

INVESTMENT OFFERING MEMORANDUM - 12,000 SF - TWO BUILDINGS - FOUR UNITS



1303–1305 Olympic Court

Conyers, Georgia 30012 · Rockdale County · 1.3 mi from I-20 Exit 80

<p>ASKING PRICE \$1,649,000 \$137.42 / SF</p>	<p>IN PLACE NOI - Value Add \$81,062 4.92% Cap Rate</p>	<p>STABILIZED NOI \$108,708 6.59% Cap – Year 3 2028</p>	<p>TOTAL PROPERTY SF 12,000 SF Two Buildings – Four Units</p>
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1303–1305 Olympic Court is a two-building, four-unit office-warehouse property totaling 12,000 square feet on 1.11 acres zoned industrial in Conyers, Georgia, approximately 1.3 miles from I-20 Exit 80 in Rockdale County. Built in 1996 with steel frame and brick base construction, the property features 16' clear height, six grade-level doors (12'w×14'h), three-phase power and 2 fenced outdoor storage yards.

1303–1305 Olympic Court is anchored by Single Source Inc., a subsidiary of National Coatings & Supplies, which has occupied 6,000 SF at the property since 2020 under a gross lease running through October 2030. The recently renewed lease includes two 10% rent escalations in November 2027 and November 2029, providing predictable income growth on half the property's rentable area. The remaining tenancy consists of two below-market gross leases in the 1305 building with near-term expirations, presenting an opportunity to renew or re-lease at current market NNN rates of \$12.00–\$13.00/SF. One 1,500 SF suite is currently vacant and move-in ready.

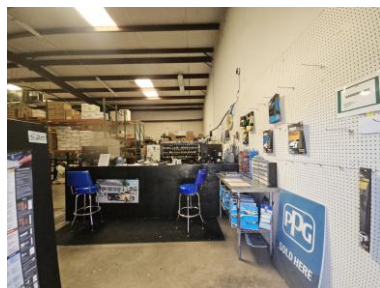
INVESTMENT HIGHLIGHTS

National Credit Anchor — Single Source / National Coatings & Supplies lease through 10/31/2030 with 10% rent escalations Nov 2027 & Nov 2029.

Below-Market Rents — \$9–\$13/SF gross lease in-place vs. \$12.00–\$13.00/SF NNN market; rollover upside on 1305.

Superior Access — 1.3 mi from I-20 Exit 80; light industrial zoning; 2 @ 6,000 SF, 16' clear, 6 grade-level doors (12'w×14'h); 3-phase power; 2 fenced storage yards.

Value-Add Path — Vacant 1,500 SF suite offered at \$12.50/SF NNN and 3,000 SF suite expiration 6/30/2026 (tenant since 2018). Gross to NNN lease.



RENT ROLL

UNIT / TENANT	SF	MO. RENT	ANN. RENT	\$/SF/YR	TYPE	EXPIRES	NOTES
1303 A&B — Single Source Inc. Natl. Coatings & Supplies subsidiary NATL. CREDIT	6,000	\$4,510	\$54,120	\$9.02	Gross	10/31/2030	Tenant since 2020. +10% incr. 11/1/27 & 11/1/29; fenced storage yard
1305-A — H.E. Ragan Inc. Office & storage; tenant pays water/sewer	1,500	\$1,500	\$18,000	\$12.00	Gross*	3/31/2027	Tenant since 2024. Renewed Apr 2026; rollover to mkt NNN
1305-B — Vacant 500 SF office in-place; move-in ready	1,500	—	—	—	VACANT	Available	Mkt: \$12.50/SF NNN; est. Q4 2026
1305-C&D — Aggregate Plant Products All interior maint. incl. HVAC/plumbing/electric	3,000	\$3,200	\$38,400	\$12.80	Gross*	6/30/2026	Tenant since 2018. Renew NNN or retenant.
Total In-Place (75% Occupied)	10,500	\$9,210	\$110,520	\$10.52	* Ragan pays water/sewer (\$50/mo); Aggregate Plant pays water/sewer (\$45/mo) and all interior maintenance		

SINGLE SOURCE RENT ESCALATION SCHEDULE – 1303 UNITS A & B – 6,000 SF

PERIOD	MONTHLY	ANNUAL	\$/SF/YR	TRIGGER
Now → 10/31/2027	\$4,510	\$54,120	\$9.02	Current in-place
11/1/2027 → 10/31/2029	\$4,961	\$59,532	\$9.92	+10% contractual escalation
11/1/2029 → 10/31/2030	\$5,457	\$65,484	\$10.91	+10% contractual escalation

Single Source lease · 2-year renewal option at market upon expiration · Includes fenced outdoor storage adjacent to end of building 1303.

DUE DILIGENCE SUMMARY

National Credit Tenant

Single Source / National Coatings & Supplies locked through 2030 with 10% escalations. Stable, growing income on 50% of the property.

Favorable Maintenance Terms

Aggregate Plant Products contractually maintains all interior on 1305 C&D — HVAC, plumbing, and electrical — substantially reducing landlord CapEx on the largest 1305 unit.

Two Separate Parcels

Independent parcel IDs enable split acquisition. SBA 504 potential for owner-occupant of 1305; conventional investment financing for 1303 anchored by Single Source.

Aggregate Plant Expires 6/30/2026

Buyer to verify tenant intent and underwrite renewal or re-leasing. Tenant since 2018.

Property Tax Reassessment

Current tax \$10,582. Georgia properties routinely reassess to purchase price post-sale. Pro forma assumes \$22,000/yr.

Ragan Expires 3/31/2027

1-year term lease renewed April 2026, signaling continued demand. Near-term rollover on 1,500 SF. Pro forma underwritten at market NNN from 4/1/2027. Tenant since 2024.

ASKING PRICE \$1,649,000 <small>\$137.42 / SF · 12,000 SF</small>	IN PLACE NOI / CAP RATE \$81,062 4.92% <small>75% occ. · mgmt fee incl. · actual tax</small>	STABILIZED NOI / CAP RATE \$98,580 5.98% <small>Year 2 2028 · Full occupancy · NNN portfolio</small>
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NOI & CAP RATE TRAJECTORY – ON \$1,649,000

IN PLACE NOI NOW	YEAR 2 2027	YEAR 3 2028	YEAR 4 2029	YEAR 5 2030
\$81,062 4.92% Cap <small>87.5% occ · actual tax</small>	\$98,580 5.98% Cap <small>Full occ at NNN reimb. in 1305 SS +10% Nov '27</small>	\$108,708 6.59% Cap	\$115,880 7.03% Cap <small>SS +10% Nov '29</small>	\$117,538 7.13% Cap

5 YEAR PROFORMA CASH FLOW

	IN-PLACE CURRENT	YEAR 1 2026	YEAR 2 2027	YEAR 3 2028	YEAR 4 2029	YEAR 5 2030	NOTES
P O T E N T I A L G R O S S R E V E N U E							
1303 A&B — Single Source Inc.	\$54,120	\$55,022	\$59,532	\$59,532	\$65,484	\$65,484	+10% 11/1/27 & 11/1/29
1305-A — H.E. Ragan Inc.	\$18,000	\$18,000	\$18,562	\$18,750	\$19,312	\$19,891	Mkt NNN 4/1/27
1305-B — Vacant	—	\$4,688	\$18,562	\$18,750	\$19,312	\$19,891	Leased \$14/SF NNN Q4 2026
1305-C&D — Aggregate Plant	\$38,400	\$37,950	\$37,500	\$38,625	\$39,784	\$40,978	Renewal \$12.50 NNN
Expense Reimbursements (1305)	—	\$0	\$9,524	\$19,715	\$20,350	\$20,916	25% Yr2, 50% Yr3+ (incl. mgmt fee)
Gross Potential Revenue	\$110,520	\$115,660	\$143,868	\$155,934	\$164,821	\$167,757	
Less: Vacancy & Credit Loss (5%)	(5,526)	(5,783)	(7,193)	(7,797)	(8,241)	(8,388)	Applied to leased units
Effective Gross Income	\$104,994	\$109,877	\$136,675	\$148,137	\$156,580	\$159,369	
O P E R A T I N G E X P E N S E S							
Property Tax	(10,582)	(22,000)	(22,660)	(23,340)	(24,040)	(24,761)	Reassessed post-sale
Property Insurance	(5,400)	(5,562)	(5,729)	(5,901)	(6,078)	(6,260)	3%/yr
Grounds & Landscaping	(2,400)	(2,472)	(2,546)	(2,623)	(2,701)	(2,782)	3%/yr
Repairs & Maintenance	(2,400)	(3,000)	(3,060)	(3,121)	(3,184)	(3,247)	\$0.25/SF +2%/yr
Management Fee (3% of EGI)	(3,150)	(3,296)	(4,100)	(4,444)	(4,697)	(4,781)	3% of EGI
Total Operating Expenses	(23,932)	(36,330)	(38,095)	(39,429)	(40,700)	(41,831)	
NET OPERATING INCOME	\$81,062	\$73,547	\$98,580	\$108,708	\$115,880	\$117,538	Stabilized Yr 2
Cap Rate (on \$1,649,000)	4.92%	4.46%	5.98%	6.59%	7.03%	7.13%	

Assumptions: 1305-B leased \$12.50/SF NNN Q4 2026; Aggregate Plant renewed \$12.50/SF NNN 7/1/2026; Ragan at market NNN 4/1/2027; Single Source escalations contractual 10% (11/1/2027, 11/1/2029); tax reassessed at close; expenses +3%/yr; management fee 3% of EGI; 1305 NNN tenants reimburse 25% of total expenses (incl. mgmt fee) Yr2, 50% Yr3+; 5% vacancy; R&M \$0.25/SF +2%/yr. In-place figures reflect verified lease rents at 75% occupancy with current (pre-sale) property tax. Pro forma includes post-sale tax reassessment.

EXCLUSIVELY OFFERED BY

	<h2 style="margin: 0;">Matt Levin, CCIM</h2> <p style="margin: 0; color: red;">Crye-Leike Commercial · GA Lic #119351</p>				
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