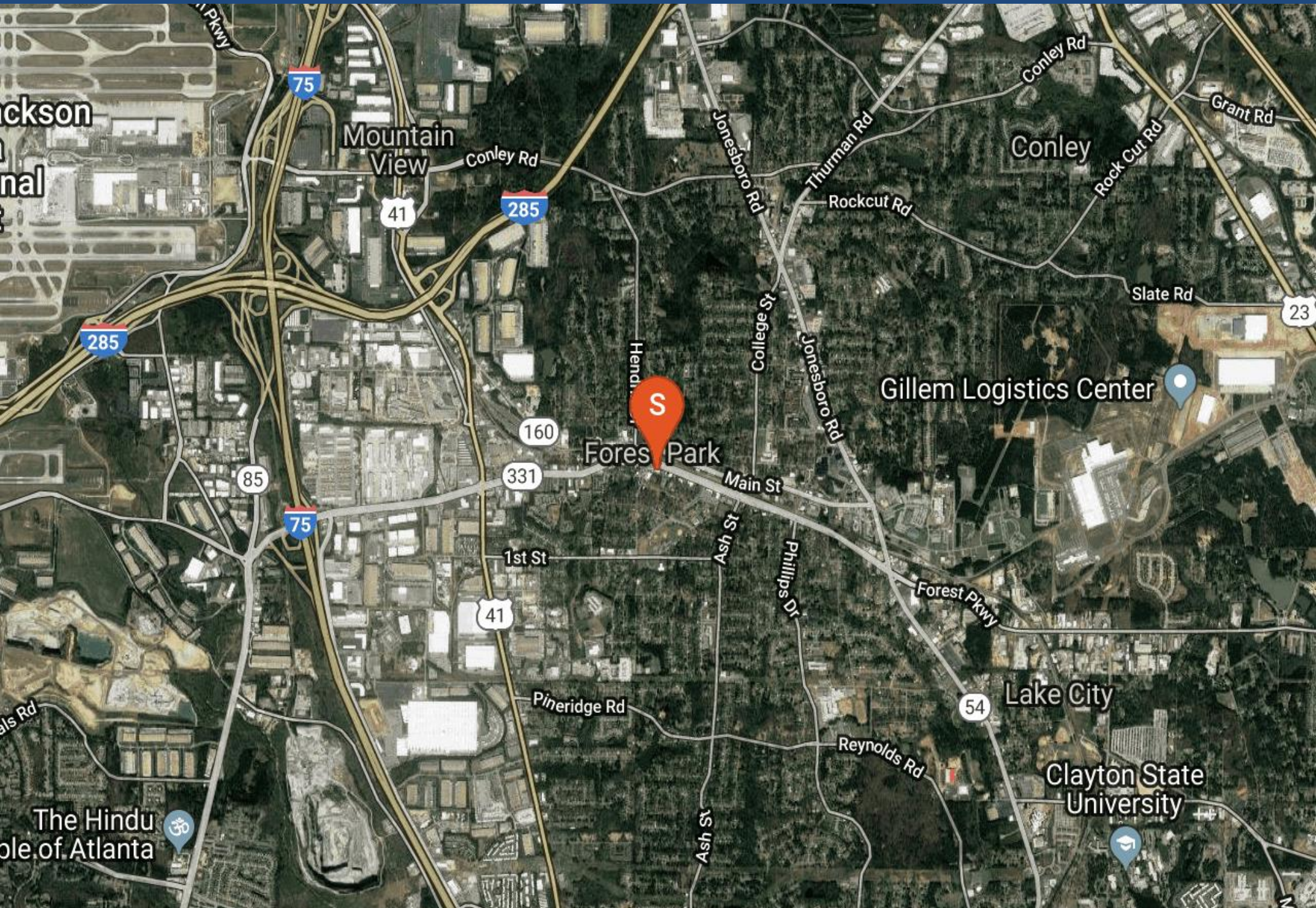
The City of Forest Park is located in northern Clayton County nine miles south of Atlanta. The city has an advantageous geographic location in the southern metropolitan region, having convenient access to Interstate 75 and Interstate 285 and Hartsfield-Jackson International Airport. Forest Park also includes the Fort Gillem Military Installation which encompasses 1,465 acres and is located in the northeast section of Forest Park.



## Site Description

NUMBER OF TENANTS	5
GLA (SF)	8,400
LAND SF	28,750
LAND ACRES	0.67
YEAR BUILT	2008
ZONING TYPE	C-3
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	34
PARKING RATIO	3.7
STREET FRONTAGE	223'
TRAFFIC COUNTS	25,700 VPD
NUMBER OF CURB CUTS	2 (2-WAY CURB CUTS)





# PARK POINTE





Suite	Tenant	Sq. Ft.	% of Center	Rent Start	Expiration	Increases	Options	Monthly Rent	Annual Rent	Rate PSF	Recovery	Cost/SF	Total	Total/SF
A	Pearson Management	1,200	14%	2/1/09	6/31/2020			\$1,850.00	\$22,200.00	\$18.50	\$0.00	\$0.00	\$1,850.00	\$18.50
B	D&H Tax Service	1,200	14%	1/1/16	12/31/20	1/20: 4% ann	1 x 5 yr.	\$1,687.30	\$20,247.60	\$16.87	\$49.00	\$0.49	\$1,736.30	\$17.36
C	LJN Enterprises	1,200	14%	7/1/18	6/30/23	7/19: \$1,800, 7/20: 3% ann	1 x 5 yr.	\$1,700.00	\$20,400.00	\$17.00	\$49.00	\$0.49	\$1,749.00	\$17.49
D	Eye Clinic	1,200	14%	11/1/10	3/1/21	4/19: 3% ann		\$2,343.54	\$28,122.48	\$23.44	\$0.00	\$0.00	\$2,343.54	\$23.44
E-F-G	Freeman Law	3,600	43%	2/1/09	1/31/21			\$5,550.00	\$66,600.00	\$18.50	\$0.00	\$0.00	\$5,550.00	\$18.50
TOTAL		8,400	100%					\$13,130.84	\$157,570.08	\$18.76	\$98.00		\$13,228.84	\$20.33



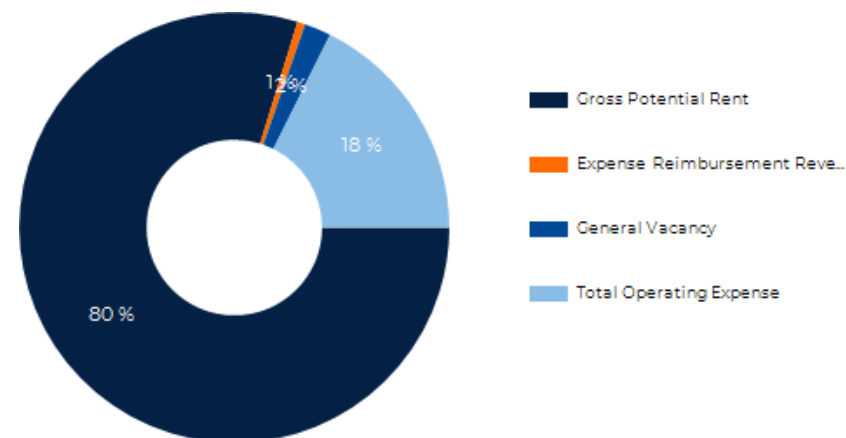
**FREEMAN MATHIS & GARY, LLP**  
Your Problem Solved



**D&H**  
TAX SERVICE INC.  
Let Us Put Money In Your Pocket

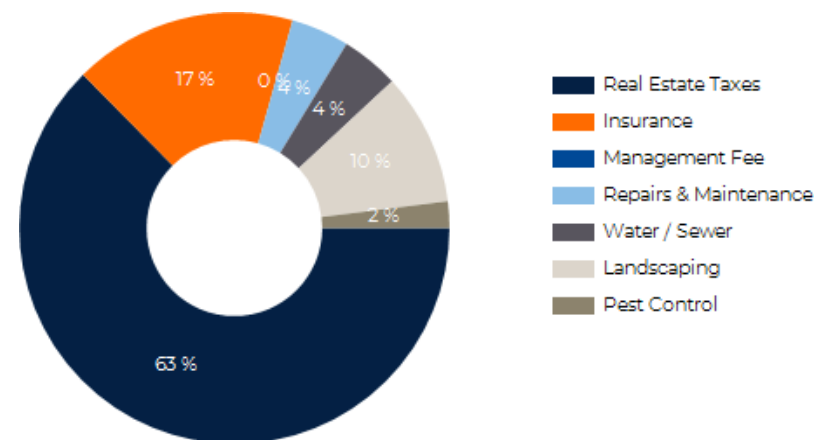
REVENUE ALLOCATION

INCOME	CURRENT
Gross Potential Rental Income	\$157,570
Expense Reimbursement Revenue	\$1,176
<b>Gross Potential Income</b>	<b>\$158,746</b>
Less: Expenses	\$33,570
<b>Net Operating Income</b>	<b>\$125,657</b>

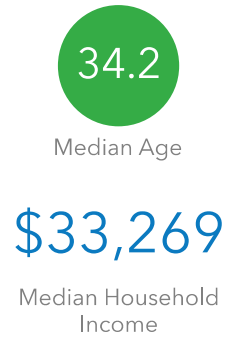
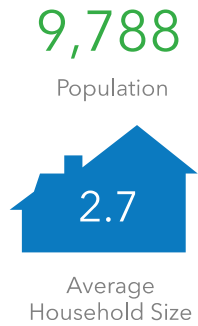


EXPENSES	CURRENT
Real Estate Taxes	\$18,928
Insurance	\$5,078
Management Fee	\$4,644
Water / Sewer	\$1,320
Landscaping	\$3,000
Pest Control	\$600
<b>Total Operating Expense</b>	<b>\$33,089</b>
Expense / SF	\$4.00
% of EGI	22.54 %

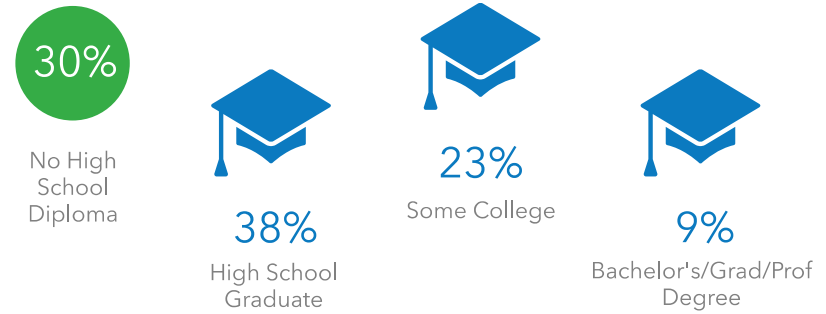
DISTRIBUTION OF EXPENSES



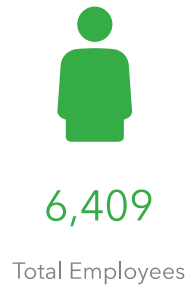
KEY FACTS



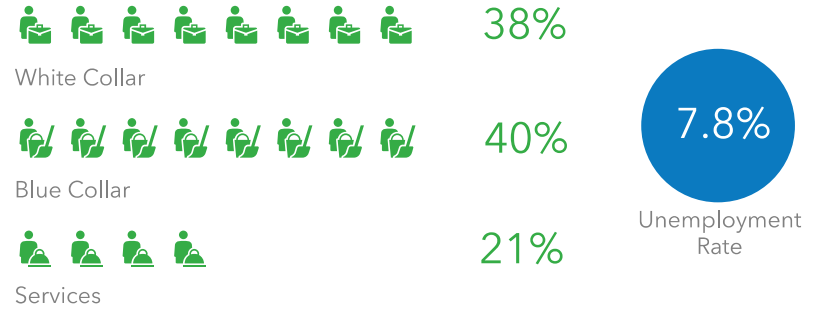
EDUCATION



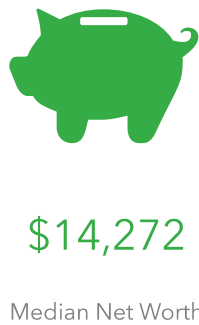
BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: <\$15,000 (20.1%)

The smallest group: \$200,000+ (0.5%)

Indicator	Value	Difference
<\$15,000	20.1%	+8.5%
\$15,000 - \$24,999	16.8%	+5.7%
\$25,000 - \$34,999	15.2%	+2.6%
\$35,000 - \$49,999	15.2%	-1.7%
\$50,000 - \$74,999	19.5%	-2.1%
\$75,000 - \$99,999	6.9%	-5.6%
\$100,000 - \$149,999	5.1%	-4.9%
\$150,000 - \$199,999	0.8%	-1.5%
\$200,000+	0.5%	-0.9%

Bars show deviation from



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