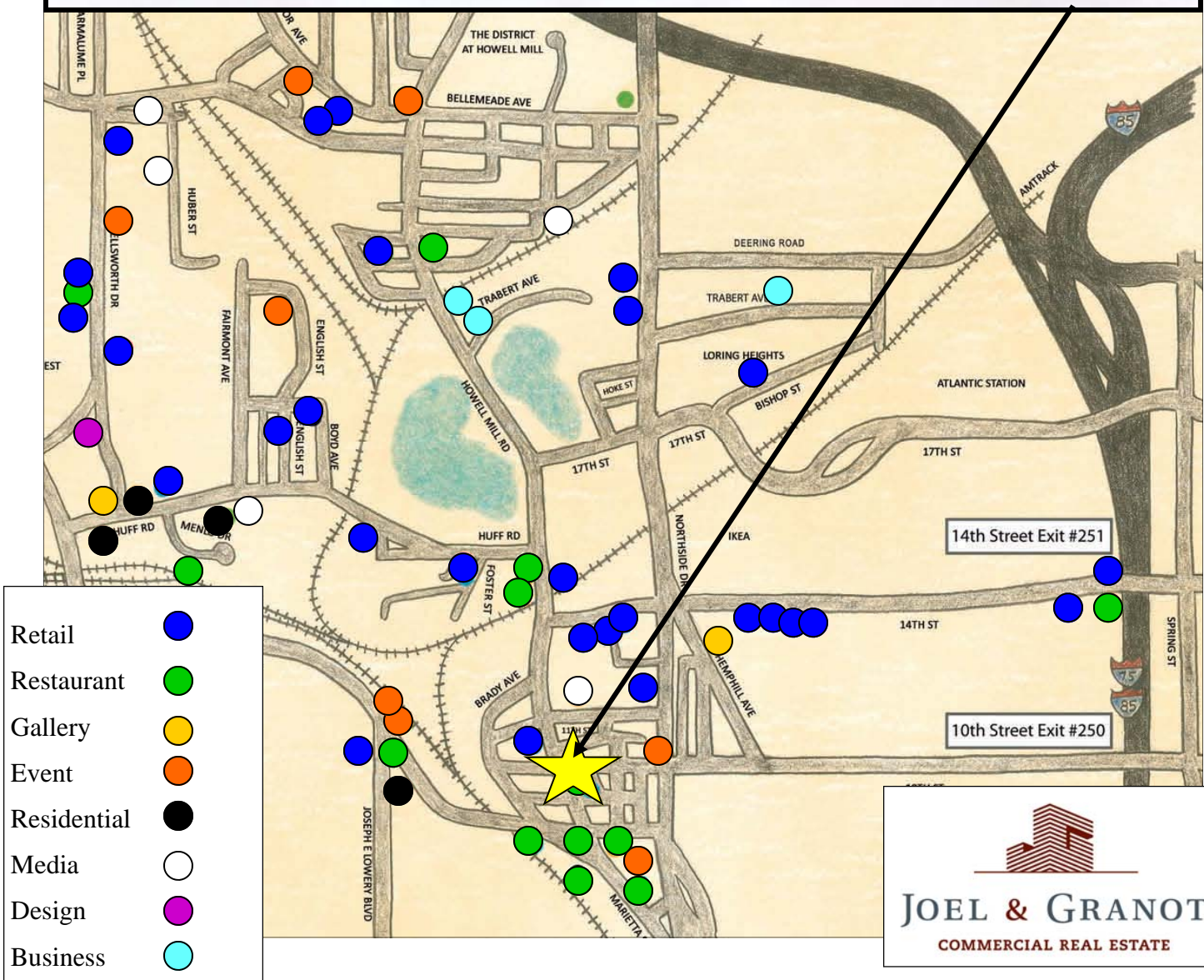
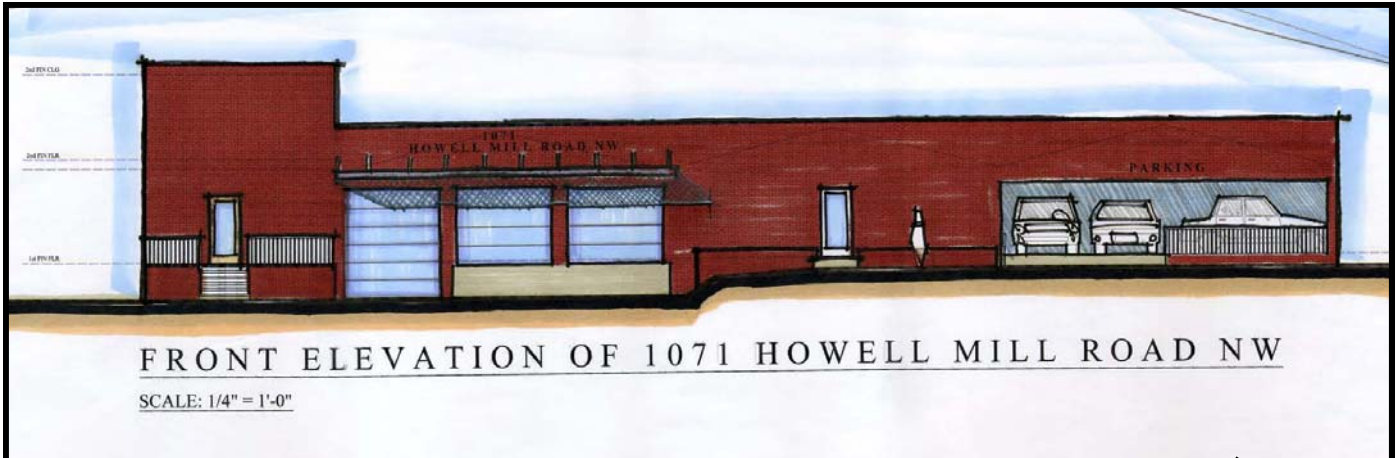


Midtown West

1071 Howell Mill Road

Executive Summary



Executive Summary

Address: 1071 Howell Mill Road, Atlanta, Fulton County, Georgia 30318



Total Land Area: 39,122 Square Feet or 0.898 Acres
130 linear feet on Howell Mill Road
(Approximately 130 x 300)

Zoning: I-2 (Heavy Industrial)

Year Built: Around 1940

Building Size
"As Is": 9,642 square feet – Office
26,013 square feet – Warehouse
35,655 square feet – Total

Building Size
With Renovations: With renovations and added parking building size is:
9,642 square feet – Office
17,342 square feet – Warehouse
26,984 square feet – Total

Use: A warehouse/showroom facility

Parking: 11 spaces with a potential for 33 parking spaces

2010 Taxes: \$5,782.20

Insurance: \$8,609

Asking Price: \$2,600,000

Midtown West Landmark Aerial with Development Tenant Roster



Westside Urban Market

- Anthropologie
- B Braithwaite
- Bungalow Classic
- G. Gilbert
- Kolo Collection
- Owen Lawrence
- Savvy Snoot
- Ann Mashburn
- Sid Mashburn
- Poliform Switch
- Terra Cottage
- Bacchanalia
- FIGO
- Quinones
- Star Provisions
- Taqueria Del Sol

White Provisions

- Abattoir
- Astolfi Art
- Ava Design
- Bryan Alan Kirkland Design
- Core
- Dragonfly
- Environment
- Fried & Bonder
- Garden
- German American Chamber of Commerce
- In Topic Media
- Jackson Fine Art
- Knoll Furniture
- Maison Atlanta
- Ormsby's
- Perrine's Wine Shop
- Room and Board
- Seed Factory
- West Egg Café



FRONT ELEVATION OF 1071 HOWELL MILL ROAD NW

SCALE: 1/4" = 1'-0"

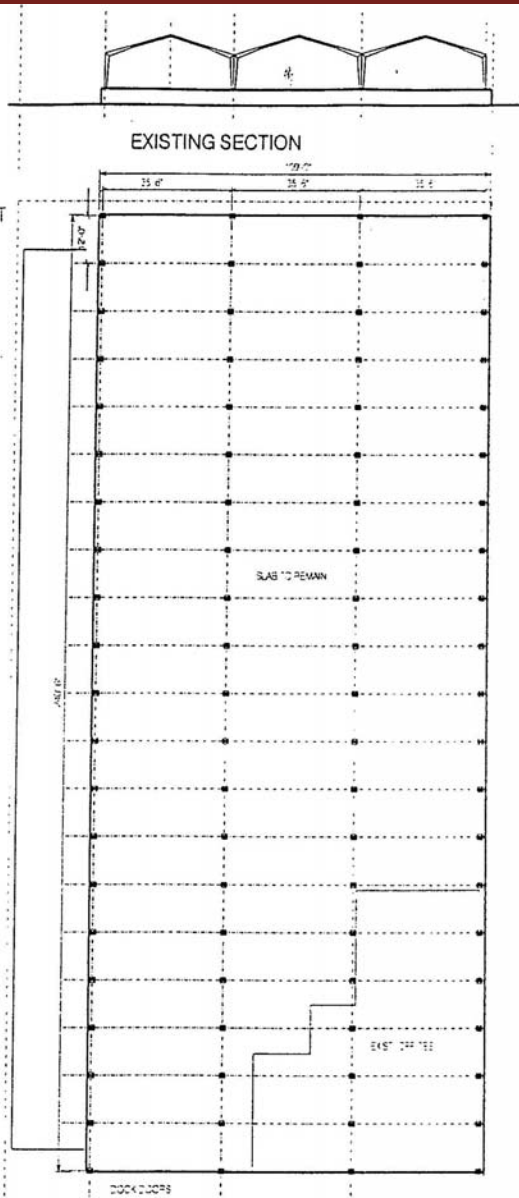
1071 Howell Mill Road

Foot Print "As Is"

GENERAL NOTES

EXISTING STEEL FRAME WAREHOUSE WITH BRICK FRONT
STEEL FRAMES CONSIST OF PREFABRICATED FRAMES

NOMINAL BLD FOOTPRINT
240'-6" X 109' = 26,214 SF



EXISTING
PRE-SCHEMATIC DESIGN 08.26.03

FOR PRELIMINARY BUDGET ONLY
BUILDING DIMENSIONS & SURVEY NOT VERIFIED
INOX DESIGN INC.

HOWELL MILL RD.

SK-1



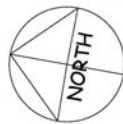
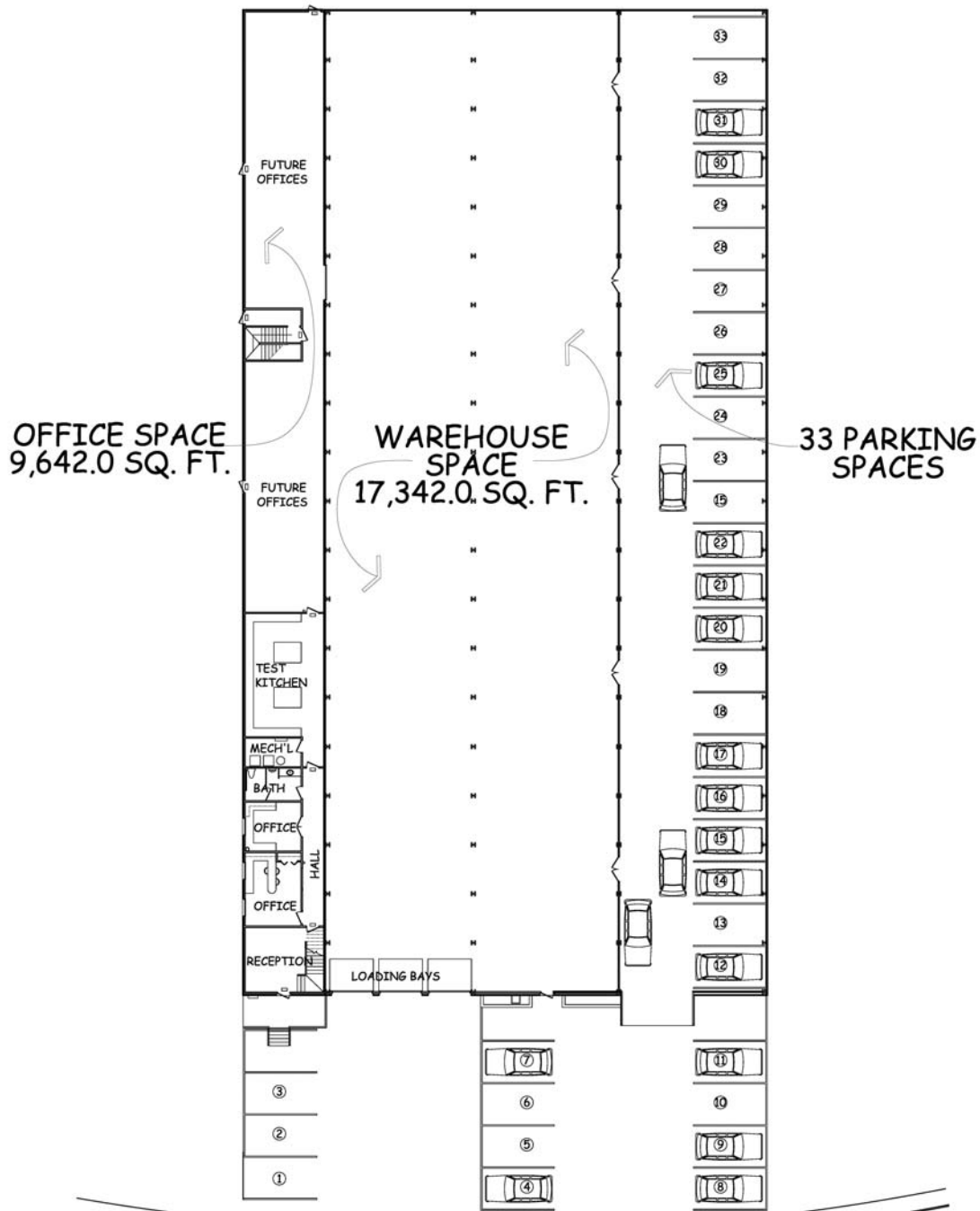
JOEL & GRANOT
COMMERCIAL REAL ESTATE

962 Howell Mill Road, Atlanta, GA 30318
(ph) 404.869.2600 | (fax) 404.869.2601

The information was obtained from sources we assume are reliable. We do not doubt its accuracy, however we do not guarantee it. No liability is assumed for errors and omissions. Information is subject to changes and withdrawal without notice.

1071 Howell Mill Road

Foot Print with Proposed Renovations



HOWELL MILL ROAD

FLOOR PLAN OF 1071 HOWELL MILL ROAD

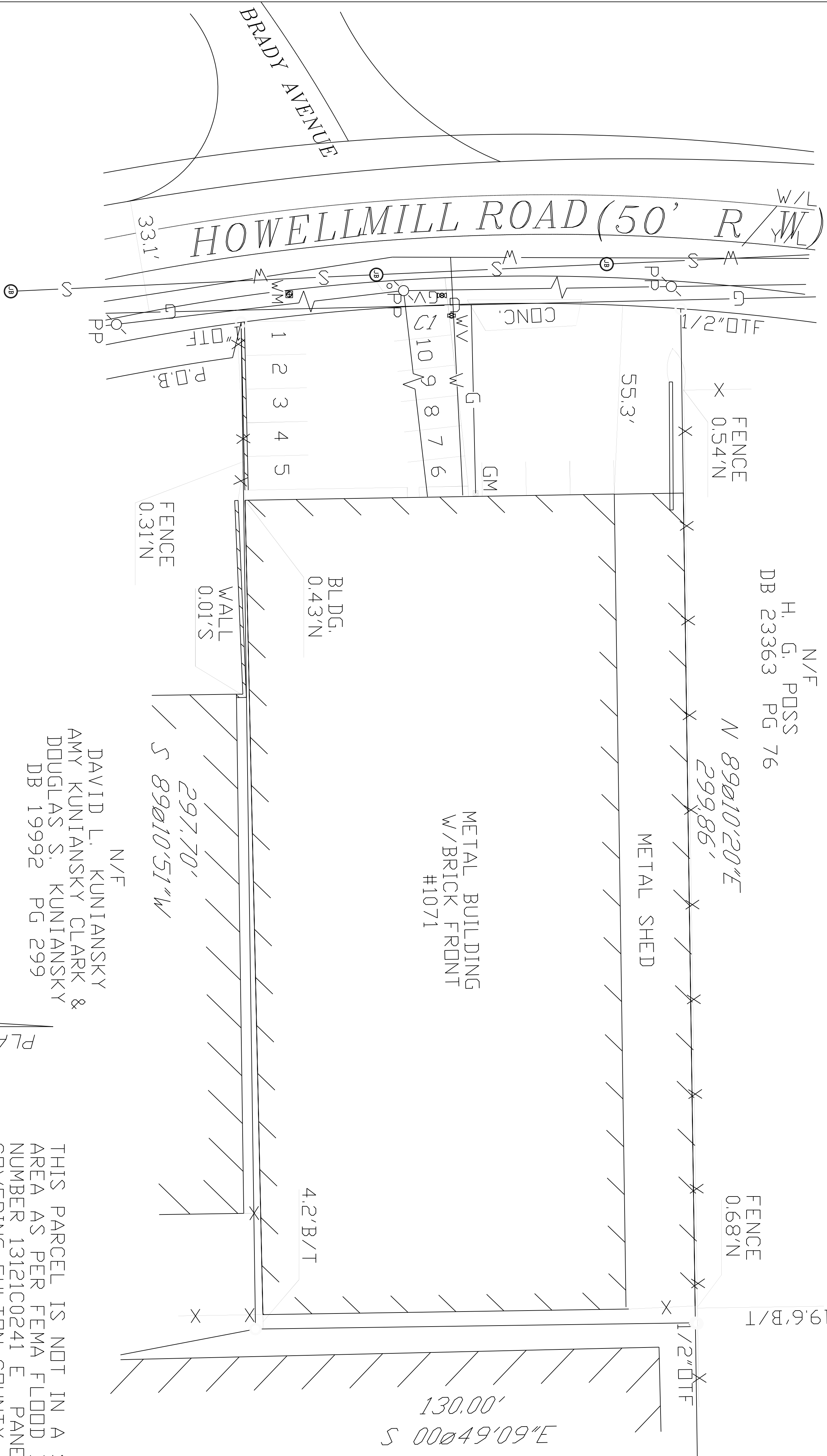
SCALE: 1/4" = 1'-0"



JOEL & GRANOT
COMMERCIAL REAL ESTATE

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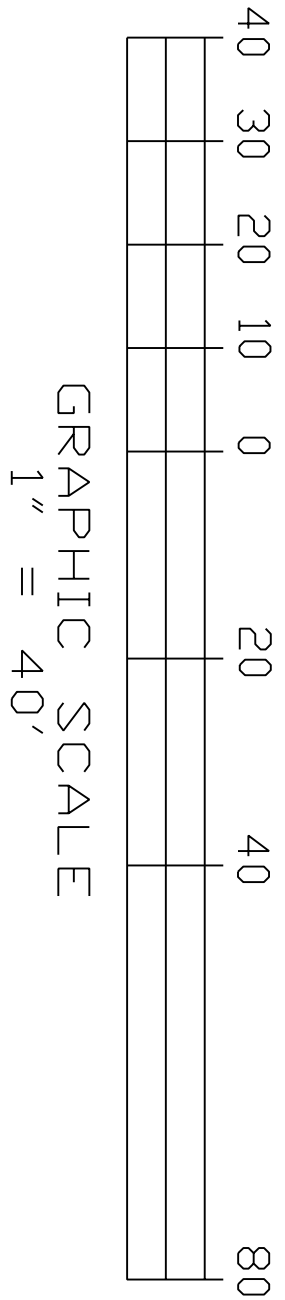
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P.D.B.
S 12°25'34"E - 321.69'
ALONG R/W TO THE
NORTHERLY R/W OF
ELEVENTH STREET

MATTERS OF TITLE ARE EXCEPTED

BEING THE SAME PROPERTY
AS DESCRIBED IN
DB 14083 PG 186
AREA = 0.898 ACRES
39122 SQ FT



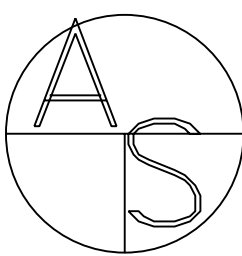
LEGEND

- H/W = HEADWALL
- FENCE LINE
- IRON PIN FOUND
- IRON PIN SET OR CALCULATED
- DTF = OPEN TOP FOUND
- RBF = REBAR FOUND
- CTF = CRIMP TOP FOUND
- CB = CATCH BASIN
- MH = MANHOLE
- TP = TAX PARCEL
- LLL = LAND LOT LINE
- B/L = BUILDING LINE
- B/T = BUILDING TIE
- W/L = WHITE LINE
- Y/L = YELLOW LINE

SURVEY FOR:

DANNY GRAHAM

LAND LOT:	150	SCALE:	1"=40'
DISTRICT:	17th	DATE:	DEC. 30, 2002
SECTION:	-----	DRAWN BY:	RJ
COUNTY:	FULTON	CHK BY:	CMS PC: RG
STATE:	GEORGIA	JOB NO:	D-020890



Advance Survey, Inc.
634 N. CLAYTON STREET
LAWRENCEVILLE, GA. 30045
OFFICE: (770) 995-0938
FAX: (770) 995-8421

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

Daytime Employment Report

5 Mile Radius

1071 Howell Mill Rd NW, Atlanta, GA 30318

Building Type: **Industrial**
 RBA: **26,215 SF**
 Land Area: **.9 AC**
 Total Available: **0 SF**

Warehse Av: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	21,849	342,268	16
Total Retail	4,098	44,625	11
Home Improvement Stores	162	1,855	11
General Merchandise Stores	90	1,202	13
Food Stores	308	4,389	14
Auto Dealers and Gas Stations	230	1,543	7
Apparel and Accessory Stores	476	2,278	5
Furniture and Home Furnishings	478	5,185	11
Eating and Drinking Places	1,300	20,617	16
Miscellaneous Retail Stores	1,054	7,556	7
Finance-Insurance-Real Estate	2,207	25,043	11
Banks, Saving and Lending Inst.	406	8,954	22
Security Brokers and Investments	316	4,057	13
Insurance Carriers and Agencies	202	3,046	15
Real Estate-Trust-Holding Co.	1,283	8,986	7
Services	10,782	169,348	16
Hotels and Lodging	116	9,283	80
Motion Picture and Amusement	562	15,327	27
Health Services	874	27,860	32
Legal Services	836	16,656	20
Educational Services	331	26,566	80
Auto Services	516	2,473	5
Other Services	7,547	71,183	9
Agriculture/Mining	333	2,479	7
Construction	1,293	6,547	5
Manufacturing	530	13,846	26
Transportation, Comm./Pub Util.	745	21,817	29
Wholesale Trade	835	8,589	10
Government	1,026	49,974	49
Daytime Population	342,268		
Daytime Population/Business	16		
Residential Population	343,412		
Residential Population/Business	16		



Demographic and Income Profile

1071 Howell Mill Rd NW, Atlanta, GA 30318-5557
Ring: 1 mile radius

Dave Smith
Latitude: 33.784107
Longitude: -84.411362

Summary	2000		2010		2015	
Population	12,111		14,616		15,619	
Households	2,325		3,117		3,558	
Families	831		1,047		1,156	
Average Household Size	2.17		2.21		2.22	
Owner Occupied Housing Units	646		909		1,066	
Renter Occupied Housing Units	1,679		2,209		2,493	
Median Age	24.7		24.6		24.8	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	1.34%		1.45%		0.76%	
Households	2.68%		1.47%		0.78%	
Families	2.00%		1.25%		0.64%	
Owner HHs	3.24%		1.51%		0.82%	
Median Household Income	5.63%		2.70%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	605	26.1%	769	24.7%	759	21.4%
\$15,000 - \$24,999	442	19.1%	373	12.0%	379	10.7%
\$25,000 - \$34,999	279	12.0%	270	8.7%	247	6.9%
\$35,000 - \$49,999	291	12.6%	488	15.7%	346	9.7%
\$50,000 - \$74,999	354	15.3%	509	16.3%	718	20.2%
\$75,000 - \$99,999	137	5.9%	290	9.3%	418	11.8%
\$100,000 - \$149,999	129	5.6%	267	8.6%	444	12.5%
\$150,000 - \$199,999	29	1.3%	54	1.7%	57	1.6%
\$200,000+	50	2.2%	95	3.0%	187	5.3%
Median Household Income	\$29,102		\$39,497		\$51,942	
Average Household Income	\$46,023		\$58,062		\$71,013	
Per Capita Income	\$11,963		\$19,785		\$24,117	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	240	2.0%	316	2.2%	356	2.3%
5 - 9	170	1.4%	220	1.5%	247	1.6%
10 - 14	164	1.4%	185	1.3%	214	1.4%
15 - 19	1,738	14.4%	2,028	13.9%	2,057	13.2%
20 - 24	3,978	32.9%	4,906	33.6%	5,163	33.1%
25 - 34	2,746	22.7%	3,115	21.3%	3,406	21.8%
35 - 44	1,671	13.8%	1,818	12.4%	1,851	11.9%
45 - 54	807	6.7%	1,025	7.0%	1,071	6.9%
55 - 64	293	2.4%	519	3.6%	637	4.1%
65 - 74	160	1.3%	246	1.7%	346	2.2%
75 - 84	95	0.8%	147	1.0%	163	1.0%
85+	47	0.4%	90	0.6%	107	0.7%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,483	45.3%	6,180	42.3%	6,651	42.6%
Black Alone	4,834	39.9%	5,504	37.7%	5,615	35.9%
American Indian Alone	10	0.1%	22	0.2%	23	0.1%
Asian Alone	1,499	12.4%	2,429	16.6%	2,789	17.9%
Pacific Islander Alone	19	0.2%	47	0.3%	49	0.3%
Some Other Race Alone	132	1.1%	225	1.5%	255	1.6%
Two or More Races	135	1.1%	210	1.4%	237	1.5%
Hispanic Origin (Any Race)	390	3.2%	754	5.2%	941	6.0%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

September 02, 2010

Made with ESRI Business Analyst

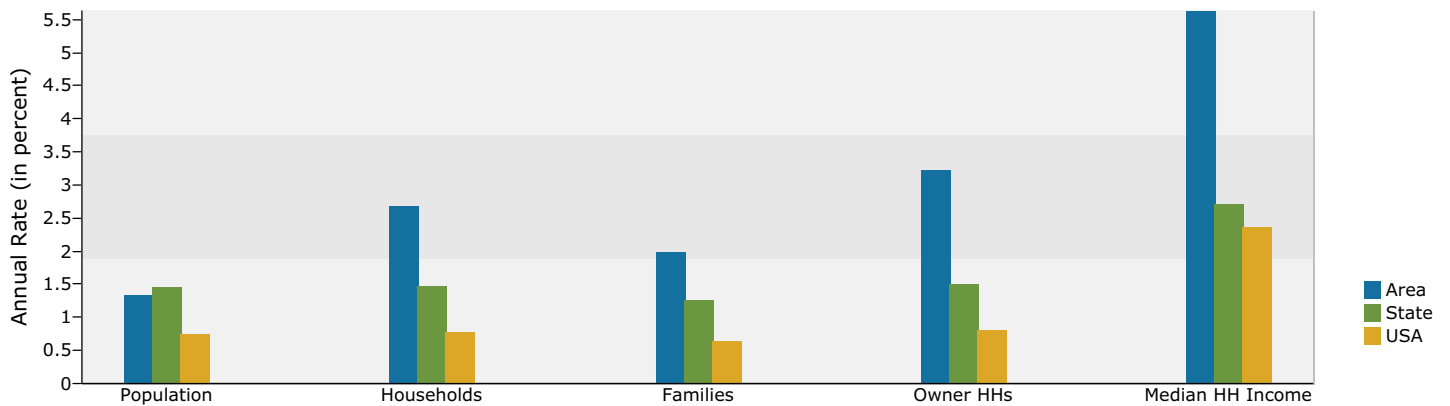


Demographic and Income Profile

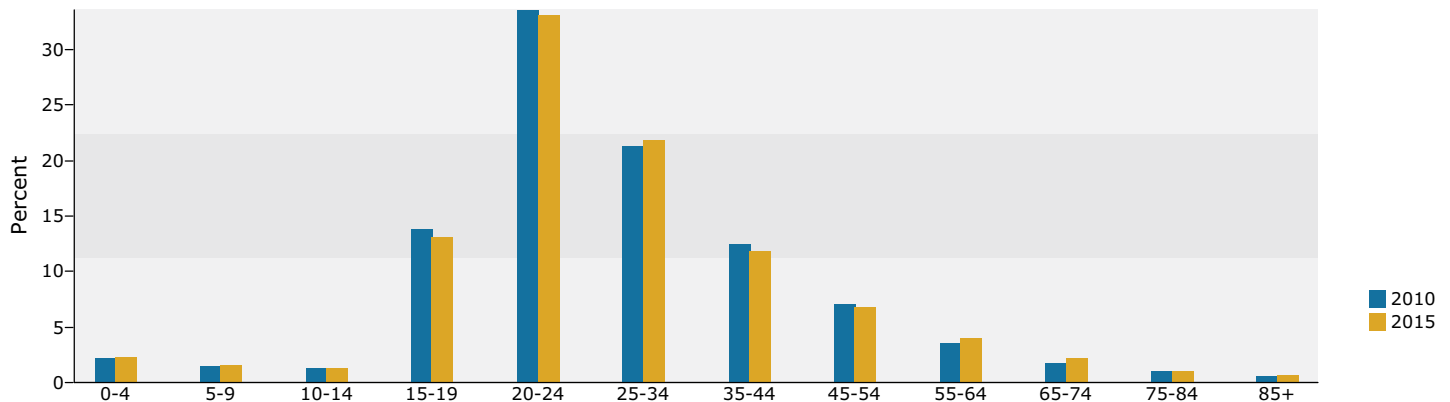
1071 Howell Mill Rd NW, Atlanta, GA 30318-5557
Ring: 1 mile radius

Dave Smith
Latitude: 33.784107
Longitude: -84.411362

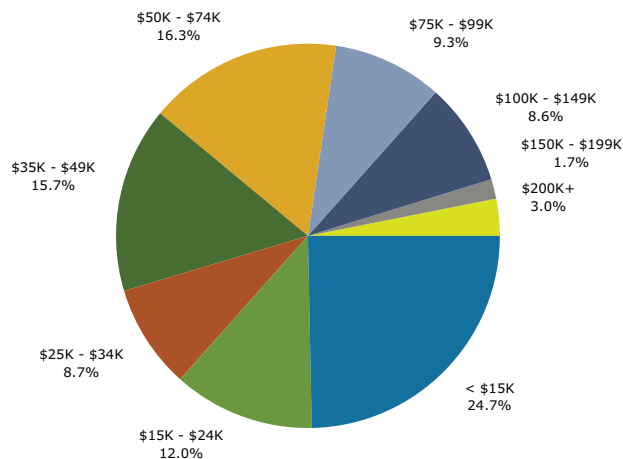
Trends 2010-2015



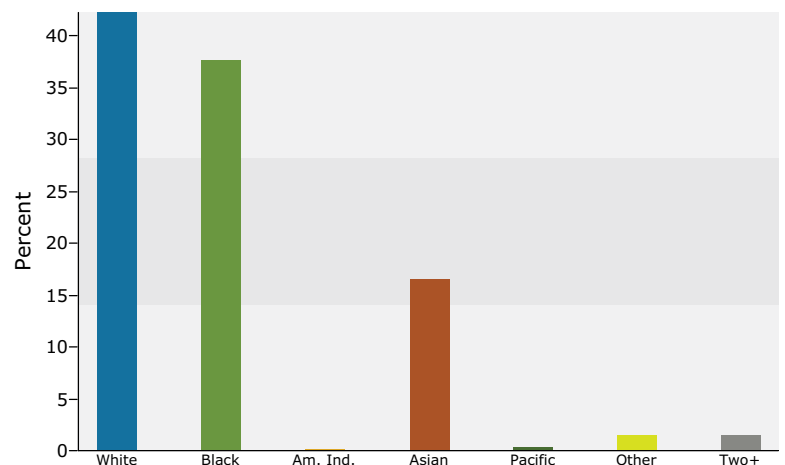
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 5.2%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

September 02, 2010

Made with ESRI Business Analyst



Demographic and Income Profile

1071 Howell Mill Rd NW, Atlanta, GA 30318-5557
Ring: 3 miles radius

Dave Smith
Latitude: 33.784107
Longitude: -84.411362

Summary	2000		2010		2015	
Population	125,789		155,195		170,519	
Households	51,945		65,137		72,711	
Families	18,589		21,242		22,797	
Average Household Size	1.98		2.01		2.01	
Owner Occupied Housing Units	17,847		21,090		23,268	
Renter Occupied Housing Units	34,097		44,047		49,442	
Median Age	30.2		31.2		31.2	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	1.90%		1.45%		0.76%	
Households	2.22%		1.47%		0.78%	
Families	1.42%		1.25%		0.64%	
Owner HHs	1.99%		1.51%		0.82%	
Median Household Income	6.14%		2.70%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	13,412	25.8%	13,667	21.0%	11,966	16.5%
\$15,000 - \$24,999	7,307	14.0%	6,889	10.6%	6,511	9.0%
\$25,000 - \$34,999	5,960	11.4%	5,283	8.1%	4,337	6.0%
\$35,000 - \$49,999	6,856	13.2%	8,659	13.3%	6,772	9.3%
\$50,000 - \$74,999	7,368	14.1%	9,823	15.1%	13,207	18.2%
\$75,000 - \$99,999	3,796	7.3%	7,443	11.4%	8,984	12.4%
\$100,000 - \$149,999	3,863	7.4%	7,834	12.0%	11,966	16.5%
\$150,000 - \$199,999	1,347	2.6%	1,836	2.8%	3,524	4.8%
\$200,000+	2,170	4.2%	3,701	5.7%	5,442	7.5%
Median Household Income	\$33,786		\$46,710		\$62,924	
Average Household Income	\$56,732		\$73,144		\$88,546	
Per Capita Income	\$24,801		\$32,959		\$40,109	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,224	4.9%	7,703	5.0%	8,449	5.0%
5 - 9	5,603	4.5%	6,606	4.3%	7,269	4.3%
10 - 14	4,812	3.8%	5,657	3.6%	6,391	3.7%
15 - 19	11,901	9.5%	13,662	8.8%	13,755	8.1%
20 - 24	18,048	14.3%	21,837	14.1%	23,475	13.8%
25 - 34	29,087	23.1%	33,522	21.6%	37,824	22.2%
35 - 44	19,802	15.7%	21,902	14.1%	22,600	13.3%
45 - 54	13,131	10.4%	18,361	11.8%	19,195	11.3%
55 - 64	7,307	5.8%	12,810	8.3%	15,324	9.0%
65 - 74	4,842	3.8%	6,554	4.2%	9,022	5.3%
75 - 84	3,410	2.7%	4,193	2.7%	4,601	2.7%
85+	1,622	1.3%	2,390	1.5%	2,614	1.5%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	51,887	41.2%	62,909	40.5%	70,596	41.4%
Black Alone	66,137	52.6%	78,052	50.3%	82,892	48.6%
American Indian Alone	215	0.2%	487	0.3%	540	0.3%
Asian Alone	4,068	3.2%	7,112	4.6%	8,535	5.0%
Pacific Islander Alone	65	0.1%	171	0.1%	181	0.1%
Some Other Race Alone	1,786	1.4%	3,552	2.3%	4,252	2.5%
Two or More Races	1,630	1.3%	2,912	1.9%	3,523	2.1%
Hispanic Origin (Any Race)	4,485	3.6%	9,277	6.0%	11,897	7.0%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

September 02, 2010

Made with ESRI Business Analyst

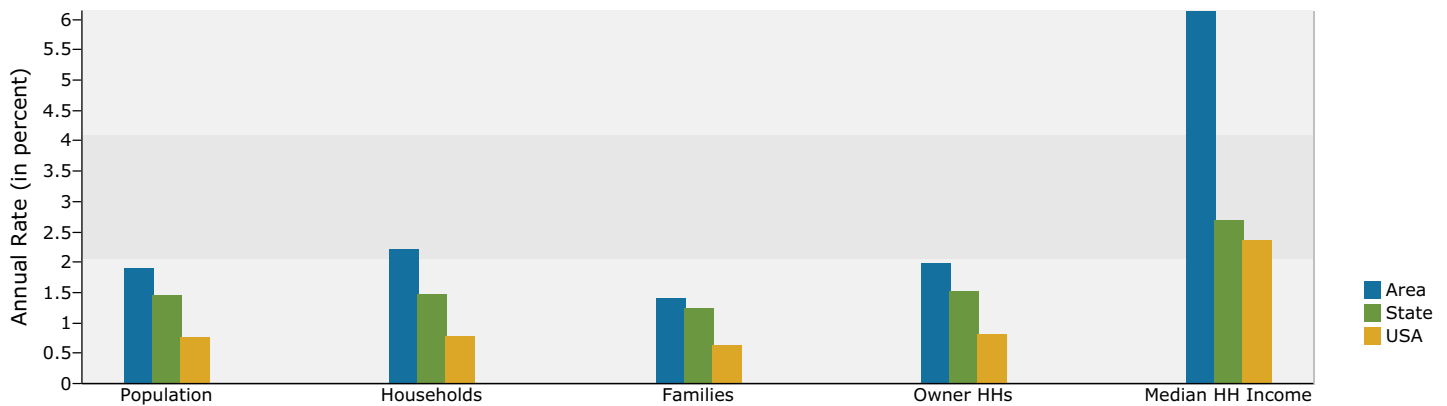


Demographic and Income Profile

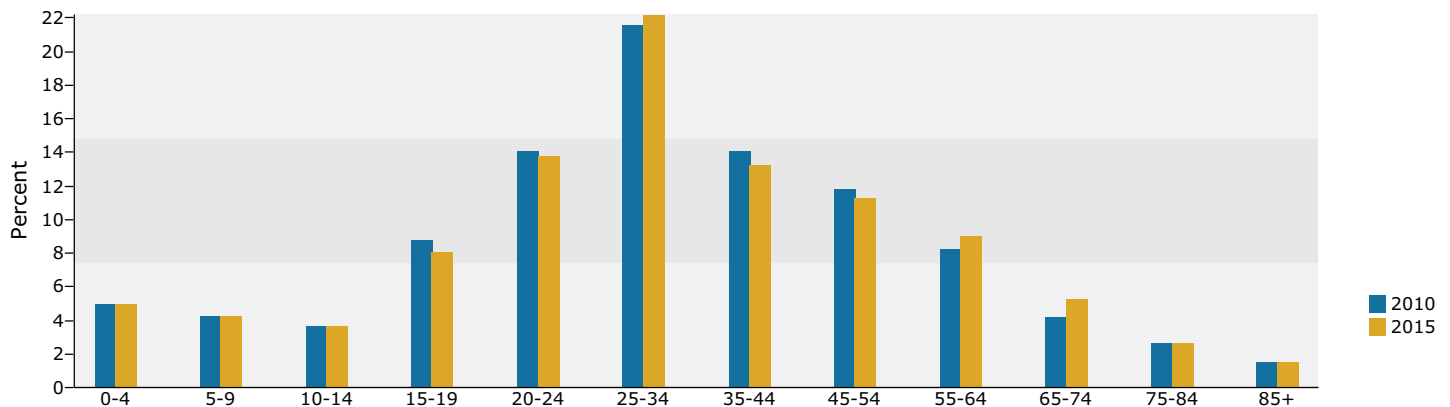
1071 Howell Mill Rd NW, Atlanta, GA 30318-5557
Ring: 3 miles radius

Dave Smith
Latitude: 33.784107
Longitude: -84.411362

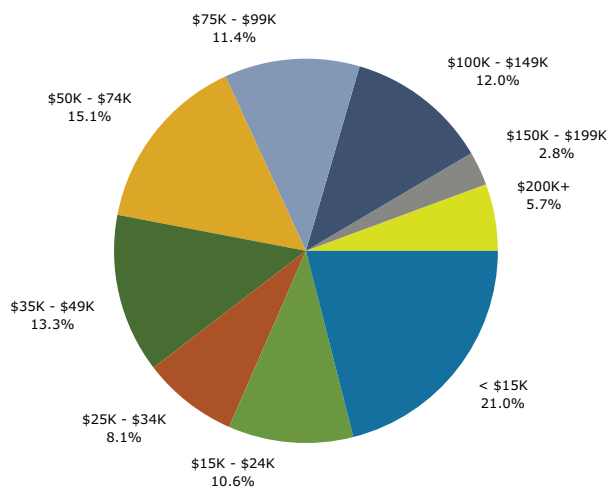
Trends 2010-2015



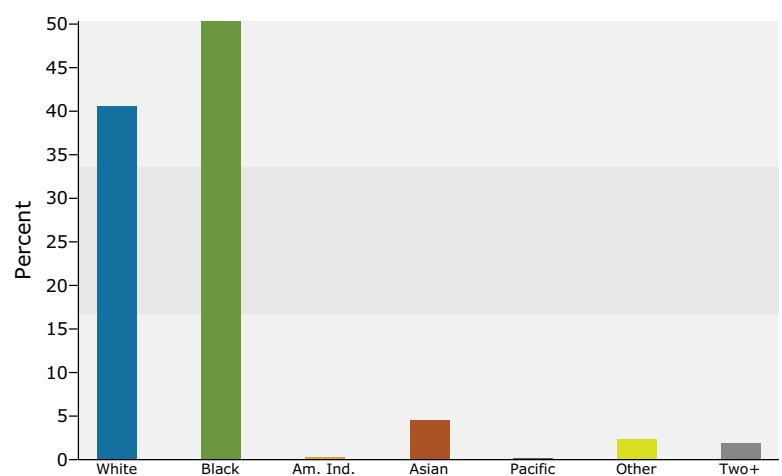
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 6.0%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

September 02, 2010

Made with ESRI Business Analyst



Demographic and Income Profile

1071 Howell Mill Rd NW, Atlanta, GA 30318-5557
Ring: 5 miles radius

Dave Smith
Latitude: 33.784107
Longitude: -84.411362

Summary	2000		2010		2015	
Population	287,451		352,426		386,639	
Households	122,472		150,012		165,763	
Families	52,397		59,308		63,380	
Average Household Size	2.14		2.17		2.17	
Owner Occupied Housing Units	50,344		57,559		62,863	
Renter Occupied Housing Units	72,128		92,453		102,901	
Median Age	32.0		33.3		33.4	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	1.87%		1.45%		0.76%	
Households	2.02%		1.47%		0.78%	
Families	1.34%		1.25%		0.64%	
Owner HHs	1.78%		1.51%		0.82%	
Median Household Income	5.73%		2.70%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	29,151	23.7%	29,207	19.5%	25,151	15.2%
\$15,000 - \$24,999	16,015	13.0%	14,926	9.9%	13,814	8.3%
\$25,000 - \$34,999	14,447	11.8%	12,205	8.1%	9,615	5.8%
\$35,000 - \$49,999	15,714	12.8%	20,091	13.4%	16,427	9.9%
\$50,000 - \$74,999	17,841	14.5%	22,374	14.9%	29,507	17.8%
\$75,000 - \$99,999	9,577	7.8%	17,725	11.8%	20,622	12.4%
\$100,000 - \$149,999	9,876	8.0%	19,061	12.7%	27,674	16.7%
\$150,000 - \$199,999	3,650	3.0%	4,574	3.0%	8,852	5.3%
\$200,000+	6,510	5.3%	9,849	6.6%	14,100	8.5%
Median Household Income	\$36,404		\$48,907		\$64,616	
Average Household Income	\$63,862		\$77,892		\$94,050	
Per Capita Income	\$28,033		\$34,183		\$41,359	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	16,361	5.7%	20,178	5.7%	22,077	5.7%
5 - 9	16,027	5.6%	18,375	5.2%	20,093	5.2%
10 - 14	14,397	5.0%	16,501	4.7%	18,546	4.8%
15 - 19	20,906	7.3%	24,960	7.1%	24,896	6.4%
20 - 24	30,423	10.6%	36,954	10.5%	40,365	10.4%
25 - 34	62,747	21.8%	69,514	19.7%	78,156	20.2%
35 - 44	45,774	15.9%	49,781	14.1%	50,344	13.0%
45 - 54	33,725	11.7%	46,207	13.1%	47,667	12.3%
55 - 64	19,366	6.7%	33,482	9.5%	39,715	10.3%
65 - 74	13,662	4.8%	17,947	5.1%	24,579	6.4%
75 - 84	9,664	3.4%	11,942	3.4%	13,015	3.4%
85+	4,397	1.5%	6,584	1.9%	7,186	1.9%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	119,382	41.5%	143,096	40.6%	159,342	41.2%
Black Alone	151,095	52.6%	178,358	50.6%	190,266	49.2%
American Indian Alone	517	0.2%	1,182	0.3%	1,317	0.3%
Asian Alone	6,739	2.3%	11,516	3.3%	13,912	3.6%
Pacific Islander Alone	111	0.0%	295	0.1%	313	0.1%
Some Other Race Alone	5,778	2.0%	11,248	3.2%	13,375	3.5%
Two or More Races	3,830	1.3%	6,731	1.9%	8,115	2.1%
Hispanic Origin (Any Race)	12,810	4.5%	25,577	7.3%	32,414	8.4%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

September 02, 2010

Made with ESRI Business Analyst

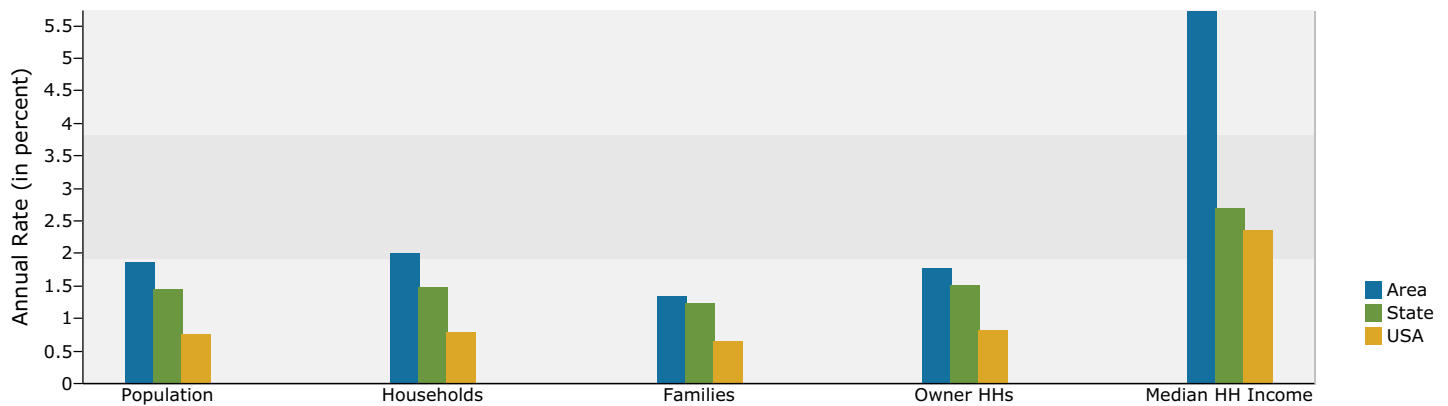


Demographic and Income Profile

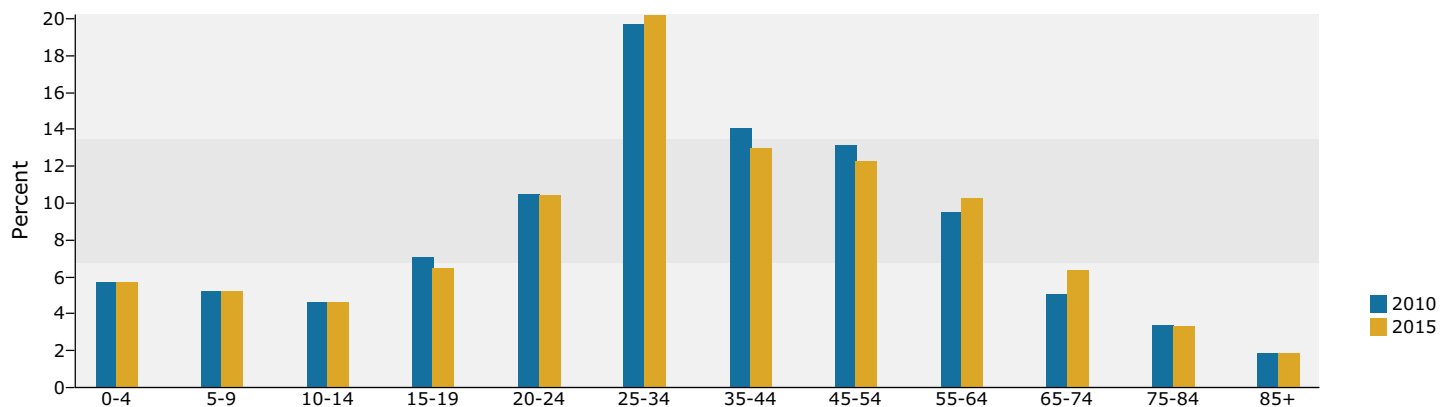
1071 Howell Mill Rd NW, Atlanta, GA 30318-5557
Ring: 5 miles radius

Dave Smith
Latitude: 33.784107
Longitude: -84.411362

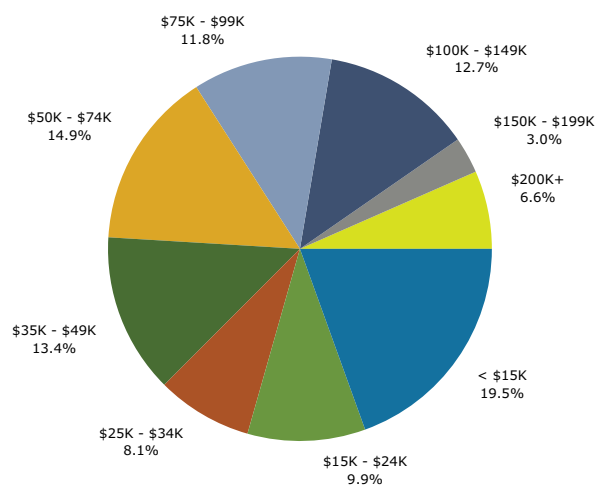
Trends 2010-2015



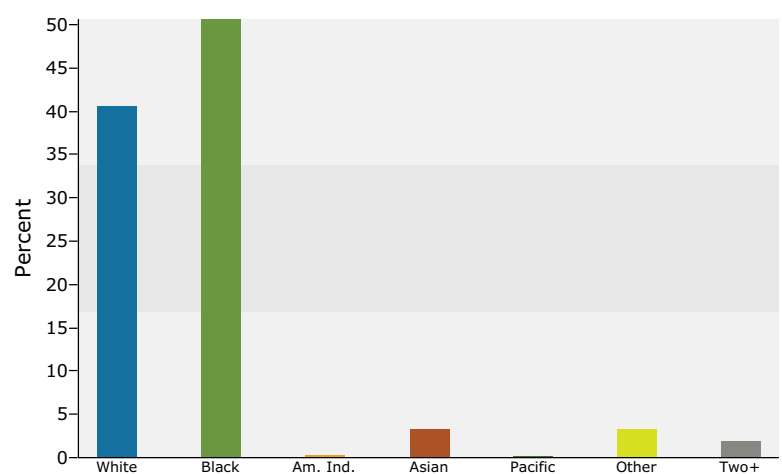
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 7.3%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

September 02, 2010

Made with ESRI Business Analyst