FOR SALE

EXCLUSIVE OFFERING | 16,323 SF RETAIL-OFFICE BUILDING

OFFERING MEMORANDUM

Boutique Retail-Office Building in Downtown Decatur

OAKHURST REALTY PARTNERS

FINANCIAL INFORMATION AVAILABLE UPON REQUEST

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Executive Summary

OFFERING MEMORANDUM - 125 E Trinity Place, Decatur, GA 30030

LOCATION	125, 127, 129 & 131 E. Trinity Place Decatur, GA 30030 (Commonly known as 125 E. Trinity)
SIZE	Total of 16,323 SF, comprised of: - 4,925 SF of retail space (ground floor) - 11,398 SF of office space (floors 2 & 3)
PARKING SPOTS	38
LOT SIZE	±0.37 Acres
YEAR REMODELED	2010
YEAR BUILT	1964

PROPERTY HIGHLIGHTS

- Rare opportunity to purchase a boutique, neighborhood retail-office project in the heart of downtown Decatur at *well below replacement cost*
- Strong credit profile/tenancy comprised by a State Farm office, Better Health Dental, T.E. Wilcox Home and a variety of professional service firms
- Easy walking distance to a bevy of exceptional restaurants and independent retailers that make the City of Decatur such a desirable place to live and work
- Over 1,300 apartment units have been built in Decatur's downtown in the last 10 years, not to mention the thousands of units that have been added to the area immediately surrounding downtown Decatur in that same period
- Over 123,462 residents within a 3-mile radius; with additional daytime population stemming from its over 1.6 million square feet of office space and the large DeKalb County government presence with Decatur being the county seat of DeKalb County
- Impressive average household income over $161,365 which is expected to grow to over $179,123 in the next 5 years
- Great visibility on E. Trinity Place with traffic counts exceeding 15,000 vehicles per day

Decatur, GA Overview

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Decatur, Georgia, is a historically rich suburb of Atlanta, known for its vibrant, walkable downtown, thriving arts and food scenes, year-round festival schedule and excellent public schools.

As the county seat of DeKalb County and home to many historic buildings, Decatur offers a mix of small-town charm and big-city amenities, with easy access to Atlanta's attractions via MARTA. The city's economy benefits from proximity to major employers like Emory University and the Centers for Disease Control and Prevention (CDC). Decatur is considered "Walker's Paradise" with a score of 96 and allows easy access to the Decatur MARTA rail station, and Agnes Scott College on foot.

125
T.E. WILCOX HOME
State Farm
DENTIST
EXIT ONLY

Property Photos

OFFERING MEMORANDUM - 125 E Trinity Place, Decatur, GA 30030


EMORY UNIVERSITY
CDC
BUCKHEAD
CENTRAL PERIMETER
DeVry University
DeKalb County Courthouse
EDDIE'S ATTIC
City of Decatur SQUARE
AMLI DECATUR
330 Units
N McDonough Street
E Trinity Place
Chick-fil-A
125 E Trinity Place
EGG HARBOR cafe
GRIND HOUSE


MIDTOWN
CDC
EMORY UNIVERSITY
BUCKHEAD
DeVry University
DeKalb County Courthouse
EDDIE'S ATTIC
DECATUR BULLDOGS HIGH SCHOOL
AMLI DECATUR 330 Units
EGG HARBOR cafe
N McDonough Street
125 E Trinity Place
E Trinity Place
GRIND HOUSE
Chick-fil-A


ARLO
The Village Vets
125 E Trinity Place
TWAIN'S
BREWPUB BILLIARDS
SAPORI di NAPOLI
Rreal Tacos
Chick-fil-A
GRIND HOUSE
E Trinity Place

Area Map

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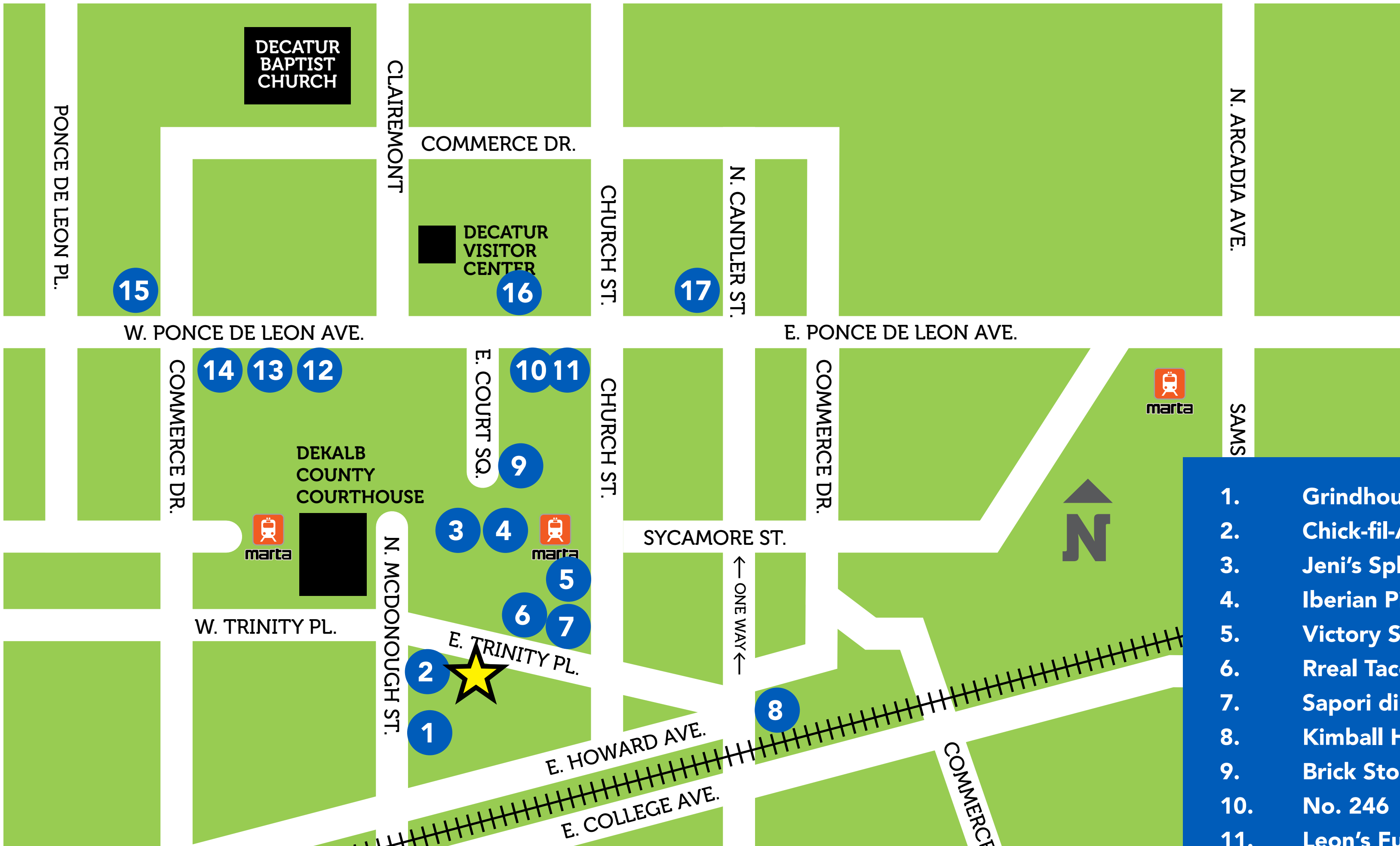

1. Grindhouse Killer Burgers
2. Chick-fil-A
3. Jeni's Splendid Ice Cream
4. Iberian Pig
5. Victory Sandwich Bar
6. Rreal Tacos
7. Sapori di Napoli
8. Kimball House
9. Brick Store Pub
10. No. 246
11. Leon's Full Service
12. Folk Art
13. Savi Provisions
14. Chipotle
15. CVS Pharmacy
16. Parker's On Ponce
17. J. Christopher's

Parcel Map

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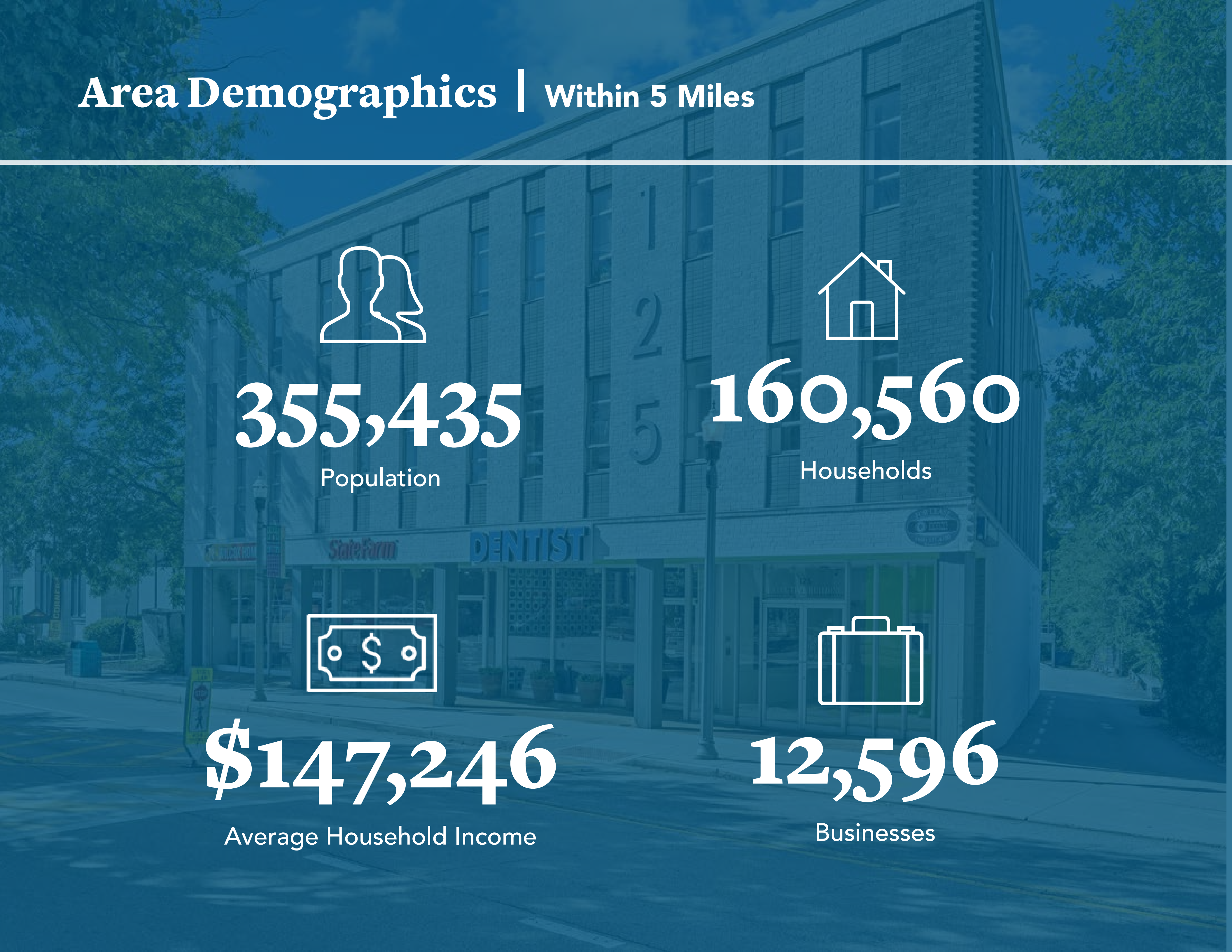

Area Demographics | Within 5 Miles

355,435
Population

160,560
Households

$147,246
Average Household Income

12,596
Businesses

OAKHURST REALTY PARTNERS

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.