



**SINGLE TENANT NET LEASE INDUSTRIAL
OFFERING MEMORANDUM**

2569 S STONE MOUNTAIN LITHONIA RD, LITHONIA, GA 30058

This confidential memorandum has been prepared by Newburger-Andes & Company and is being furnished to you solely for the purpose of your review of the commercial property located at 2569 S. Stone Mountain Lithonia Road, Lithonia, GA 30058 (the "Property"). The material contained in this offering memorandum shall be used for the purposes of evaluating the Property for acquisition and shall not be used for any purpose or made available to any other person without the express written consent of Newburger-Andes & Company ("Broker").

By accepting the Confidential Memorandum, you acknowledge and agree that: (1) all of the information contained herein and any other information that you will be receiving in connection with this transaction, whether oral, written or in any other form (collectively, the "Materials"), is confidential; (2) you will not reproduce the Confidential Memorandum in whole or in part; (3) if you do not wish to pursue this matter, you will return this Confidential Memorandum to Newburger-Andes & Company as soon as practicable together with all other materials relating to the Property which you may have received from Newburger-Andes & Company; and (4) any proposed actions by you which are inconsistent in any manner with the foregoing agreements will require the prior written consent of Newburger-Andes & Company.

This Confidential Memorandum has been prepared by Newburger-Andes & Company, based upon certain information pertaining to the Property and any information obtained from Newburger-Andes & Company to assist interested parties and making their own evaluation of the Property is offered on a no representation or warranty provision other than customary warranties of title and is sold on an "as-is, where-is" basis and with all faults. The material and transaction does not purport to be all inclusive. This Confidential Memorandum contains descriptive materials, financial information and other data compiled for the convenience of parties interested in the Property. The Materials are being delivered by Newburger-Andes & Company to prospective investors with the understanding that it is not all inclusive and that it is qualified in its entirety by independent investigation by prospective investors of those matters which they deem appropriate in evaluating this offering without reliance upon Newburger-Andes & Company, the Broker, nor any of their respective affiliates have independently verified any of the information contained herein or in any of the Materials, and no representations or warranties as to the accuracy or completeness thereof or of any other kind whatsoever are made or intended and none should be inferred.

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This Confidential Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. The Confidential Memorandum does not constitute an offer of security. The investment described herein may be financed or withdrawn from the market, without prior notice. By accepting this Confidential Memorandum, you agree to release Newburger-Andes & Company and hold it harmless from any kind of claim, expense, or liability arising out of your discovery or purchase of the Property. Newburger-Andes & Company reserves the right to request the return of the Materials at any time. Ownership of the Property reserves the right to negotiate with one or more prospective investors at any time.

AERIAL CLOSE UP

2569 S STONE MOUNTAIN LITHONIA RD, LITHONIA, GA 30058

Newburger-Andes
REAL ESTATE INVESTMENTS

N



2.00 Acres

AERIAL FAR AWAY

2569 S STONE MOUNTAIN LITHONIA RD, LITHONIA, GA 30058

Newburger-Andes
REAL ESTATE INVESTMENTS



PROPERTY DETAILS

2569 S STONE MOUNTAIN LITHONIA RD, LITHONIA, GA 30058

Newburger-Andes
REAL ESTATE INVESTMENTS

AREA:	Lithonia, GA 30058 (Snapfinger/I-20 East Industrial)
COUNTY:	DeKalb
TYPE OF SPACE:	Industrial Warehouse w/ Outside storage
BUILDING SQ FT:	14,000 total sq. ft.
LAND SQ FT:	87,120 total sq. ft.
ADDRESS:	2569 S Stone Mountain Lithonia Rd, Lithonia, GA 30058
ZONING:	M
SALES PRICE:	\$429,000.00
SALE PRICE PER SQ FT:	\$30.64
CAP RATE:	7%

BUILDING DETAILS

2569 S STONE MOUNTAIN LITHONIA RD, LITHONIA, GA 30058

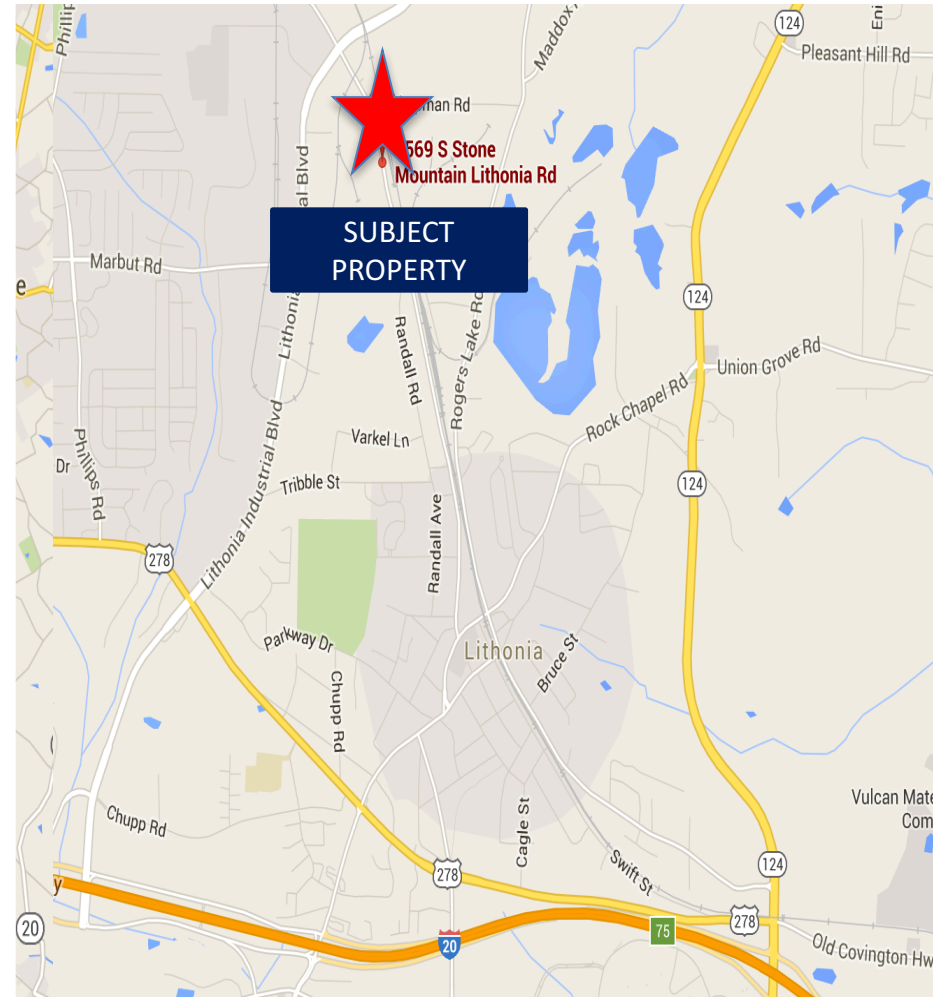
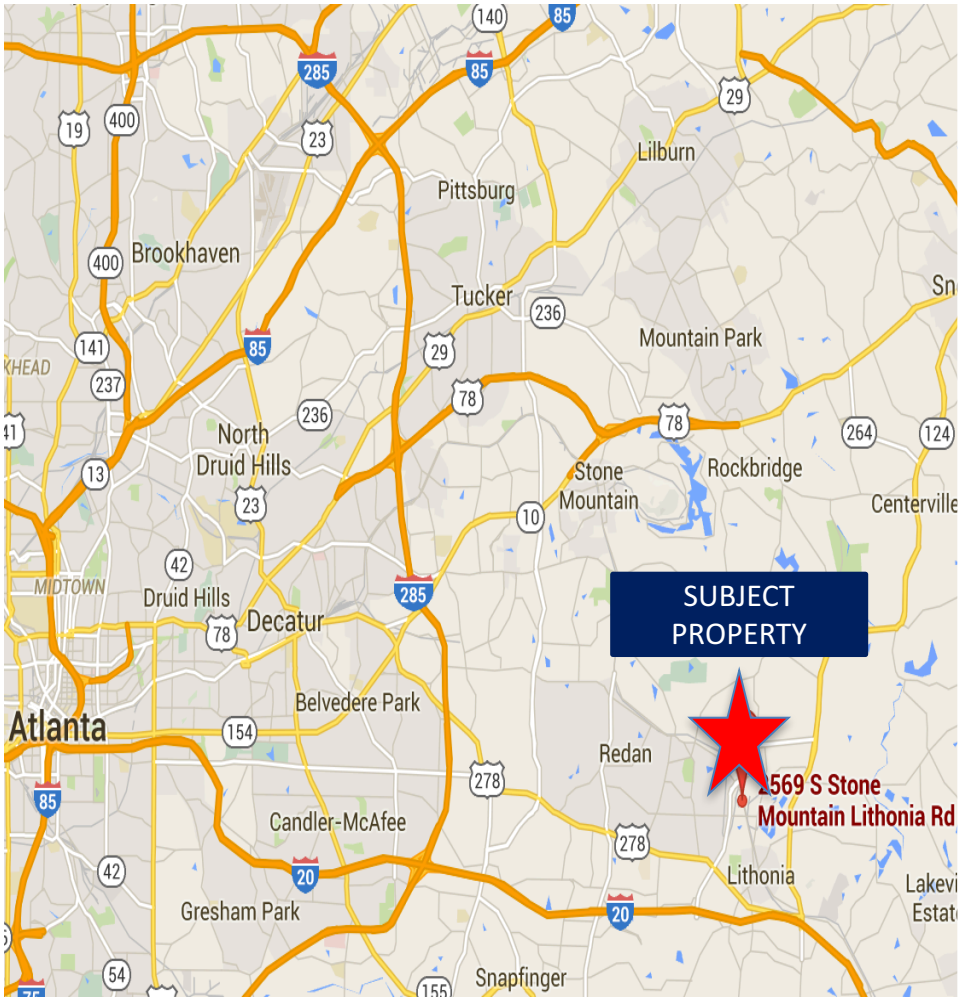
Newburger-Andes
REAL ESTATE INVESTMENTS

TYPE OF SPACE:	Industrial Warehouse w/ Outside storage
BUILDING SQ FT:	14,000 total sq. ft.
FENCED:	Fenced outside storage (approx. 1.5 Acres)
PARKING:	20 Surface Spaces available; Ratio of 1.43/1,000 SF
DOCK DOORS:	7 (10'w x 12'h)
DRIVE-IN DOORS:	0
ACRES:	2.00
CEILING HEIGHT:	12'-14'
POWER:	440V 3-Phase Power (3500 Amps)

REGIONAL & LOCAL MAPS

2569 S STONE MOUNTAIN LITHONIA RD, LITHONIA, GA 30058

Newburger-Andes
REAL ESTATE INVESTMENTS



LEASE SUMMARY & ANNUAL RENT ROLL

2569 S STONE MOUNTAIN LITHONIA RD, LITHONIA, GA 30058

Newburger-Andes
REAL ESTATE INVESTMENTS

TENANT:	HP Auto & Truck Parts	<u>YEAR</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>
PERSONAL GUARANTY:	Yes	8/1/17 – 7/31/18:	\$2,500	\$30,000
LEASE TYPE:	NNN	8/1/18 – 7/31/19:	\$2,500	\$30,000
LEASE COMMENCEMENT:	August 1, 2017	8/1/19 – 7/31/20:	\$2,625	\$31,500
LEASE EXPIRATION:	July 31, 2027	8/1/20 – 7/31/21:	\$2,625	\$31,500
PRIMARY TERM:	Ten (10) Years	8/1/21 – 7/31/22:	\$2,625	\$31,500
RENEWAL OPTION TERM:	Ten (10) Years	8/1/22 – 7/31/23:	\$2,625	\$31,500
ANNUAL NOI:	\$30,000	8/1/23 – 7/31/24:	\$2,625	\$31,500
		8/1/24 – 7/31/25:	\$2,625	\$31,500
		8/1/25 – 7/31/26:	\$2,625	\$31,500
		8/1/26 – 7/31/27:	\$2,625	\$31,500

CASH FLOW ANALYSIS

2569 S STONE MOUNTAIN LITHONIA RD, LITHONIA, GA 30058

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REAL ESTATE INVESTMENTS

PROFORMA ECONOMICS

End of Year	1	2	3	4	5	6	7	8	9	10
Actual Rent	\$30,000	\$30,000	\$31,500	\$31,500	\$31,500	\$31,500	\$31,500	\$31,500	\$31,500	\$31,500
+Rent Increases			5.00%							
Effective Rental Income	\$30,000	\$30,000	\$31,500	\$31,500	\$31,500	\$31,500	\$31,500	\$31,500	\$31,500	\$31,500
+Other Income (property tax reimbursement from Tenant)	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400
Gross Operating Income	\$35,400	\$35,400	\$36,900	\$36,900	\$36,900	\$36,900	\$36,900	\$36,900	\$36,900	\$36,900
Total Operating Expenses	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400
NET OPERATING INCOME	\$30,000	\$30,000	\$31,500	\$31,500	\$31,500	\$31,500	\$31,500	\$31,500	\$31,500	\$31,500
-Interest-First Mortgage	\$16,999	\$16,637	\$16,257	\$15,857	\$15,436	\$14,994	\$14,529	\$14,041	\$13,528	\$12,988
-Cost Recovery-Improvements	\$6,493	\$6,764	\$6,764	\$6,764	\$6,764	\$6,764	\$6,764	\$6,764	\$6,764	\$6,493
-Loan Costs Amortization	\$686	\$686	\$686	\$686	\$686	\$686	\$686	\$686	\$686	\$686
REAL ESTATE TAXABLE INCOME	\$5,822	\$5,912	\$7,793	\$8,193	\$8,613	\$9,056	\$9,520	\$10,009	\$10,522	\$11,333

MORTGAGE DATA

COST RECOVERY DATA

BASIS DATA

	1st Mortgage		Improvements	
Amount	\$343,200	Value	\$263,825	Acquisition Price
Interest Rate	5.00%	Cost Recovery Method	Straight Line	Acquisition Costs
Amortization Period	25	Useful Life	39.0	Total Acquisition Basis
Loan Term	10	In Service Date	1-Jan	
Payments/Year	12	Date of Sale	31-Dec	
Periodic Payment	\$2,006.31	12 Months % age	2.564%	
Annual Debt Service	\$24,076	11.5 Months % age	2.461%	
Loan Fees/Costs	\$6,864			

MEASURE OF INVESTMENT PERFORMANCE

End of Year	1	2	3	4	5	6	7	8	9	10
Value Using Acquisition Cap Rate	\$429,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000
Loan Balance	\$336,124	\$328,685	\$320,866	\$312,647	\$304,007	\$294,926	\$285,380	\$275,345	\$264,797	\$253,709
Loan to Value	78.35%	73.04%	71.30%	69.48%	67.56%	65.54%	63.42%	61.19%	58.84%	56.38%
Debt Service Coverage Ratio	1.25	1.25	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31
Return on Asset	6.99%	6.99%	7.34%	7.34%	7.34%	7.34%	7.34%	7.34%	7.34%	7.34%
Before Tax Cash on Cash	6.16%	6.16%	7.72%	7.72%	7.72%	7.72%	7.72%	7.72%	7.72%	7.72%

DEMOGRAPHICS

2569 S STONE MOUNTAIN LITHONIA RD, LITHONIA, GA 30058

Newburger-Andes
REAL ESTATE INVESTMENTS

	1 MILE:	3 MILE:	5 MILE:
POPULATION:	3,228	52,238	137,478
HOUSEHOLDS:	1,208	19,144	50,245
MEDIAN HH INCOME:	\$40,159	\$42,374	\$47,363
AVERAGE AGE:	33.80	34.20	35.00
POPULATION GROWTH '15 -'20:	+ 4.65%	+ 4.18%	+ 4.72%
HOUSEHOLD GROWTH '15 -'20:	+ 4.72%	+ 4.18%	+ 4.68%

CONTACT INFORMATION

2569 S STONE MOUNTAIN LITHONIA RD, LITHONIA, GA 30058

Newburger-Andes
REAL ESTATE INVESTMENTS

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Newburger-Andes
REAL ESTATE INVESTMENTS

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