

LEE & ASSOCIATES ATLANTA
OFFERING MEMORANDUM

2774 N DECATUR RD
DECATUR, GA 30033

NNN INVESTMENT SALE



CONFIDENTIALITY & DISCLAIMER

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, 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 references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material 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 Lee & Associates-Atlanta nor any of their respective officers, directors, employees, affiliates or representatives make any 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 reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this memorandum. The Owner shall have no legal commitment or obligation to any person 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.

CONTACT INFORMATION

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OFFERING SUMMARY

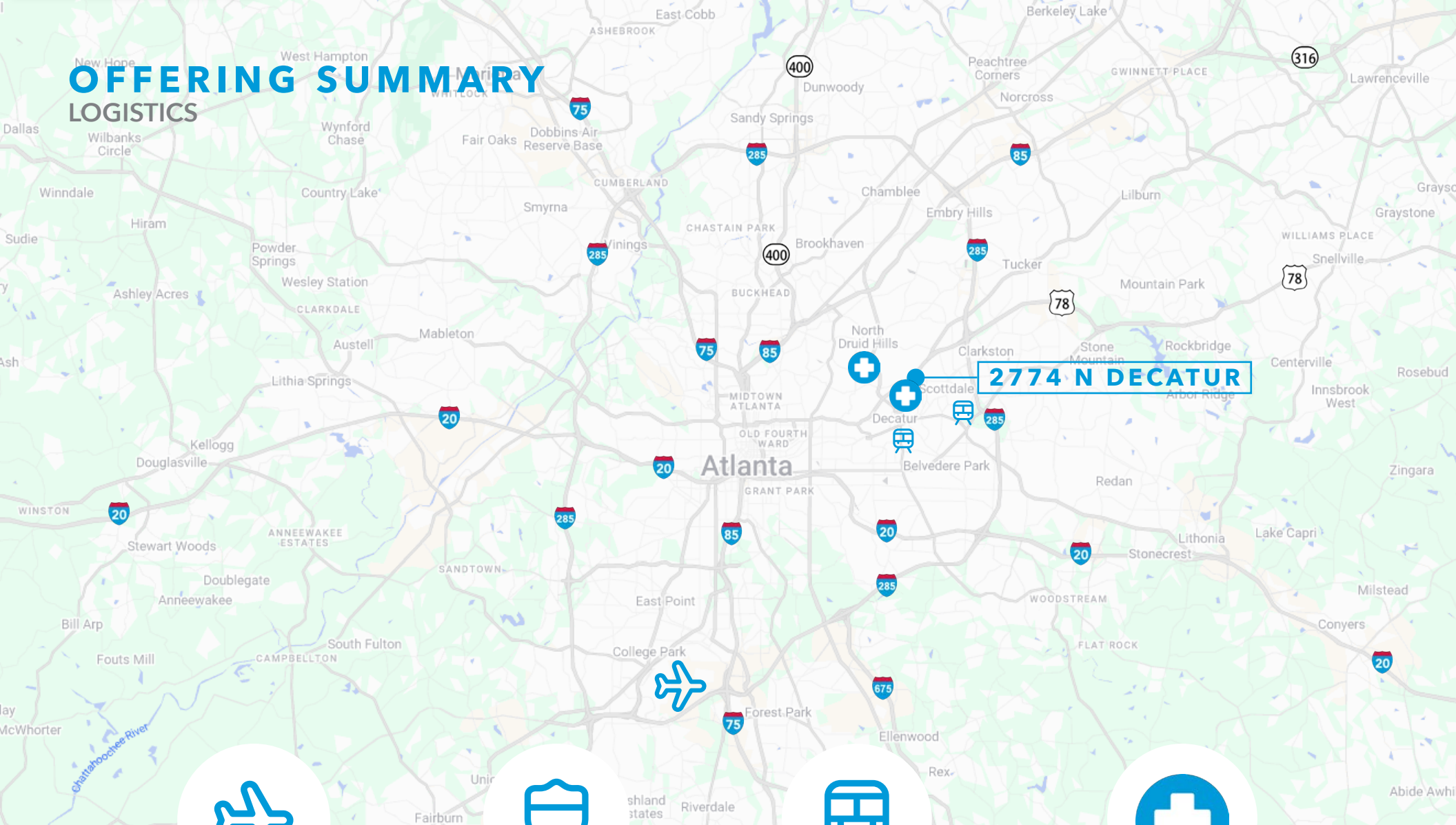
INVESTMENT HIGHLIGHTS

PRICE	\$7,000,000
ADDRESS	2774 N Decatur Rd Decatur, GA 30033
COUNTY	DeKalb
BUILDING SIZE	10,478 SF
LAND AREA	0.88 AC
YEAR BUILT	1969
OCCUPANCY	100%
FLOORS	One (1 floor)
USE	Medical Office
CONSTRUCTION	Masonry
TENANTS	1 Tenant
NOI	\$186,889.28



OFFERING SUMMARY

LOGISTICS



AIRPORT

Hartsfield-Jackson Int'l Airport
21.6 miles



INTERSTATES

Hwy 78 | 0.5 miles
I-285 | 2.0 miles
I-85 | 5.0 miles



MARTA

0.2 miles | Bus Stop
1.5 miles | Train Station

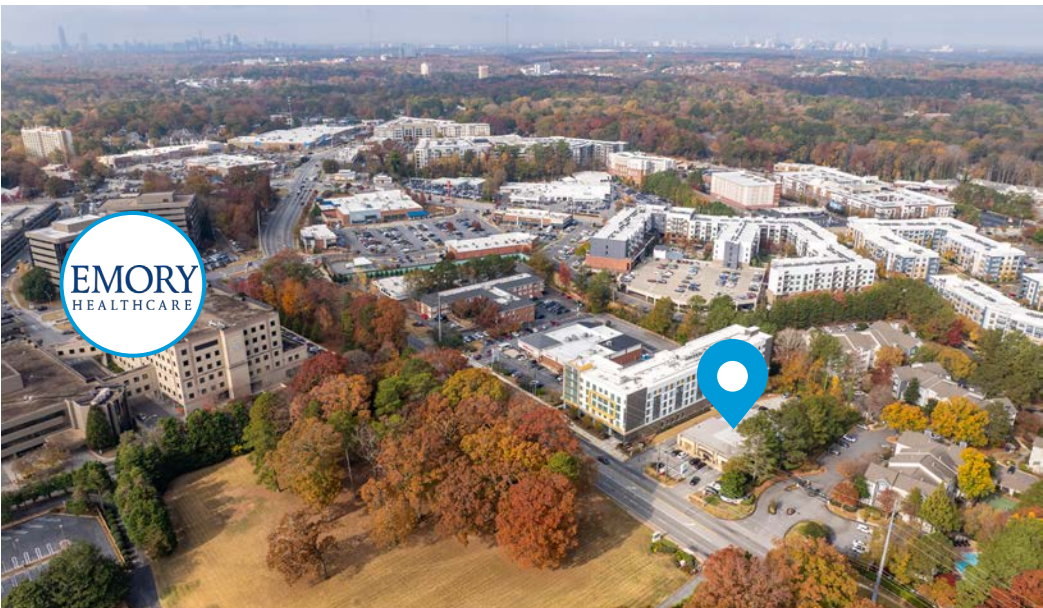


HOSPITALS

Emory Decatur | 0.3 miles
Joseph Maxwell Cleveland | 2.5 miles

OFFERING SUMMARY

PROPERTY PHOTOS | EXTERIOR



OFFERING SUMMARY

PROPERTY PHOTOS | INTERIOR



OFFERING SUMMARY

IN GOOD COMPANY







OFFERING SUMMARY

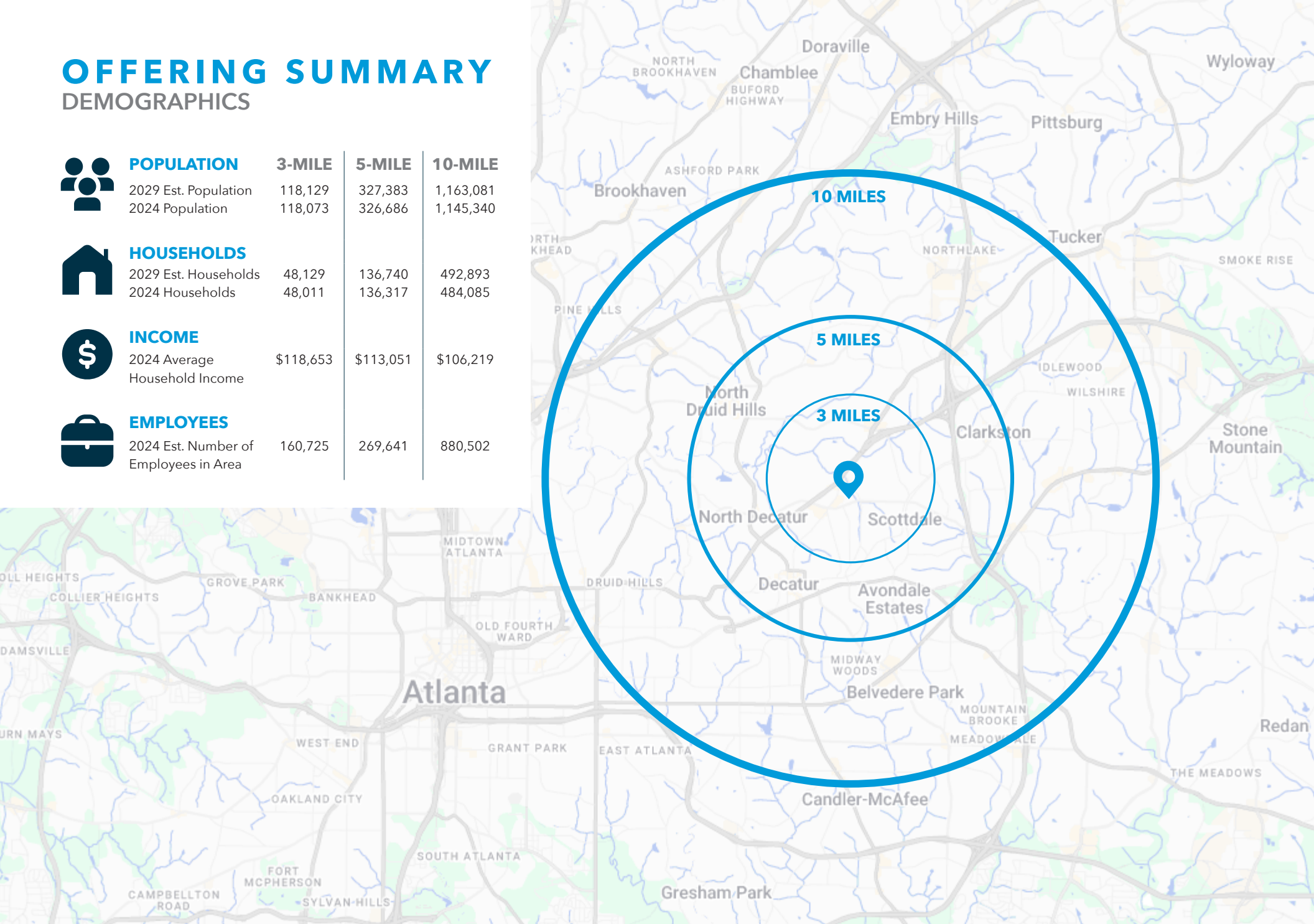
AMENITIES MAP



OFFERING SUMMARY

DEMOGRAPHICS

 POPULATION	3-MILE	5-MILE	10-MILE
2029 Est. Population	118,129	327,383	1,163,081
2024 Population	118,073	326,686	1,145,340
 HOUSEHOLDS			
2029 Est. Households	48,129	136,740	492,893
2024 Households	48,011	136,317	484,085
 INCOME			
2024 Average Household Income	\$118,653	\$113,051	\$106,219
 EMPLOYEES			
2024 Est. Number of Employees in Area	160,725	269,641	880,502



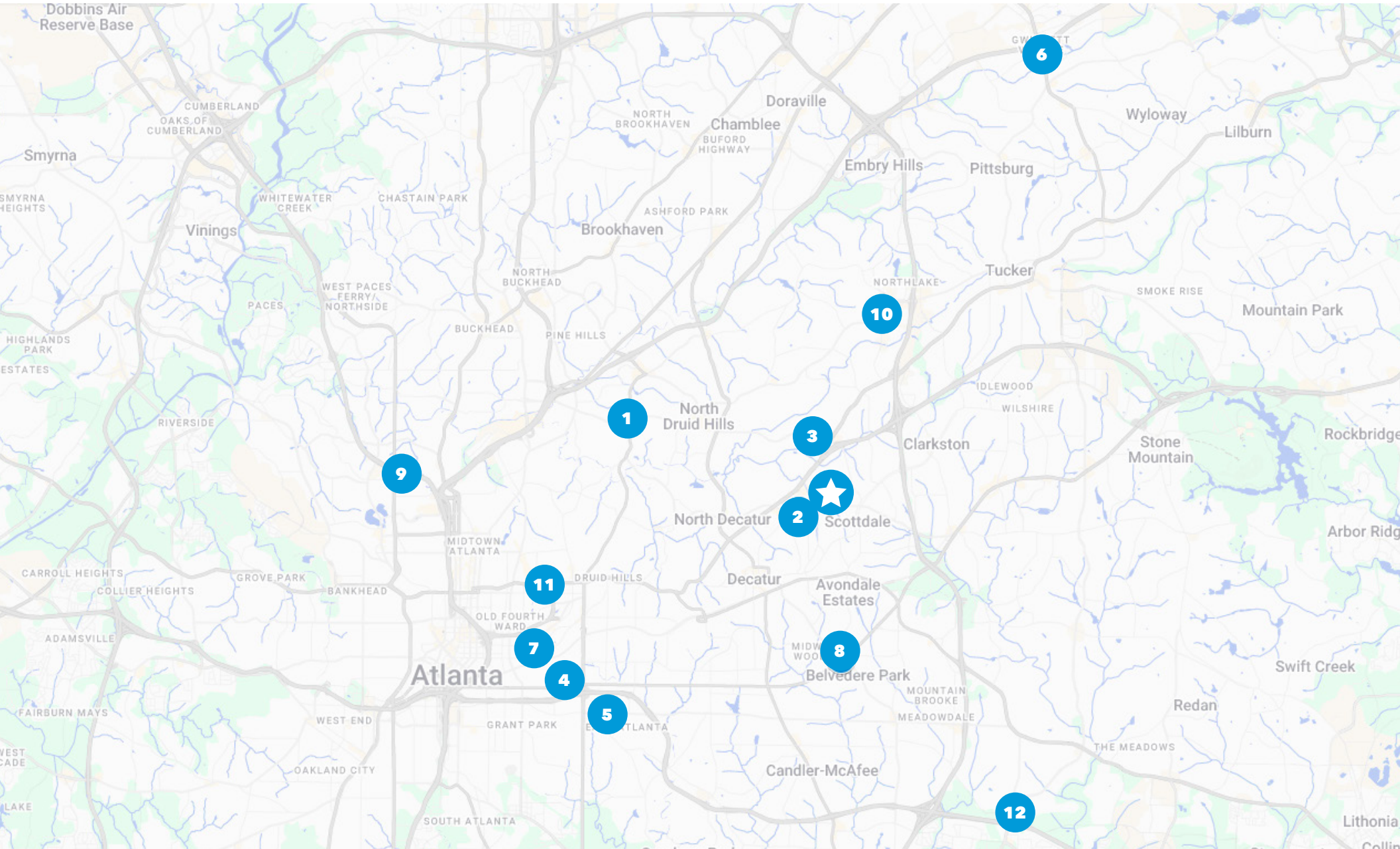


FINANCIAL OVERVIEW

SOLD COMPARABLES
RENT ROLL
TENANT ROLL
OFFERING PROCESS

FINANCIAL OVERVIEW

SOLD COMPARABLES



FINANCIAL OVERVIEW

SOLD COMPARABLES



2154 BRIARCLIFF RD

ATLANTA, GA 30329

MAP NUMBER	1
BUILDING TYPE	Class C Retail
YEAR BUILT	1956
BUILDING SIZE (SF)	3,018 SF
BUILDING STORIES	1
SALE PRICE	\$2,300,000
SALE PRICE (PSF)	\$762.09
SALE DATE	December 2023
SALE TYPE	Investment
TENANT	Foamworks Auto Spa



2712 N DECATUR RD

DECATUR, GA 30033

MAP NUMBER	2
BUILDING TYPE	Class B Office
YEAR BUILT	1967
BUILDING SIZE (SF)	11,055 SF
BUILDING STORIES	1
SALE PRICE	\$5,200,000
SALE PRICE (PSF)	\$470.33
SALE DATE	January 2024
SALE TYPE	Investment
TENANT	Resurgens Orthopedics



3795 N DRUID HILLS RD

DECATUR, GA 30033

MAP NUMBER	3
BUILDING TYPE	Retail
YEAR BUILT	2024
BUILDING SIZE (SF)	4,260 SF
BUILDING STORIES	1
SALE PRICE	\$3,529,411
SALE PRICE (PSF)	\$828.50
SALE DATE	January 2025
SALE TYPE	Investment



197 GIBSON ST

ATLANTA, GA 30316

MAP NUMBER	4
BUILDING TYPE	Religious Bldg
YEAR BUILT	1920
BUILDING SIZE (SF)	2,160 SF
BUILDING STORIES	2
SALE PRICE	\$1,350,000
SALE PRICE (PSF)	\$625.00
SALE DATE	May 2025
SALE TYPE	Investment

FINANCIAL OVERVIEW

SOLD COMPARABLES



1342 GLENWOOD AVE

ATLANTA, GA 30316

MAP NUMBER	5
BUILDING TYPE	Office / Retail
YEAR BUILT	1992
BUILDING SIZE (SF)	3,283 SF
BUILDING STORIES	1
SALE PRICE	\$3,250,000
SALE PRICE (PSF)	\$989.95
SALE DATE	October 2025
SALE TYPE	Owner User
TENANT	Peach State Federal Credit Union



5560 JIMMY CARTER BLVD

NORCROSS, GA 30093

MAP NUMBER	6
BUILDING TYPE	Retail
YEAR BUILT	1970
BUILDING SIZE (SF)	2,465 SF
BUILDING STORIES	1
SALE PRICE	\$2,175,000
SALE PRICE (PSF)	\$882.35
SALE DATE	February 2024
SALE TYPE	Investment



99 KROG ST NE

ATLANTA, GA 30307

MAP NUMBER	7
BUILDING TYPE	Class A Medical Office
YEAR BUILT	Renov. 2022
BUILDING SIZE (SF)	29,840 SF
BUILDING STORIES	1
SALE PRICE	\$52,251,539
SALE PRICE (PSF)	\$1,751.06
SALE DATE	September 2025
SALE TYPE	Investment



3506 MEMORIAL DR

DECATUR, GA 30032

MAP NUMBER	8
BUILDING TYPE	Retail
YEAR BUILT	1985
BUILDING SIZE (SF)	2,610 SF
BUILDING STORIES	1
SALE PRICE	\$2,380,280
SALE PRICE (PSF)	\$911.98
SALE DATE	February 2025
SALE TYPE	Investment

FINANCIAL OVERVIEW

SOLD COMPARABLES



1715 NORTHSIDE DR
ATLANTA, GA 30318

MAP NUMBER	9
BUILDING TYPE	Retail
YEAR BUILT	1960
BUILDING SIZE (SF)	4,958 SF
BUILDING STORIES	1
SALE PRICE	\$15,000,000
SALE PRICE (PSF)	\$3,025.41
SALE DATE	May 2024
SALE TYPE	Investment



2032 MONTREAL RD
TUCKER, GA 30084

MAP NUMBER	10
BUILDING TYPE	Retail
YEAR BUILT	1976
BUILDING SIZE (SF)	2,242
BUILDING STORIES	1
SALE PRICE	\$1,550,000
SALE PRICE (PSF)	\$691.35
SALE DATE	February 2025
SALE TYPE	Investment



774 PONCE DE LEON AVE
ATLANTA, GA 30306

MAP NUMBER	11
BUILDING TYPE	Retail
YEAR BUILT	1954
BUILDING SIZE (SF)	4,334 SF
BUILDING STORIES	2
SALE PRICE	\$2,700,000
SALE PRICE (PSF)	\$622.98
SALE DATE	August 2025
SALE TYPE	Investment



2532 WESLEY CHAPEL RD
DECATUR, GA 30035

MAP NUMBER	12
BUILDING TYPE	Retail
YEAR BUILT	1989
BUILDING SIZE (SF)	2,656 SF
BUILDING STORIES	1
SALE PRICE	\$1,953,000
SALE PRICE (PSF)	\$735.32
SALE DATE	September 2025
SALE TYPE	Investment

FINANCIAL OVERVIEW

RENT ROLL

TENANT	SF	% of GLA	*1 LEASE START	LEASE END	RENT SCHEDULE*7		
					ANNUAL	MONTHLY	RENT PSF
American Health Imaging	10,478 SF	100%	7/15/1998	8/31/2003			
			9/1/2003 *2	8/31/2008			
			9/1/2008 *3	12/31/2010			
			1/1/2011 *4	1/31/2016			
			2/1/2016 *5	1/31/2021			
			2/1/2021 *6	1/31/2022	\$169,312.56	\$14,109.38	\$16.16
			2/1/2022	1/31/2023	\$173,545.32	\$14,462.11	\$16.56
			2/1/2023	1/31/2024	\$177,883.92	\$14,823.66	\$16.98
			2/1/2024	1/31/2025	\$182,331.00	\$15,194.25	\$17.40
			2/1/2025	1/31/2026	\$186,889.28	\$15,574.11	\$17.84
			2/1/2026	1/31/2027	\$191,561.52	\$15,963.46	\$18.28
			2/1/2027	1/31/2028	\$196,350.60	\$16,362.55	\$18.74

*(1) Tenant has annual 7-year renewal options.

*(2) First amendment

*(3) Second amendment

*(4) Third amendment

*(5) Fourth amendment

*(6) Fifth amendment | Current amendment

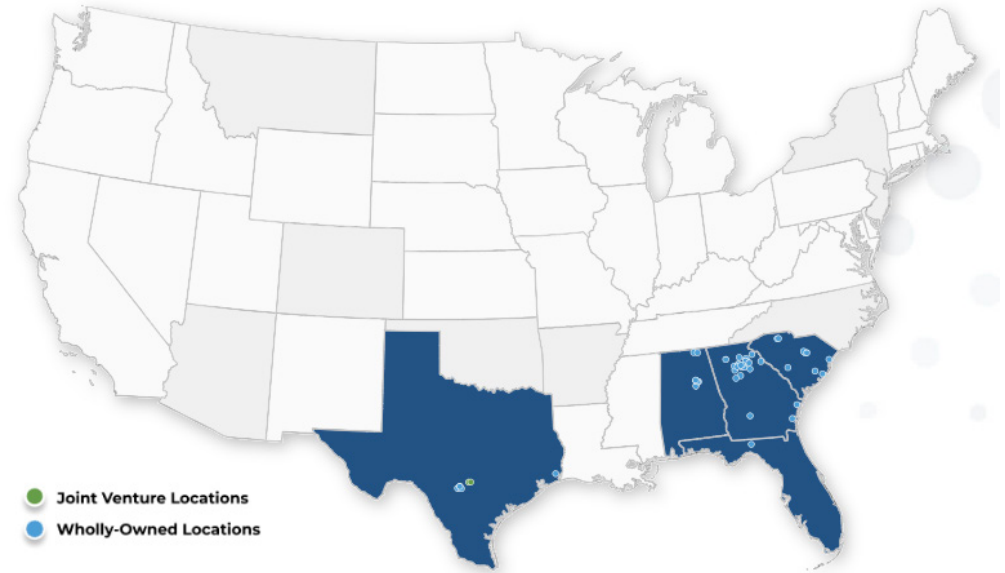
*(7) Only reflects financials for current lease term

FINANCIAL OVERVIEW

TENANT ROLL



TENANT AMERICAN HEALTH IMAGING



Headquartered in Atlanta, Georgia, American Health Imaging (AHI) is a leading provider of high-quality diagnostic imaging services across the Southeast. Since 1998, AHI has invested in the most advanced technology to ensure superior image quality, faster turnaround times, and an enhanced patient experience.

In 2019, AHI partnered with Lumexa Imaging, one of the nation's largest outpatient imaging operators. Together, they are expanding access to advanced diagnostic care through best-in-class service and state-of-the-art imaging facilities.

SUITE: Full Building

SQUARE FEET: 10,478 SF

EXPIRATION: 01/31/2028

WEBSITE: <https://americanhealthimaging.com/location/decaturn-ga/>

SERVICES:

- MRI
- CT
- Diffusion Tensor Imaging
- NeuroQuant®
- Arthrogram
- FibroScan®
- Open MRI
- Accelerated Breast MRI
- Myelogram
- Ultrasound
- Digital X-Ray
- Cardiac Scoring

OFFERING PROCESS

The Portfolio is being offered for sale to principals only, on an “as-is” all cash basis, subject to Limiting Conditions described in this Offering Memorandum and the Confidentiality Agreement.

Prospective purchasers should be cognizant of the following:

- **Asking Price:** \$7,000,000.00
- **Property Tour:** Tours will be available to qualified prospective purchasers at times throughout the marketing process and will only be available with Lee & Associates or Owner representative present. Unescorted tours are not permitted, and prospective purchasers are not allowed to contact the tenants of the Portfolio, whether directly or indirectly. To arrange a site tour, please contact one of the following: Matthew Orville (770.864.7868) or Sal Estrada (971.295.0841)
- **Initial Bids:** During the marketing process, Lee & Associates will deliver instructions to prospective purchasers at the appropriate time identifying the initial bid date and outlining information to be incorporated into purchaser offers, which may include and are not limited to the following:
 - » Purchase price, earnest money deposit, due diligence contingencies and closing date
 - » Experience acquiring similar properties
 - » Details regarding capital sources (both debt and equity)
 - » Investment approval process
- **Due Diligence Materials:** With Seller’s approval, Lee will make available to prospective purchasers relevant due diligence materials as applicable and available.

This Investment Opportunity has been prepared by Lee & Associates for promotion and general reference material only. Lee & Associates makes no representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal or financial liability is assumed or to be implied with respect hereto.

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