



OFFERING MEMORANDUM

1705 Mt. Vernon Rd. · Dunwoody, GA 30338

CONFIDENTIAL INFORMATION

This Offering Memorandum and any subsequent evaluation material you may be provide (collectively known as the "Offering Memorandum") is intended solely for your limited use in considering whether to pursue negotiations to acquire 1705 Mt. Vernon Rd. (the "Property") located in Dunwoody, Georgia. The property is being marketed for sale by RG Real Estate (broker).

The Offering Memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by RG Real Estate. It does not, however, intend to be all-inclusive or to contain all of the information that a prospective purchaser may desire. RG Real Estate makes no representation or warranty, express or implied, as to the accuracy or completeness of the Offering Memorandum or any of its contents, and no legal liability is assumed to be implied with respect thereto.

By acknowledgement of your receipt of the Offering Memorandum you agree that the Offering Memorandum and its contents are confidential, that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Offering Memorandum or its contents to any other person, firm, or entity (including, without limitation, any principal for whom you have been engaged), without prior written authorization of Owner of RG Real Estate and that you will not use or permit to be used the Offering Memorandum or its contents to be copied or used in any fashion or manner detrimental to the interest of Owner. Photocopy or other duplication is strictly prohibited.

THE OFFERING MEMORANDUM SHALL NOT BE DEEMED TO REPRESENT THAT STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THE OFFERING MEMORANDUM.

The information provided in the Offering Memorandum has been gathered from sources that are deemed reliable, but RG Real Estate does not warrant or represent that the information is true or correct. Prospective offers are advised to verify information independently. The Offering Memorandum is not to be construed as an offer or as any part of a contract to sell the property.

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EXECUTIVE SUMMARY

1705 Mt. Vernon is a 11,752 square foot office building located in the heart of Dunwoody Village. Dunwoody Village is the commercial/retail epicenter of Dunwoody and is home to countless restaurants, retail, and banking establishments. 1705 Mt. Vernon is 1 of 9 buildings located in the Mt. Vernon Square Office Park. This is one of the most visible buildings in the park with monument signage and visibility on Mt. Vernon Road. The building and office park also benefits from traffic light ingress/egress. There are 5 long tenured tenants who provide a stable income stream making vacancy very rare. Dunwoody Village has become very tight on quality options for available office space which will provide solid rent growth for years to come. This offering presents a rare opportunity to own a stable investment in the heart of one of the most affluent suburbs in metro Atlanta.



RSF	11,752 SF
Occupancy	100.00%
# of Tenants	5
Year Built	1983
Construction	Brick
Floors	3
In-Place NOI	\$174,739

INTERIOR PHOTOS



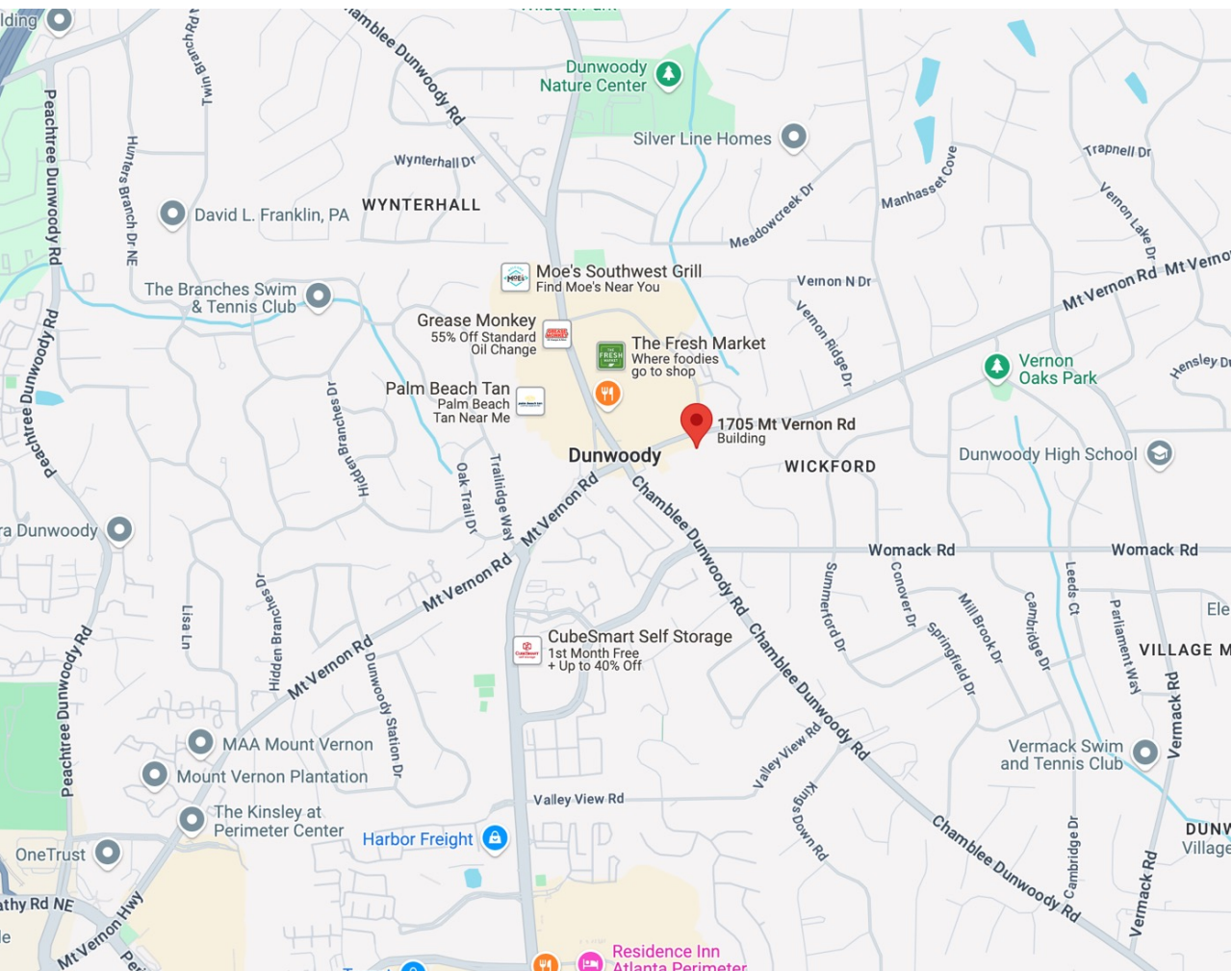
INTERIOR PHOTOS



AERIAL MAPS



STREET MAPS and AMENITIES



DUNWOODY VILLAGE

- | | | |
|--|--|---|
| ● RESTAURANTS | ● RETAIL | ● BANKS |
| 1 Bar(n) | 1 CVS | 1 Bank of America |
| 2 Carbonara Trattoria | 2 Fresh Market | 2 Chase |
| 3 Chipotle | 3 Publix | 3 Synovus |
| 4 Dunwoody Tavern | 4 Walgreen's | 4 Truist |
| 5 J Christopher's | | 5 Wells Fargo |
| 6 Los Hermanos | | |
| 7 Marlow's Tavern | | |
| 8 Mellow Mushroom | | |
| 9 Moe's | | |
| 10 NFA Burger | | |
| 11 Novo Cucina | | |
| 12 Starbucks | | |
| 13 Village Burger | | |
| 14 Vintage Pizzeria | | |

FINANCIAL ANALYSIS

SUMMARY

Asking Price	\$2,490,000 (\$212/SF)
Rentable SF	11,752
In-Place NOI	\$174,739
In-Place CAP Rate	7.0%



ANNUALIZED OPERATING INFORMATION

	Proforma	Per SF	Actual	Per SF
Income (In-Place)	\$256,865	\$21.86	\$256,865	\$24.23
Vacancy (5%)	(\$12,843)	(\$3.28)	\$0.00	\$0.00
Gross Potential Income	\$244,022	\$18.58	\$256,865	\$21.86
Expenses	(\$82,126)	(\$6.99)	(\$82,126)	(\$6.99)
NOI	\$161,895	\$11.59	\$174,739	\$14.87



DISCLAIMER



RG Real Estate and/or its state-licensed affiliate has been engaged by the owner of the property 1705 Mt. Vernon Rd. to market it for sale. Information concerning 1705 Mt. Vernon Rd. described herein has been obtained from sources other than RG Real Estate, and neither Owner nor 1705 Mt. Vernon Rd., LLC, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. RG Real Estate and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 1705 Mt. Vernon Rd., LLC, Inc. All rights reserved.



For Questions or More Information Please Contact:

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CONFIDENTIALITY AGREEMENT FOR SIGNATURE BY PROSPECTIVE PURCHASER

RG Real Estate, Inc. ("RGRE")
1835 Savoy Drive
Suite 101
Atlanta, GA 30341

RE: 1705 Mt. Vernon Rd. (the "Property")

Gentlemen:

This will serve to confirm our understanding and agreement concerning certain material, data and information (herein "Evaluation Material") which you will make available to us in connection with a possible purchase by us of the Property. You are prepared to furnish us with the Evaluation Material in connection with discussions and negotiations concerning a possible transaction involving the Property only on the conditions that we treat such Evaluation Material confidentially and confirm certain representations to you. Therefore, as a prerequisite to your furnishing to us the Evaluation Material, we hereby represent and agree as follows:

1. The Evaluation Material furnished to us will be used by us solely for evaluating a possible transaction exclusively for our own account, as principal in the transaction, and not as a broker or agent for any other person. Therefore, we agree to keep all Evaluation Material strictly confidential; provided however, that any of such Evaluation Material may be disclosed to our directors, officers or employees as well as our counsel, accounting firms and financial institution who need to know such information for the purpose of assisting us with our possible purchase of the Property. Such directors, officers, employees, lawyers, financial institutions and accountants shall be informed by us of the confidential nature of such information and shall be directed by us to treat such information with strict confidence.
2. Although you have endeavored to include in the Evaluation Material information which you believe to be relevant for the purpose of helping us in our evaluation of the Property for possible purchase, we understand and acknowledge that neither the owner 1705 Mt. Vernon Rd., LLC ("Owner") of the Property nor RGRE make any representation or warranty to us as to the accuracy or completeness of the Evaluation Material except as set forth in a definitive agreement. We agree that the Owner and RGRE shall not have any liability to us as a result of our use of the Evaluation Material except as set forth in a definitive agreement and it is understood that we are expected to perform such due diligence investigations and inspections of the Property as we deem necessary or desirable and as permitted by agreement with the Owner of the Property.
3. We also represent that no broker or agent represents us or will represent us in any possible transactions involving the Property unless we disclose it in writing to RGRE prior to the receipt of the Evaluation Material and that we fully agree to compensate our broker or agent. Neither RGRE nor the Owner are responsible for any compensation to be paid to our broker or agent.

Authorized Signature

Date: _____
Print Name: _____
Title: _____
email address: _____

Company: _____
Address: _____
Address: _____
City: _____
State: _____
Zip: _____
Phone: _____
Fax: _____