

Decatur Area Mixed-Use Campus

OAKHURST REALTY PARTNERS

OFFERING MEMORANDUM

FOR MORE INFORMATION, PLEASE CONTACT: Steve Wohl | 404-434-3744 | swohl@oakrep.com

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Oakhurst Realty Partners, LLC ("ORP"). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or ORP, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or ORP. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or ORP.

Owner and ORP hereby disclose to buyer and any buyers agent that Fisher Paty and Bart Lester, principals of ORP and licensed real estate agents in the State of Georgia, have ownership interest in Owner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly delete this Memorandum.

Disclaimer: The information contained in this document has been obtained from sources believed reliable. While Oakhurst Realty Partners, LLC does not doubt its accuracy, Oakhurst Realty Partners, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm it s accuracy completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your records.

Executive Summary

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LOCATION	319 Aldridge Avenue, Scottdale, GA 30079	
LAND SIZE	0.49 Acres	
PRICE	$985,000	
BUILDING SIZE(S)	Building A: 3,136 SF Building B: 898 SF	4,034 SF Total
TENANTS	» Building A: Standard Electric Recording Co. and Little Treblemakers » Building B: Potential owner occupancy, expansion of Little Treblemakers or new tenant	



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OVERVIEW

» Two recently renovated freestanding structures - originally part of a church campus

» Existing lease in place for building A

» Building B can also be live/work: has full kitchen plus bathroom with bath/shower

» Excess land can accommodate construction of additional structures or expansion of existing buildings

» M (Light Industrial) zoning located in the Scottdale Overlay Tier 1 District of DeKalb County

» Great for a creative office user, law firm, medical/dental practice or variety of other uses

» Located minutes from Downtown Decatur, Avondale Estates and I-285

» Proforma 6.5% cap rate

Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.

Gallery

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Aerial Overview

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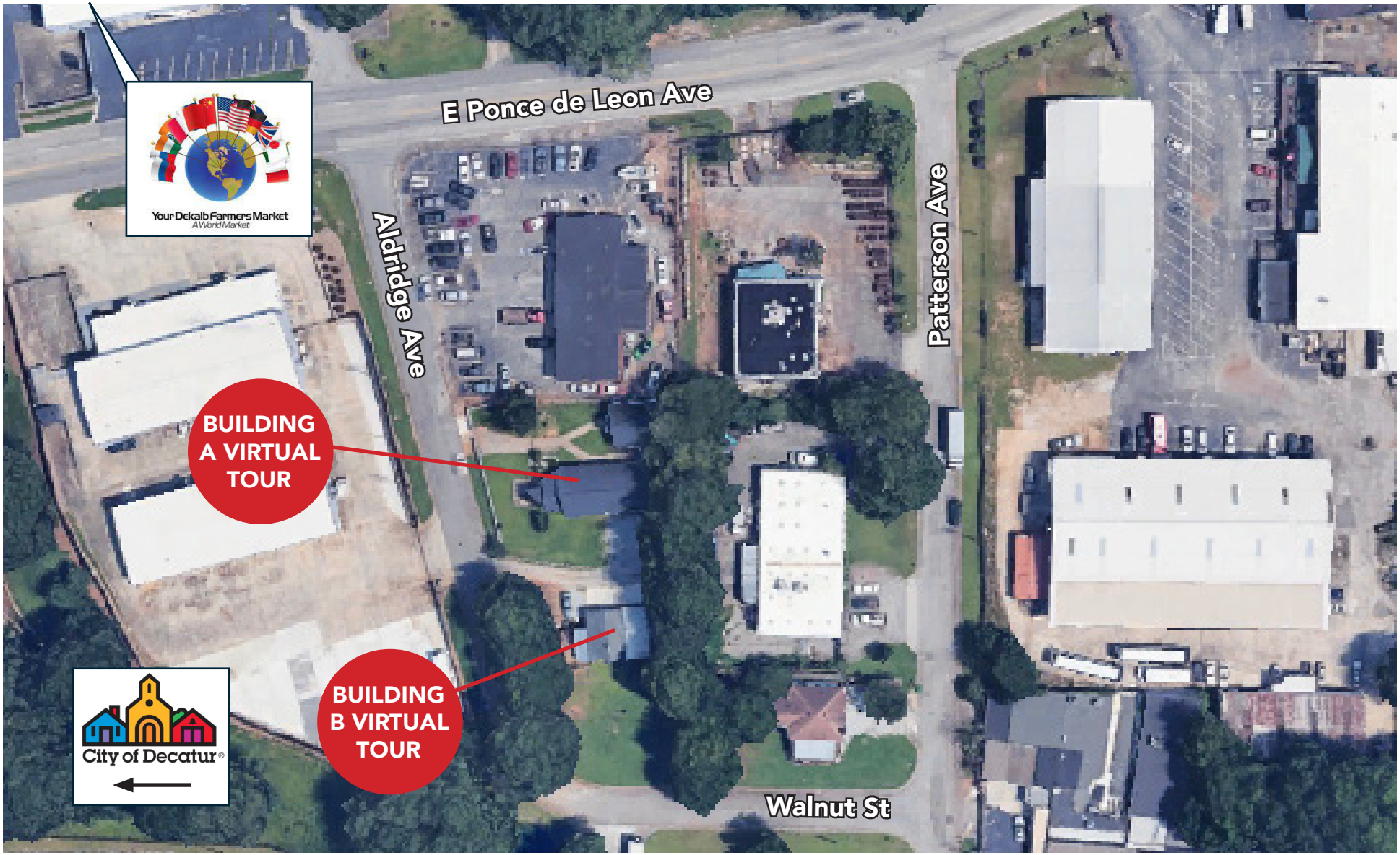
Your DeKalb Farmers Market



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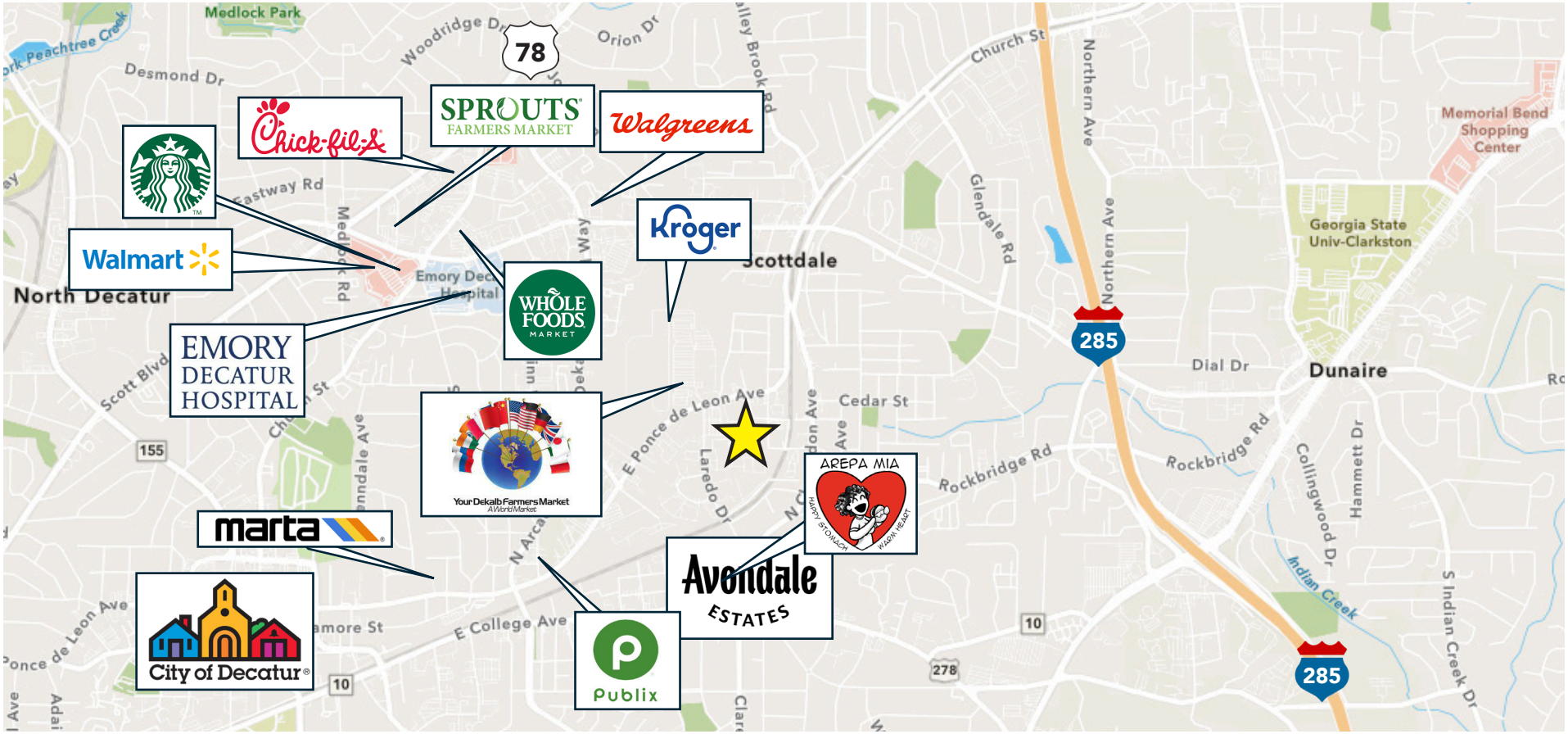

Within 3 Miles

128,036	$143,272	51,575	4,378	52,900
Population	*Average Household Income*	*Total Households*	*Businesses*	*Employees*

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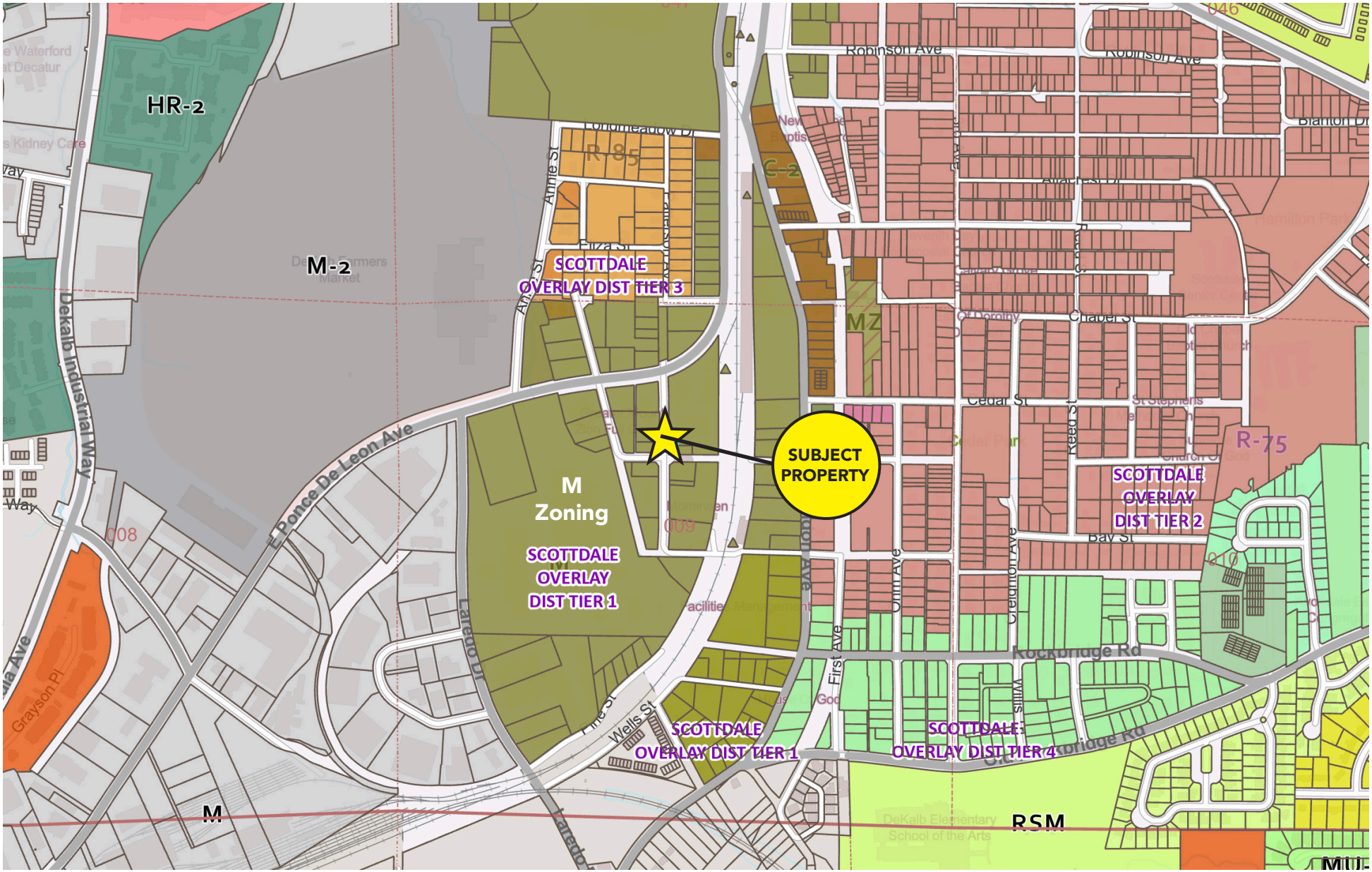

Area Demographics | Within 3 Miles



128,036

Population



51,575

Households



$143,272

Average Household Income



4,378

Businesses

Source: Esri