

THREE RETAIL SHOPPING CENTER PORTFOLIO METRO ATLANTA SUBURBS



JOEL & GRANOT
COMMERCIAL REAL ESTATE

Fayette Village South

24,600 SF retail shopping center
525 S Glynn St., Fayetteville, GA

Park Pointe

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

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

EXCLUSIVELY MARKETED BY

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Fayette Village South



Park Pointe



McDonough Village

THE OFFERING SUMMARY



Joel & Granot Real Estate is pleased to present the opportunity to acquire the fee simple interest (land & buildings) in a three property retail portfolio in the **Atlanta, Georgia metropolitan area**.

All three centers were developed by the current owner who has personally managed and leased the properties since their initial construction.

The opportunity exists to acquire these well maintained, high quality investment properties directly from the developer.

Fayette Village South

24,600 SF retail shopping center
525 S Glynn St. (GA Highway 85)
Fayetteville, Fayette County, Georgia 30214

Park Pointe

8,400 SF retail/office center
661 Forest Pkwy
Forest Park, Clayton County, Georgia 30297

McDonough Village

27,000 SF retail shopping center
410 Highway 155,
McDonough, Henry County, Georgia 30253



Fayette Village South



Park Point



McDonough Village

Sales Price: \$13,000,000
TOTAL NOI: \$985,841
CAP: 7.58%

Total SF: 60,000 SF
Metro Area: Atlanta
Years Built: 2004, 2005, 2008

PORTFOLIO SUMMARY				
CENTER NAME	Fayette Village South	Park Pointe	McDonough Village South	TOTAL PORTFOLIO
ADDRESS	535 S Glynn St.	661 Forest Parkway	410 Highway 155 S	
CITY	Fayetteville	Forest Park	McDonough Village South	
ZIP CODE	30214	30297	30253	
COUNTY	Fayette County	Clayton County	Henry County	
MARKET	Atlanta	Atlanta	Atlanta	
GLA (SF)	24,600	8,400	27,000	60,000
LAND AC	4.47	0.66	3.35	
YEAR BUILT	2005	2008	2004	
NOI (CURRENT)	\$455,725	\$121,207	\$408,909	\$985,841
OCCUPANCY	100%	100%	100%	100%
CAP RATE				7.58%
SALES PRICE				\$13,000,000



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PROPERTY SUMMARY	
CENTER NAME	Fayette Village South
ADDRESS	535 S. Glynn St. Fayetteville, GA 30214
COUNTY	Fayette
MARKET	Atlanta
SUBMARKET	Fayette/Peachtree City
GLA (SF)	24,600
LAND AC	4.469
YEAR BUILT	2005
OWNERSHIP TYPE	Fee Simple
FINANCIAL SUMMARY	
OCCUPANCY	100%
NOI (CURRENT)	\$455,725

- Attractive Architectural Features
- 5.2/1000 Parking Ratio
- Easy Ingress/Egress
- Two Points of Left In Egress/Left Out
- Multiple National Brands

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

Fayette Village South has a favorable and stable tenant base comprised largely of service and restaurant tenants. Several national brands include Little Caesars, Dickey's BBQ, Oreck, and Goodwill. Broadway Diner is a very successful local favorite.

This tenant mix minimizes risk for a potential investor and provides a constant flow of traffic. The center's 24,600 SF is 100% occupied and has architectural features including a stack stone highly visible facade, wide walkways, attractive lighting, patios, and is well maintained.







FAYETTE VILLAGE SOUTH



Fayette Village South is located directly on high traffic S Glynn Street and benefits from a traffic count of over 22,400 vehicles per day. The Shopping Center is 17 miles to Hartsfield-Jackson International Airport and 25 miles to Downtown Atlanta.

There are 132 free surface parking spaces (5.2/1,000 square foot ratio) that provide easy parking for the restaurant and service users of the center.



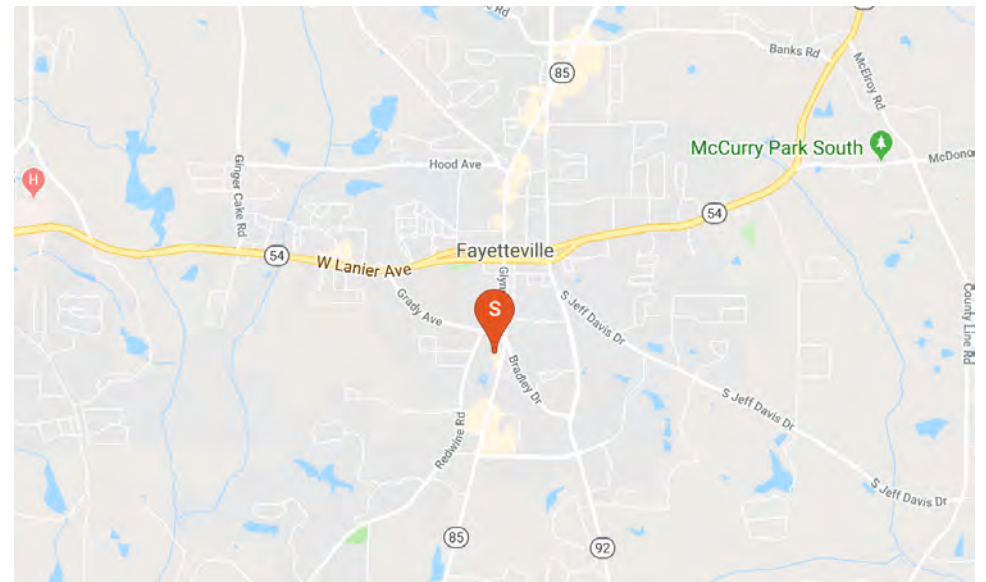
Starr's Mill Waterfall in Fayetteville



Regional Map



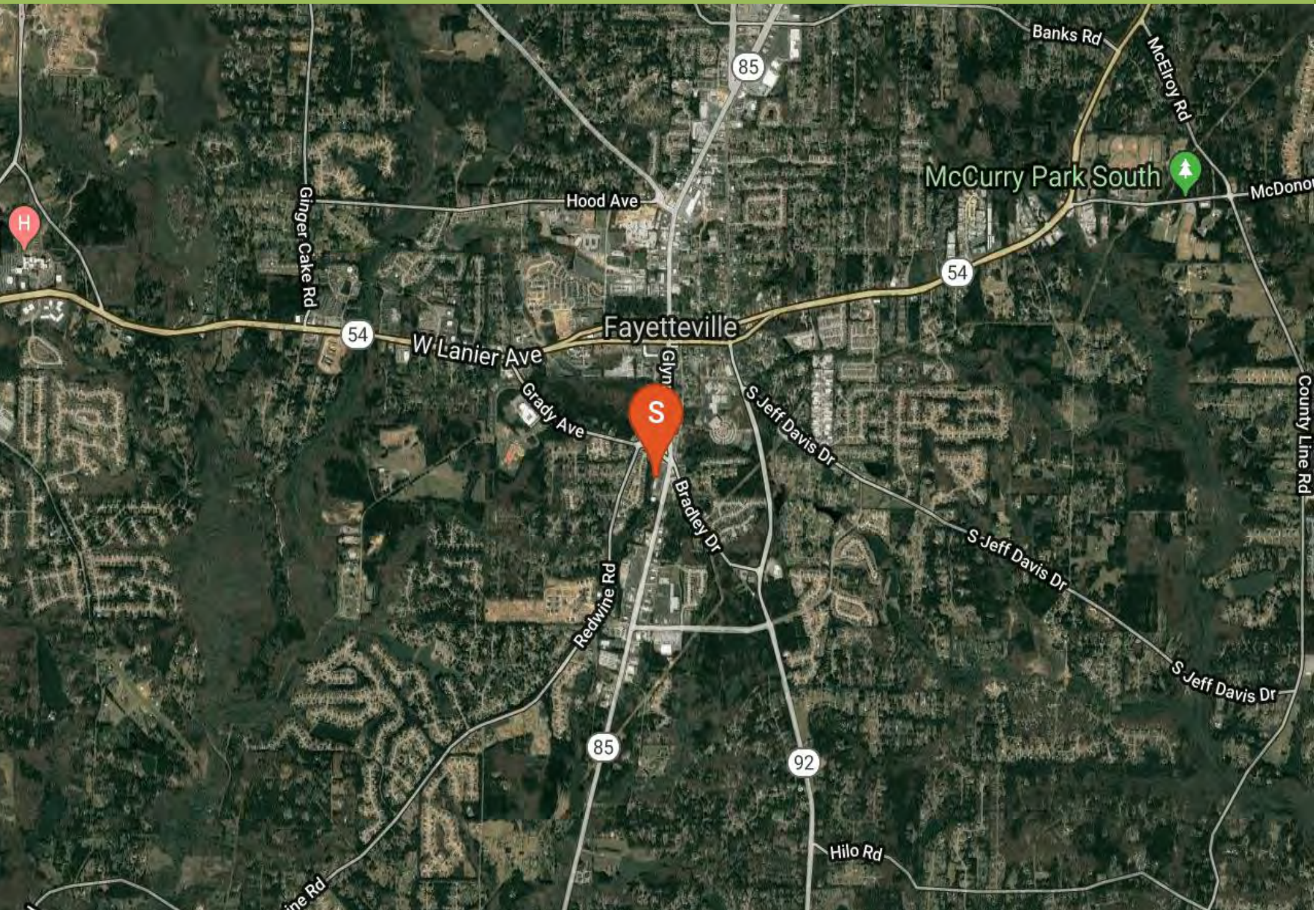
Locator Map



Property Description

NUMBER OF TENANTS	11
GLA (SF)	24,600
LAND SF	194,713
LAND ACRES	4.47
YEAR BUILT	2005
# OF PARCELS	3
ZONING TYPE	C3
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	130
PARKING RATIO	5.2/1000
STREET FRONTAGE	410'
TRAFFIC COUNTS	22,400
NUMBER OF CURB CUTS	2





FAYETTE VILLAGE SOUTH



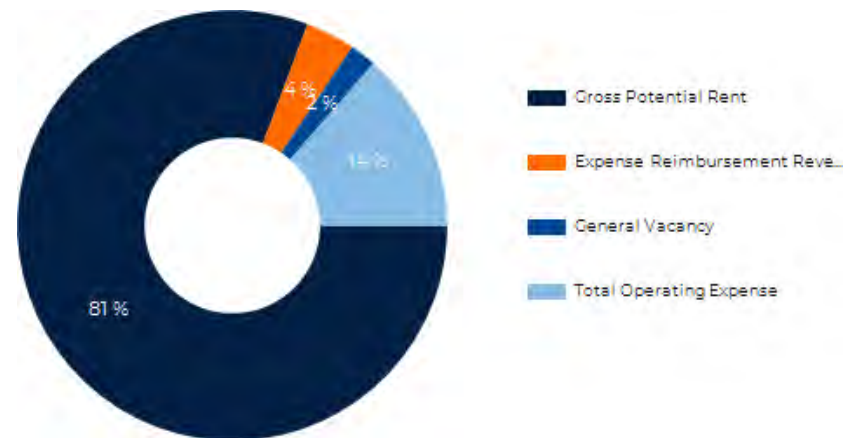
FAYETTE VILLAGE SOUTH

Suite	Tenant	Sq. Ft.	% of Center	Rent Start	Expiration	Increases	Monthly Rent	Annual Rent	Rate PSF	Recovery	Cost/SF	Total	Total/SF
1001	Little Ceasers	1,750	7%	04/01/2012	11/30/2022	12/01/2019	\$2,983.75	\$35,805.00	\$20.46	\$200.00	\$1.37	\$3,183.75	\$21.83
1002	Dickey's BBQ	1,750	7%	10/01/2013	04/30/2024	05/01/2019	\$2,916.67	\$35,000.04	\$20.00	\$289.00	\$1.98	\$3,205.67	\$21.98
1003	Zero Gravity Games	1,300	5%	08/01/2014	01/31/2019		\$2,100.00	\$25,200.00	\$19.38	\$98.00	\$0.90	\$2,198.00	\$20.29
1004	Oreck	1,300	5%	02/01/2017	05/31/2023	02/01/2019	\$2,399.05	\$28,788.60	\$22.15	\$97.50	\$0.90	\$2,496.55	\$23.05
1005	Goodwill	1,300	5%	02/01/2008	01/31/2023	02/01/2019	\$3,330.56	\$39,966.72	\$30.74	\$70.00	\$0.65	\$3,400.56	\$31.39
1006	Broadway Diner	1,300	5%	08/01/2009	04/30/2019	08/01/2019	\$3,087.76	\$37,053.12	\$28.50	\$0.00	\$0.00	\$3,087.76	\$28.50
1007-1009	Broadway Diner	3,600	15%	12/01/2008	04/30/2019	05/01/2019	\$8,550.71	\$102,608.52	\$28.50	\$961.00	\$3.20	\$9,511.71	\$31.71
2001-2005	Results 24 Fitness	6,200	25%	08/01/2011	11/30/2021		\$9,000.00	\$108,000.00	\$17.42	\$0.00	\$0.00	\$9,000.00	\$17.42
2006	Solon NI	1,300	5%	01/01/2017	01/30/2020	02/01/2019	\$2,100.00	\$25,200.00	\$19.38	\$134.00	\$1.24	\$2,234.00	\$20.62
2007	Nails	1,300	5%	07/01/2011	06/30/2021	07/01/2019	\$2,458.64	\$29,503.68	\$22.70	\$70.00	\$0.65	\$2,528.64	\$23.34
2008-2009	Mattress & More	3,500	14%	08/01/2013	10/31/2019	11/01/2019	\$5,000.00	\$60,000.00	\$17.14	\$100.00	\$0.34	\$5,100.00	\$17.49
TOTAL		24,600	100%				\$43,927.14	\$527,125.68	\$21.43			\$45,946.64	\$22.41



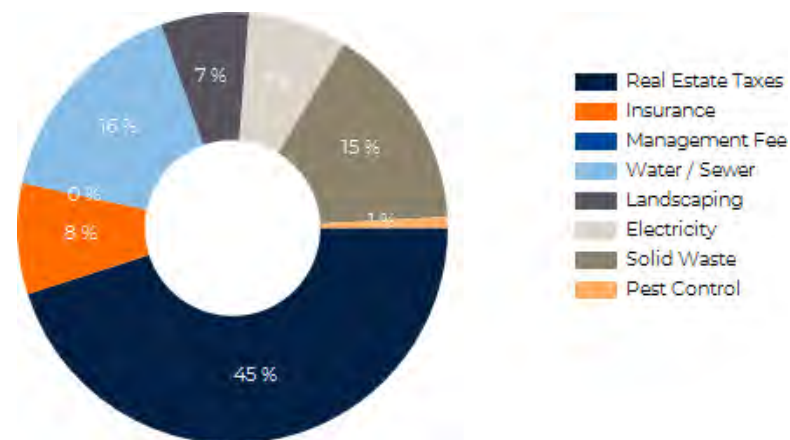
INCOME	CURRENT
Gross Potential Rent	\$534,280
Expense Reimbursement Revenue	\$24,234
Gross Potential Income	\$558,514
Less: General Vacancy	\$13,962
Effective Gross Income	\$544,552
Less: Expenses	\$88,827
Net Operating Income	\$455,725

REVENUE ALLOCATION



EXPENSES	CURRENT
Real Estate Taxes	\$32,652
Insurance	\$6,024
Management Fee	\$16,337
Water / Sewer	\$11,781
Landscaping	\$4,800
Electricity	\$5,400
Solid Waste	\$11,233
Pest Control	\$600
Total Operating Expense	\$88,827
Expense / SF	\$3.61
% of EGI	16.47 %

DISTRIBUTION OF EXPENSES



KEY FACTS

2,591

Population



2.6

Average Household Size

45.2

Median Age

\$83,610

Median Household Income

EDUCATION

6%

No High School Diploma



26%

High School Graduate



29%

Some College



39%

Bachelor's/Grad/Prof Degree

BUSINESS



459

Total Businesses



4,111

Total Employees

EMPLOYMENT



65%

White Collar



21%

Blue Collar



14%

Services

4.0%

Unemployment Rate

INCOME



\$83,610

Median Household Income



\$38,254

Per Capita Income



\$306,116

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (21.4%)

The smallest group: <\$15,000 (3.8%)

Indicator	Value	Difference	
<\$15,000	3.8%	-1.1%	<div style="width: 3.8%;"></div>
\$15,000 - \$24,999	7.1%	+1.7%	<div style="width: 7.1%;"></div>
\$25,000 - \$34,999	8.3%	+2.3%	<div style="width: 8.3%;"></div>
\$35,000 - \$49,999	9.6%	+0.1%	<div style="width: 9.6%;"></div>
\$50,000 - \$74,999	13.8%	-1.3%	<div style="width: 13.8%;"></div>
\$75,000 - \$99,999	17.7%	+3.1%	<div style="width: 17.7%;"></div>
\$100,000 - \$149,999	21.4%	+0.9%	<div style="width: 21.4%;"></div>
\$150,000 - \$199,999	10.7%	-0.5%	<div style="width: 10.7%;"></div>
\$200,000+	7.7%	-5.1%	<div style="width: 7.7%;"></div>

Base year deviation from



PARK POINTE

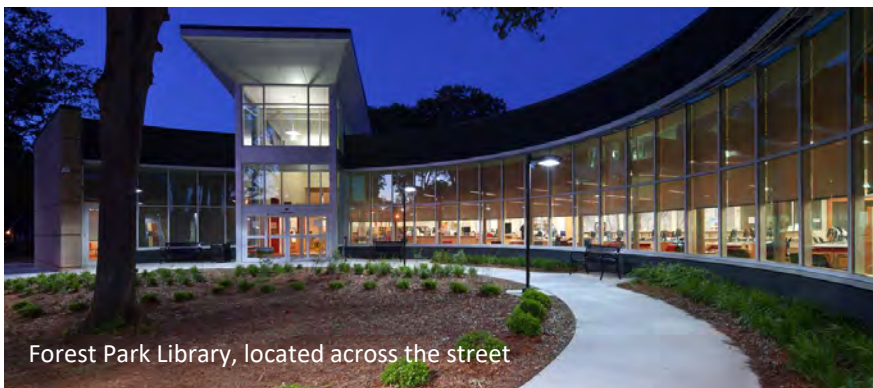
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PROPERTY SUMMARY	
ADDRESS	661 Forest Parkway Forest Park, GA 30297
COUNTY	Clayton
MARKET	Atlanta
SUBMARKET	Forest Park/Morrow Retail Submarket
GLA (SF)	8,400
LAND AC	0.67
YEAR BUILT	2008
OWNERSHIP TYPE	Fee Simple
FINANCIAL SUMMARY	
OCCUPANCY	100%
NOI (CURRENT)	\$121,207



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.



Forest Park Library, located across the street



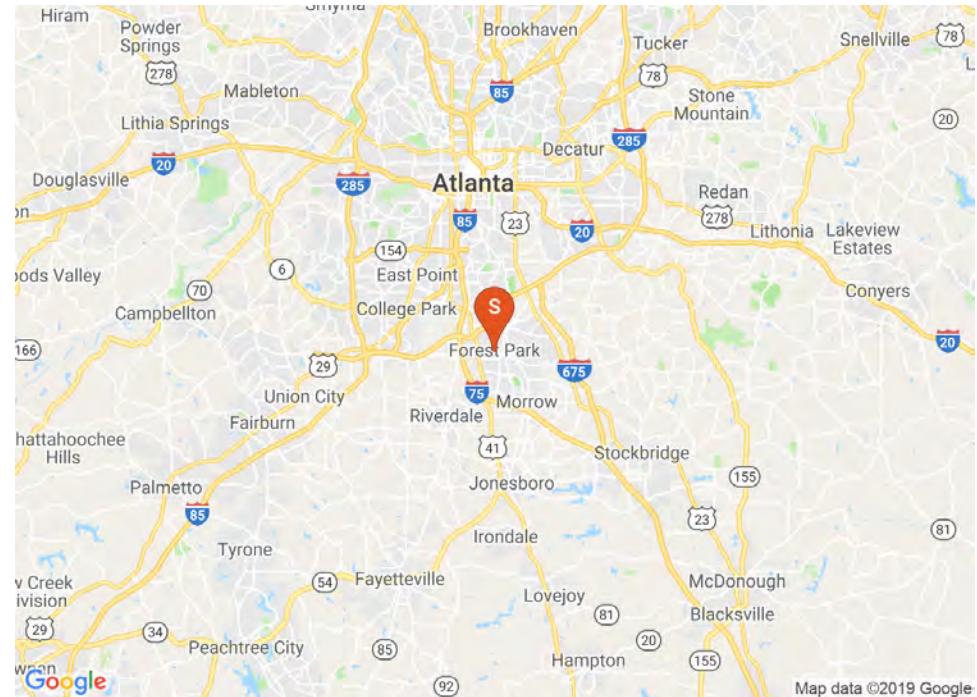
PARK POINTE

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.

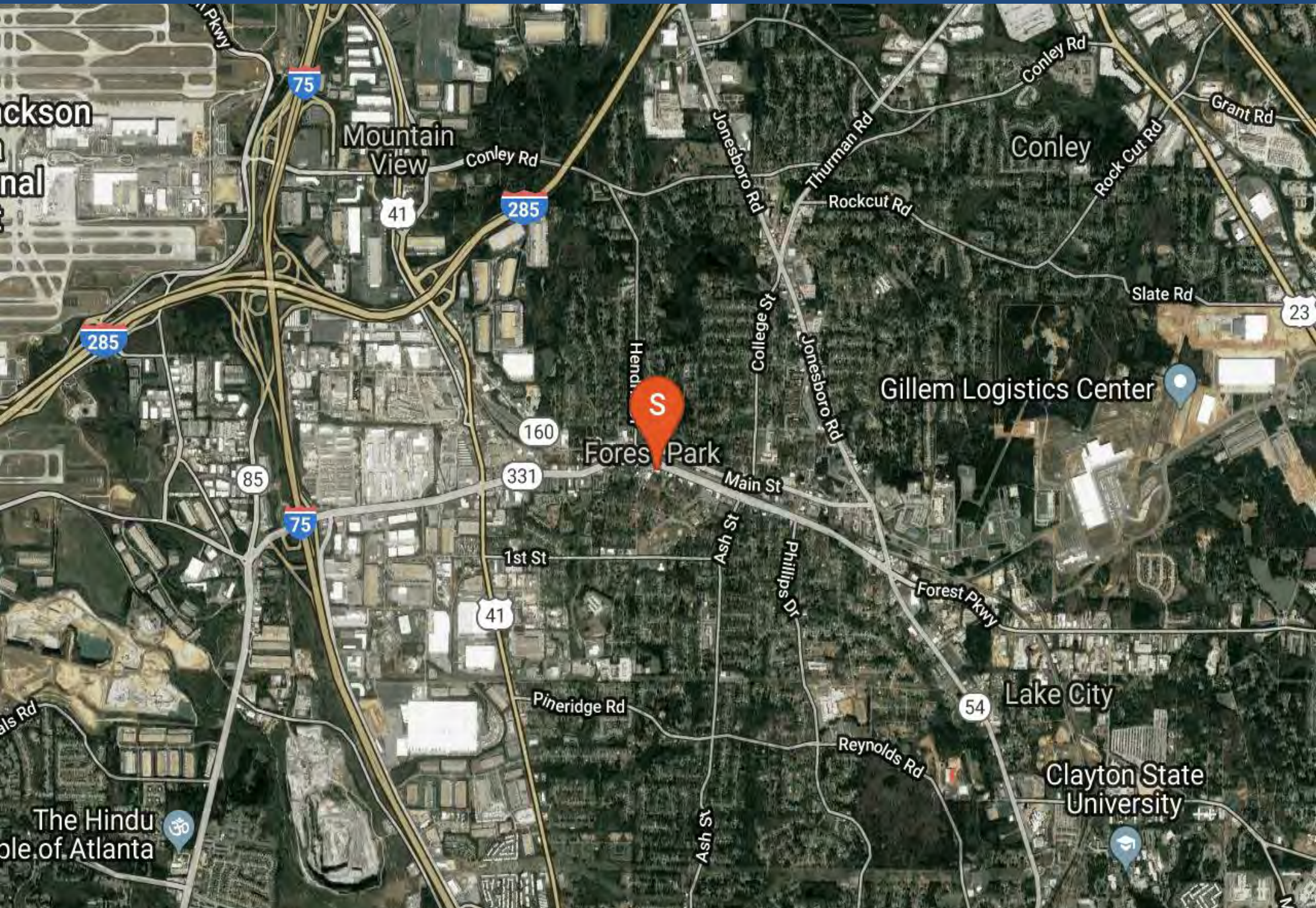
The City of Forest Park is located in northern Clayton County nine miles south of Atlanta. The city has an advantageous geographic location in the southern metropolitan region, having convenient access to Interstate 75 and Interstate 285 and Hartsfield-Jackson International Airport. Forest Park also 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

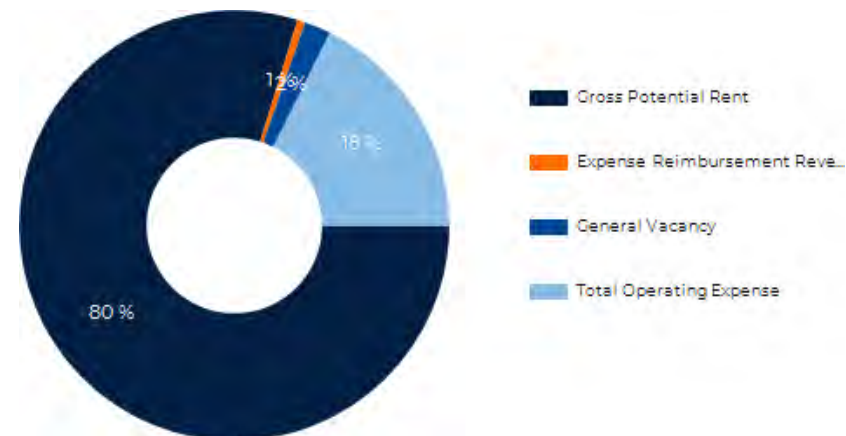
Parkway
FAMILY EYE CLINIC



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

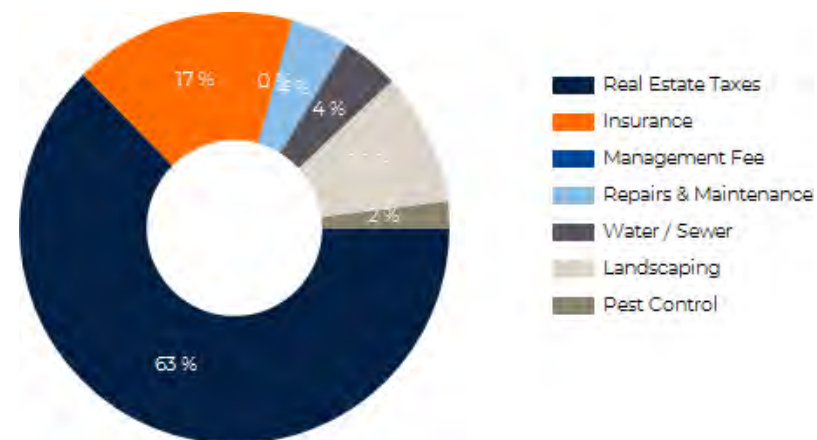
INCOME	CURRENT
Gross Potential Rental Income	\$157,570
Expense Reimbursement Revenue	\$1,176
Gross Potential Income	\$158,746
Less: General Vacancy	\$3,939
Effective Gross Income (EGI)	\$154,778
Less: Expenses	\$33,570
Net Operating Income	\$121,207

REVENUE ALLOCATION



EXPENSES	CURRENT
Real Estate Taxes	\$18,928
Insurance	\$5,078
Management Fee	\$4,644
Water / Sewer	\$1,320
Landscaping	\$3,000
Pest Control	\$600
Total Operating Expense	\$33,570
Expense / SF	\$4.00
% of EGI	22.54 %

DISTRIBUTION OF EXPENSES



KEY FACTS

9,788

Population



Average Household Size

34.2

Median Age

\$33,269

Median Household Income

EDUCATION

30%

No High School Diploma



38%
High School Graduate



23%
Some College



9%
Bachelor's/Grad/Prof Degree

BUSINESS



500

Total Businesses



6,409

Total Employees

EMPLOYMENT



White Collar

38%



Blue Collar

40%



Services

21%

7.8%

Unemployment Rate

INCOME



\$33,269

Median Household Income



\$15,507

Per Capita Income



\$14,272

Median Net Worth

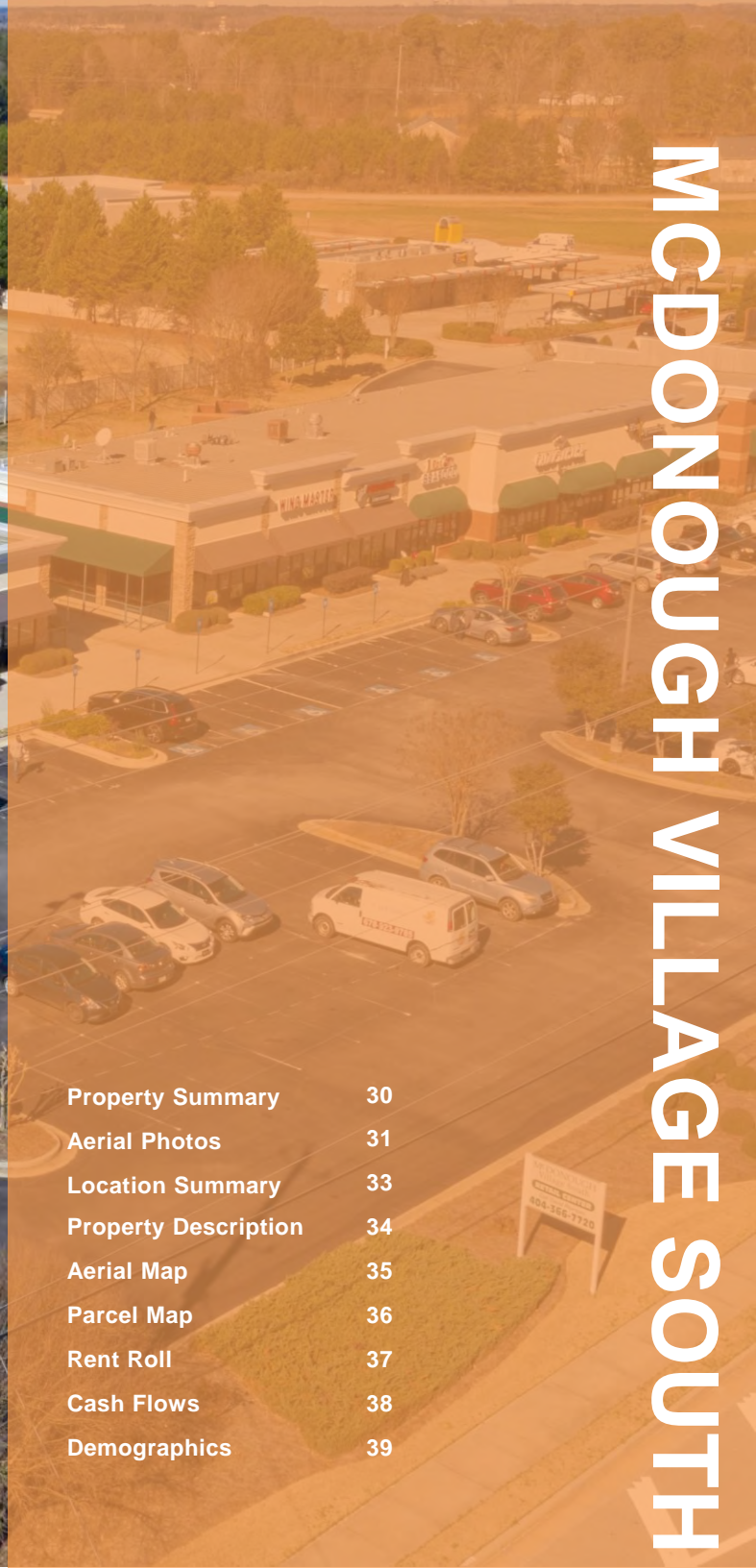
Households By Income

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



MCDONOUGH VILLAGE SOUTH

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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)	\$408,909

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

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.







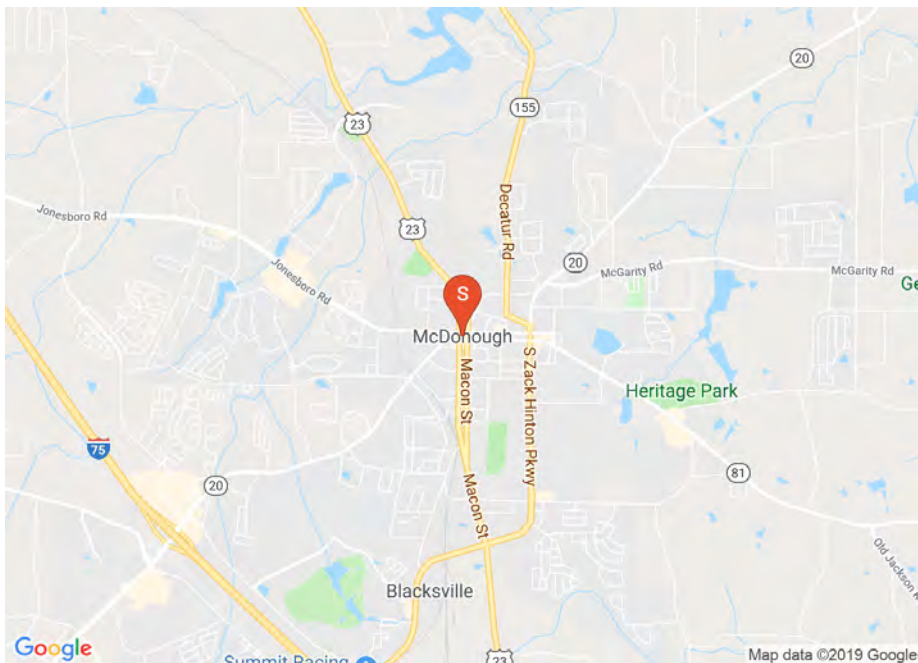
MCDONOUGH VILLAGE SOUTH



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.

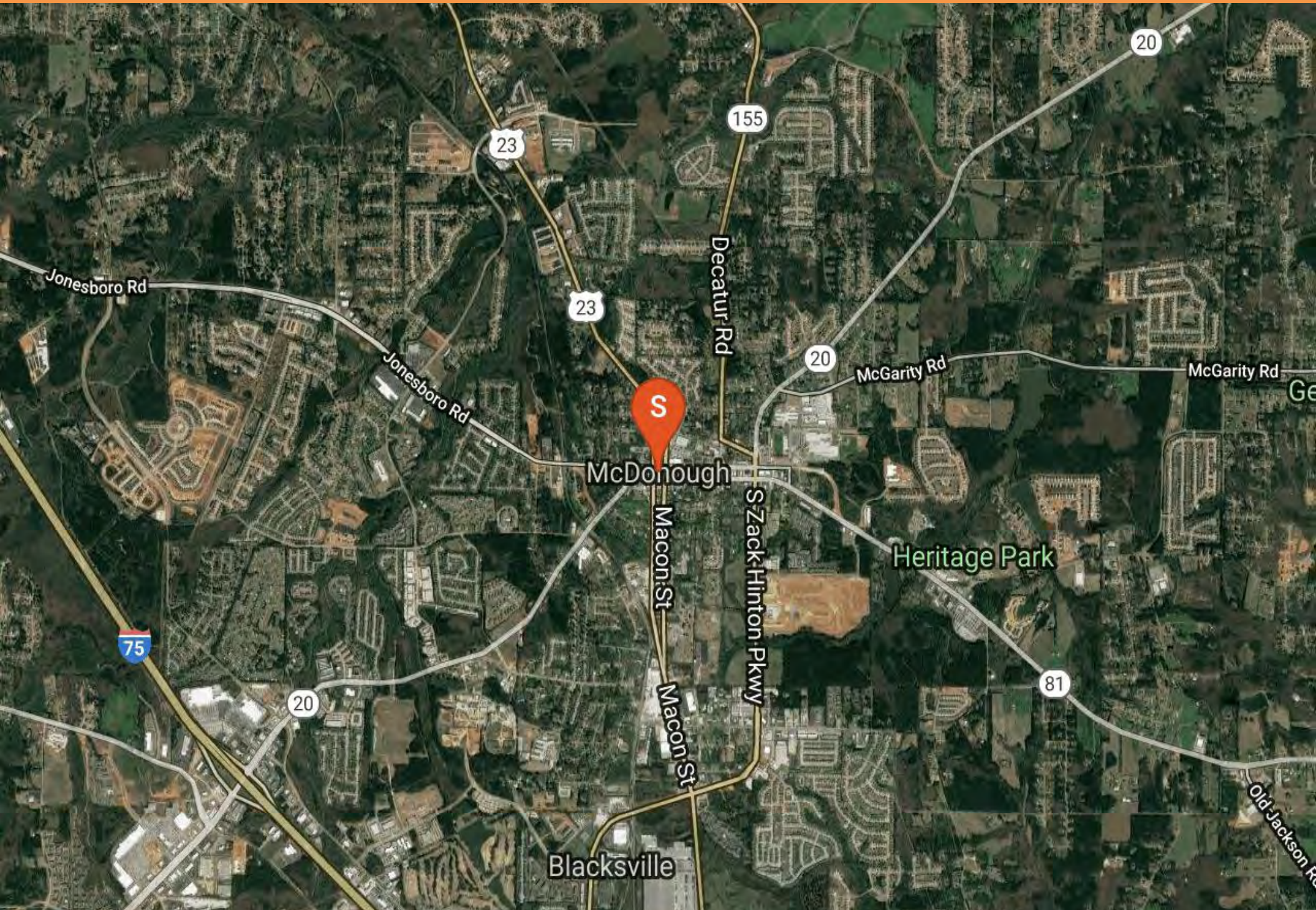


Henry County Courthouse, McDonough, GA

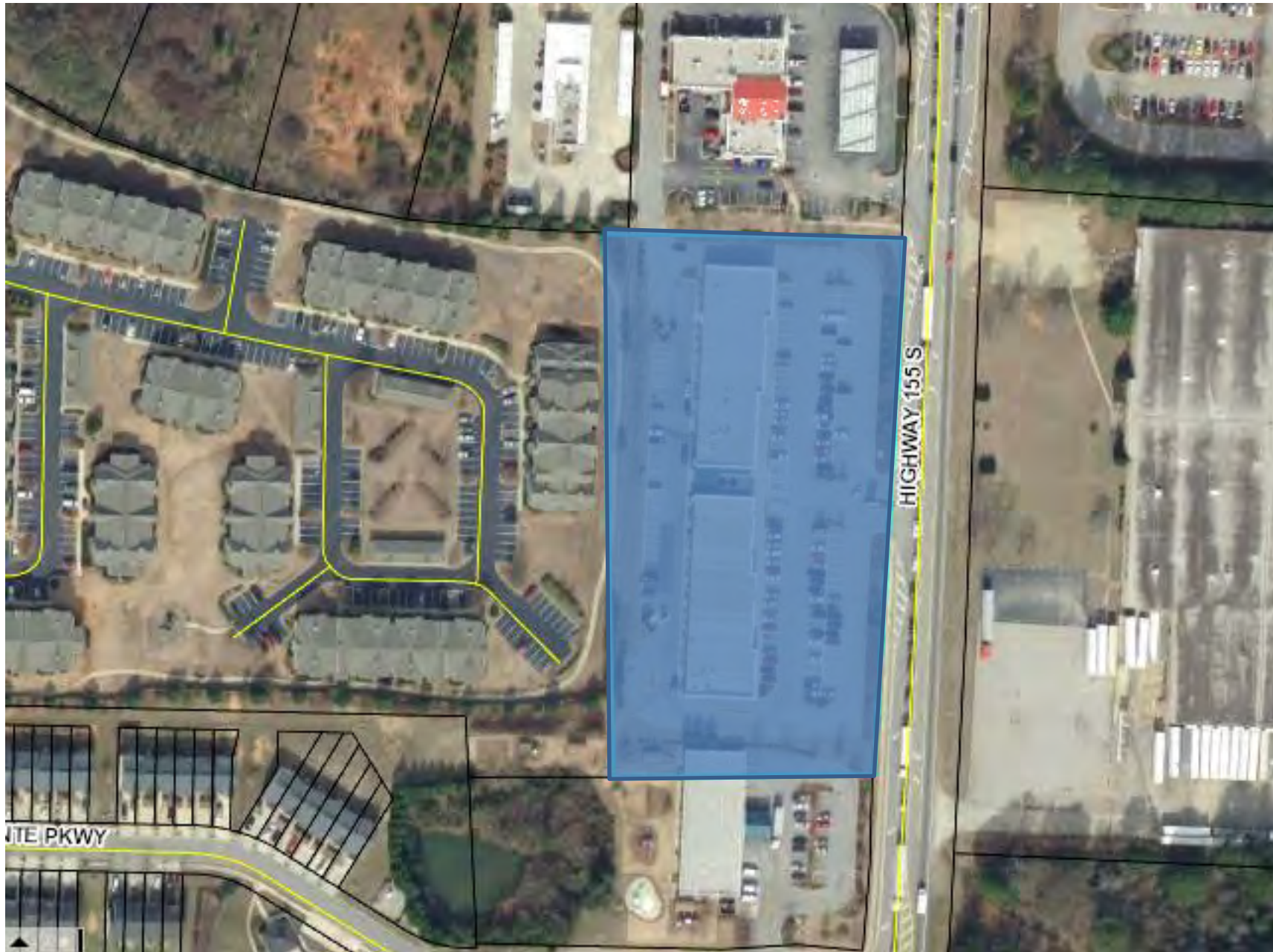
Property Description

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





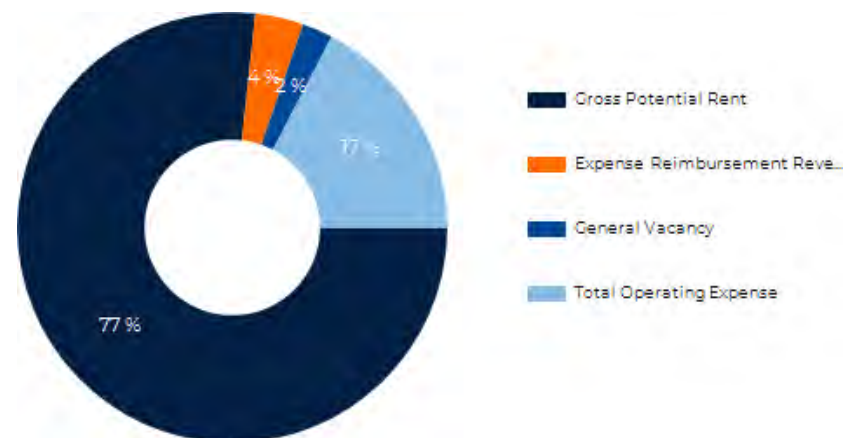
MCDONOUGH VILLAGE SOUTH



Suite	Tenant	Sq. Ft.	% of Center	Rent Start	Expiration	Increases	Option	Monthly Rent	Annual Rent	Rate PSF	Recovery	Cost/SF	Total	Total/SF
386	Red Orchid Thai	1,750	6%	03/01/2006	02/28/2021	3 % ann	1 x 3 yrs	\$3,438.26	\$41,259.12	\$23.58	\$60.00	\$0.41	\$3,498.26	\$23.99
388	Busters	1,750	6%	03/01/2006	01/31/2020	no	1 x 3 yrs	\$2,650.00	\$31,800.00	\$18.17	\$0.00	\$0.00	\$2,650.00	\$18.17
390-392	Results 24 Fitness	2,600	10%	05/01/2018	04/30/2023	no	1 x 5 yrs	\$4,500.00	\$54,000.00	\$20.77	\$210.00	\$0.97	\$4,710.00	\$21.74
394	Barber	1,300	5%	10/02/2017	01/31/2023	4% ann	1 x 5 yrs	\$1,850.00	\$22,200.00	\$17.08	\$119.50	\$1.10	\$1,969.50	\$18.18
396	T-Nail Salon	1,300	5%	07/01/2011	06/30/2023	\$50/mo (+/- 2.7% ann)	1 x 5 yrs	\$1,850.00	\$22,200.00	\$17.08	\$60.00	\$0.55	\$1,910.00	\$17.63
398	Donuts	1,200	4%	12/12/2017	03/31/2023	3% ann	1 x 5	\$1,800.00	\$21,600.00	\$18.00	\$143.00	\$1.43	\$1,943.00	\$19.43
400-404	El Azteca	3,600	13%	04/01/2017	04/30/2023	4% ann	1 x 5 yrs	\$6,000.00	\$72,000.00	\$20.00	\$420.00	\$1.40	\$6,420.00	\$21.40
399	Wings	2,400	9%	11/01/2030	03/31/2021	3% ann	1 x 5 yrs	\$3,600.00	\$43,200.00	\$18.00	\$288.31	\$1.44	\$3,888.31	\$19.44
410	Swap Botique	1,200	4%	12/01/2017	01/31/2021	4% ann	1 x 3 yrs	\$1,850.00	\$22,200.00	\$18.50	\$103.00	\$1.03	\$1,953.00	\$19.53
412	1 Pot Seafood	1,200	4%	01/01/2014	10/31/2020	4% ann	1 x 3 yrs	\$1,725.00	\$20,700.00	\$17.25	\$118.00	\$1.18	\$1,843.00	\$18.43
414-416	Caduceus USA	2,600	10%	08/01/2014	12/31/2019	3% ann	2 x 5 yrs	\$4,137.51	\$49,650.12	\$19.10	\$126.00	\$0.58	\$4,263.51	\$19.68
418-420	Hire Dynamics	2,600	10%	01/01/2017	06/30/2021	2.5% ann	1 x 3 yrs	\$3,886.46	\$46,637.52	\$17.94	\$113.50	\$0.52	\$3,999.96	\$18.46
422	State Farm	1,750	6%	04/01/2019	03/31/2022	3% ann	1 x 3 yrs	\$2,333.33	\$28,000.00	\$16.00	\$115.00	\$0.79	\$2,448.33	\$16.79
424	Neighborhood Financial	1,750	6%	08/01/2015	07/31/2020	3% ann	2 x 5 yrs	\$2,333.98	\$28,007.76	\$16.00	\$110.00	\$0.75	\$2,443.98	\$16.76
TOTAL		27,000	100%					\$41,954.54	\$503,454.52	\$18.65	\$1,986.31	\$0.88	\$43,940.85	\$19.53

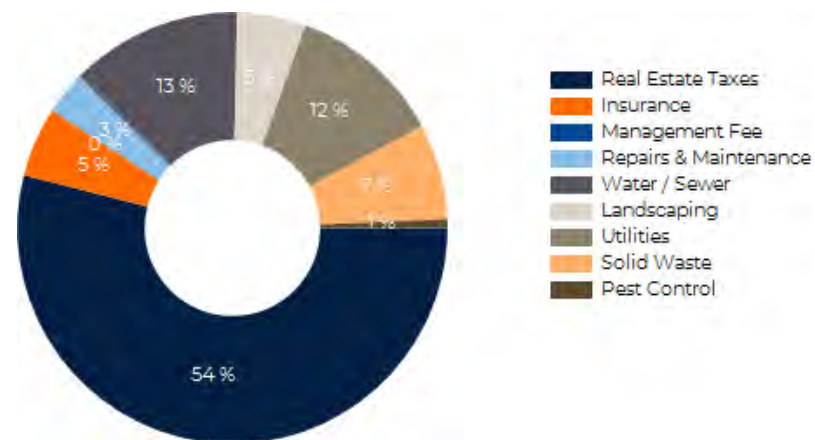
INCOME	CURRENT
Gross Potential Rent	\$503,455
Expense Reimbursement Revenue	\$23,836
Gross Potential Income	\$527,291
Less: General Vacancy	\$13,182
Effective Gross Income	\$514,108
Less: Expenses	\$105,198
Net Operating Income	\$408,909

REVENUE ALLOCATION



EXPENSES	CURRENT
Real Estate Taxes	\$50,040
Insurance	\$4,872
Management Fee	\$15,423
Water / Sewer	\$12,000
Landscaping	\$4,800
Utilities	\$10,800
Solid Waste	\$6,662
Pest Control	\$600
Total Operating Expense	\$105,198
Expense / SF	\$3.88
% of EGI	22.23 %

DISTRIBUTION OF EXPENSES



KEY FACTS

2,950

Population



2.8

Average Household Size

34.8

Median Age

\$33,944

Median Household Income

EDUCATION

21%

No High School Diploma



32%

High School Graduate



34%

Some College



13%

Bachelor's/Grad/Prof Degree

BUSINESS



213

Total Businesses



3,055

Total Employees

EMPLOYMENT



White Collar

32%



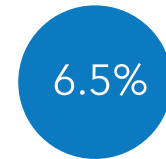
Blue Collar

25%



Services

44%



6.5%

Unemployment Rate

INCOME



\$33,944

Median Household Income



\$18,128

Per Capita Income



\$13,296

Median Net Worth

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

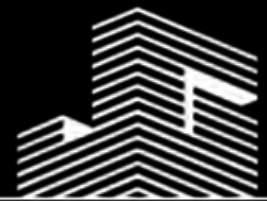
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