

FULLY LEASED ATTRACTIVE 15,000 SF RETAIL ATL MSA



Ashley Plaza

OFFERING MEMORANDUM

935 W Lanier Ave.
Fayetteville GA 30214

Ashley Plaza

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Presented by



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OFFERING SUMMARY

ADDRESS	935 W Lanier Ave. Fayetteville GA 30214
COUNTY	Fayette
MARKET	Atlanta
SUBMARKET	Fayetteville
BUILDING SF	15,162 SF
YEAR BUILT	2008
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,900,000
PRICE PSF	\$125.31
OCCUPANCY	95.00 %
NOI (CURRENT)	\$148,522
CAP RATE (CURRENT)	7.82 %

- Attractive Four Side Brick Construction
- Located near Movie Studio and Hospital
- Stable Asset
- LEFT IN / LEFT OUT easy access
- Multiple Points of access



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

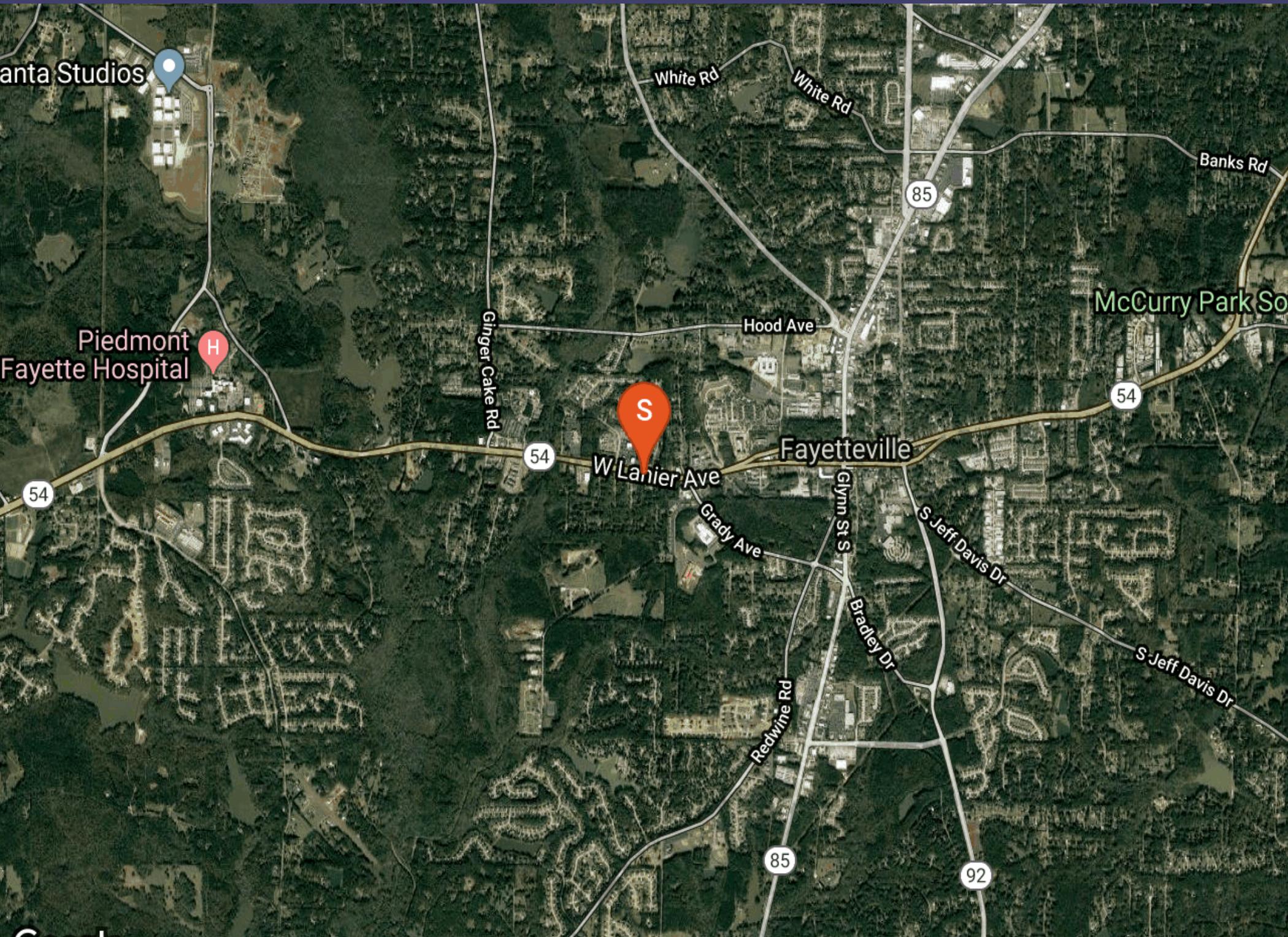
Ashley Plaza has of a favorable and stable tenant base comprised largely of service tenants largely immune to the Amazon Effect and disruptions in retail real estate. The majority of the tenants are long-term operators with 10 or more years of success at this location.

This tenant base minimizes risk for a potential investor and provides a constant flow of destination traffic. The center's 15,162 SF is 100% occupied and features attractive architectural features four side brick with accents, highly visible facade, wide walkways, attractive lighting, walkways, and landscaping.

PROPERTY FEATURES

NUMBER OF TENANTS	9
BUILDING SF	15,162
LAND ACRES	1.87
YEAR BUILT	2008
# OF PARCELS	1
ZONING TYPE	C-C3
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	75
PARKING RATIO	5/1000
STREET FRONTAGE	207 FT
TRAFFIC COUNTS	27,800
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3











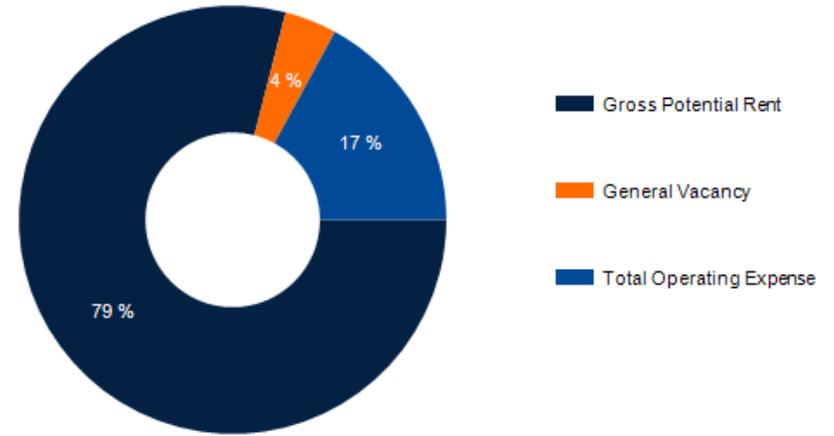


Suite	Tenant Name	Square Feet	% of NRA	Lease Term		Begin Date	Rental Rates				Lease Type	Options/Notes
				Lease Start	Lease End		Monthly Base Rent	Monthly PSF	Annual Base Rent	Annual PSF		
1000	Edward Jones	1,200	7.91%	05/01/02	08/31/23	CURRENT	\$1,747	\$1.46	\$20,964	\$17.47	GR	
						05/01/2020	\$1,772	\$1.48	\$21,264	\$17.76		
						05/01/2021	\$1,797	\$1.50	\$21,564	\$18.00		
						05/01/2022	\$1,822	\$1.52	\$21,864	\$18.24		
						05/01/2023	\$1,847	\$1.54	\$22,164	\$18.48		
1002	Dominican Hair	1,200	7.91%	10/01/15	10/31/20	CURRENT	\$1,350	\$1.13	\$16,200	\$13.50	GR	expects to renew
1004-1006	Wonder Wink Uniforms	2,400	15.83%	08/01/16	07/31/21	CURRENT	\$2,500	\$1.04	\$30,000	\$12.50	GR	renewal from 7/2019 expected - out for signature
1008	Platinum Pharmacy	1,200	7.91%	01/01/19	12/31/23	CURRENT	\$1,500	\$1.25	\$18,000	\$15.00	GR	
1010	Smoke & Vape	1,200	7.91%	08/07/16	06/30/22	CURRENT	\$1,288	\$1.07	\$15,456	\$12.88	GR	
1012-1014	Specialty Quilt	2,400	15.83%	06/01/19	08/30/22	CURRENT	\$2,500	\$1.04	\$30,000	\$12.50	GR	
1016-1018	Quilt N Fabric	2,400	15.83%	09/01/14	08/31/20	CURRENT	\$2,744	\$1.14	\$32,928	\$13.72	GR	renewal expected
2000	Benjamin Moore Paints	1,505	9.93%	11/30/10	02/28/21	CURRENT	\$2,131	\$1.42	\$25,569	\$16.99	GR	
						04/01/2020	\$2,173	\$1.44	\$26,080	\$17.28		
2002	Apex Pools	900	5.94%	02/01/15	05/31/20	CURRENT	\$1,100	\$1.22	\$13,200	\$14.67	GR	
Totals		14,405					\$16,860		\$202,317			



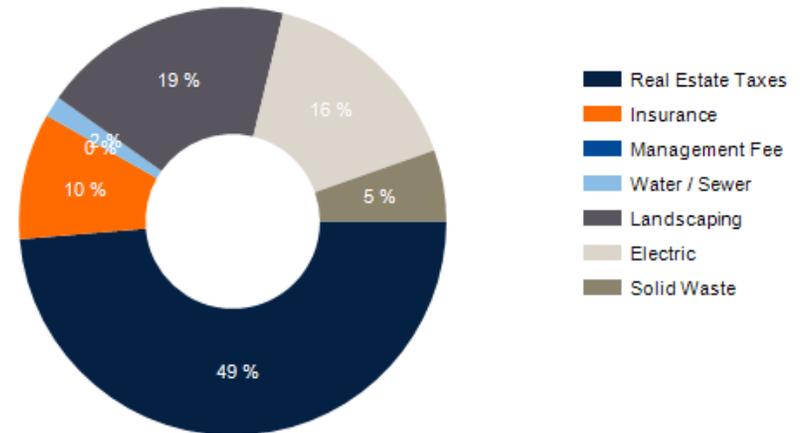
INCOME	CURRENT	YEAR 2
Gross Potential Income	\$202,316	\$202,899
Less: General Vacancy	\$10,116	
Effective Gross Income	\$192,200	\$202,899
Less: Expenses	\$43,678	\$44,378
Net Operating Income	\$148,522	\$158,521

REVENUE ALLOCATION



EXPENSES	CURRENT	YEAR 2
Real Estate Taxes	\$18,452	\$18,637
Insurance	\$3,620	\$3,656
Management Fee	\$5,766	\$6,087
Water / Sewer	\$600	\$606
Landscaping	\$7,200	\$7,272
Electric	\$6,000	\$6,060
Solid Waste	\$2,040	\$2,060
Total Operating Expense	\$43,678	\$44,378
Expense / SF	\$2.88	\$2.92
% of EGI	22.73 %	21.87 %

DISTRIBUTION OF EXPENSES



Ashley Plaza Tenancy Serves its Neighbors



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