

Newly Improved to an 8% Cap Rate!



Conyers



Macon



Columbus



Forest Park

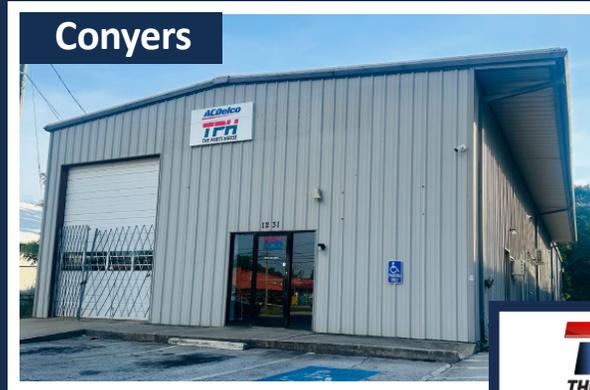
Offering Memorandum

Georgia Metro Market
Industrial 4 Property Portfolio



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Portfolio Overview

- Cap Rate increased to 8%!
- 100% Leased - Four single tenant locations in top 5 Georgia MSA's to the same tenant with average location occupancy of over 20 years.
- Leases recently extended almost 6 years with annual increases & two 5-year options showing a strong commitment to these locations.
- All locations have strong retail exposure, not hidden in industrial parks.
- Total portfolio size: ±58,757 SF
- Roofs updated in 2021 and clean Phase 1's performed in 2022.
- Tenant is subsidiary of Japan based multi-national firm.
- Starting effective Cap Rate of 8% and Blended Average Cap Rate of 8.38%



\$5,260,200 or \$89.53/SF

Portfolio Price



8.38%

Blended Average Cap Rate



8.0%

Starting Cap Rate



THE PARTS HOUSE

The Tenant & Environment

- **Four Property Metro Georgia Single-Tenant Industrial Portfolio**

- Columbus: ±22,436 SF
- Conyers: ±6,800 SF
- Forest Park: ±11,595 SF
- Macon: ±17,926 SF
- Total SF: ±58,757 SF

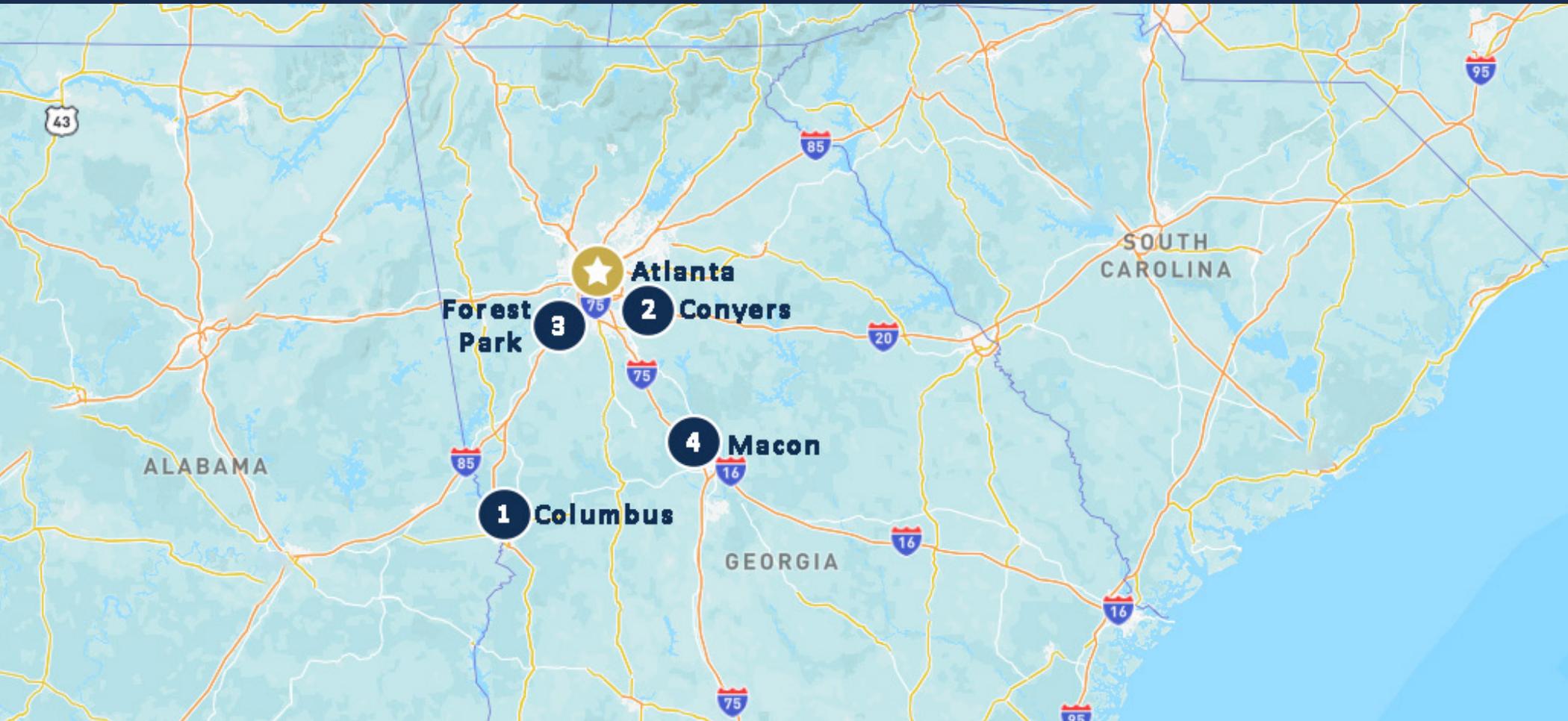
- **Tenant:** The Parts House (TPH) is subsidiary of Japan based Marubeni Corporation

- **TPH** is one of the largest auto parts distributors in the SE with nearly 50 locations

- **The Industrial Environment in Georgia**

- Georgia remains one of the top industrial markets in the U.S.
- Low vacancy rates due to high demand for space
- 609 Industrial sales for 25KSF+ at a median 6.7% cap
- Current Industrial cap rates are in the 6%-6.5% range while this portfolio is now at a starting 8% cap rate

Locations



#	ADDRESS	CITY	STATE	± GLA SF	YEAR BUILT	PARCEL SIZE
1	4100 14th Ave.	Columbus	GA	±22,436	1955	±0.68 Acres
2	1231 Green St. SE	Conyers	GA	±6,800	1999	±2.28 Acres
3	931 Main St.	Forest Park	GA	±11,595	1965	±1.50 Acres
4	356 Walnut St.	Macon	GA	±17,926	1945 / Ren. 1971	±0.49 Acres

Rent Schedule & Cap Rates

Address	City	GLA SF	Current Annual Rent	Year 1	Year 2	Year 3	Year 4	Year 5	Total NOI	6 Year Blended Average NOI	Annual Increases
4100 14th Ave.	Columbus	±22,436	\$148,078	\$157,052	\$160,193	\$163,397	\$166,665	\$169,998	\$965,383	\$160,897	2.0%
1231 Green St. SE	Conyers	±6,800	\$44,880	\$59,500	\$61,285	\$63,124	\$65,017	\$66,968	\$360,774	\$60,129	3.0%
931 Main St.	Forest Park	±11,595	\$63,767	\$110,153	\$112,906	\$115,729	\$118,622	\$121,588	\$642,765	\$107,127	2.5%
356 Walnut St.	Macon	±17,926	\$59,156	\$94,112	\$95,994	\$97,914	\$99,872	\$101,869	\$548,916	\$91,486	2.0%
Totals:		±58,757	\$315,880	\$420,816	\$430,378	\$440,163	\$450,176	\$460,423	\$2,517,837	\$419,639	
Annual Cap Rate Progression			See Below*	8.0%	8.2%	8.4%	8.6%	8.7%	Blended Average Cap Rate: 8.38%		

***Rent Credit Bonus: AT CLOSING, Seller to credit Purchaser the pro-rata difference in Current Annual Rent to the 2026 Q3 rent increase (Year 1 rent), guaranteeing an effective 8% cap rate.**



\$5,260,200 or \$89.53/SF

Portfolio Price



8%

Starting Cap Rate



8.38%

Blended Average Cap Rate

About the Tenant



TPH (The Parts House), a wholesale distributor of automotive aftermarket parts and accessories headquartered in Jacksonville, FL, was founded in 1970. TPH has expanded by acquiring other distributors and now has close to 50 locations throughout the southeast and Puerto Rico.



In 2017 Marubeni America Corp invested in TPH, which became a wholly owned subsidiary of Marubeni, a Japanese company, headquartered in Tokyo, with 326 subsidiaries and 164 affiliated companies. Marubeni America Corporation is involved in a vast array of business units. Their diversity is found on multiple continents and includes finished goods and financial products, commodities, raw materials, components, transportation, technical and other services. TPH is part of their Construction, Industrial Machinery & Mobility business group.



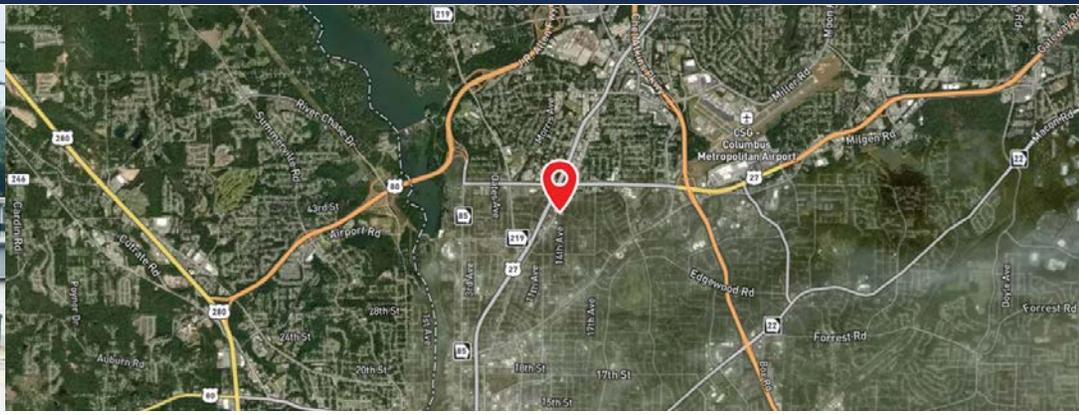
Property Details

- Property Overviews
 - Building Stats
 - Lease Terms
 - Demographics
 - Rent Surveys
- Property Surveys



Property Overview

4100 14th Avenue
Columbus, GA 31904



BUILDING STATS

Building Size	±22,436 SF
Site Size	±0.68 Acres
Year Built	1955
Loading	1 Dock
Clear Height	20'
Office Finish Level %	7.69%

DEMOGRAPHICS

	Population	Avg. HH Income
1 Mile	12,594	\$58,549
3 Mile	65,678	\$78,587
5 Mile	158,339	\$77,084
Traffic Counts	11,100 VPD	

LEASE TERMS

Current Rent/SF (prior to Seller credit at Closing)	\$6.60
Current Annual Rent	\$148,078
Rent/SF Beginning 9/30/2026	\$7.00
Annual Rent Beginning 9/30/2026	\$157,052
Additional Rent Increases	2% / year beginning 9/30/2027
Lease Expiration	9/30/2031 (almost 6 years)
Renewal Options	Two 5-year options at FMV
Tenant Longevity at Property	2008 / 17 years
Landlord Responsibilities	Roof & structure
Roof:	TPO membrane replaced in 2021
Zoning:	GC

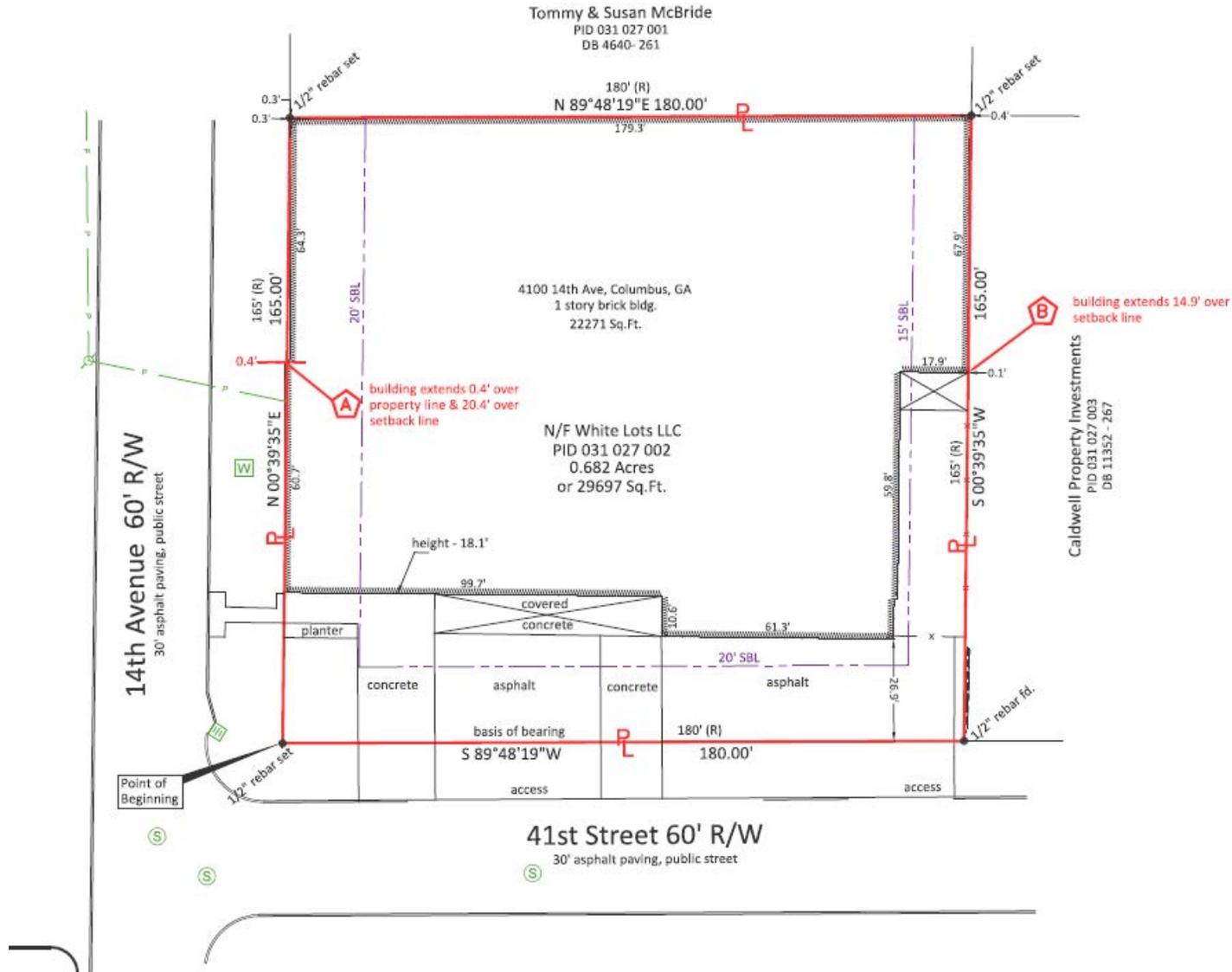
Average Submarket Rent/SF \$7.65

RENT SURVEY

Submarket	Address	Class	Size	Rent/SF
Columbus	1900 A Northside Ind Blvd	C	±13,020 SF	\$11.00/SF NNN
Columbus	1452 Concord Blvd	C	±16,000 SF	\$4.50/SF NNN
Columbus	4187 Milgen Rd	C	±12,665 SF	\$9.00/SF NNN

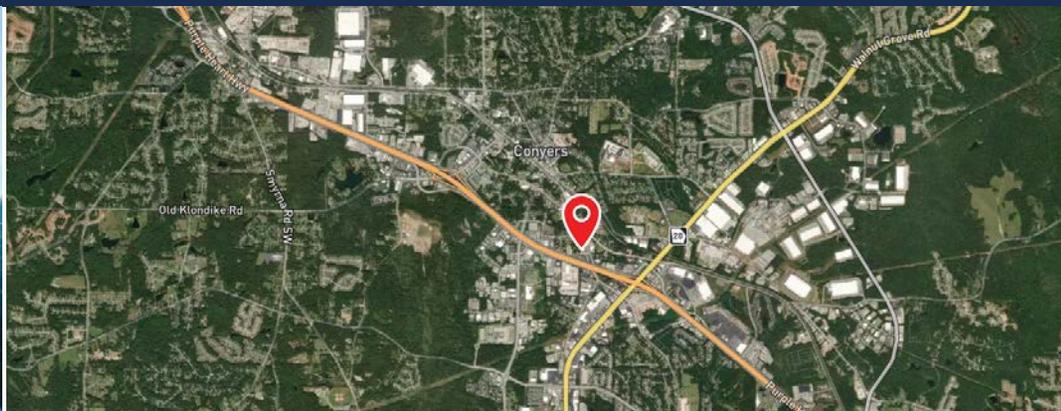
Average Submarket Rent

\$8.16/SF



Property Overview

1231 Green Street
Conyers, GA 30012



BUILDING STATS

Building Size	±6,800 SF
Site Size	±2.28 Acres
Year Built	1999
Loading	2 Bays
Clear Height	22'
Office Finish Level %	9.85%

LEASE TERMS

Current Rent/SF (prior to Seller credit at Closing)	\$6.60
Current Annual Rent	\$44,880
Rent/SF Beginning 9/30/2026	\$8.75
Annual Rent Beginning 9/30/2026	\$59,500
Additional Rent Increases	3% / year beginning 9/30/2027
Lease Expiration	9/30/2031 (almost 6 years)
Renewal Options	Two 5-year options at FMV
Tenant Longevity at Property	2004 / 21 years
Landlord Responsibilities	Roof & structure
Roof:	Standing seam metal in 2021
Zoning:	MxD

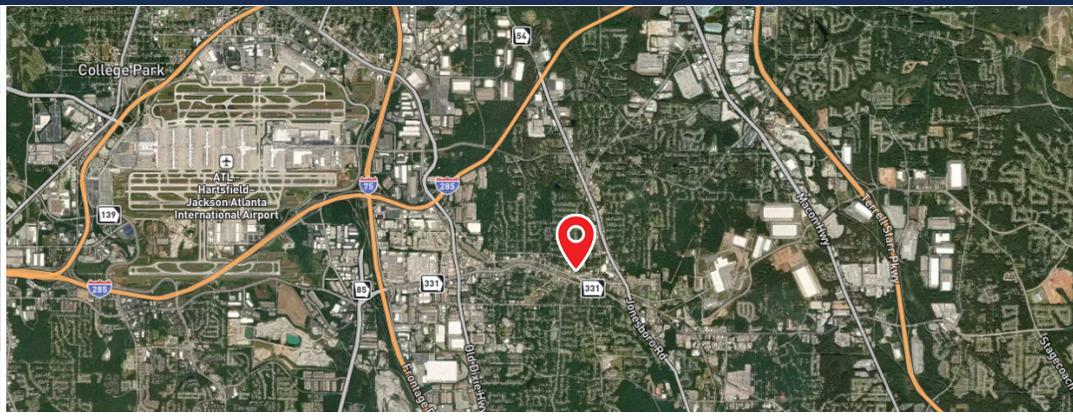
DEMOGRAPHICS	Population	Avg. HH Income
1 Mile	3,261	\$81,522
3 Mile	37,706	\$86,467
5 Mile	89,680	\$98,333
Traffic Counts	2,280 VPD	

Average Submarket Rent/SF \$9.03

RENT SURVEY	Submarket	Address	Class	Size	Rent/SF
	Conyers	1601 Autumn Blvd	B	±7,200 SF	\$12.64/SF NNN
	Conyers	1225 Royal Dr	B	±12,000 SF	\$8.50/SF NNN
	Conyers	1500 Farmer Rd - C	C	±12,891 SF	\$14.50/SF NNN
Average Submarket Rent					\$11.88/SF

Property Overview

931 Main Street
Forest Park, GA 30297



BUILDING STATS

Building Size	±11,595 SF
Site Size	±1.5 Acres
Year Built	1965
Loading	1 Dock
Clear Height	13'
Office Finish Level %	15.00%

DEMOGRAPHICS

	Population	Avg. HH Income
1 Mile	9,647	\$62,598
3 Mile	51,197	\$66,936
5 Mile	161,170	\$70,365
Traffic Counts	5,390 VPD	

LEASE TERMS

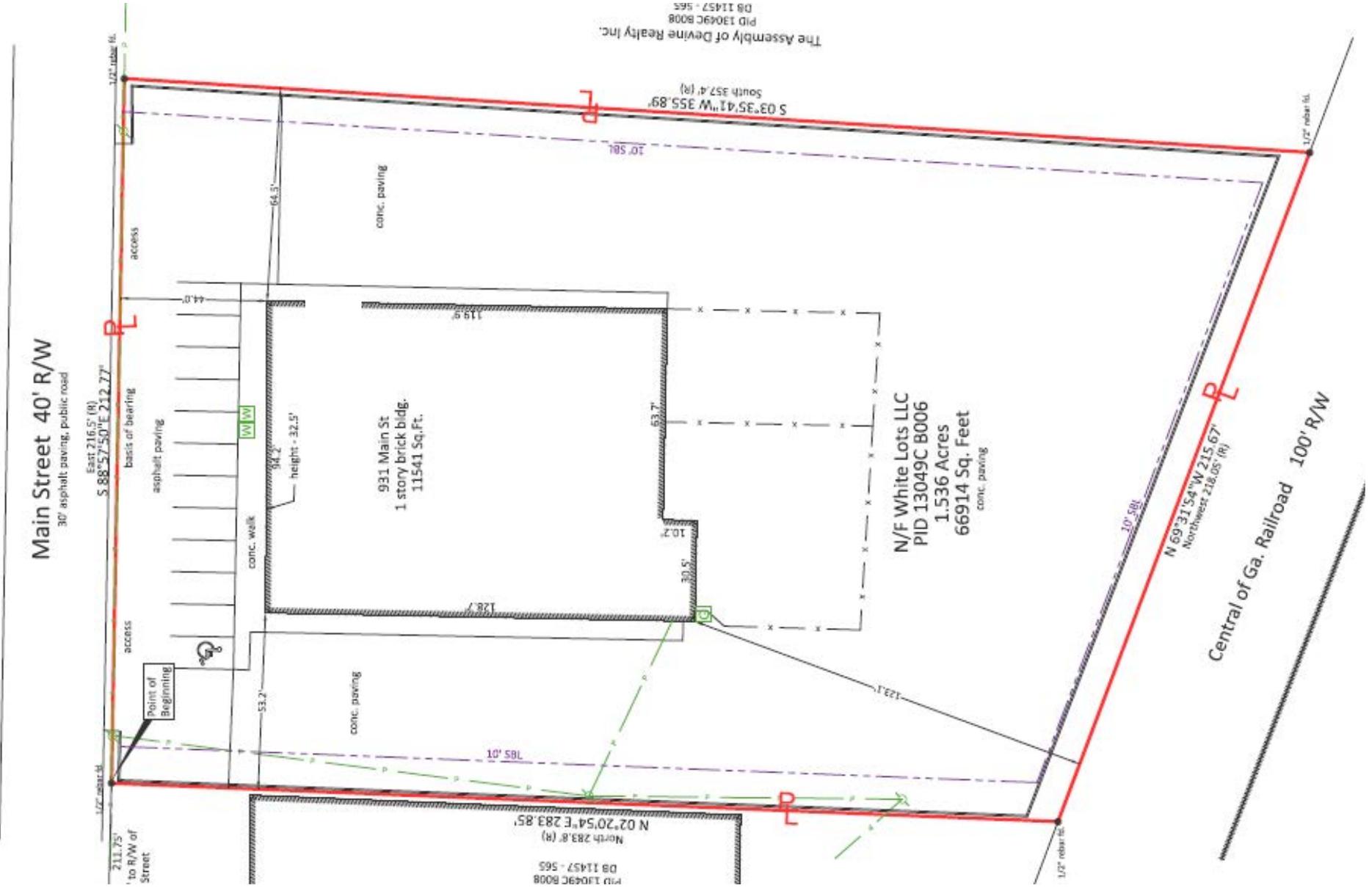
Current Rent/SF (prior to Seller credit at Closing)	\$5.50
Current Annual Rent	\$63,767
Rent/SF Beginning 9/30/2026	\$9.50
Annual Rent Beginning 9/30/2026	\$110,152.50
Additional Rent Increases	2% / year beginning 9/30/2027
Lease Expiration	9/30/2031 (almost 6 years)
Renewal Options	Two 5-year options at FMV
Tenant Longevity at Property	2006 / 20 years
Landlord Responsibilities	Roof & structure
Roof:	TPO membrane replaced in 2021
Zoning:	DM

Average Submarket Rent/SF \$7.48

RENT SURVEY	Submarket	Address	Class	Size	Rent/SF
	Atlanta/North Clayton	4767 Clark Howell Hwy	C	±19,465 SF	\$10.00/SF NNN
	Atlanta/North Clayton	1923-1927 Forest Pkwy	C	±16,000 SF	\$10.00/SF NNN
	Atlanta/North Clayton	4975 Clark Howell Hwy	C	±12,965 SF	\$10.00/SF NNN

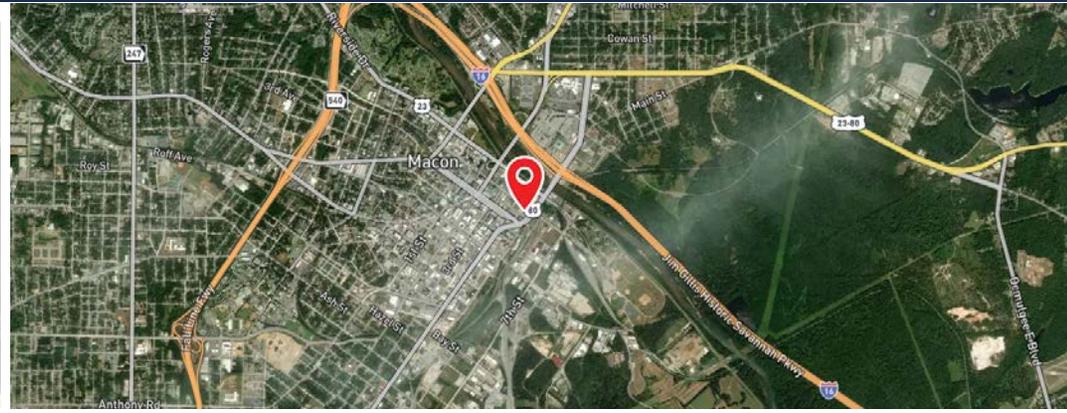
Average Submarket Rent

\$10.00/SF



Property Overview

356 Walnut Street
Macon, GA 31201



BUILDING STATS

Building Size	±17,926 SF
Site Size	±0.49 Acres
Year Built	1945/ Renovated 1971
Loading	1 Dock, 1 Bay
Clear Height	20'
Office Finish Level %	14.53%

DEMOGRAPHICS

	Population	Avg. HH Income
1 Mile	3,940	\$71,678
3 Mile	36,139	\$51,029
5 Mile	79,861	\$57,928
Traffic Counts	4,100 VPD	

LEASE TERMS

Current Rent/SF (prior to Seller credit at Closing)	\$3.30
Current Annual Rent	\$59,156
Rent/SF Beginning 9/30/2026	\$5.25
Annual Rent Beginning 9/30/2026	\$94,111.50
Additional Rent Increases	2% / year beginning 9/30/2027
Lease Expiration	9/30/2031 (almost 6 years)
Renewal Options	Two 5-year options at FMV
Tenant Longevity at Property	1995 / 30 years
Landlord Responsibilities	Roof & structure
Roof:	TPO membrane replaced in 2021
Zoning:	CBD

Average Submarket Rent/SF \$5.96

RENT SURVEY	Submarket	Address	Class	Size	Rent/SF
	Macon	2525 Pio Nono Ave	B	±17,379 SF	\$7.50/SF NNN
	Macon	2255 Gray Hwy	C	±20,276 SF	\$3.55/SF NNN
	Macon	795 S Fulton St	C	±10,000 SF	\$4.25/SF NNN
Average Submarket Rent					\$5.10/SF

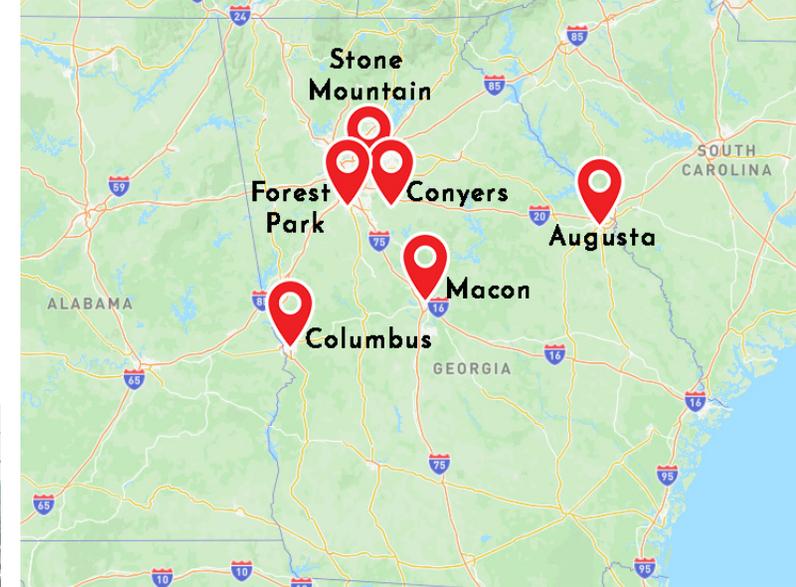
GA Metro 6 Property Portfolio For Sale



5530 E. Ponce de Leon Avenue
Stone Mountain, GA *Back up Available*



1231 Green Street
Conyers, GA



1543 Gordon Highway
Augusta, GA



4100 14th Avenue
Columbus, GA

Also available as part of a 6 industrial property portfolio located in GA's Top 5 MSA's.

- ±130K SF
- 5 of 6 properties occupied by same tenant backed with investment grade credit, as TPH is a wholly owned subsidiary of The Marubeni Corporation (S&P: BBB)
- 4 of 6 properties just renewed for almost 6 years
- Augusta location vacant as of 6/25 with upside potential



356 Walnut Street
Macon, GA



931 Main Street
Forest Park, GA

Contact Broker for Details

Broker Profiles



NANCY MILLER, CCIM, MBA

President, Net Lease Investment Group
NMiller@BullRealty.com
404-876-1640 x118

Nancy Miller joined Bull Realty in 2001. Her brokerage practice focuses on single tenant net lease and multi-tenant retail investment properties. Nancy is a partner with the firm and heads the National Net Lease Investment Group. Her focus includes working with investors, 1031 exchange transactions and developers throughout the US. She is an industry recognized savvy and knowledgeable investment expert. In the last 5+ years, she has brokered over 125 single tenant transactions. Nancy also publishes an electronic investor newsletter, and participates in a quarterly national retail industry survey done by Morgan Stanley. Periodically, Nancy contributes to Bull Realty's retail blogs and appears on the [Commercial Real Estate Show](#), a national weekly commercial real estate radio show hosted and produced in Atlanta by Michael Bull, Bull Realty's founder and President.

Nancy has held a real estate license for over 25 years and is licensed in several states. She is a Life Member of the Atlanta Commercial Board of Realtors and a member of the International Council of Shopping Centers (ICSC). She also holds the prestigious CCIM designation and has a Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School, where she is a guest lecturer.



ADAM WILLHITE

V.P. Net Lease Investment Group
Adam@BullRealty.com
404-876-1640 x119

Adam has been a commercial real estate investor and decided to make a mid-career change to follow his passion. Formerly an Executive Recruiter specializing in physician recruitment, he brought his interest in commercial real estate and client focused talents to Bull Realty. He specializes in single tenant investment sales, and his expertise is readily seen in his work with acquisitions, dispositions, 1031 exchanges, and strategy consultation.

As an Atlanta resident since the age of 5, Adam has enjoyed giving back to the community by volunteering his time with animal rescue and preservation of historic Atlanta landmarks. Adam has a bachelor's degree from Kennesaw State University and is a member of the Atlanta Commercial Board of Realtors and soon to be a CCIM candidate.

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www.BullRealty.com



ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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28
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES



Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the sale or lease of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser or tenant may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers or tenants may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers or tenants.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller/Landlord. Each prospective purchaser or tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the Property described herein.

Owner/Seller/Landlord expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller/Landlord shall have no legal commitment or obligation to any purchaser or tenant reviewing this Offering Memorandum or making an offer to purchase or lease the Property unless a written agreement for the purchase or lease of the Property has been fully executed, delivered and approved by the Owner/Seller/Landlord and any conditions to the purchaser's or tenant's obligations therein have been satisfied or waived. The Owner/Seller/Landlord reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner/Seller/Landlord. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller/Landlord. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

Confidentiality Agreement

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as Georgia Metro Market 4 Property Portfolio. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day _____ of , 20__.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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