

Ackerman & Co.



OFFERING MEMORANDUM

2775 Campbellton Road SW

Atlanta, GA 30311
(College Park / SW Atlanta Retail Submarket)

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 2775 Campbellton Road SW (the "Property") located in Atlanta, Georgia. The Property is being marketed for sale by Ackerman & Co. ("Broker").

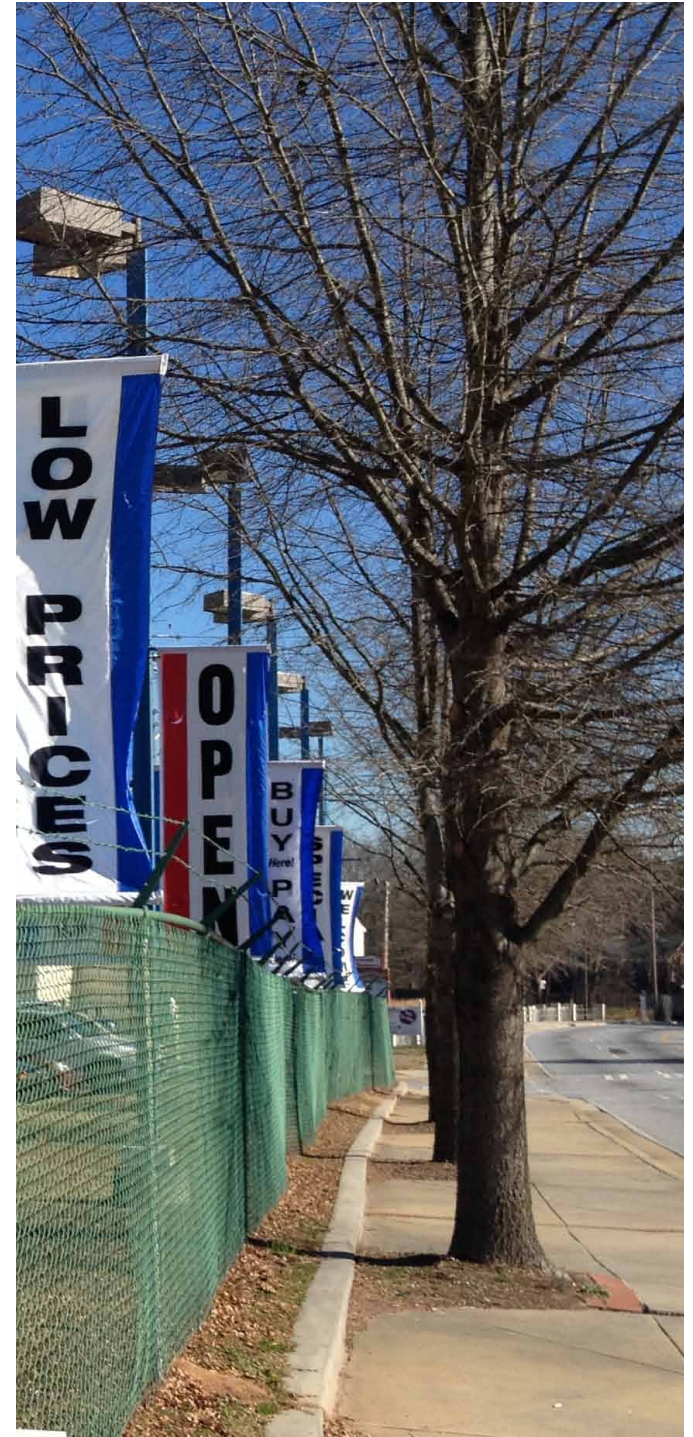
The Offering Memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by Broker. It does not, however, purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Broker makes no representation 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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Furthermore, the inclusion or exclusion in the Offering Memorandum of information relating to asbestos or any other hazardous, toxic or dangerous chemical item, waste or substance (hereinafter collectively referred to as "Waste") relating to the Property shall in no way be construed as creating any warranties or representations, expressed or implied by the Broker as to the existence or nonexistence or nature of Waste in, under or on the Property, it may create significant legal and/or economic obligations upon the Owner, lessee and/or other holders of interest in the Property or a part thereof and you are hereby advised to obtain professional assistance such as from a consultant, engineer and/or attorney prior to taking an interest in the Property or a part thereof.





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CONTACTS

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EXECUTIVE SUMMARY

- Investment Summary
- Location and Demographics
- Property Aerials
- Property Overview

2775 Campbellton Road

01 Executive Summary

INVESTMENT SUMMARY

The Ackerman & Co.'s retail investment sales group is pleased to exclusively present the opportunity for a potential sale-leaseback for 2775 Campbellton Road. The property was originally constructed in 1978 and totals 6,040 square feet. The building is offered free and clear of existing debt.

2775 Campbellton Road has historically been used exclusively as an auto sales dealership and continues to do so today. So, the property's current configuration reflects this time honored primary use of this site. Despite its primary historical use as an auto dealership, the property offers the potential for many other uses such as auto repair and servicing, secured off-site parking, or can be reconfigured for other single tenant property types like pharmacies, auto part suppliers, dollar stores, and even medical product/services related companies (dialysis, medical equipment and supplies). Its corner location and excellent street visibility enables this site to be uniquely positioned to serve its respective market.

Investment Highlights:

Potential Sale-Leaseback: Depending on lease terms, existing property owner would very much consider leasing a certain amount of space in property from prospective new owner.

Below Market Rates: Based on estimated sales price, new owner could offer future tenants below market rents and significantly reduce corresponding lease-up risk.



2775 Campbellton Road
Atlanta, Georgia 30311

Underutilized Property: Property has total of five bays, of which only two are used in daily operations. One bay is used for storage, and the remaining two are not used at all. If all bays were actively leased, net income would be nicely enhanced.

Potential Redevelopment: Due to proximity to Hartfield-Jackson International Airport and the massive proposed Ft. McPherson Redevelopment Project, this property is strategically located to easily service both sites. Also, it provides for easy access to the north/south artery of Interstate 285 and the east/west artery of Georgia Highway 166/ Lakewood Freeway. Because the site sits on an unobstructed corner lot, it has great visibility and excellent curb appeal.

INVESTMENT SUMMARY

Square Footage / Acreage:	6,040 SF on 1.0622 AC
Offering Price:	\$465,000 (\$76.98/SF)
Opportunity:	Potential sale-leaseback
Debt Structure:	Market (free and clear)
Value:	Below market rates

01 Executive Summary

LOCATION AND DEMOGRAPHICS

The subject, 2775 Campbellton Road located in Southwest Atlanta, Georgia was built in 1978 and is in great physical condition. The store fronts Campbellton Road and has two points of ingress / egress on the site. The site offers ample parking.

This property's close proximity to high density residential, major Atlanta traffic arteries as Interstate 285 and Georgia Highway 166/Lakewood Freeway, combined with its strategic location near Hartsfield Jackson International Airport and the Ft. McPherson Redevelopment Project, positions it to provide significant value to a prospective Buyer/Investor.

In 2011, total population within five miles was 175,622 and average household income within the five miles was \$44,722.

DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population 2011	6,541	63,989	175,622
Total Households	2,549	26,354	69,470
Average Household Income	\$44,993	\$47,436	\$44,722



TRAFFIC COUNTS

+ 10,139 VEHICLES PER DAY ON CAMPBELLTON RD SW
+ 47,765 VEHICLES PER DAY ON LAKEWOOD FWY

Source: 2011 MPSI Systems Inc. d.b.a. DataMetrix®

01 Executive Summary

CLOSE-UP AERIAL VIEW OF THE SITE



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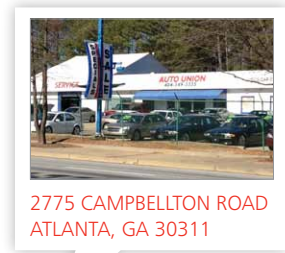
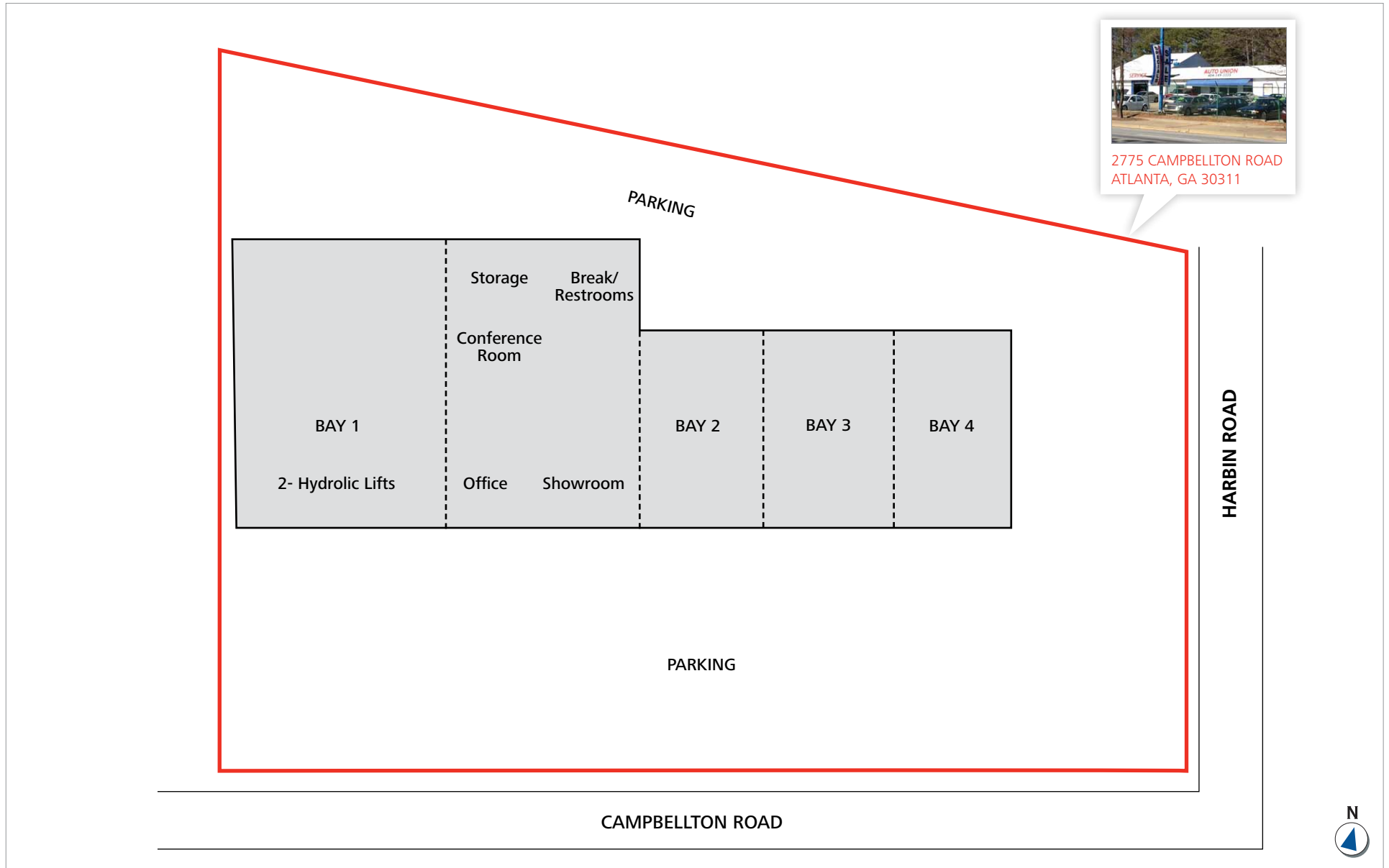
BUILDING OVERVIEW

- Site Plan
- Property Overview

2775 Campbellton Road

02 Building Overview

SITE PLAN



02 Building Overview

PROPERTY OVERVIEW



Address:	2775 Campbellton Road SW Atlanta, Georgia 30311
County:	Fulton
MSA:	College Park / SW Atlanta Retail Submarket
Municipality:	City of Atlanta
Building Size:	6,040 square feet / one-story building
Land Area	1.0622 acres
Parcel ID:	2214-0218-LL-116-4
Year Built:	1987

Construction: Wood frame structure with combination brick and plank wood facade. Cinder block fencing in rear and chain link fencing in front and on side of building. Roof lines are flat over office/showroom area and arching over other bays.

Configuration:

- Total 5-bays (One with 2 hydraulic lifts, one used for storage, two not being used, and remaining larger bay contains an office, conference room, two large storage areas, a kitchen/break area, rest rooms, and separate electrical/HVAC rooms.
- Parking area lighting
- Marquee signage

Access: There are two points of ingress/egress via Campbellton Road and Hardin Road which are perpendicular to each other.

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MARKET OVERVIEW

- Atlanta, Georgia
- Competitive Property Survey
- Detailed Demographics

ATLANTA, GEORGIA

Atlanta is the capital and most populous city in Georgia. Atlanta is the cultural and economic center of the Atlanta metropolitan area, which is home to 5,268,860 people and is the ninth largest metropolitan area in the United States.

A thriving world-class city

Atlanta is considered an “alpha-world city,” and, with a gross domestic product of \$270 billion, Atlanta’s economy ranks 15th among world cities and sixth in the nation. Although Atlanta’s economy is considered diverse, dominant sectors include logistics, professional and business services, media operations, government administration and higher education. Geographically, Atlanta is marked by rolling hills and dense tree coverage. Revitalization of Atlanta’s neighborhoods, initially spurred by the 1996 Olympics, has intensified in the 21st century, altering the city’s demographics, politics and culture.

Transportation

Atlanta is the primary transportation hub of the Southeastern United States, via highway, railroad, and air, with Hartsfield–Jackson Atlanta International Airport being the world’s busiest airport since 1998.

The Metropolitan Atlanta Rapid Transit Authority (MARTA) provides public transportation in the form of buses, light rail, and heavy rail. Notwithstanding heavy automotive usage in Atlanta, the city’s subway system is the eighth busiest in the country. MARTA rail lines connect many key destinations, such as the airport, Downtown, Midtown, Buckhead, and Perimeter Center.



Atlanta, Georgia Skyline

With a comprehensive network of freeways that radiate out from the city, automobiles are the dominant mode of transportation in the region. Three major interstate highways converge in Atlanta: I-20 (east-west), I-75 (northwest-southeast), and I-85 (northeast-southwest). The latter two combine in the middle of the city to form the Downtown Connector (I-75/85), which carries more than 340,000 vehicles per day and is one of the ten most congested segments of interstate highway in the United States. Atlanta is mostly encircled by Interstate 285, a beltway locally known as “the Perimeter” that has come to mark the boundary between “Inside the Perimeter” (ITP), the city and close-in suburbs, and “Outside the Perimeter” (OTP), the outer suburbs and exurbs.

Hartsfield-Jackson Atlanta International Airport, the world’s busiest airport as measured by passenger traffic and aircraft traffic, offers air service to over 150 U.S. destinations and more than 80 international destinations in 52 countries, with over 2,700 arrivals and departures daily. Delta Air Lines maintains its largest hubs at the airport. Situated 10 miles (16 km) south of downtown, the airport covers most of the land inside a wedge formed by Interstate 75, Interstate 85 and Interstate 285.

03 Market Overview

COMPETITIVE PROPERTY SURVEY (WITHIN A 5-MILE RADIUS)



03 Market Overview

DETAILED DEMOGRAPHICS

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
2011 Population	6,541	63,989	175,622
2016 Projected Population	6,998	66,596	182,930
2010 Census Population	6,491	63,938	175,263
Growth 2011 - 2016	7.00%	4.10%	4.20%
Growth 2010 - 2011	0.80%	0.10%	0.20%
2011 Households	2,549	26,354	69,470
2016 Projected Households	2,762	27,885	73,407
2010 Census Households	2,530	26,319	69,379
Growth 2011 - 2016	8.30%	5.80%	5.70%
Growth 2010 - 2011	0.80%	0.10%	0.10%
Owner Occupied	45.82%	46.00%	43.80%
Renter Occupied	54.18%	54.00%	56.20%
2011 Households by Household Income	2,548	26,354	69,466
2011 Average Household Income	\$44,993	\$47,436	\$44,722
2011 Median Household Income	\$29,688	\$33,578	\$30,736
2011 Per Capita Income	\$18,055	\$19,969	\$18,511

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FINANCIAL OVERVIEW

• Financial Summary

04 Financial Overview

FINANCIAL SUMMARY

FINANCIAL OVERVIEW

Sales Price	\$465,000
Square Feet	6,040
Price Per Square Feet	\$76.98
Financing	Property is offered free and clear of existing debt

BUILDING INFORMATION

Address	2775 Campbellton Road, Atlanta, Georgia 30311
Property Type	Single-tenant retail
Year Built	1978
Parcel Size	1.0622 acres
Current Occupancy	100%

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FOR MORE INFORMATION, PLEASE CONTACT:

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