

Example one

(Pages 2-5) Shows available sites for
an apartment developer.

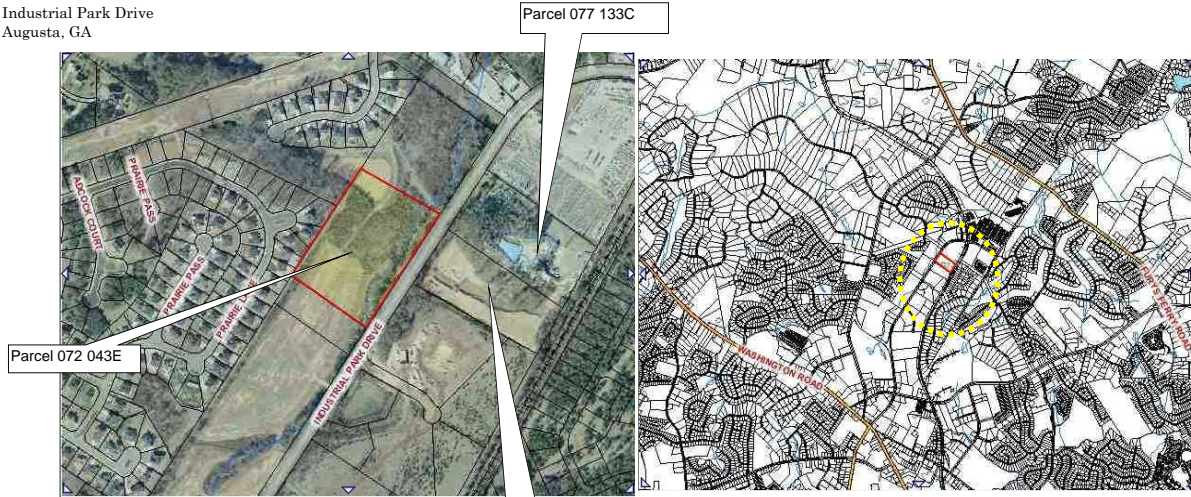
and

Shows retail/office spaces
The 2nd example
available for purchase.

The zoning on these properties allow for
14 units per acre maximum

#2	# OF ACRES	# OF UNITS (@ 14/acre)	LAND PRICE			ESTIMATED SITE COST*				COMMENTS	
			TOTAL	Per Acre Gross	Per Acre Net	Per Unit Net	TOTAL	Per Acre Gross	Per Acre Net		Per Unit Net
SITE / Address INDUSTRIAL PARK DR											
Parcel 072 043E - 8.68 acres	8.68		\$868,000	\$100,000	\$108,500	\$7,750					
less: -0.68 wetland 8 112							\$477,400	\$55,000	\$59,675	\$4,263	wetlands are in the right rear and can be used for retention
							\$651,000	\$75,000	\$81,375	\$5,813	
Parcel 077 133C - 5.996 acres											Blue area is a former man-made water park
Parcel 077 133E - 6.25 acres	12.25	172	\$1,102,500	\$90,000	\$90,000	\$6,429	\$673,750	\$55,000	\$84,219	\$3,929	
							\$918,750	\$75,000	\$114,844	\$5,357	

Industrial Park Drive
Augusta, GA



Market rents in the area per MAI report submitted \$.54 - \$.77/sf
Most recent comparable per same report is \$73,684/unit
Visibility Good on all three sites
There are no Impact fees.

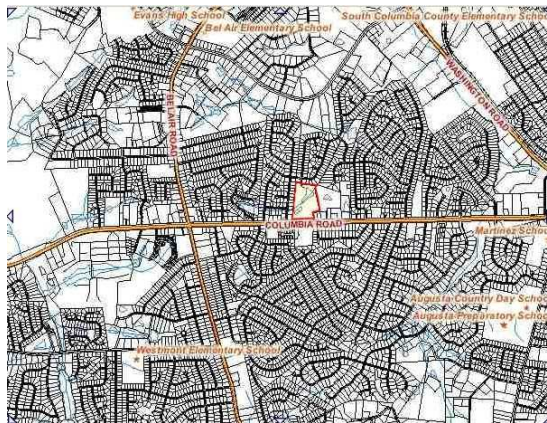
Parcel 077 133E

*INCLUDES WATER AND SEWER

The zoning on these properties allow for
14 units per acre maximum

#3 SITE / Address <i>MING</i>	# OF ACRES	# OF UNITS (@ 14/acre)	TOTAL	LAND PRICE			ESTIMATED SITE COST*				COMMENTS
				Gross	Net	Per Unit	TOTAL	Gross	Net	Per Unit	
Parcel 073 092 - 16.38 acres	16.38		\$1,210,482	\$73,900	\$98,533	\$7,038	\$900,900	\$55,000	\$73,333	\$5,238	
less 25% yield loss:	<u>4.095</u>							to			
	12.285	172					\$1,228,500	\$75,000	\$100,000	\$7,143	

Columbia Road
Augusta, Georgia 30907

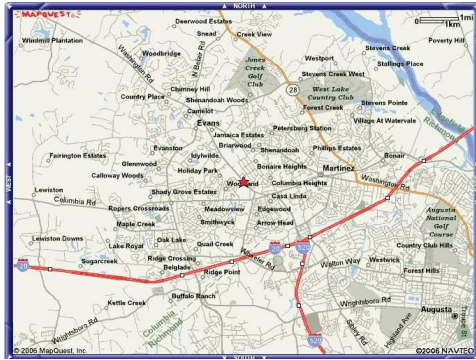


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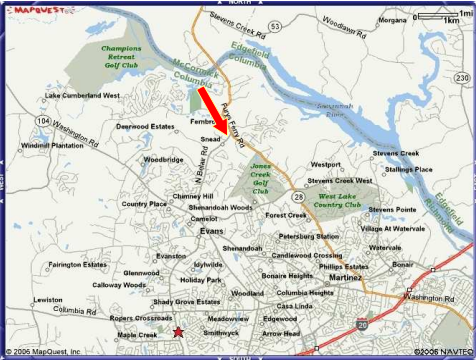
*INCLUDES WATER AND SEWER

According to the local broker, there is a huge pinned up demand for apartments in the area

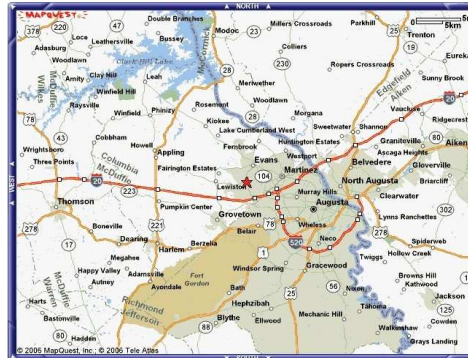
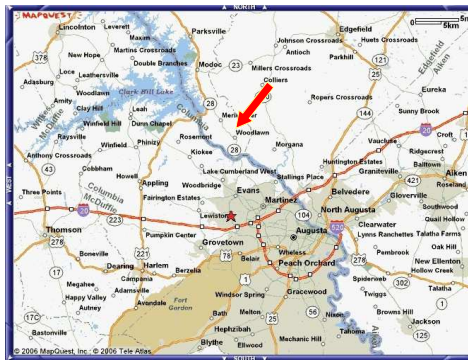
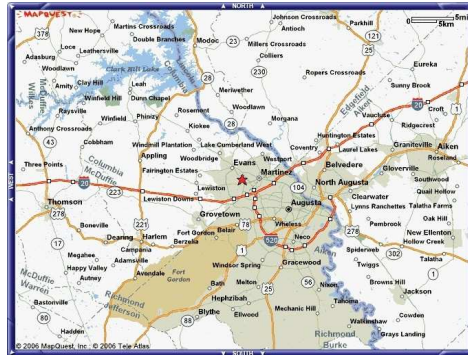
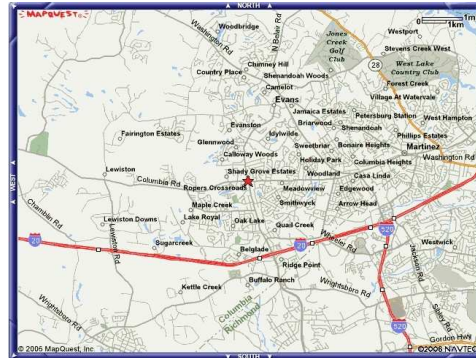
Site 1: Cash

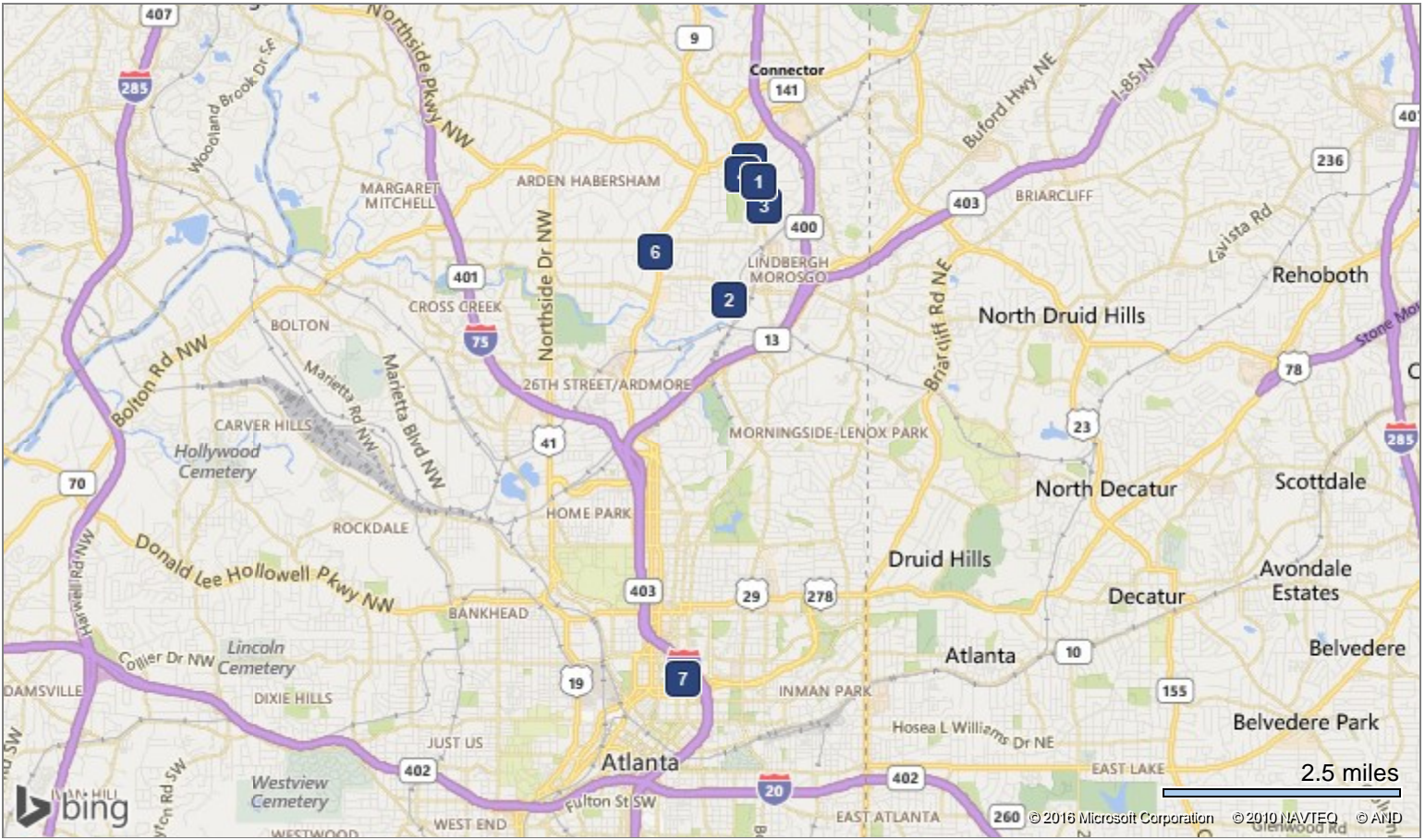


Site 2: Inbal Prk Dr



Site 3: Ming





1 3025 Piedmont Road
Atlanta, GA 30305

2 425 Peachtree Hills Ave
Atlanta, GA 30305

3 2921 Piedmont Road
Atlanta, GA 30305

4 517 East Paces Ferry Road
Atlanta, GA 30305

5 3102 Piedmont Rd NE
Atlanta, GA 30305

6 26-32 Peachtree St NW
Atlanta, GA 30303

7 215 Piedmont Avenue
Atlanta, GA 30305

8 Atlanta
Atlanta, GA 30305

9 Buckhead
Atlanta, GA 30305

Commercial Property For Purchase For zip code: 30305



Properties for Sale

1 3025 Piedmont Road, Atlanta, GA 30305



Property Details

Price	\$1,537,480
Building Size	5,491 SF
Price/SF	\$280 /SF
Property Type	Office
Property Sub-type	Office-Business Park
Property Use Type	Vacant/Owner-User
Occupancy	0%
Building Class	B
Status	Active

Property Notes

Property Description

Size: 5,491 RSFSales Price: \$1,537,480* High Profile Location in Heart of Buckhead * Easy Access at Signal Intersection of Piedmont Rd. & Pharr Rd.* High Walkability to Adjacent Restaurants, Shopping, Other Offices, and Park* Ample Parking of 3:1,000* Smart Society Hill Townhouse Office Professional Exterior* Easy Access to I-85, GA 400 and MARTA (Between Buckhead MARTA Station and Lindbergh MARTA Station)* Sophisticated Modern Interior Buildout

Location Description

High Profile Location in Heart of Buckhead with Easy Access at Signal Intersection of Piedmont Rd. & Pharr Rd.

Photos





Property Details

Price	\$859,000
Unit Size	3,690 SF
Price/SF	\$232.79 /SF
Property Type	Retail
Property Sub-type	Retail Condo
Property Use Type	Vacant/Owner-User
Occupancy	0%
No. Stories	3
Year Built	2002
Status	Active

Property Notes

Units

#	Price	Size	Price/Size	Description
Unit 3	\$859,000	3,690 SF	\$232.79 /SF	Three Story - with elevator access to all three levels. Exterior rear shipping and receiving double doors. 3rd level fire escape access.

Property Description

Amazing Opportunity to own in the prestigious Galleries Design and Décor Center. Perfect location for an Art Gallery, Interior Design Business, Cabinetry, Home and Professional Décor Business, Studio. 3,690 Sq. Ft Unit Includes two bathrooms, second level bath has a full shower. Full Kitchen for staff, 3 glassed in offices, elevator access to all three levels. Plenty of Square footage! You can't beat the location next to ADEC. With access to Peachtree Street or Piedmont Rd and GA400. Hurry before this move in ready property is SOLD! - IMPORTANT: DEED RESTRICTIONS Must meet The Galleries - HOA business type approval. New owner must have a business type that qualifies (ie- Rug Business, Art Gallery, Interior Design) Non-Qualifying business type would be (Hair Salon, Office Space, Electronics Store) Contact HOA - Kim Kimura - kimura@condominiumconcepts.com to request business approval.

Location Description

THE GALLERIES is Located conveniently between Piedmont Road and Peachtree Street on Peachtree Hills Avenue...right next to ADAC

Highlights

INTERIOR DECOR STUDIO

MOVE IN READY

ELEVATOR ACCESS

GATED DEVELOPMENT

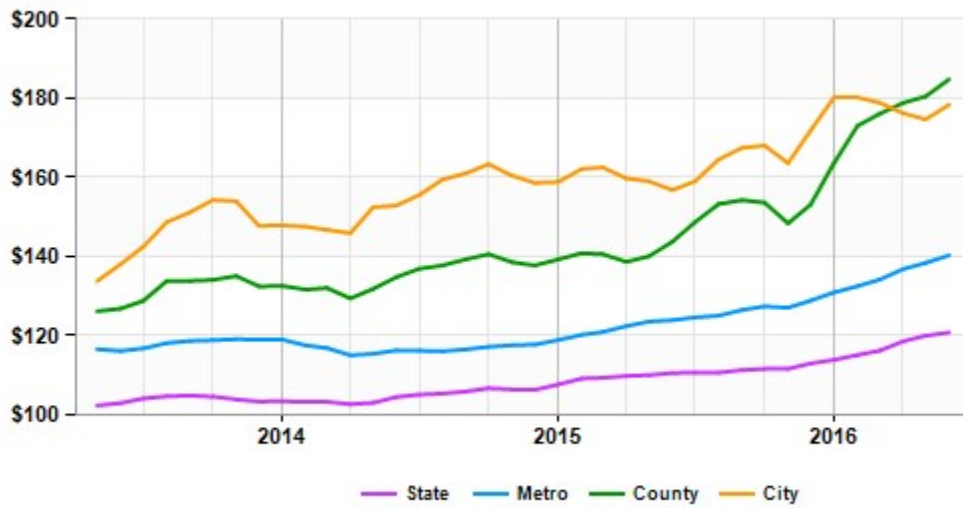
Photos





Market Trends

Asking Prices Retail for Sale Atlanta, GA (\$/SF)



Jun 16 vs. 3 mo. prior Y-O-Y prior

State	\$121	+4.0%	+9.3%
Metro	\$140	+4.6%	+13.2%
County	\$185	+5.0%	+28.5%
City	\$178	-0.3%	+13.7%

**Property Details**

Price	\$686,000
Unit Size	2,800 SF
Price/SF	\$245 /SF
Property Type	Office
Property Sub-type	Office Condo
Property Use Type	Vacant/Owner-User
Building Class	B
Status	Active

Property Notes**Units**

#	Price	Size	Price/Size	Description
Suite C	\$686,000	2,800 SF	\$245 /SF	

Property Description

Upscale professional office for a law firm, CPA or general business. The 2,800 square foot suite is located on a full floor and the interior of the suite was completely renovated in 2006 with upgraded finishes.

Location Description

Monteith Commons is strategically located near the heart of Buckhead on Piedmont Road just South of Pharr Road. The location offers convenient access to Peachtree Road, GA 400 and I-85.

Highlights

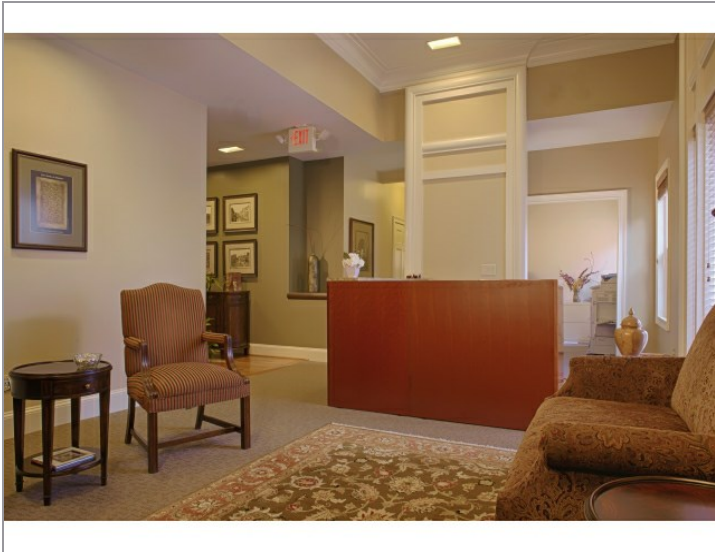
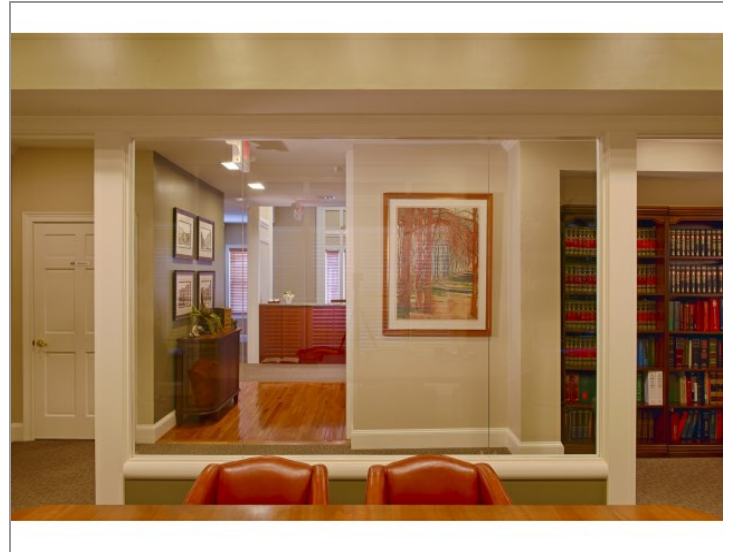
Upscale Buckhead Office

Full Floor Suite

Suite in a move-in condition with upgraded interior finishes

Seller would consider leasing back 1-3 offices after closing

Photos





Property Details

Price	\$1,700,000
Building Size	3,056 SF
Lot Size	0.23 AC
Price/SF	\$556.28 /SF
Property Type	Office
Property Sub-type	Office Building
Additional Sub-types	Free Standing Bldg
Property Use Type	Vacant/Owner-User
Status	Active

Property Notes

Property Description

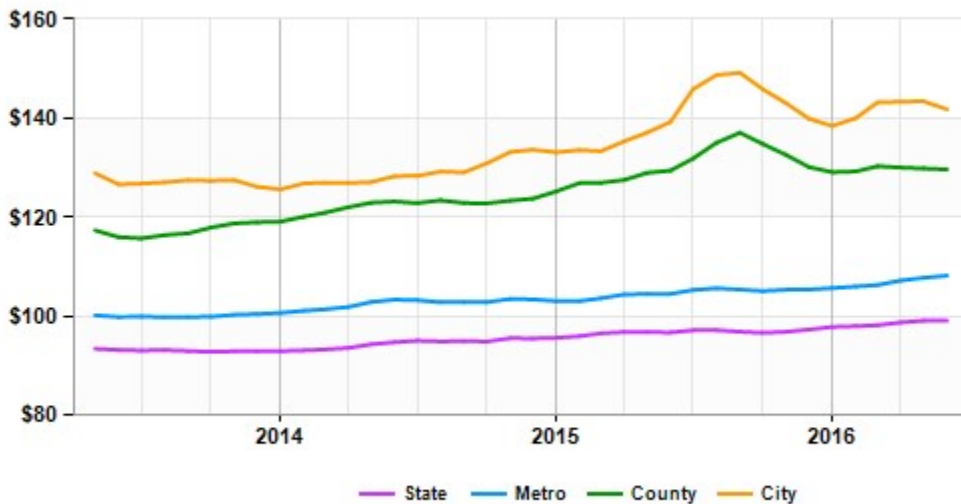
- Located in Buckhead- 3,056+/- sq.ft.- 0.2328+/- acres- Zoned SPI-9- Located near Lenox Mall and Phipps Plaza- Convenient to Peachtree Rd & GA 400- Excellent for retail or office user or possible multi-family site

Location Description

Just off Piedmont Road

Market Trends

Asking Prices Office for Sale Atlanta, GA (\$/SF)



		Jun 16 vs. 3 mo. Y-O-Y prior	
State	\$99	+0.9%	+2.5%
Metro	\$108	+1.8%	+3.5%
County	\$130	-0.5%	+0.2%
City	\$142	-1.0%	+1.8%



Property Details

Price	\$5,250,000
Building Size	9,706 SF
Lot Size	37,026 SF
Price/SF	\$540.90 /SF
Property Type	Retail
Property Sub-type	Restaurant
Property Use Type	Vacant/Owner-User
No. Stories	1
Year Built	1969
Parking Ratio	9.70 / 1,000 SF
Tax ID/APN	17-0061-0007-099
Status	Active

Property Notes

Property Description

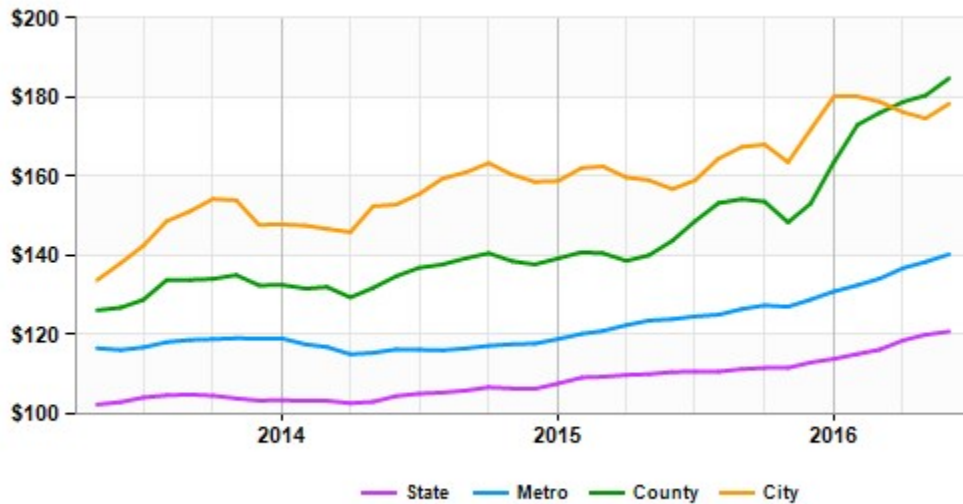
Freestanding former restaurant

Location Description

Located on the most desirable stretch of Piedmont Rd in BuckheadGreat visibility and access

Market Trends

Asking Prices Retail for Sale Atlanta, GA (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$121	+4.0%	+9.3%
Metro	\$140	+4.6%	+13.2%
County	\$185	+5.0%	+28.5%
City	\$178	-0.3%	+13.7%



Property Details

Price	\$180,000
Building Size	390 SF
Lot Size	1,390 SF
Price/SF	\$461.54 /SF
Property Type	Retail
Property Sub-type	Street Retail
Property Use Type	Business For Sale
Commission Split	3%
No. Stories	17
Year Built	1930
Parking Ratio	0.40 / 1,000 SF
Tax ID/APN	14-0078-0013-192
Status	Active

Property Notes

Property Description

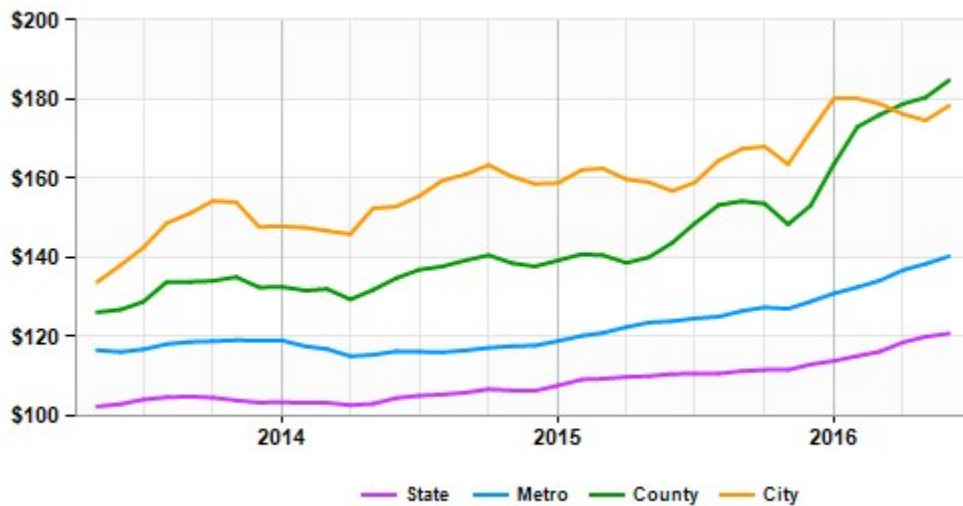
Jewelry store for sale Close to 20 years in business at this location

Location Description

Across from newly established Walgreens One of Atlanta's busiest intersections

Market Trends

Asking Prices Retail for Sale Atlanta, GA (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$121	+4.0%	+9.3%
Metro	\$140	+4.6%	+13.2%
County	\$185	+5.0%	+28.5%
City	\$178	-0.3%	+13.7%



Property Details

Price	\$3,430,000
Lot Size	1.21 AC
Price/AC	\$2,834,710.65 /AC
Property Type	Land
Property Sub-type	Retail (land)
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	\$3,430,000	1.21 AC	\$2,834,710.65 /AC	

Property Description

Size: 1.212 Acres Price: \$3,430,000 (2,830,033.00/Acre)* 219 existing parking spaces in downtown Atlanta parking asset* Existing NOI: \$128,000* Adjacent to Georgia State University, Sheraton Atlanta Hotel & The Office Apartments* Potential billboard income* Exceptional visibility to 75/85 Downtown Connector* Development potential* Offered at a 3.75 CAP

Location Description

Located in Downtown Atlanta Near the Downtown Connector



Property Details

Price	\$500,000
Building Size	4,200 SF
Price/SF	\$119.05 /SF
Property Type	Retail
Property Sub-type	Restaurant
Property Use Type	Business For Sale
Commission Split	10%
Occupancy	0%
Status	Active

Property Notes

Property Description

This very popular casual Buckhead bar and restaurant is available for sale outright or buyer could Partner. Stunning design with tons of TV' s. Seating for almost 200 includes multiple full service bars and Multiple outdoor decks plus unique rooftop patio is a huge feature and draw. Mint condition, fully equipped with \$250,000 in recent renovations. Gross sales for last twelve months are \$1,100,000 with net at \$200,000. Purchase includes full rights to Nationally trademarked name for unlimited growth potential and or franchising. Buy Lock, Stock & Barrel with amazing full staff in place including great concept and menu for a flawless transition at \$500,000 or Partner with a \$250,000 contribution. Seller prefers a partner that will participate in future growth and expansion with sell outright.

Location Description

Freestanding 4,200/sf. Seating for almost 200 includes multiple full service bars and Multiple outdoor decks plus unique rooftop patio is a huge feature and draw. 25-individual parking spots. Stunning design with tons of TV' s. Mint condition, fully equipped with \$250,000 in recent renovations. Monthly rent at \$6,100 all in; several years on lease with two-five options to renew.



Property Details

Price	\$250,000
Building Size	2,489 SF
Price/SF	\$100.44 /SF
Property Type	Retail
Property Sub-type	Restaurant
Property Use Type	Business For Sale
Commission Split	10%
Occupancy	0%
Status	Active

Property Notes

Property Description

This Buckhead full service upscale and high energy critically acclaimed restaurant and bar with a nationally recognized wine program is located in one of the most prestigious Buckhead locations with incredible visibility and street frontage in super high traffic location. Incredible 1,000/sf outdoor courtyard seating 70 added to 25-seat private dining room affords and an Operator endless opportunities for private events. Owner invested \$500,000 to open the doors creating a natural stunning restaurant with reclaimed wood, tiled bar, cool lighting, gorgeous floors and accents. Keep or convert to any full service, upscale or casual concept. Out of State re-location forces sale. Seller financing options available.

Location Description

Located in one of the most prestigious Buckhead locations with incredible visibility and street frontage in super high traffic location. 2,489/sf plenty of parking. Seating for 100 and almost 20-seat beautiful full service bar. Incredible 1,000/sf outdoor courtyard seating 70 added to 25-seat private dining room. Fully equipped kitchen. Long term lease at \$9,253.19 which includes CAM, Taxes and Insurance. Base rent is \$7,308.25 and is set for the next two years with no increases. Water typically runs at about \$400 to \$500 per month. Three years remain on primary lease with one-five year option to renew with willing landlord to extend years.