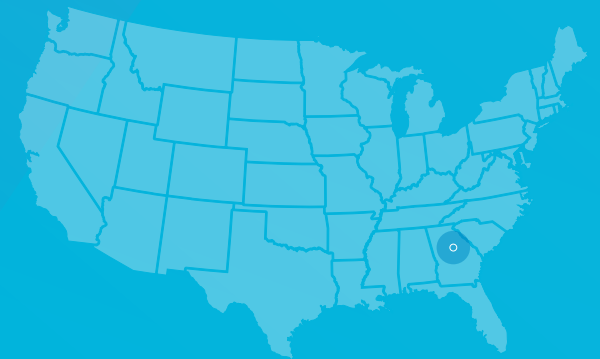


Ackerman & Co.



OFFERING MEMORANDUM

Value Add Office Building for Sale

3005 Lenora Church Road, Building A
Snellville, Georgia 30078
(Atlanta MSA)

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 3005 Lenora Church Road, Building A (the "Property") located in Snellville, 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.

By acknowledgment of your receipt of the Offering Memorandum you agree that the Offering 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, the Offering Memorandum or its contents to any other person, firm, or entity (including, without limitation, any principal for whom you have been engaged), without prior written authorization of Owner or Broker and that you will not use or permit to be used the Offering Memorandum or its contents to be copied or used in any fashion or manner detrimental to the interest of Owner. Photocopy or other duplication is strictly prohibited.

THE OFFERING MEMORANDUM SHALL NOT BE DEEMED TO REPRESENT THAT 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 THE OFFERING MEMORANDUM.

The information provided in the Offering Memorandum has been gathered from sources that are deemed reliable, but the Broker does not warrant or represent that the information is true or correct. Prospective offerors are advised to verify information independently. The Offering Memorandum is not to be construed as an offer or as any part of a contract to sell the property.

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.





01 EXECUTIVE SUMMARY

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- Site Plan

03 MARKET OVERVIEW

- Detailed Demographics
- Class B Submarket Statistics
- Competitive Vacant Office Building Sales
- Competitive Office Building Leases

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01

EXECUTIVE SUMMARY

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INVESTMENT SUMMARY



3005 Lenora Church Road Building A
Snellville, GA 30078

INVESTMENT OVERVIEW

Square Footage:	18,494 SF
Acreage:	1.25

Ackerman's Investment Sales team is pleased to exclusively present for sale an 18,494 SF office building in Snellville, GA. The building, built in 1988, sits on 1.25 acres.

INVESTMENT HIGHLIGHTS

Value Add Investment: The opportunity to purchase an office buildings well below replacement costs estimated at \$175 per square foot. All brick and structural steel structure construction with plenty of interior build out including a cafeteria and industrial kitchen.

Market and Site Location: 3005 Lenora Church Road - Building A is located southeast of the intersection of Highway 78 / 124 in Snellville, GA. The City of Snellville is just north of this property. According to the Census, Snellville had a population of 18,282 in 2010. With an easy commute to the largest city in the Southeast and a low cost of living, Snellville reaps many economic benefits from its proximity to Atlanta.

Quality Physical Construction: 3005 Lenora Church Building A was built in 1988 and has been maintained as a class B office building in the Lawrenceville/Lilburn Submarket. With the brick and steel construction, this offering allows a new investor to minimize capital expenditures and capital reserves. Thus, ultimately increasing your bottom line. The property features masonry construction, finished office space and surface parking spaces.

Stabilized Tenant Base: According to Costar Group, this submarket features over 7,084,279 square feet of office inventory and ended the fourth quarter of 2013 with a 14.2% market vacancy rate. By the end of the fourth quarter 2013, the market had posted 79,796 square feet of positive YTD net Absorption. The average quoted rental rate for space in the Lawrenceville/Lilburn submarket was \$16.16 at the end of the fourth quarter 2013.

01 Executive Summary

LOCATION AND DEMOGRAPHICS

The subject 3005 Lenora Church Rd. – Building A located in Snellville, GA was built in 1988 and is in great physical condition. In 2013, total population within 5 miles was 133,566 and average household income within the 5 miles was \$83,786.



DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population 2013	5,539	53,868	133,566
Total Households	1,939	16,887	44,096
Average Household Income	\$60,290	\$68,995	\$73,805



TRAFFIC COUNTS

16,642 VEHICLES PER DAY ON LENORA CHURCH RD

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

01 Executive Summary

CLOSE-UP AERIAL



01 Executive Summary

AERIAL VIEW



01 Executive Summary

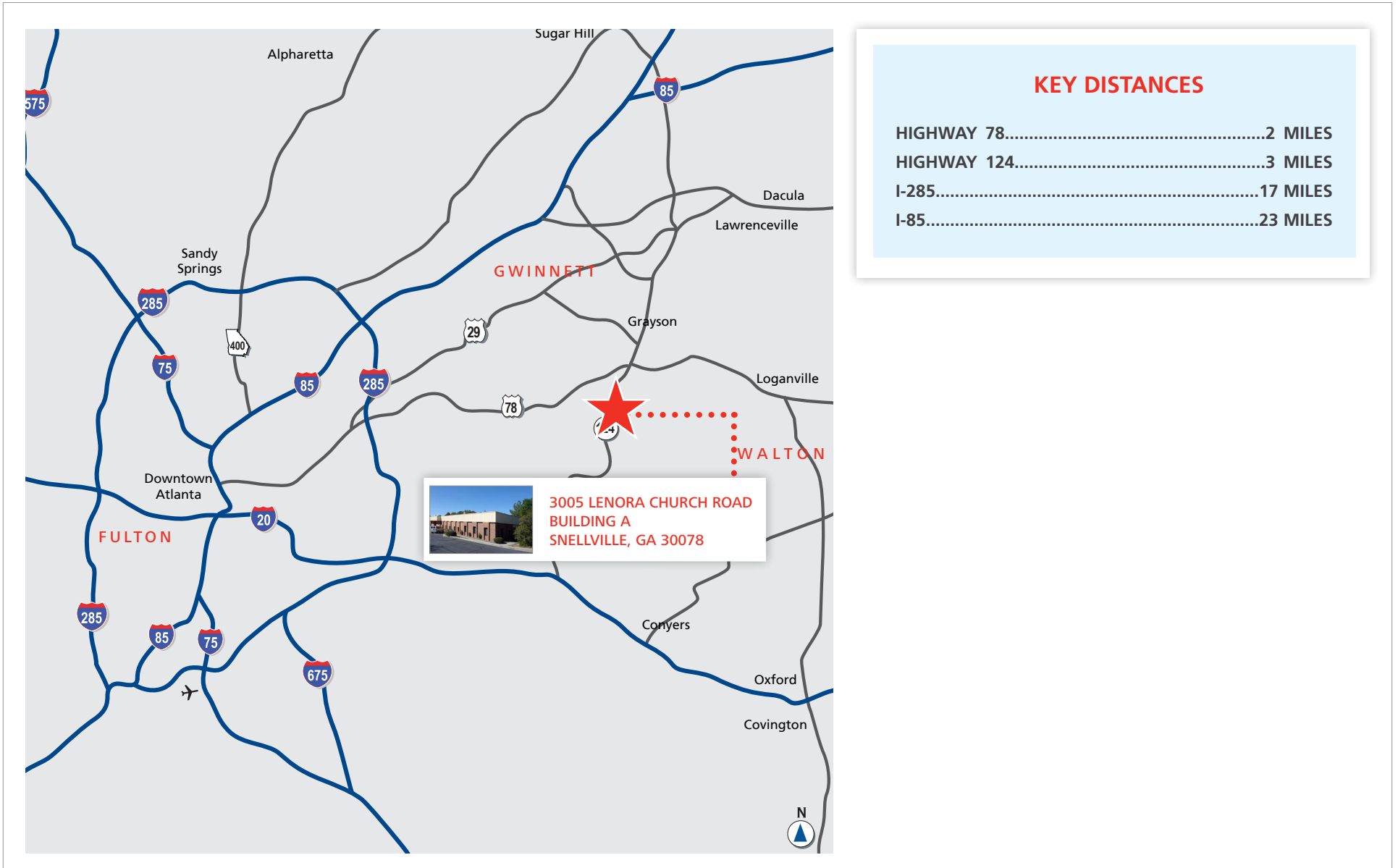
PROPERTY OVERVIEW



Address:	3005 Lenora Church Rd – Building A Snellville, GA 30078
County:	Gwinnett
Zoning:	OI
Building Size:	18,494 square feet / one-story building
Land Area	1.25 acres
Parcel ID:	R5029-294
Year Built:	1988
Construction:	Brick and steel frame
Taxes:	\$25,181.84
Parking Spaces:	60

01 Executive Summary

AREA MAP



01 Executive Summary

PROPERTY PHOTOGRAPHS



02

TENANT OVERVIEW

- Floor Plan
- Site Plan

03

MARKET OVERVIEW

- Detailed Demographics
- Class B Submarket Statistics
- Competitive Vacant Office Building Sales
- Competitive Office Building Leases

03 Market Overview

DETAILED DEMOGRAPHICS

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
2013 Population	5,539	50,646	133,566
2018 Projected Population	5,845	53,868	143,280
2010 Census Population	5,355	48,659	127,396
2000 Census Population	4,427	38,434	93,063
Growth 2000 - 2010	20.97%	26.60%	36.89%
Growth 2010 - 2013	3.44%	4.08%	4.84%
Growth 2013 - 2018	5.53%	6.36%	7.27%
2013 Median Age	38.0	36.7	37.0
2013 Households	1,939	16,887	44,096
2018 Projected Households	2,057	17,951	47,103
2010 Census Households	1,869	16,269	42,352
2000 Census Households	1,556	12,697	30,339
Household Growth 2000 - 2010	20.10%	28.14%	39.59%
Household Growth 2010 - 2013	3.78%	3.80%	4.12%
Household Growth 2013 - 2018	6.06%	6.30%	6.82%
2013 Average Household Size	2.78	2.98	3.02
2013 Median Household Income	\$47,984	\$57,752	\$62,046
2013 Average Household Income	\$60,290	\$68,995	\$73,805
2013 Owner Occupied Units	1,489	14,063	37,265

03 Market Overview

CLASS B SUBMARKET STATISTICS: YEAR-END 2013

MARKET	EXISTING INVENTORY # BLDS	TOTAL RBA	VACANCY DIRECT SF	TOTAL SF	VAC %	YTD NET ABSORPTION	YTD DELIVERIES	UNDER CONST SF	QUOTED RATES
Barrow County	45	387,194	27,995	27,995	7.20%	12,268	0	0	\$16.11
Bartow County	54	558,922	96,414	96,414	17.20%	-4,919	0	0	\$17.30
Butts County	4	21,296	2,314	2,314	10.90%	0	0	0	\$0.00
Central Perimeter	258	9,298,312	2,137,631	2,185,721	23.50%	121,423	0	0	\$18.56
Chamblee/Dville/N D Hills	208	6,691,333	1,001,175	1,034,259	15.50%	-175,435	0	0	\$16.79
Cherokee County	218	1,877,105	236,628	238,657	12.70%	40,511	2,600	0	\$15.18
Cumberland/Galleria	281	10,844,447	2,466,633	2,542,178	23.40%	10,043	0	0	\$16.25
Dawson County	26	254,077	65,888	73,643	29.00%	-14,725	0	0	\$15.28
Decatur	115	4,041,805	237,088	240,088	5.90%	28,717	7,201	43,000	\$19.46
Douglasville/Lithia Sprng	113	1,499,848	166,585	166,585	11.10%	25,355	0	7,066	\$14.24
Downtown Atlanta	148	14,866,441	907,368	908,678	6.10%	28,437	0	0	\$18.34
Duluth/Suwanee/Buford	567	8,503,966	1,679,907	1,707,364	20.10%	-98,699	0	0	\$14.35
East Cobb	145	1,868,732	238,159	298,159	16.00%	38,566	0	0	\$15.57
Fayette/Coweta County	289	3,129,162	442,853	448,288	14.30%	38,128	0	0	\$18.98
Gainesville/Hall County	133	1,897,467	199,913	206,313	10.90%	42,991	10,240	0	\$17.84
Haralson County	3	39,983	0	0	0.00%	0	0	0	\$0.00
Heard County	1	11,996	0	0	0.00%	0	0	0	\$0.00
I-20 East/Conyers	175	2,169,310	296,579	296,579	13.70%	1,577	8,304	0	\$15.67
Jasper County	0	0	0	0	0.00%	0	0	0	\$0.00
Kennesaw/Town Center	405	6,042,300	1,050,403	1,063,905	17.60%	-13,823	5,000	16,650	\$16.64
Lamar County	1	4,396	0	0	0.00%	0	0	0	\$0.00
Lawrenceville/Lilburn	346	3,587,813	584,429	584,429	16.30%	62,103	0	0	\$16.15
Lower Buckhead	20	1,991,982	286,729	320,366	16.10%	27,554	0	37,000	\$18.20
Meriwether County	1	2,066	0	0	0.00%	0	0	0	\$0.00
Midtown/Pershing Point	105	5,453,158	706,353	741,880	13.60%	59,463	0	0	\$17.93
Monroe County	1	8,000	6,500	6,500	81.20%	-1,980	0	0	\$16.57
N Fulton/Forsyth County	824	14,538,588	2,216,780	2,231,773	15.40%	135,348	14,452	0	\$15.44
Newton County	45	416,067	50,581	50,581	12.20%	22,455	0	0	\$18.50
Norcross/Ptree Corners	207	6,408,049	1,594,011	1,609,153	25.10%	-14,706	0	0	\$14.54
North Clayton/Airport	240	7,695,083	957,670	959,106	12.50%	-1	0	0	\$17.40
Northlake/Lavista	101	3,594,297	749,351	751,318	20.90%	-9,176	0	0	\$16.97
Northside Dr/Georgia Tech	30	715,964	60,117	85,123	11.90%	27,115	0	0	\$17.54

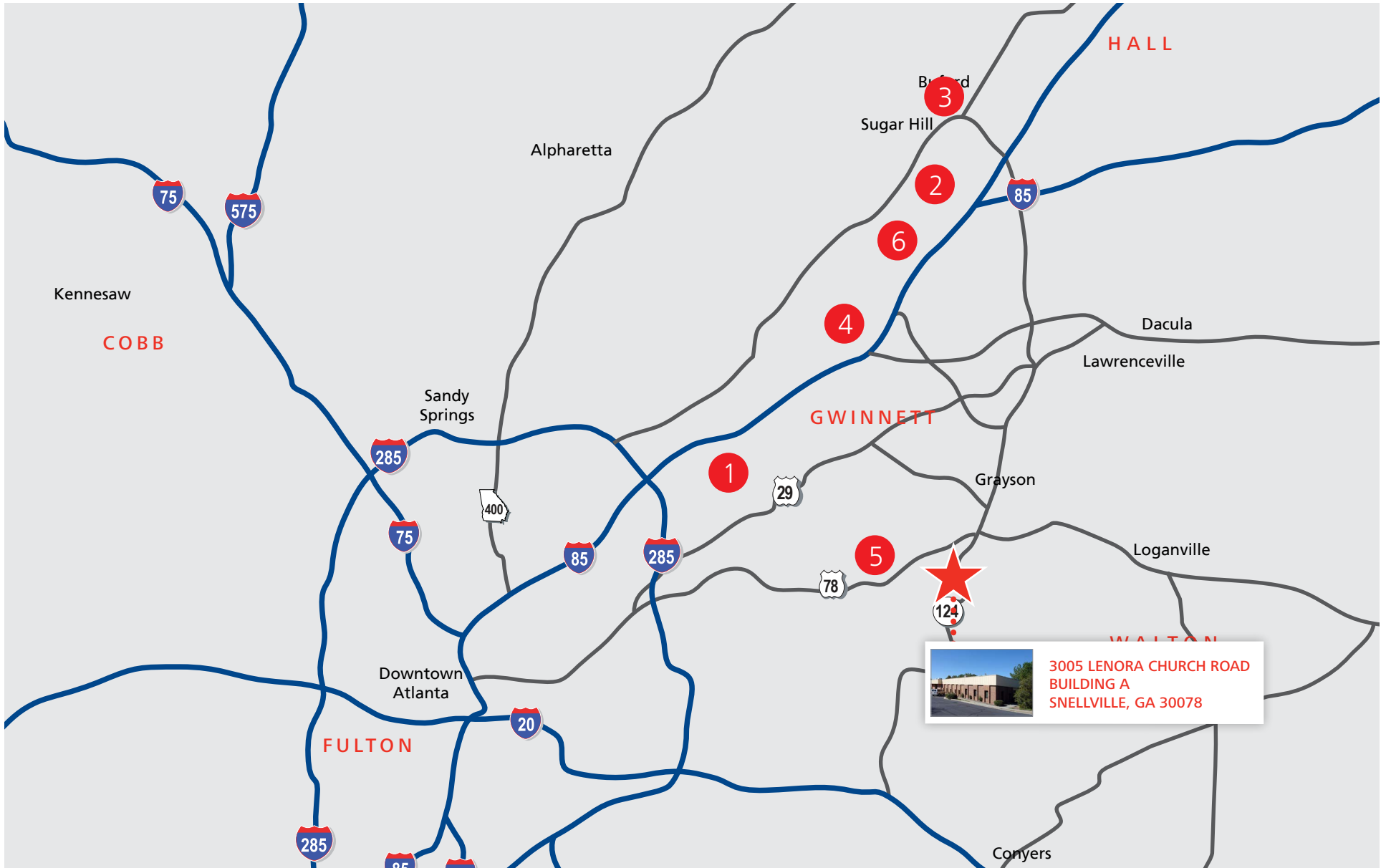
03 Market Overview

CLASS B SUBMARKET STATISTICS: YEAR-END 2013 (CONT'D)

MARKET	EXISTING INVENTORY # BLDG	TOTAL RBA	VACANCY DIRECT SF	TOTAL SF	VAC %	YTD NET ABSORPTION	YTD DELIVERIES	UNDER CONST SF	QUOTED RATES
Pickens County	26	217,687	41,077	41,077	18.90%	-6,357	0	0	\$20.23
Pike County	0	0	0	0	0.00%	0	0	0	\$0.00
South Clayton/Henry Cnty	187	2,619,227	361,658	427,808	16.30%	-3,691	0	0	\$17.17
Spalding County	24	178,099	29,563	29,563	16.60%	-10,583	0	0	\$15.96
Stone Mountain	38	567,870	62,862	62,862	11.10%	10,429	0	0	\$13.07
Upper Buckhead	76	2,877,497	410,074	410,987	14.30%	43,328	0	0	\$19.93
Villa Rica/West Outlying	40	352,724	65,006	65,006	18.40%	-2,155	0	0	\$13.49
W Carroll County	28	294,960	2,500	2,500	0.80%	5,892	0	0	\$14.62
Walton County	74	408,366	38,318	38,318	9.40%	-1,450	0	0	\$13.35
West Atlanta	21	445,041	27,638	71,638	16.10%	976	0	0	\$13.90
Totals	5,623	126,380,630	19,504,750	20,027,128	15.80%	424,979	47,797	103,716	\$16.50

03 Market Overview

COMPETITIVE VACANT OFFICE BUILDING SALES MAP



03 Market Overview

COMPETITIVE VACANT OFFICE BUILDING SALES

1



**Gwinnett Office Park
1550 Beaver Run Road**

Total SF	15,000
Building Type	Class B
Sales Price	\$850,000 (\$56.67 PSF)
Built	1985
Sold	January 2014
Parking Ratio per Thousand	3.00
Parking Cost	Free

2



**2862 Buford Highway
Duluth**

Total SF	17,424
Building Type	Class B
Sales Price	\$915,000 (\$52.51 PSF)
Built	1987
Sold	January 2014
Parking Ratio per Thousand	3.00
Parking Cost	Free

3



**600 Garnett Street
Buford**

Total SF	8,142
Building Type	Class B
Sales Price	\$690,000 (\$79.83 PSF)
Built	1987
Sold	March 2014
Parking Cost	Free

4



**2445 Meadowbrook Parkway
Duluth**

Total SF	14,126
Building Type	Class B
Sales Price	\$867,500 (\$61.41 PSF)
Built	1987
Sold	November 2013
Parking Ratio per Thousand	2.50
Parking Cost	Free

5



**4405 Paxton Lane
Lilburn**

Total SF	12,150
Building Type	Class C
Sales Price	\$485,000 (\$37.04 PSF)
Built	2001
Sold	February 2013
Parking Ratio per Thousand	1.65
Parking Cost	Free

6

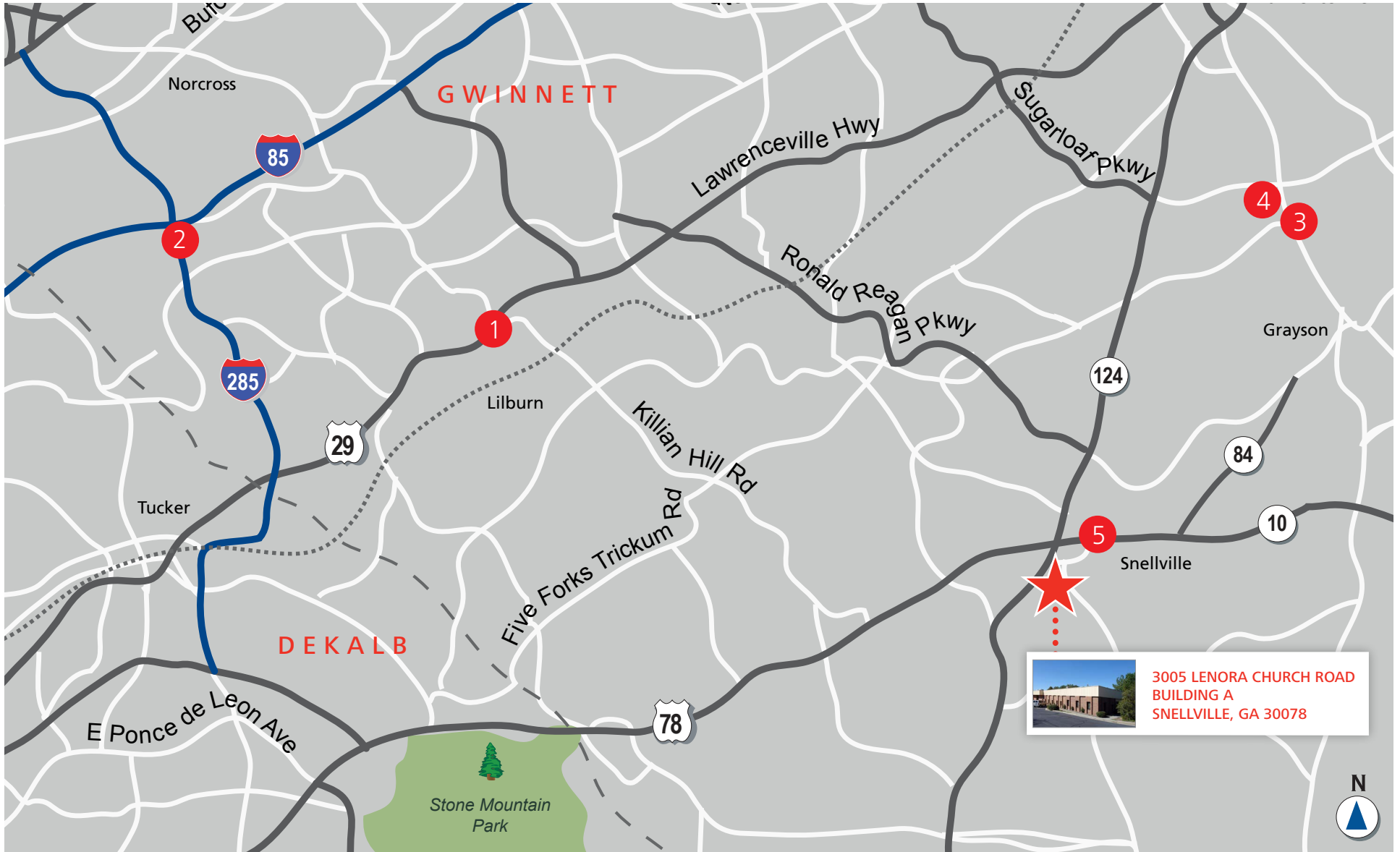


**Shawnee Ridge
800 Satellite Boulevard NW**

Total SF	21,762
Building Type	Class B
Sales Price	\$2,000,000 (\$91.90 PSF)
Built	1992
Sold	March 2014
Parking Ratio per Thousand	2.48
Parking Cost	Free

03 Market Overview

COMPETITIVE OFFICE BUILDING LEASE MAP



03 Market Overview

COMPETITIVE OFFICE BUILDING LEASES

1



The Tierney Building 385 Killian Hill Road SW	
Total SF	11,322
Building Type	Class B
Built	January 1987
Occupancy	89%
Gross \$/SF	\$6.72
Parking Ratio per Thousand	4.42
Parking Cost	Free

2



Oakbrook Point 6139-6141 Ockbrook Parkway	
Total SF	12,048
Building Type	Class B
Built	January 1983
Occupancy	62.7%
Gross \$/SF	\$8.00
Parking Ratio per Thousand	4.00
Parking Cost	Free

3



Sugarloaf Plaza 2080 Sugarloaf Parkway	
Total SF	10,800
Building Type	Class B
Built	February 2003
Occupancy	11.1%
Gross \$/SF	9.50
Parking Ratio per Thousand	4.00
Parking Cost	Free

4



Sugarloaf Plaza 2080 Sugarloaf Parkway	
Total SF	10,800
Building Type	Class B
Built	February 2003
Occupancy	11.1%
Gross \$/SF	9.50
Parking Ratio per Thousand	4.00
Parking Cost	Free

5



2346 Wisteria Drive	
Total SF	10,000
Building Type	Class B
Occupancy	0%
Gross \$/SF	\$9.00
Parking Ratio per Thousand	3.00
Parking Cost	Free

Ackerman & Co.



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