



JOEL & GRANOT
COMMERCIAL REAL ESTATE

ATLANTA WEST MIDTOWN REAL ESTATE INVESTMENT

**1575 Huber (Front & Rear)
1581 Huber
1593 Huber
Atlanta, GA 30318**



Presented By:

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Table of Contents

TABLE OF CONTENTS

Executive Summary	3
Property Information	4
Environmental Summary	5
Aerial	7
Site Plan	8
Property Photos	9
Market / Area Information	10
Confidentiality Agreement	11

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1575 Huber (Front and Rear) Huber: 0.9504

Acres and 0.4304 Acres. 1.3808 Acres.

1581 Huber: 2.19 Acres.

1593 Huber: Approximately 4.14 Acres

Total Site Size +/- 7.71 Acres

Executive Summary

THE PROPERTY

JGRE is pleased to offer this single tenant, net leased property investment in Atlanta, GA. The property contains 7.71 acres with 73,000 sq ft of buildings and is located in the hot Midtown West Atlanta sub-market, approximately 5 miles northwest of downtown Atlanta. The subject property is located on the east side of Huber Street near the new Top Golf development on the corner of Chattahoochee and Ellsworth Industrial. Vehicular access to the subject property is provided via Huber Street. The subject property is located in a neighborhood consisting of residential / office / showroom/ warehouse buildings.

THE TENANT

SAF (Southern Aluminum Finishing Co, Inc.) is among the world's leading sources of aluminum finishing products and services. Since 1946, subcontractors, architects, design and building contractors, owners and other manufacturers have relied on SAF's materials expertise in: custom fabrication, coils, powder coatings, custom anodizing, paint finishes, pre-finished aluminum sheet, architectural extrusions and architectural roofing products.

SAF is the only service center with modernized anodizing and painting facilities, a full-time fabrication center, in addition to a complete stock of sheet and extrusions. As a result, SAF is able to provide customers with proven expertise, first-rate service and accountability – all under one roof. In 2011 SAF celebrated its 65th anniversary. For more information go to www.saf.com.

Offered for SALE at \$4,650,000

Highlights

- 7.0% Cap Rate
- \$325,000 current NOI
- 5% increase in rent year 6
- 10 year lease
- NNN Lease with NO Landlord Responsibility
- In town location with excellent redevelopment potential



The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to prior sale, withdrawal and other sales or rental conditions. Terms are subject to errors, omissions and change without notice.

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Property Information

Property Information

Subject Property: Single Tenant

Property Location: 1575 Front & Rear
 1581 Huber
 1593 Huber
 Atlanta, GA 30318

Price: \$4,650,000

**Rentable Square Feet
 Of Building:** 73,000

Current Income: \$325,000

Cap Rate: 7.0%

Rent/sq ft: \$4.45

Property Size: 7.71 Acres

Type of Ownership: Fee Simple

Current Zoning: I-1

Lease Summary

Tenant Trade Name: Southern Aluminum
 Finishing (SAF)

Tenant: Southern Aluminum
 Finishing (SAF)

Lease Type: NNN

Lease Dated: At Closing

Term Expiration: 10 years from closing

Rent Increases: 5% in Year 6

Options: One 5 year option to renew at
 5% increase from the
 existing rate, subject to
 Landlord's right to redevelop
 with 24 months' written
 notice

Responsibilities

Landlord: None

Tenant: Full

Insurance: Fully reimbursed by Southern
 Aluminum Finishing

Taxes: Fully reimbursed by Southern
 Aluminum Finishing

Rent Schedule

<u>Term</u>	<u>Annual Rent</u>
Year 1	\$325,000
Year 2	\$325,000
Year 3	\$325,000
Year 4	\$325,000
Year 5	\$325,000
Year 6	\$341,250
Year 7	\$341,250
Year 8	\$341,250
Year 9	\$341,250
Year 10	\$341,250

Tenant Financials: Available upon request and
 signing of confidentiality
 agreement attached.

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Environmental Summary

**Sale of Southern Metal Finishing Company's Huber Street Campus
Summary of Environmental Matters and
Outline of Suggested Transaction Structure**

1. Summary of Environmental Matters.

The Property for sale is comprised of four parcels located along Huber Street in the City of Atlanta, Georgia, which are currently leased to Southern Aluminum Finishing Company and a portion is subleased Liberty Tire Recycling, LLC as a subtenant to Southern Aluminum Finishing Company. The parcel farthest to the southwest, 1575 Huber Street, is included as one of seven properties comprising the "Woodall Creek Site" listed on Georgia's Hazardous Site Inventory ("HSI") as HSI Number 10689. The Georgia EPD listed the Woodall Creek Site under its discretionary authority based on surface water concentrations of chlorinated compounds detected in Woodall Creek. The seven properties are included in the Woodall Creek Cite because investigations over the past decade have shown that groundwater beneath each of those properties is impacted by the same family of chemicals. Southern Metal Finishing Company, LLC ("SMF"), is currently addressing the Woodall Creek Site with a monitored natural attenuation remedy under an EPD approved Corrective Action Plan submitted in December 2013. Of note, the impacts found on 1575 Huber Street are believed to be the result of releases predating occupation of that parcel by Southern Aluminum Finishing Company.

The 1575 Huber Street parcel has been the subject of extensive investigations and corrective action during the course of evolution of the Woodall Creek Site. That parcel is currently enrolled in the Georgia Voluntary Remediation Program. In 2014, SMF's consultant (AMEC Foster Wheeler) submitted a draft compliance status report to EPD for comment that would certifying that the parcel meets Type 1 risk reduction standards ("RRS") for soil and groundwater. Based on the results of prior sampling, it is believed that a qualifying prospective purchaser for 1575 Huber Street would be able to submit a successful prospective purchaser compliance status report ("PPCSR") under the Georgia Brownfield Act and qualify for the statutory limitation on liability provided by that law without further corrective action and little or no additional investigation.

Similarly, investigations over the years in connection with the Woodall Creek HSI Site and other efforts have demonstrated that, while trace levels of chlorinated compounds and other constituents have historically been detected in groundwater beneath some of the other three parcels, no soil impacts appear to exist on any of those parcels in excess of Type 1 RRS. Accordingly, SMF likewise believes that a qualifying prospective purchaser would be able to submit a successful PPCSR for those three parcels and qualify for a limitation on liability under the Brownfield Act without further investigation or corrective action.

Although SMF believes the existing data should be adequate to allow a prospective purchaser to proceed straight to a PPCSR for all four parcels, the structure described below contemplates creating an escrow funded at closing in order to pay for the costs of completing the Brownfield Process, including additional investigation and, if it proves necessary, corrective action, so that the buyer would be assured of securing the statutory limitation of liability protecting it against risk relating to groundwater impacts or third party claims.

SMF will cooperate in arranging for environmental consultants engaged by prospective purchasers to have access to historical reports regarding both the Property and the Woodall Creek HSI Site. Also, while SMF is proposing the transactional approach described below because it has become common in the Atlanta market place, it is open to considering any other reasonable structure a prospective purchaser may wish to propose.



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Environmental Summary

**Sale of Southern Metal Finishing Company's Huber Street Campus
Summary of Environmental Matters and
Outline of Suggested Transaction Structure
(Continued)**

2. Structure for Environmental Due Diligence and Brownfield Process

- A. During an Inspection Period, Purchaser would evaluate all environmental due diligence issues, including subsurface testing using a consulting firm mutually agreeable to Purchaser and Seller (the "Consultant").
- B. Purchaser would have the right to direct the Consultant to prepare a cost estimate (the "Cost Estimate") for carrying out investigations and, if necessary, corrective action to the extent necessary to support a prospective purchaser compliance status report ("PPCSR") within the meaning of the Georgia Brownfield Act sufficient to secure a final limitation on liability ("LOL") from EPD after Closing.
- C. Purchaser would pay all cost associated with pre-closing environmental testing and the preparation of any PPCAP or associated Brownfield Application documents or fees, provided amounts paid to the Consultant for those efforts would be reimbursable under the Escrow described below provided Purchaser closes on the contemplated transaction.
- D. If the Cost Estimate is more than \$100,000, Seller would have the right to terminate the purchase and sale agreement by refunding Purchaser's Earnest Money.
- E. If the Cost Estimate is more than \$500,000, Purchaser would have the right to terminate, in which event Purchaser would be entitled to refund of the Earnest Money.

3. Establishment and Operation of Escrow

- A. At or before Closing, the parties would establish an environmental escrow account (the "Escrow") to fund the costs of having the Consultant perform after Closing whatever environmental investigation, corrective action or reporting that may be necessary to secure a final LOL from EPD under the Brownfield Program.
- B. At Closing, an amount equal to 125% of the Cost Estimate would be deposited in the Escrow from the Purchase Price.
- C. Post-closing, Purchaser would continue to work with the Consultant to complete any investigations, corrective actions or reporting necessary to secure a final LOL.
- D. Purchaser would be entitled to periodic reimbursement from the Escrow for the costs of the Consultant's efforts directed towards securing a final LOL. Upon EPD issuance of a final LOL, any remaining balance in the Escrow would be disbursed to Seller.



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Aerial



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Site Plan



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Building Photos



Liberty Tire Building



**1581 Huber
3,750 SF**



**Building B
10,250 SF**



**Building C
29,766 SF**



**Building D
21,075 SF**



**Building F & G
7,929 SF Total**



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Market Information

West Midtown / Chattahoochee Submarket Info Atlanta Georgia

Overall according to CoStar Group the vacancy in Atlanta's office, retail and industrial products are as follows:

Office = 14.2%
Industrial = 8.8%
Retail = 8.4%

Since 2010 West Midtown / Chattahoochee is one of the hottest markets in Metro Atlanta for office, retail and multifamily developments and redevelopments. Numerous national and regional retailers and multifamily developers have chosen this submarket for their either their initial foray into Atlanta or as one of their additional sites in the metro region.

With the continued influx of Millennials into large regional cities and the reverse flight from the suburbs all intown Atlanta markets have seen a resurgence in activity and an uptick in pricing across all real estate disciplines.

The average land (over 2 acres) & building (over 15,000 SF) prices since 2012 in the 30318 zip code of which West Midtown / Chattahoochee reside is as follows:

Land per Acre = \$692,107 +-
Building per SF = \$75.00 +-

Some National Retailers in the area are:

Top Golf
Anthropologie
Lululemon Athletica

Room and Board
Calypso St Barth

J Crew
Free People

<http://westsidepd.com/>

The area is adjacent to Atlantic Station (Regal, Target, Publix and IKEA)

<http://atlanticstation.com/>

There are also almost 180 restaurants in the 30318 Zip Code according to Urban Spoon.



CONFIDENTIALITY AND CONDITIONS

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your own limited use in considering whether to pursue negotiations to acquire **1575 (Front & Rear), 1581 Huber, 1593 Huber, Atlanta, GA 30318** located in Fulton County Georgia, owned by **Southern Metal Finishing Company, LLC, 1575 Huber Rear, LLC, 1581 Huber, LLC** and **1593 Huber, LLC** 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 Offerors 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 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.

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.

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.

POTENTIAL BUYER

Agreed: _____

By: _____

Title: _____

Company: _____

Address: _____

Phone: _____

Email: _____

BUYER'S BROKER

Agreed _____

By: _____

Title: _____

Company: _____

Address: _____

Phone: _____

Email: _____