

Ackerman & Co.



OFFERING MEMORANDUM

Franklin Plaza Shopping Center

1033 Franklin Road
Marietta, Georgia 30067

CONFIDENTIAL INFORMATION

INFORMATION NOT WARRANTED

This Offering Memorandum and any subsequent evaluation material you may be provided (collectively known as the "Offering Memorandum") is intended solely for your limited use in considering whether to pursue negotiations to acquire Franklin Plaza Shopping Center (the "Property") located in Marietta, Georgia. The Property is being marketed for sale by Ackerman & Co. ("Broker").

The Offering Memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by Broker. It does not, however, purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Broker makes no representation or warranty, express or implied, as to the accuracy or completeness of the Offering Memorandum or any of its contents, and no legal liability is assumed to be implied with respect thereto.

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01

EXECUTIVE SUMMARY

- Investment and Property Overview
- Location and Demographic Summary
- Property Aerial
- Area Map

INVESTMENT AND PROPERTY OVERVIEW

The Ackerman & Co. retail investment sales group is pleased to present for sale, Franklin Plaza Shopping Center: a two-building retail center totaling 73,463 square feet located in Marietta, Georgia.

Currently 100% occupied, this building provides below-replacement cost pricing at \$112.98 PSF. These buildings offer high visibility and are located in Northwest Atlanta, less than half a mile from Interstate 75 and only two miles from Interstate 285.

The property has excellent frontage on Franklin Road with a high traffic count of more than 35,000 vehicles per day. In addition to being surrounded by 1,000+ apartment units, the shopping center is also in close proximity to many business parks.

The center is 100% occupied – a sure-bet for the savvy investor.

Property Highlights

- 100% occupied
- 10.07% cap on current income
- Priced below replacement costs at \$112.98 PSF
- Abundant parking
- Easy access to Interstates 75 and 285
- High traffic count of 35,000 vehicles per day

INVESTMENT HIGHLIGHTS

SQUARE FOOTAGE:	73,463
OCCUPANCY:	100%
ASKING PRICE:	\$8,300,000
PRICE PER SQUARE FOOT:	\$112.98
CAP RATE:	10.07%
CASH ON CASH:	16.40%



1033 Franklin Road
Marietta, Georgia 30067

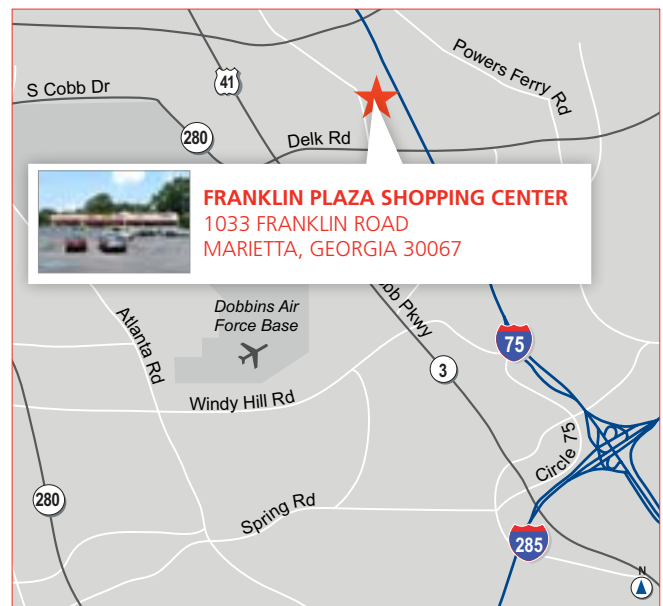
LOCATION AND DEMOGRAPHICS

Franklin Plaza Shopping Center is located in Marietta, Georgia, at the major thoroughfare of Franklin Road near Interstate 75. The building is located 2 miles from Interstate 285.

This shopping center is surrounded by homes, apartment units and many business parks. In 2011, the total population in a 1-mile radius was 5,988 with an average household income of \$50,442.

HOUSEHOLD AND INCOME DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Total Households	5,988	34,748	87,156
Est. Avg. Household Size	2.38	2.34	2.40
Average Household Income	\$50,442	\$63,310	\$76,078
Medium Household Income	\$42,651	\$47,546	\$53,601
Estimated Per Capita Income	\$20,904	\$26,740	\$31,479



TRAFFIC COUNTS

+ 35,000 VEHICLES PER DAY ON FRANKLIN RD
256,640 VEHICLES PER DAY ON I-75

Source: 2011 GASTARS Traffic Counters

01 Executive Summary

CLOSE-UP AERIAL VIEW OF PROPERTY

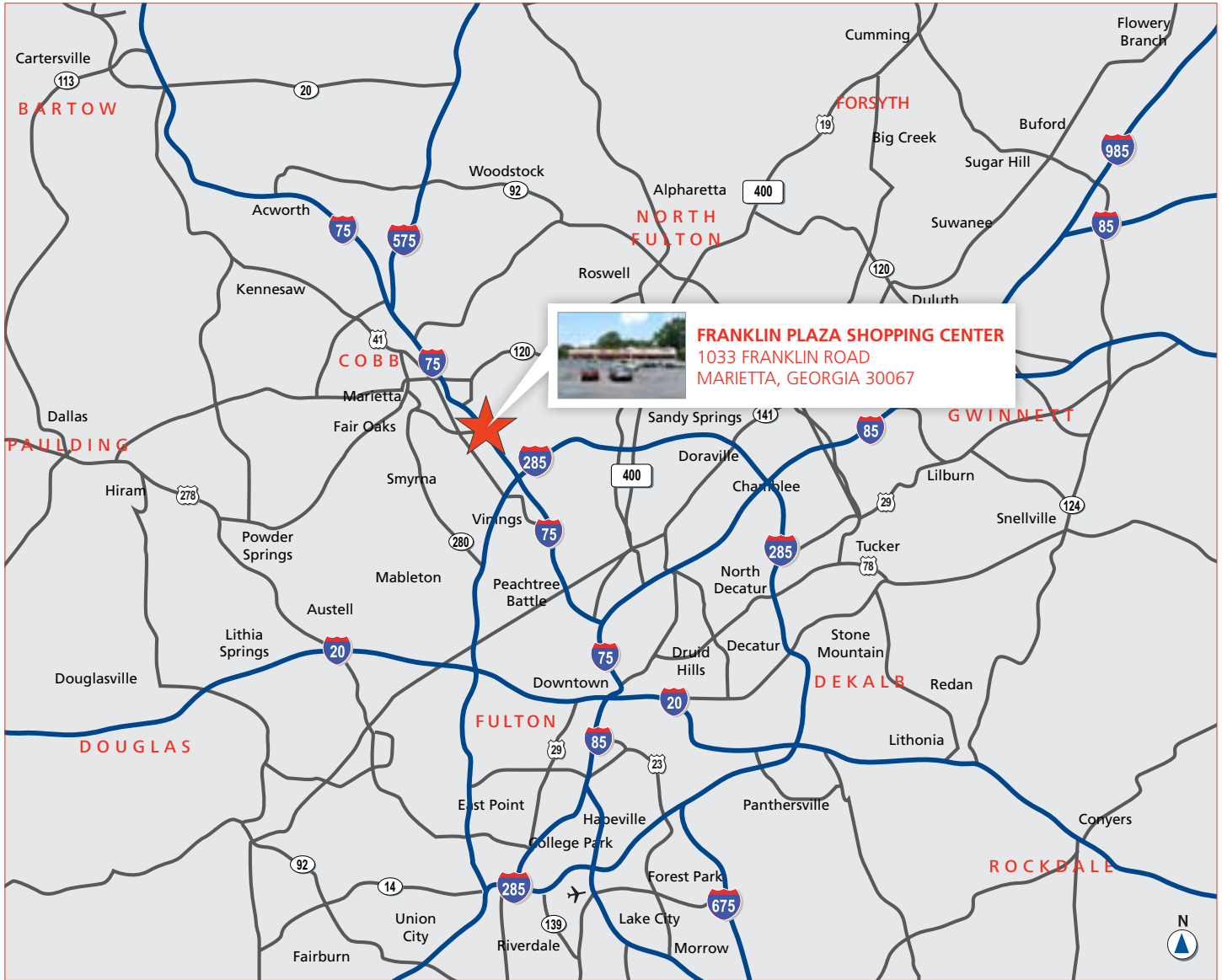


01 Executive Summary

PROPERTY AERIAL SHOWING PROXIMITY TO INTERSTATE 75



AREA MAP



KEY DISTANCES

I-75.....	0.5 MILE
I-285.....	.2 MILES
Hartsfield Jackson International Airport.....	.24 MILES

02

TENANT OVERVIEW

- Tenant Summary
- Rent Roll

TENANT SUMMARY

DOLLAR GENERAL

SQUARE FOOTAGE
10,000

LEASE EXPIRATION
09/2020

GENERAL DOLLAR

As of January 2012, Dollar General operated over 10,000 stores in 40 U.S. states. Dollar General stores are typically in small shopping plazas or strip malls in local neighborhoods. Dollar General often serves communities that are too small for Walmarts (although many locations are in relatively close driving distance to a Walmart store). In recent years, the chain has started constructing more stand-alone stores, typically in areas not served by another general-merchandise retailer. In some cases, stores are within a few city blocks of each other. It competes in the dollar store format with national chains Family Dollar and Dollar Tree, regional chains such as Fred's in the southeast, and numerous independently owned stores. Although it has the word "dollar" in the name, Dollar General is not a dollar store. Many of its offerings are priced at more than one dollar.

Dollar General (NYSE: DG) S&P Rating: B+
S&P Rating: BB+
Headquarters: Goodlettsville, TN
Store Locations: 10,000+

Year Founded: 1939
Employees: 79,000+
2011 Revenue: \$14.8 billion
www.dollargeneralcorporateoffice.com



SQUARE FOOTAGE
1,500

LEASE EXPIRATION
04/2015

BOOST MOBILE

Boost Mobile, one of Sprint's prepaid brands and recently recognized by *J.D. Power* as "The Highest Ranked in Customer Service Performance" and "Purchase Experience Among Non-Contract Wireless Providers", offers wireless phones and services with no long-term contracts. Boost Mobile redefines value for wireless consumers with its Monthly Unlimited with Shrinkage no-contract service where the longer you stay the less you pay with on-time payments for unlimited voice, text messaging, Web, email and calls to 411. Boost Mobile offers nationwide service on the Nationwide Sprint Network, reaching more than 278 million people, and on the Nextel National Network, reaching more than 278 million people, with no activation or long-distance fees. Boost Mobile offers a selection of quality handsets from Motorola, Sanyo, Research In Motion (RIM) and Samsung, ranging from entry-level to high-end devices available nationwide at nearly 20,000 major retail stores. Re-Boost® cards are available at approximately 100,000 locations throughout the United States.

Boost Mobile (NYSE: S)
S&P Rating: B+
Headquarters: Irvine, CA
Store Locations: Undisclosed

Year Founded: 2000
Employees: Undisclosed
2011 Revenue: \$8.3 billion
www.boostmobile.com

02 Tenant Overview

RENT ROLL

TENANT	SQUARE FEET	LEASE EXPIRATION	ANNUAL RENT	ESCALATIONS
Action	1,030	01.31.2015	\$21,000.00	3%
Latino Music	960	09.01.2014	\$18,960.00	7%
B & S Beauty	1,500	07.01.2015	\$24,000.00	3%
Check Cashier	945	10.01.2013	\$17,922.00	3%
Dollar General	10,000	09.01.2020	\$47,500.00	Flat
El Taxano*	12,500	09.30.2015	\$108,000.00	4%
Gantt's Food	4,125	01.01.2017	\$83,538.00	3%
Mi Pueblito	4,000	05.01.2014	\$58,272.00	2.2%
Jamaican Jerk	1,200	12.01.2015	\$36,000.00	5%
Metro PCS	1,000	04.01.2015	\$17,400.00	10%
Philly Steak	1,672	11.01.2016	\$13,200.00	0%
Barbershop	1,000	10.01.2015	\$14,400.00	2.5%
Latino Tax Service	800	09.01.2015	\$16,400.00	8%
Laundromat	1,875	11.01.2016	\$36,844.00	3.5%
Woridle	2,000	12.01.2015	\$28,600.00	4%
Pawn Shop**	5,000	09.01.2017	\$57,600.00	2.5%
Mi Rancho	4,300	09.01.2016	\$65,032.00	3%
Opi Nails	850	06.01.2017	\$13,200.00	5%
Liquor Store	3,200	01.01.2016	\$71,500.00	4.5%
Red Train Café	8,722	02.01.2018	\$86,400.00	3%
Salazor Bakery	1,120	12.01.2015	\$24,609.00	3%
Summit Health	800	12.01.2016	\$17,400.00	3%
Wachovia ATM	0	06.01.2015	\$9,600.00	-
Wings Town	1,500	12.01.2016	\$37,234.00	4.3%
New Star Chinese	1,875	12.01.2017	\$28,428.00	3%
Boost Mobile	1,500	04.01.2015	\$14,400.00	5%
TOTAL	73,474		\$967,439.00	

Notes

[*] El Texano has reduced amount because they only use a portion of the space. Owner is meeting with tenant to discuss potentially adding two bathrooms, which will help enable them to use all the space more efficiently. Rent will then increase to approximately \$7,500 per month.

[**] Owner is potentially doing the build out for the Pawn Shop. Owners of the Pawn Shop are out of town and will discuss lease in the next few weeks. Rent has the potential to be approximately \$12 psf or minimum of \$60,000 per year.

Owner is also in discussion with a hospital group that has expressed interest in Franklin Plaza.

03

MARKET OVERVIEW

- Cobb County
- Detailed Demographics

COBB COUNTY

Cobb County represents some of the best Atlanta has to offer with nationally ranked educational systems, state-of-the-art infrastructure and lifestyle opportunities like nowhere else. The leadership provided by local, regional and national firms has defined Cobb County as one of the premier destinations in the entire country for business relocation and growth.

Due to fiscal responsibility and efficient management in government, property taxes are among the lowest in metro Atlanta area. Through the years, Cobb has earned its well-deserved reputation as a place to live, work and play.

Cobb County boasts the second-highest per capita income in the metro area as well as in Georgia, totaling \$31,479 and a medium household income of \$65,836. From a cultural standpoint, the county also includes many diverse venues including The Cobb Galleria Centre, along with more than 13,000 hotel rooms throughout the county, Six Flags and White Water theme parks, as well as the Cobb Energy Performing Arts Center.

The Immediate Area

Marietta, Georgia is located just North of Atlanta and just South of the North Georgia Mountains. Multiple location attractions, sporting events, festivals and industry provide residents and visitors with many exciting things to do and business to conduct. Nearby neighbors to Franklin Plaza Shopping Center include Summit Health Clinic, Cumberland Pediatrics, Dobbins Air Force Base, Cobb Galleria and the Cobb Energy Performing Arts Center, making this an incredible location for local tenants and merchants and a great destination for local area customers.



Cobb Galleria Centre



Cobb Energy Performing Arts Centre

DETAILED DEMOGRAPHICS

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
2011 Estimated Population	5,988	34,748	87,156
2016 Projected Population	6,162	36,151	91,530
2000 Census Population	6,176	34,797	85,034
1990 Census Population	5,853	31,915	74,633
Growth 2000 - 2011	-3.04%	-0.14%	2.50%
Growth 2011 - 2016	2.91%	4.04%	5.02%
Growth 1990 - 2000	5.52%	9.03%	13.94%
2011 Estimated Median Age	32.80	34.60	36.10
Total Employees	11,558	65,608	168,547
2011 Estimated Households	5,988	34,748	87,156
2016 Projected Households	6,162	36,151	91,530
2000 Census Households	6,176	34,797	85,034
1990 Census Households	5,853	31,915	74,633
Growth 2011 - 2016	2.91%	4.04%	5.02%
Growth 2000 - 2011	-3.04%	-0.14%	2.50%
2011 Estimated Average Household Size	2.38	2.34	2.40
2011 Estimated Average Household Income	\$50,442	\$63,310	\$76,078
2011 Estimated Median Household Income	\$42,651	\$47,546	\$53,601
2011 Estimated Per Capita Income	\$20,904	\$26,740	\$31,479
2011 Estimated Housing Units	5,988	34,748	87,156
2011 Estimated Occupied Units	1,589	12,477	42,152
2011 Estimated Owner Occupied Units	26.54%	35.91%	48.36%
2011 Estimated Renter Occupied Units	73.46%	64.10%	51.64%
2011 Estimated Median Housing Value	\$127,030	\$164,864	\$195,490

04

FINANCIAL OVERVIEW

- Financial Summary
- In-place Income Reconciliation & Proforma

FINANCIAL SUMMARY

PROPERTY

Address	1033 Franklin Road Marietta, Georgia 30067
Building Size	73,462
Occupancy as of August, 2012	100%

ACQUISITION AND RESIDUAL SUMMARY

Purchase Price	\$8,300,000
Down Payment	\$2,490,000 (30%)
Price / Square Foot	\$112.98
IRR (5 Year)	35.43%

IN-PLACE INCOME RECONCILIATION & PROFORMA

INCOME	CURRENT	%
Rental Income	\$967,430	
Gross Operating Income	\$967,430	
Less Expenses	(\$131,569)	
Net Operating Income	\$835,861	
Loan Payments	(\$428,142)	
Cash-on-Cash	\$407,719	16.40

EXPENSES	CURRENT	LOAN ANALYSIS
	NNN	Loan \$5,810,000
		Loan Ratio 70%
		Interest Rate 5.5%
		Amortization 25 years
		Loan Term 5 years

EXPENSES	CURRENT
Real Estate Taxes	\$44,890
Insurance	\$15,000
CAM	
Parking Lights	\$17,026
Water	\$39,958
Management Fee	
3% of EGI*	NNN
15% Administrative Fee*	NNN
Reserves/Replacements	\$14,695
Total Expenses	\$31,569

Notes

[*] Fee not currently being utilized.

Ackerman & Co.



FOR MORE INFORMATION, PLEASE CONTACT:

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