

## OFFERING MEMORANDUM

# OFFICE BUILDING – 1770 THE EXCHANGE SE

1770 The Exchange Southeast, Atlanta, GA 30339



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# Executive Summary

Sale Price

**\$3,575,000**

## Offering Summary

Cap Rate:	8.94%
NOI:	\$319,725
Building Size:	32,874 SF
Lot Size:	3.51 Acres
Year Built:	1978

## Property Highlights

- Excellent opportunity for an investor or owner/user
- Two-story office building with attractive architecture and recently painted
- Professional class B office building located in the Cumberland-Galleria submarket.
- Major tenants include GA Dept. of Juvenile Justice, and US Heath Advisors
- Roof replace in December of 2019 with a 10 year warranty
- Excellent accessibility to I-75 and I-285 for easy commuting.
- Surrounded by restaurants, banks, and business amenities.
- Located 2 miles north of the Battery Atlanta which is anchored by Truist Park, the home of the Atlanta Braves
- Densely populated 5-miles radius with over 200,000 residents and an average household income of over \$135,000 within 5 miles, projected to grow by 25% over the next 5 years.



## Property Description

1770 The Exchange is a professional class B office building in Atlanta's thriving Cumberland-Galleria submarket. Located within the North by Northwest Business Park, it offers ample parking and direct access to I-75 and I-285. Just minutes from Trist Park and The Battery, the property combines a peaceful setting with proximity to top dining, retail, and business services — ideal for companies seeking value, visibility, and convenience.

With Atlanta's ongoing population and income growth, this location benefits from a strong, educated, and affluent demographic, driving long-term business viability. Whether for an established company or a growing firm seeking accessibility and presence, 1770 The Exchange SE offers a compelling opportunity in a premier commercial corridor.



# Atlanta MSA



#1

Busiest Airport  
in the World



16

FORTUNE 500  
HQ IN ATL



\$270B

GDP IN  
METRO-ATL



#9

LARGEST METRO  
AREA IN THE U.S

*Atlanta, Georgia is a thriving metropolitan hub in the heart of the Southeast, known for its strategic location and dynamic growth.*

At the capital of Georgia, Atlanta sits at the intersection of Interstate 20, 75 and 85, providing seamless connectivity across the region and beyond. It is home to Hartsfield-Jackson Atlanta International Airport (ATL) - one of the busiest and most accessible airports in the world - making it a powerful gateway for business, travel, and trade.

Atlanta is a city where culture, commerce, and creativity converge. Known as the birthplace of Dr. Martin Luther King Jr., it offers a powerful legacy of leadership and progress. Home to the world's busiest airport, Atlanta connects businesses and travelers across the globe. As a global hub for music, film, and entertainment, and a leader in Southern cuisine and lifestyle, Atlanta drives influence far beyond the Southeast. With a booming economy, diverse talent, and vibrant culture, it's no wonder Atlanta is called the "Black Mecca" and a top destination for business, innovation, and growth.

Atlanta offers vibrant outdoor spaces that perfectly blend urban energy with natural beauty. Piedmont Park hosts festivals, sports, and skyline views at the heart of the city. The Atlanta Beltline connects communities with scenic trails, public art, and local dining - ideal for active lifestyles. Chastain Park features an iconic amphitheater and wide-ranging recreation, while the Atlanta Botanical Gardens provide lush, immersive escape. Just minutes away, Stone Mountain Park delivers unforgettable experiences for hiking, adventures, and family fun.

## Major Employers





# Additional Photos





# Additional Photos





# Additional Photos





# Interior Pictures





# Drone Photo





# Drone Photos





# Rent Roll

Unit	Tenant Name	SQ. FT.	% Of Building	Lease Start	Lease End	Annual Rent	Rent PSF	Estimated Recapture	PSF Recapture
100	GA Dept. of Juvenile	5,031	15.3%	07/01/2018	06/30/2026	\$120,241	\$23.90	\$0	-
150	US Health Advisors	6,527	19.85%	11/01/2018	10/31/2025	\$104,367	\$15.99	\$7,887	\$1.21
160	Simpson Protective Services, LLC	1,246	3.79%	05/08/2025	06/30/2030	\$23,051	\$18.50	\$0	-
165	MaidPro	1,021	3.11%	05/01/2019	04/30/2026	\$17,331	\$16.97	\$1,405	\$1.38
170	AllState	725	2.21%	10/01/2018	10/31/2025	\$12,687	\$17.50	\$998	\$1.38
200	Set Sports PT	1,840	5.6%	12/01/2023	03/14/2027	\$32,218	\$17.51	\$926	\$0.50
205	Senci Power USA, INC.,	1,235	3.76%			\$22,848	\$18.50	\$0	-
210	Principle Environmental	3,450	10.49%	04/01/2017	03/31/2026	\$55,200	\$16.00	\$4,275	\$1.24
220	Unified Legacy Group	1,686	5.13%	05/01/2019	07/31/2028	\$29,505	\$17.50	\$2,317	\$1.37
240	Common Cents Solns.	1,713	5.21%	03/01/2022	06/30/2028	\$32,547	\$19.00	\$1,138	\$0.66
250	VACANT	700	2.13%			\$12,950	\$18.50	\$0	-
270	JLMC Blackland	1,194	3.63%	10/01/2017	09/30/2026	\$20,895	\$17.50	\$1,479	\$1.24



# Rent Roll

Unit	Tenant Name	SQ. FT.	% Of Building	Lease Start	Lease End	Annual Rent	Rent PSF	Estimated Recapture	PSF Recapture
275	Linking Minds, Inc.	2,665	8.11%	08/11/2025	12/31/2030	\$45,305	\$17.00	\$0	-
230	Carr, Rahn & Associates	1,538	4.68%	07/01/2018	06/30/2027	\$25,616	\$16.66	\$1,860	\$1.21
Totals/Averages		30,571				\$554,761	\$18.15	\$22,286	\$0.73
Occupied		29,871				\$496,506		\$22,286	
Vacant		700				\$12,950		\$0	



# Net Operating Income

Income Summary		Current
Gross Scheduled Income		\$554,761
Other Income		\$22,286
Total Scheduled Income		\$577,047
Vacancy Cost		\$12,950
<b>Gross Income</b>		<b>\$564,097</b>
Expense Summary		
Property Taxes		\$39,499
Insurance		\$9,322
Electricity		\$108,066
Water and Sewer		\$3,192
Trash		\$10,676
Landscaping		\$4,800
Janitorial		\$33,010
Pest Control		\$1,128
Security Fire & Safety		\$608
Maintenance and Repairs (\$1,500 per month)		\$18,000
Management (3%)		\$16,071
<b>Gross Expenses</b>		<b>\$244,372</b>
<b>Net Operating Income</b>		<b>\$319,725</b>



# Lease Abstract

## Tenant Overview – Suite 100

<b>Tenant:</b>	Georgia Dept of Juvenile Justice, State Properties Commission
<b>Square Feet:</b>	5,031 SF
<b>Lease Start Date:</b>	07/01/2018
<b>Lease Expiration Date:</b>	06/30/2026
<b>Annual Base Rent:</b>	\$120,241
<b>Current Reimbursement:</b>	\$0

## Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
07/01/24-06/30/25	\$116,719	\$23.20
07/01/25-06/30/26 - Current	\$120,241	\$23.90

The Tenant is responsible for replacing any glass that is damaged due to the misconduct or negligence of the tenant or their affiliates. The Tenant must also reimburse the Landlord for any repairs necessitated by their willful misconduct or negligence. Furthermore, the Tenant is required to promptly notify the Landlord of any conditions that may require maintenance or repair.

The Landlord is responsible for maintaining and repairing the building and common areas at their own expense. This includes such as HVAC systems, roof, foundations, footings, columns, exterior walls and structural components, parking and other Paved Areas, utility lines, and drainage. The Landlord must also keep the premises free from pests and repair any related damage. In addition, they are required to provide janitorial services, maintain lighting in the common areas, repaint and repair interior walls as needed (excluding normal wear and tear), and remove all garbage and refuse from the common areas.

## Tenant Overview – Suite 150

<b>Tenant:</b>	US Health Advisors, Shannon Lynn Dempsey
<b>Square Feet:</b>	6,527 SF
<b>Lease Start Date:</b>	11/01/2018
<b>Lease Expiration Date:</b>	10/31/2025
<b>Annual Base Rent:</b>	\$104,367
<b>Current Reimbursement:</b>	\$7,887

## Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
11/01/23-10/31/24	\$101,299	\$15.52
11/01/24-10/31/25 - Current	\$104,367	\$15.99

The Tenant is responsible for repair and maintenance each and every part of the premises in good repair and condition, excluding ordinary wear and tear, and shall make at tenant's sole cost and expenses such replacements, restorations, renewals or repair, in quality equivalent or better than the original work replaced, as may be required to so maintain the same, ordinary wear and tear only excepted. Tenant Shall also responsible for any damage to any glass windows or door in or on the leased Premises caused or resulting from tenant.

The Landlord shall provide nightly janitorial cleaning service of the Premises five days per week as well as common areas including lobbies, corridors and restrooms. Parking is free and unassigned. The Landlord shall have the right to enter the premises for purpose of performing maintenance, renovation, rehabilitation or other type of work so long as same does not unreasonably interfere with Tenant's conducts of its business therein during normal business hours.



# Lease Abstract

## Tenant Overview – Suite 160

<b>Tenant:</b>	Simpson Protective Services, LLC
<b>Square Feet:</b>	1,246 SF
<b>Lease Start Date:</b>	05/08/2025
<b>Lease Expiration Date:</b>	06/30/2030
<b>Annual Base Rent:</b>	\$23,051
<b>Current Reimbursement:</b>	\$0

## Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
07/01/25-06/30/26 - Current	\$23,051	\$18.50
07/01/26-06/30/27	\$23,742	\$19.05
07/01/27-06/30/28	\$24,455	\$19.63
07/01/28-06/30/29	\$25,188	\$20.22
07/01/29-06/30/30	\$25,944	\$20.82

The Tenant is responsible for maintaining the leased premises in good repair and condition, including replacing damaged glass at their own expense, complying with all laws and regulations related to the use or condition of the premises, properly disposing of hazardous or special waste in accordance with legal standards, posting required hazardous material notices, and indemnifying the landlord from related liabilities. The tenant is also responsible for repairs due to their own actions, maintaining liability insurance, not disturbing other tenants, and following all building rules and regulations.

The Landlord shall maintain the building's structure, base systems (HVAC, plumbing, etc.), and common areas, providing standard janitorial services, and ensuring utilities during business hours.

## Tenant Overview – Suite 165

<b>Tenant:</b>	MaidPro, The Pickelo Group Inc.
<b>Square Feet:</b>	1,021 SF
<b>Lease Start Date:</b>	05/01/2019
<b>Lease Expiration Date:</b>	04/30/2026
<b>Annual Base Rent:</b>	\$17,331
<b>Current Reimbursement:</b>	\$1,405

## Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
05/01/24-04/30/25	\$16,826	\$16.48
05/01/25-04/30/26 - Current	\$17,331	\$16.97

The Tenant is responsible for insurance during the lease term as well as for the repair and maintenance each and every part of the premises in good repair and condition , excluding ordinary wear and tear, and shall make at tenant's sole cost and expenses such replacements, restorations, renewals or repair, in quality equivalent or better than the original work replaced, as may be required to so maintain the same, ordinary wear and tear only excepted.

The Landlord shall repair and maintain the structural portions of the building, including the basic plumbing, air conditioning, heating, lighting and electrical systems, installed or furnished by Landlord and the common areas of the building. Unless such maintenance and repairs are caused in part in whole by the act, neglect, fault or omission by tenant.



# Lease Abstract

## Tenant Overview – Suite 170

<b>Tenant:</b>	Vivian B. Thompson dba AllState Insurance
<b>Square Feet:</b>	725 SF
<b>Lease Start Date:</b>	10/01/2018
<b>Lease Expiration Date:</b>	10/31/2025
<b>Annual Base Rent:</b>	\$12,687
<b>Current Reimbursement:</b>	\$998

## Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
11/01/24-10/31/25	\$12,687	\$17.50

The Tenant is responsible for insurance during the lease term as well as for the repair and maintenance each and every part of the premises in good repair and condition , excluding ordinary wear and tear, and shall make at tenant's sole cost and expenses such replacements, restorations, renewals or repair, in quality equivalent or better than the original work replaced, as may be required to so maintain the same, ordinary wear and tear only excepted.

The Landlord shall repair and maintain the structural portions of the building, including the basic plumbing, air conditioning, heating, lighting and electrical systems, installed or furnished by Landlord and the common areas of the building. Unless such maintenance and repairs are caused in part in whole by the act, neglect, fault or omission by tenant.

## Tenant Overview – Suite 200

<b>Tenant:</b>	Set Sports Physical Therapy, LLC
<b>Square Feet:</b>	1,840 SF
<b>Lease Start Date:</b>	12/01/2023
<b>Lease Expiration Date:</b>	03/14/2027
<b>Annual Base Rent:</b>	\$32,218
<b>Current Reimbursement:</b>	\$926

## Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
12/01/23-02/28/24	\$0	\$0.00
03/01/24-11/30/24	\$31,280	\$17.00
12/01/24-11/30/25 - Current	\$32,218	\$17.51
12/01/25-11/30/26	\$33,194	\$18.04
12/01/26-02/28/27	\$34,187	\$18.58

The Tenant is responsible for insurance during the lease term as well as for the repair and maintenance each and every part of the premises in good repair and condition , excluding ordinary wear and tear, and shall make at tenant's sole cost and expenses such replacements, restorations, renewals or repair, in quality equivalent or better than the original work replaced, as may be required to so maintain the same, ordinary wear and tear only excepted.

The Landlord shall repair and maintain the structural portions of the building, including the basic plumbing, air conditioning, heating, lighting and electrical systems, installed or furnished by Landlord and the common areas of the building. Unless such maintenance and repairs are caused in part in whole by the act, neglect, fault or omission by tenant.

# Lease Abstract

## Tenant Overview – Suite 205

<b>Tenant:</b>	Senci Power USA, Inc.
<b>Square Feet:</b>	1,235 SF
<b>Lease Start Date:</b>	-
<b>Lease Expiration Date:</b>	-
<b>Annual Base Rent:</b>	\$22,848
<b>Current Reimbursement:</b>	\$0

## Rent Schedule

<b>Term</b>	<b>Annual Base Rent</b>	<b>Rent Per SF/YR</b>
<b>Year 1</b>	\$22,848	\$18.50
<b>Year 2</b>	\$23,533	\$19.06
<b>Year 3</b>	\$24,243	\$19.63

Tenant agrees that any such entry into and occupation of the Demised Premises shall be deemed to be under all of the terms, covenants, conditions, and provisions of this Lease, except as to the covenant to pay Rent. Tenant's acceptance or occupancy of the Demised Premises shall be for the purpose of determining the Rent Commencement Date, and Tenant further agrees that Landlord shall not be liable in any way for any injury, loss, or damage which may occur to any of Tenant's work, installations, or property placed in the Demised Premises prior to the Rent Commencement Date of the Term of this Lease, the same being at Tenant's sole risk.

## Tenant Overview – Suite 210

<b>Tenant:</b>	Principle Environmental, Inc
<b>Square Feet:</b>	3,450 SF
<b>Lease Start Date:</b>	04/01/2017
<b>Lease Expiration Date:</b>	03/31/2026
<b>Annual Base Rent:</b>	\$55,200
<b>Current Reimbursement:</b>	\$4,275

## Rent Schedule

<b>Term</b>	<b>Annual Base Rent</b>	<b>Rent Per SF/YR</b>
<b>04/01/24-03/31/25</b>	\$53,475	\$15.50
<b>04/01/25-03/31/26 – Current</b>	\$55,200	\$16.00

The Tenant is responsible for insurance during the lease term as well as for the repair and maintenance each and every part of the premises in good repair and condition , excluding ordinary wear and tear, and shall make at tenant's sole cost and expenses such replacements, restorations, renewals or repair, in quality equivalent or better than the original work replaced, as may be required to so maintain the same, ordinary wear and tear only excepted.

The Landlord shall repair and maintain the structural portions of the building, including the basic plumbing, air conditioning, heating, lighting and electrical systems, installed or furnished by Landlord and the common areas of the building. Unless such maintenance and repairs are caused in part in whole by the act, neglect, fault or omission by tenant.



# Lease Abstract

## Tenant Overview – Suite 220

<b>Tenant:</b>	The Salley Firm, LLC and PR Squared Wealth Management, LLC
<b>Square Feet:</b>	1,686 SF
<b>Lease Start Date:</b>	05/01/2019
<b>Lease Expiration Date:</b>	07/31/2028
<b>Annual Base Rent:</b>	\$29,505
<b>Current Reimbursement:</b>	\$2,317

## Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
07/01/25-06/30/26 – Current	\$29,505	\$17.50
07/01/26-06/30/27	\$30,390	\$18.02
07/01/27-06/30/28	\$31,302	\$18.57
07/31/2028	\$ 2,687	\$19.12

The tenant is responsible for maintaining the premises in good condition, including interior maintenance such as walls, ceilings, flooring, trade fixtures, and any equipment or systems within the leased space, except those designated as the landlord's responsibility. The tenant must also comply with all applicable laws and building rules, maintain required insurance coverage, and use the premises only for lawful business purposes as defined in the lease.

The landlord shall maintain the structural components of the building and any systems or areas expressly designated as the landlord's responsibility under the lease, and for ensuring that the building remains in compliance with applicable laws and regulations not triggered by the tenant's specific use.

## Tenant Overview – Suite 230

<b>Tenant:</b>	Carr, Rahn & Associates, Inc.
<b>Square Feet:</b>	1,538 SF
<b>Lease Start Date:</b>	07/01/2018
<b>Lease Expiration Date:</b>	06/30/2027
<b>Annual Base Rent:</b>	\$25,616
<b>Current Reimbursement:</b>	\$1,860

## Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
07/01/24-06/30/25	\$24,870	\$16.17
07/01/25-06/30/26 – Current	\$25,616	\$16.66
07/01/26-06/30/27	\$26,384	\$17.15

The Tenant is responsible for insurance during the lease term as well as for the repair and maintenance each and every part of the premises in good repair and condition, excluding ordinary wear and tear, and shall make at tenant's sole cost and expenses such replacements, restorations, renewals or repair, in quality equivalent or better than the original work replaced, as may be required to so maintain the same, ordinary wear and tear only excepted.

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# Lease Abstract



## Tenant Overview – Suite 240

<b>Tenant:</b>	Common Cents Solutions, Inc.
<b>Square Feet:</b>	1,713 SF
<b>Lease Start Date:</b>	03/01/2022
<b>Lease Expiration Date:</b>	06/30/2028
<b>Annual Base Rent:</b>	\$32,547
<b>Current Reimbursement:</b>	\$1,138

## Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
39 Months		
04/01/25-06/30/25	\$0	\$0
07/01/25-03/31/26 – Partial Year	\$24,410	\$19.00
04/01/26-03/31/27	\$33,523	\$19.57
04/01/27-03/31/28	\$34,529	\$20.16
04/01/28-06/30/28 – Partial Year	\$8,891	\$20.76
<b>Renewal Option</b>		
<b>3 years with 3% Annual Escalation</b>		

The Tenant is responsible for insurance during the lease term as well as for the repair and maintenance each and every part of the premises in good repair and condition , excluding ordinary wear and tear, and shall make at tenant's sole cost and expenses such replacements, restorations, renewals or repair, in quality equivalent or better than the original work replaced, as may be required to so maintain the same, ordinary wear and tear only excepted.

## Tenant Overview – Suite 270

<b>Tenant:</b>	JLMC Blackland, LLC
<b>Square Feet:</b>	1,194 SF
<b>Lease Start Date:</b>	10/01/2017
<b>Lease Expiration Date:</b>	09/30/2026
<b>Annual Base Rent:</b>	\$20,895
<b>Current Reimbursement:</b>	\$1,479

## Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
10/01/24-11/30/24	\$0	\$0
12/01/24-09/30/25 – Partial Year	\$17,413	\$17.50
10/01/25-09/30/26	\$21,522	\$18.03

The Tenant is responsible for insurance during the lease term as well as for the repair and maintenance each and every part of the premises in good repair and condition , excluding ordinary wear and tear, and shall make at tenant's sole cost and expenses such replacements, restorations, renewals or repair, in quality equivalent or better than the original work replaced, as may be required to so maintain the same, ordinary wear and tear only excepted.

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# Lease Abstract



### Tenant Overview – Suite 275

Tenant:	Linking Minds, Inc.
Square Feet:	2,665 SF
Lease Start Date:	08/11/2025
Lease Expiration Date:	12/31/2030
Annual Base Rent:	\$45,305
Current Reimbursement:	\$0

Lease Term	Annual Base Rent	Rent Per SF/YR
08/01/25-07/31/26 – Current	\$45,305	\$17.00
08/01/26-07/31/27	\$46,664	\$17.51
08/01/27-07/31/28	\$48,064	\$18.04
08/01/28-07/31/29	\$49,506	\$18.58
08/01/29-07/31/30	\$50,992	\$19.13
08/01/30-12/31/30 – 5 months	\$21,884	\$8.21

Tenant is responsible for maintaining each and every part of the Premises in good repair and condition, excluding ordinary wear and tear, and shall, at Tenant's sole cost and expense, make such replacements, restorations, renewals, or repairs—of quality equivalent to or better than the original work replaced—as may be required to maintain the same, ordinary wear and tear excepted. However, Tenant shall not make any structural or interior improvements, changes, or alterations to the Premises without Landlord's prior written consent, which may be granted or denied at Landlord's sole discretion. Any work performed by Tenant shall be done in a good and workmanlike manner and shall not disturb or inconvenience other tenants in the building or on the Property.

# Parcel Map





# Retailer Map



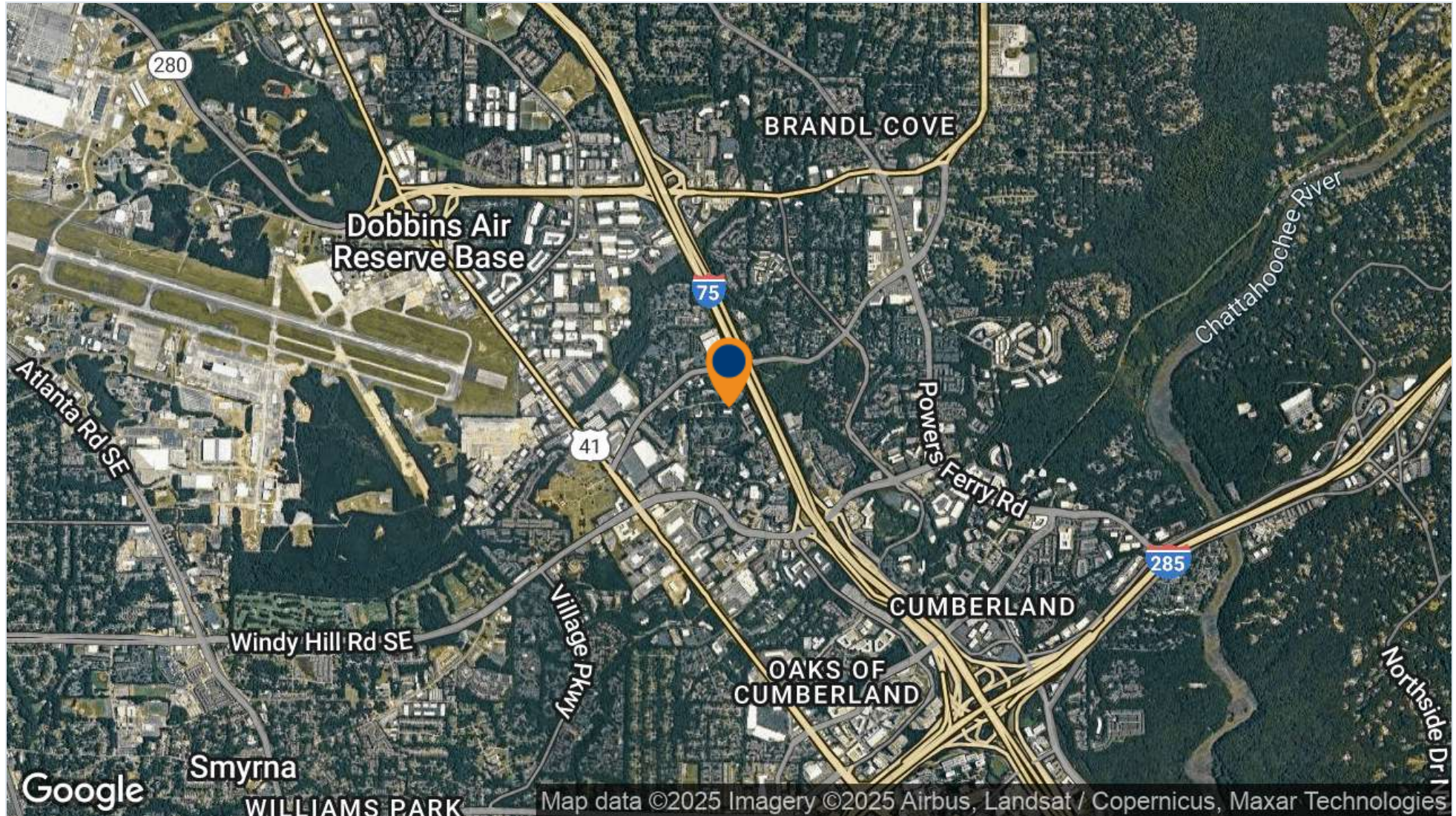


# Retailer Map



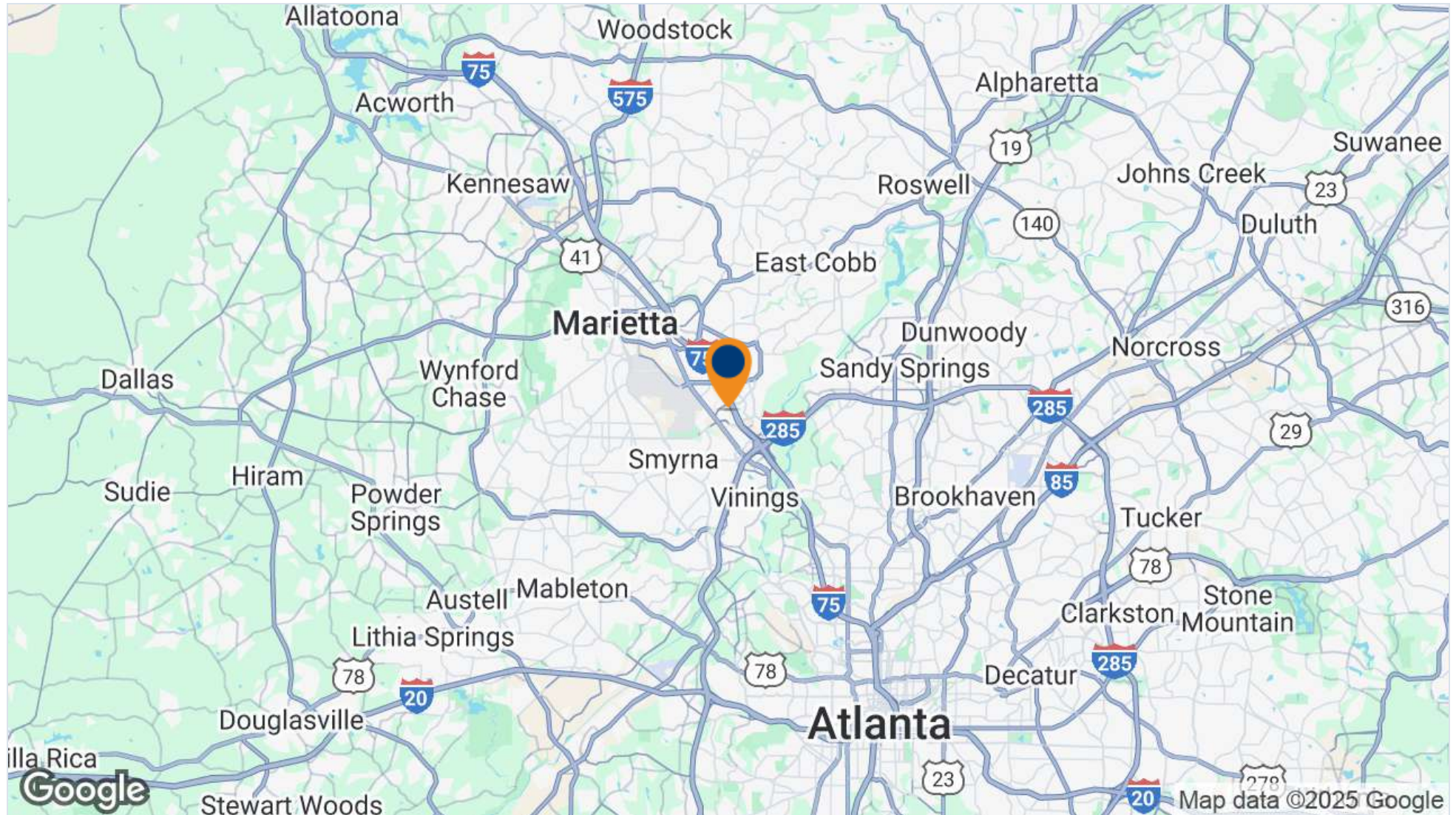


# Aerial Map





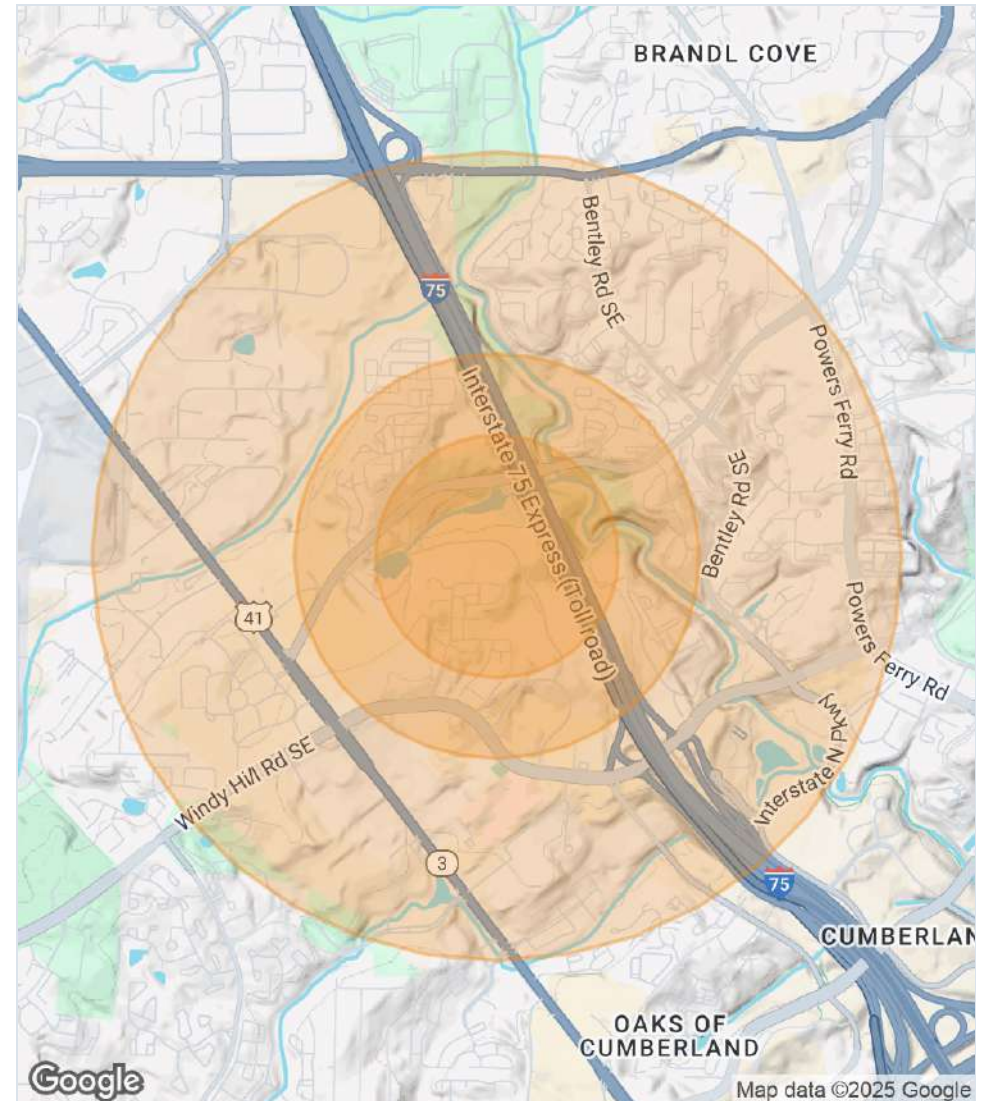
# Location Map





# Demographics

Population	One-Mile	Three-Mile	Five-Mile
2020 Population	14,404	90,237	219,046
2024 Population	16,641	96,350	228,435
5 Year Projected	17,242	102,058	239,140
<b>Households</b>			
2020 Population	6,906	42,871	93,635
2024 Population	8,020	47,473	99,645
5 Year Projected	8,310	50,498	104,948
<b>Income</b>			
2024 Average Household Income	\$75,834	\$113,586	\$135,716
5 Year Projected	\$95,476	\$142,844	\$170,427



# FULL-SERVICE COMMERCIAL REAL ESTATE

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## LEASING

## INVESTMENT SALES

## PROPERTY MANAGEMENT

## TENANT REPRESENTATION



## GET IN TOUCH

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# Advisor Biographies Page



**Elliott Kyle**

**Vice President | Partner**  
ekyle@skylineseven.com  
404.812.8927

Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breadth of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.



**Chase Murphy**

**Vice President | Partner**  
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Chase Murphy is a Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of \$750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of \$35,000,000. While under Chase's direction, the company impressively removed \$70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.

# Disclaimer

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