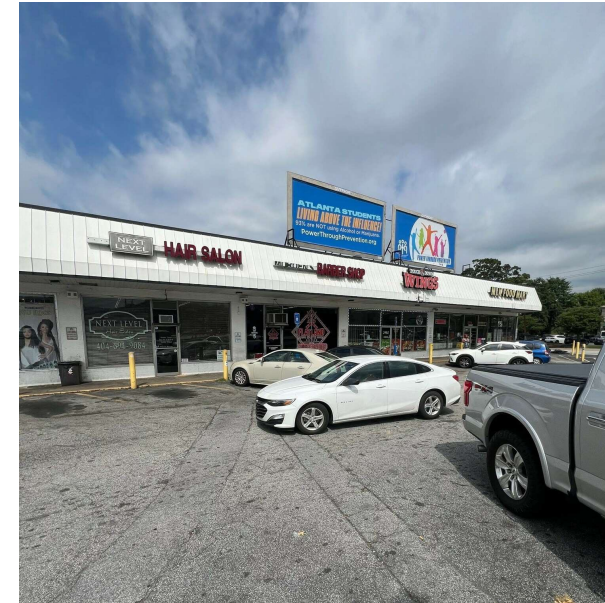




## Offering Memorandum

# Gordon Plaza

2460 Martin Luther King Junior Drive Southwest, Atlanta, GA 30311



### Elliott Kyle

Vice President | Partner

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### Chase Murphy

Vice President | Partner

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**SKYLINESEVEN.COM**



# Executive Summary



Sale Price	\$3,500,000
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## Offering Summary

Cap Rate:	8.54%
NOI:	\$298,766
Building Size:	20,008 SF
Lot Size:	3 Acres
Year Built:	1967

## Property Highlights

- Located across the street from the Hamilton E. Holmes MARTA station
- Strong tenant mix for the area with many long standing tenants
- Additional income from leased billboards
- High visibility with 25,640 VPD on Martin Luther King Junior Drive Southwest, with quick access to I-20 and I-85
- Notable redevelopment and investment taking place in the area
- Property is located within designated qualified opportunity zone
- Microsoft developing 90 acre campus 4 miles from this property that the would generate 15,00 jobs
- Average 1-mile household income of \$61,344 and is expected to increase by 22.40% in the next 5 years
- Densely populated with over 375,000 Daytime population in a 5 mile radius
- National tenants nearby including McDonalds, Burger King, Wendy's, and CVS

## Property Description

Gordon Plaza is an excellent opportunity for an investor to acquire a fully leased retail property located in a designated qualified opportunity zone. The 20,158 square foot building is situated on 1.548 acres and has 13 current tenants; some of them operating at this location for over a decade. The property is well located with quick access to I-20 and I-285 as well as the Hamilton E. Holmes MARTA station across the street. There is also a newer development next to the MARTA station serving as boutique office and retail incubator space. Microsoft is also developing a massive campus 4 miles from Gordon Plaza. The property was recently painted and the parking lot sealed and striped.

## Location Description

This is a growing area located west of downtown Atlanta, with easy access to I-285 and I-20. There are over 200,000 people living within a 5 mile radius, and continuing population growth as new residential developments arise. The property is well located on M.L.K. Jr Dr SW, a 12 minute drive to downtown and a four minute walk to the Hamilton E. Holmes MARTA station. While the immediate area looks to be lower income, there are major developments in process or planned for the area. Microsoft has announced plans to develop 90 acres purchased in recent months near Grove Park roughly 4 miles away from the property. There are also multiple mixed use developments breaking ground or in the pipeline around MARTA stations across Atlanta. As Atlanta continues to expand geographically at record pace, areas inside I-285 will continue to be and grow in demand.



# Atlanta MSA



#1

Busiest Airport  
in the World



16

Fortune 500  
Headquarters  
in Atlanta



\$270B

GDP in  
Atlanta MSA



#9

Largest Metro  
Area in the U.S

*Atlanta, Georgia, the metropolitan hub and epicenter of the southeast, is home to roughly 7,000,000 people and the world's busiest airport, Hartsfield-Jackson International. Thriving with dynamic growth, Atlanta is known for its strategic location, strong workforce and economy, and overall quality of life.*

## Corporate Headquarters & Major Employers



Mercedes-Benz





# Aerial Photos





# Aerial Photos





# Additional Photos





# Additional Photos



# Rent Roll

Unit	Tenant Name	SQ. FT.	% Of GLA	Lease Start	Lease End	Annual Rent	Rent PSF	Estimated Recapture	PSF Recapture
1300	Urban Green ENT MLK Fo	2,400	12.0%	03/01/2020	02/28/2030	\$37,680	\$15.70	\$33,757	\$14.07
1302	Touchdown Wings	1,500	7.5%	01/01/2013	06/30/2029	\$24,531	\$16.35	\$21,098	\$14.07
1304	Flatland Cutz	600	3.0%	04/08/2024	03/31/2029	\$11,232	\$18.72	\$8,439	\$14.07
1306	Next Level Studio	600	3.0%	01/01/2013	12/31/2026	\$11,250	\$18.75	\$8,439	\$14.07
1308	PK Beauty & Fashion LLC	6,730	33.64%	05/01/2020	10/31/2031	\$83,400	\$12.39	\$94,691	\$14.07
1312	Verizon	1,200	6.0%	04/01/2025	06/30/2030	\$18,000	\$15.00	\$16,800	\$14.00
1314	Smoke God	1,000	5.0%	04/01/2021	04/30/2030	\$17,659	\$17.66	\$14,065	\$14.07
1316	Nail Salon	1,000	5.0%	03/18/2019	03/31/2027	\$14,110	\$14.11	\$14,065	\$14.07
1318	Alimas Hair Braiding	1,000	5.0%	01/01/2013	06/30/2029	\$16,873	\$16.87	\$14,065	\$14.07
1319	Pat's Poutine	500	2.5%	01/01/2018	12/31/2027	\$10,561	\$21.12	\$0	\$0.00
1320	Sama Tax Prep	500	2.5%	12/07/2023	11/30/2026	\$10,920	\$21.84	\$7,035	\$14.07
1321	Phone Lab	850	4.25%	06/01/2023	05/31/2030	\$16,548	\$19.47	\$11,960	\$14.07
1322	T-K Package	2,128	10.64%	01/01/2013	10/31/2027	\$45,073	\$21.18	\$29,941	\$14.07
SIGNA	VACANT	0	0.0%			\$0		\$0	\$NaN
SIGNB	VACANT	0	0.0%			\$0		\$0	\$NaN
<b>Totals/Averages</b>		<b>20,008</b>				<b>\$317,837</b>	<b>\$15.89</b>	<b>\$274,355</b>	<b>\$13.71</b>
<b>Occupied</b>		20,008				\$317,837		\$274,355	
<b>Vacant</b>		0				\$0		\$0	



# Net Operating Income

Income Summary		Current
Gross Scheduled Income		\$317,837
Other Income		\$274,355
Total Scheduled Income		\$592,192
Vacancy Cost		\$17,765
<b>Gross Income</b>		<b>\$574,427</b>
Expense Summary		
Property Taxes		\$37,688
Insurance		\$16,038
Electricity		\$13,902
Security Services		\$123,536
Trash		\$15,000
Sweeping		\$19,808
Maintenance and Repairs (\$2K per month)		\$24,000
Management (4%)		\$23,687
Reserves (\$0.10 psf)		\$2,002
<b>Gross Expenses</b>		<b>\$275,661</b>
<b>Net Operating Income</b>		<b>\$298,766</b>



# Lease Abstract

## Tenant Overview – Unit 1300

<b>Tenant:</b>	Urban Green ENT MLK Fo
<b>Square Feet:</b>	2,400 SF
<b>Lease Start Date:</b>	March 1, 2020
<b>Lease Expiration Date:</b>	February 28, 2030
<b>Annual Base Rent:</b>	\$37,680
<b>Current Reimbursement:</b>	\$33,757

## Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
03/01/2024-02/28/2025	\$35,894	\$14.96
03/01/2025-02/28/2026 – Current	\$37,680	\$15.70
03/01/2026-02/28/2027	\$38,808	\$16.17
03/01/2027-02/28/2028	\$39,840	\$16.60
03/01/2028-02/28/2029	\$41,184	\$17.16
03/01/2029-02/28/2030	\$42,408	\$17.67

Tenant is responsible for maintaining and repairing the Premises, including HVAC, electrical, plumbing, fixtures, doors, glass, and pest control. Tenant shall pay all utility charges and keep systems in good working order, including necessary replacements. If Tenant fails to do so, Landlord may perform the work and charge it as additional rent. Tenant shall return the Premises in good condition, except for normal wear and tear. Any alterations require Landlord's prior written consent and become Landlord's property, except for Tenant's movable trade fixtures.

## Tenant Overview – Unit 1302

<b>Tenant:</b>	Touchdown Wings
<b>Square Feet:</b>	1,500 SF
<b>Lease Start Date:</b>	January 1, 2013
<b>Lease Expiration Date:</b>	June 30, 2029
<b>Annual Base Rent:</b>	\$24,531
<b>Current Reimbursement:</b>	\$21,098

## Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
07/01/2024-06/30/2025	\$23,587	\$15.72
07/01/2025-06/30/2026 – Current	\$24,531	\$16.35
07/01/2026-06/30/2027	\$25,512	\$17.01
07/01/2027-06/30/2028	\$26,532	\$17.69
07/01/2028-06/30/2029	\$27,594	\$18.40
<b>Option to Renew (5 Years)</b>		

The tenant operates as a Chinese Food Restaurant. The Tenant agrees to pay CAM, taxes, and insurance. The tenant has one(1) option to renew for five(5) years at 4% base rent increase annually.

The tenant is responsible for the utility bills and agrees to maintain all systems, fixtures, and equipment in good condition. The Landlord is responsible for the roof, foundation, and exterior walls of the premises (excluding all glass and exterior doors), as well as the underground utility and sewer pipes outside the exterior walls of the premises.



# Lease Abstract



### Tenant Overview – Unit 1304

Tenant:	Flatland Cutz
Square Feet:	600 SF
Lease Start Date:	April 8, 2024
Lease Expiration Date:	March 31, 2029
Annual Base Rent:	\$11,232
Current Reimbursement:	\$8,439

### Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
05/01/2024-03/31/2025	\$9,900	\$16.50
04/01/2025-03/31/2026 – Current	\$11,232	\$18.72
04/01/2026-03/31/2027	\$11,681	\$19.47
04/01/2027-03/31/2028	\$12,149	\$20.25
04/01/2028-03/31/2029	\$12,634	\$21.06

Tenant operates as a barber shop. The Tenant agrees to pay CAM, taxes, and insurance. Base rent increases by 4% annually.

The tenant is responsible for the utility bills and agrees to maintain all systems, fixtures, and equipment in good condition. The Landlord is responsible for the roof, foundation, and exterior walls of the premises (excluding all glass and exterior doors), as well as the underground utility and sewer pipes outside the exterior walls of the premises.

### Tenant Overview – Unit 1306

Tenant:	Next Level Studio
Square Feet:	600 SF
Lease Start Date:	January 1, 2013
Lease Expiration Date:	December 31, 2026
Annual Base Rent:	\$11,250
Current Reimbursement:	\$8,439

### Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
01/01/2024-12/31/2024	\$10,926	\$18.21
01/01/2025-12/31/2025 – Current	\$11,250	\$18.75
01/01/2026-12/31/2026	\$11,592	\$19.32

Tenant operates as a Hair Salon. The Tenant agrees to pay CAM, taxes, and insurance. Base rent increases by 3% annually.

The tenant is responsible for the utility bills and agrees to maintain all systems, fixtures, and equipment in good condition. The Landlord is responsible for the roof, foundation, and exterior walls of the premises (excluding all glass and exterior doors), as well as the underground utility and sewer pipes outside the exterior walls of the premises.



# Lease Abstract

## Tenant Overview – Unit 1308

<b>Tenant:</b>	PK Beauty & Fashion LLC
<b>Square Feet:</b>	6,730 SF
<b>Lease Start Date:</b>	May 1, 2020
<b>Lease Expiration Date:</b>	October 31, 2031
<b>Annual Base Rent:</b>	\$83,400
<b>Current Reimbursement:</b>	\$94,691

## Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
11/01/2023-10/31/2025 -Current	\$83,400	\$12.39
11/01/2025-10/31/2027	\$86,400	\$12.84
11/01/2027-10/31/2029	\$89,400	\$13.28
11/01/2029-10/31/2031	\$92,400	\$13.73

The Tenant is responsible for the utility bills and agrees to maintain all systems, fixtures, and equipment in good condition. The Landlord is responsible for the roof, foundation, and exterior walls of the premises (excluding all glass and exterior doors), as well as the underground utility and sewer pipes outside the exterior walls of the premises.

## Tenant Overview – Unit 1312

<b>Tenant:</b>	Verizon
<b>Square Feet:</b>	1,200 SF
<b>Lease Start Date:</b>	April 1, 2025
<b>Lease Expiration Date:</b>	June 30, 2030
<b>Annual Base Rent:</b>	\$18,000
<b>Current Reimbursement:</b>	\$16,800

## Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
07/01/2025-06/30/2026 - Current	\$18,000	\$15.00
07/01/2026-06/30/2027	\$18,000	\$15.00
07/01/2027-06/30/2028	\$18,540	\$15.45
07/01/2028-06/30/2029	\$19,096	\$15.91
07/01/2029-06/30/2030	\$19,669	\$16.39

The tenant is responsible for CAM, taxes, insurance, all utilities, interior repairs and maintenance (including HVAC and pest control), maintaining required liability and property insurance, complying with all laws and exclusive use terms, obtaining permits, and getting landlord approval for alterations.

# Lease Abstract

## Tenant Overview – Unit 1314

<b>Tenant:</b>	Smoke God
<b>Square Feet:</b>	1,000 SF
<b>Lease Start Date:</b>	April 1, 2021
<b>Lease Expiration Date:</b>	April 30, 2030
<b>Annual Base Rent:</b>	\$17,659
<b>Current Reimbursement:</b>	\$14,065

## Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
05/01/2025-04/30/2026 – Current	\$17,659	\$17.66
05/01/2026-04/30/2027	\$18,366	\$18.37
05/01/2027-04/30/2028	\$19,100	\$19.10
05/01/2028-04/30/2029	\$19,864	\$19.86
05/01/2029-04/30/2030	\$20,659	\$20.66

The tenant is a retailer of tobacco, cigars and vape related products like ejuice, cbd oil, and glass products for vape and kratom. The Tenant agrees to pay CAM, taxes, and insurance.

The tenant is responsible for the utility bills and agrees to maintain all systems, fixtures, and equipment in good condition. The Landlord is responsible for the roof, foundation, and exterior walls of the premises (excluding all glass and exterior doors), as well as the underground utility and sewer pipes outside the exterior walls of the premises.

## Tenant Overview – Unit 1316

<b>Tenant:</b>	Nail Salon
<b>Square Feet:</b>	1,000 SF
<b>Lease Start Date:</b>	March 18, 2019
<b>Lease Expiration Date:</b>	March 31, 2027
<b>Annual Base Rent:</b>	\$14,110
<b>Current Reimbursement:</b>	\$14,065

## Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
04/01/2024-03/31/2025	\$13,700	\$13.70
04/01/2025-03/31/2026 – Current	\$14,110	\$14.11
04/01/2026-03/31/2027	\$14,530	\$14.53

The tenant operates as a Nail Salon. The Tenant agrees to pay CAM, taxes, and insurance.

The tenant is responsible for the utility bills and agrees to maintain all systems, fixtures, and equipment in good condition. The Landlord is responsible for the roof, foundation, and exterior walls of the premises (excluding all glass and exterior doors), as well as the underground utility and sewer pipes outside the exterior walls of the premises.



# Lease Abstract

## Tenant Overview – Unit 1318

<b>Tenant:</b>	Alimas Hair Braiding
<b>Square Feet:</b>	1,000 SF
<b>Lease Start Date:</b>	January 1, 2013
<b>Lease Expiration Date:</b>	June 30, 2029
<b>Annual Base Rent:</b>	\$16,873
<b>Current Reimbursement:</b>	\$14,065

## Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
07/01/2024-06/30/2025	\$16,224	\$16.22
07/01/2025-06/30/2026 – Current	\$16,873	\$16.87
07/01/2026-06/30/2027	\$17,548	\$17.55
07/01/2027-06/30/2028	\$18,250	\$18.25
07/01/2028-06/30/2029	\$18,980	\$18.98

The tenant operates as Hair Braiding Salon. The Tenant agrees to pay CAM, taxes, and insurance. Base rent increases by 4% annually.

The tenant is responsible for the utility bills and agrees to maintain all systems, fixtures, and equipment in good condition. The Landlord is responsible for the roof, foundation, and exterior walls of the premises (excluding all glass and exterior doors), as well as the underground utility and sewer pipes outside the exterior walls of the premises.

## Tenant Overview – Unit 1319

<b>Tenant:</b>	Pat's Poutine
<b>Square Feet:</b>	500 SF
<b>Lease Start Date:</b>	January 1, 2018
<b>Lease Expiration Date:</b>	December 31, 2027
<b>Annual Base Rent:</b>	\$10,561
<b>Current Reimbursement:</b>	\$7,035

## Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
01/01/2024-12/31/2024	\$10,254	\$20.51
01/01/2025-12/31/2025 – Current	\$10,561	\$21.12
01/01/2026-12/31/2026	\$10,878	\$21.76
01/01/2027-12/31/2027	\$11,204	\$22.41

The Tenant is responsible for the utility bills and agrees to maintain all systems, fixtures, and equipment in good condition. The Landlord is responsible for the roof, foundation, and exterior walls of the premises (excluding all glass and exterior doors), as well as the underground utility and sewer pipes outside the exterior walls of the premises.

# Lease Abstract

## Tenant Overview – Unit 1320

<b>Tenant:</b>	Sama Tax Preparation
<b>Square Feet:</b>	500 SF
<b>Lease Start Date:</b>	December 7, 2023
<b>Lease Expiration Date:</b>	November 30, 2026
<b>Annual Base Rent:</b>	\$10,920
<b>Current Reimbursement:</b>	\$7,035

## Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
04/01/2024-11/30/2024	\$10,500	\$21.00
12/01/2024-11/30/2025 – Current	\$10,920	\$21.84
12/01/2025-11/30/2026	\$11,357	\$22.71

Tenant is responsible for maintaining, repairing, and keeping in clean and good working order the internal and external electrical and plumbing fixtures, electrical switches and receptacles, commodes and basins, and the heating and air conditioning units, including thermostatic controls and filters, within the Premises.

## Tenant Overview – Unit 1321

<b>Tenant:</b>	Phone Lab, LLC
<b>Square Feet:</b>	850 SF
<b>Lease Start Date:</b>	June 1, 2023
<b>Lease Expiration Date:</b>	May 31, 2030
<b>Annual Base Rent:</b>	\$15,300
<b>Current Reimbursement:</b>	\$11,960

## Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
06/01/2024-05/31/2025	\$15,912	\$18.72
06/01/2025-05/31/2026 – Current	\$16,548	\$19.47
06/01/2026-05/31/2027	\$17,210	\$20.25
06/01/2027-05/31/2028	\$17,899	\$21.06
06/01/2028-05/31/2029	\$18,615	\$21.90
06/01/2029-05/31/2030	\$19,359	\$22.78

The tenant operates as a repair store servicing and repairing cell phones, computers, tables, and other electronic devices. The Tenant agrees to pay CAM, taxes, and insurance. Base rent increases by 4% annually.

The tenant is responsible for the utility bills and agrees to maintain all systems, fixtures, and equipment in good condition. The Landlord is responsible for the roof, foundation, and exterior walls of the premises (excluding all glass and exterior doors), as well as the underground utility and sewer pipes outside the exterior walls of the premises.



# Lease Abstract

## Tenant Overview – Unit 1322

Tenant:	T-K Package Store
Square Feet:	2,128 SF
Lease Start Date:	January 1, 2013
Lease Expiration Date:	October 31, 2027
Annual Base Rent:	\$45,073
Current Reimbursement:	\$29,941

Lease Term	Annual Base Rent	Rent Per SF/YR
11/01/2023-10/31/2024	\$44,190	\$20.77
11/01/2024-10/31/2025 – Current	\$45,073	\$21.18
11/01/2025-10/31/2026	\$45,975	\$21.60
11/01/2026-10/31/2027	\$46,894	\$22.04

The tenant operates as a Liquor Store. The Tenant agrees to pay CAM, taxes, and insurance. Base rent increases by 2% annually.

The tenant is responsible for the utility bills and agrees to maintain all systems, fixtures, and equipment in good condition. The Landlord is responsible for the roof, foundation, and exterior walls of the premises (excluding all glass and exterior doors), as well as the underground utility and sewer pipes outside the exterior walls of the premises.

# Retailer Map



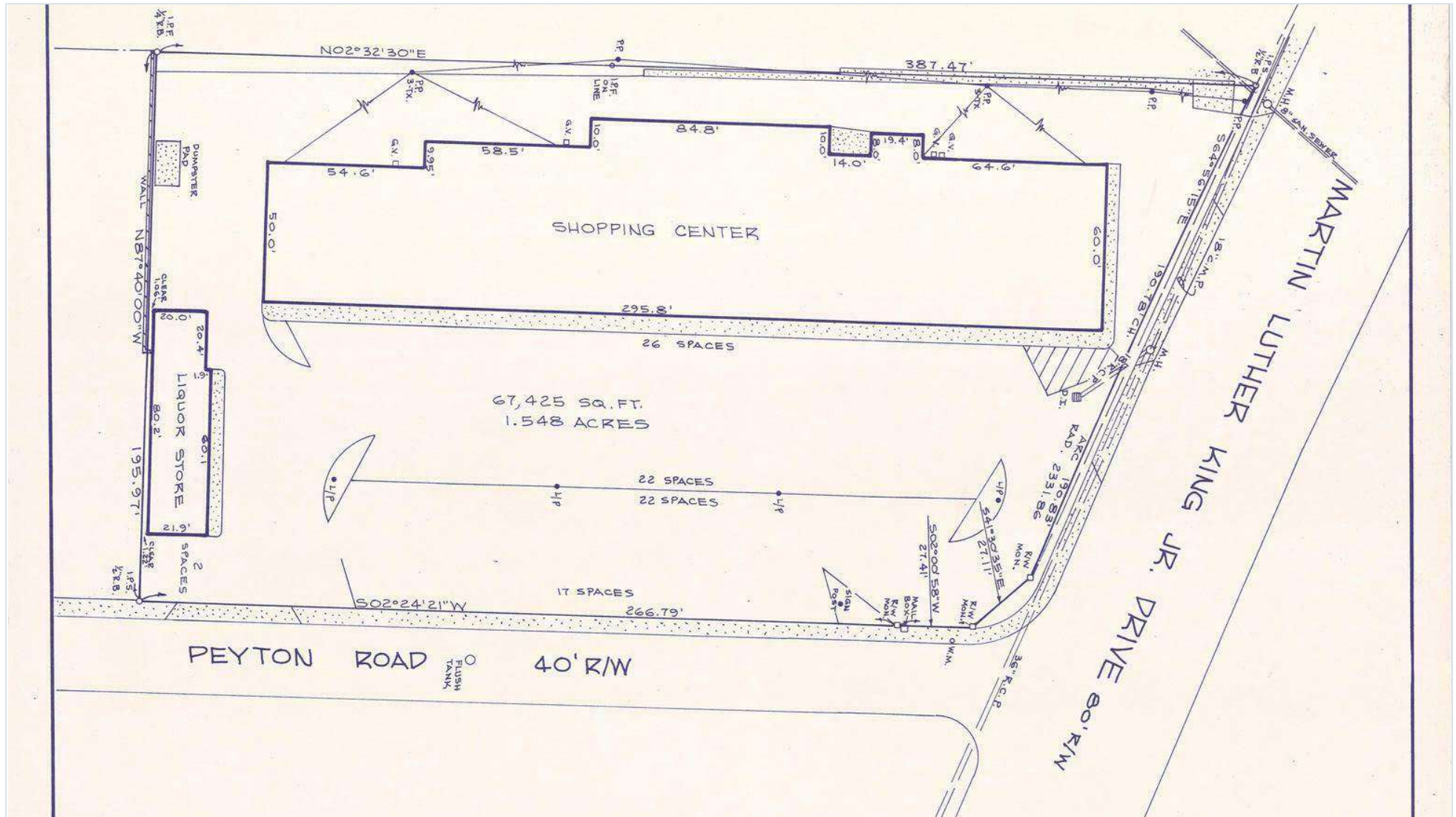


# Retailer Map



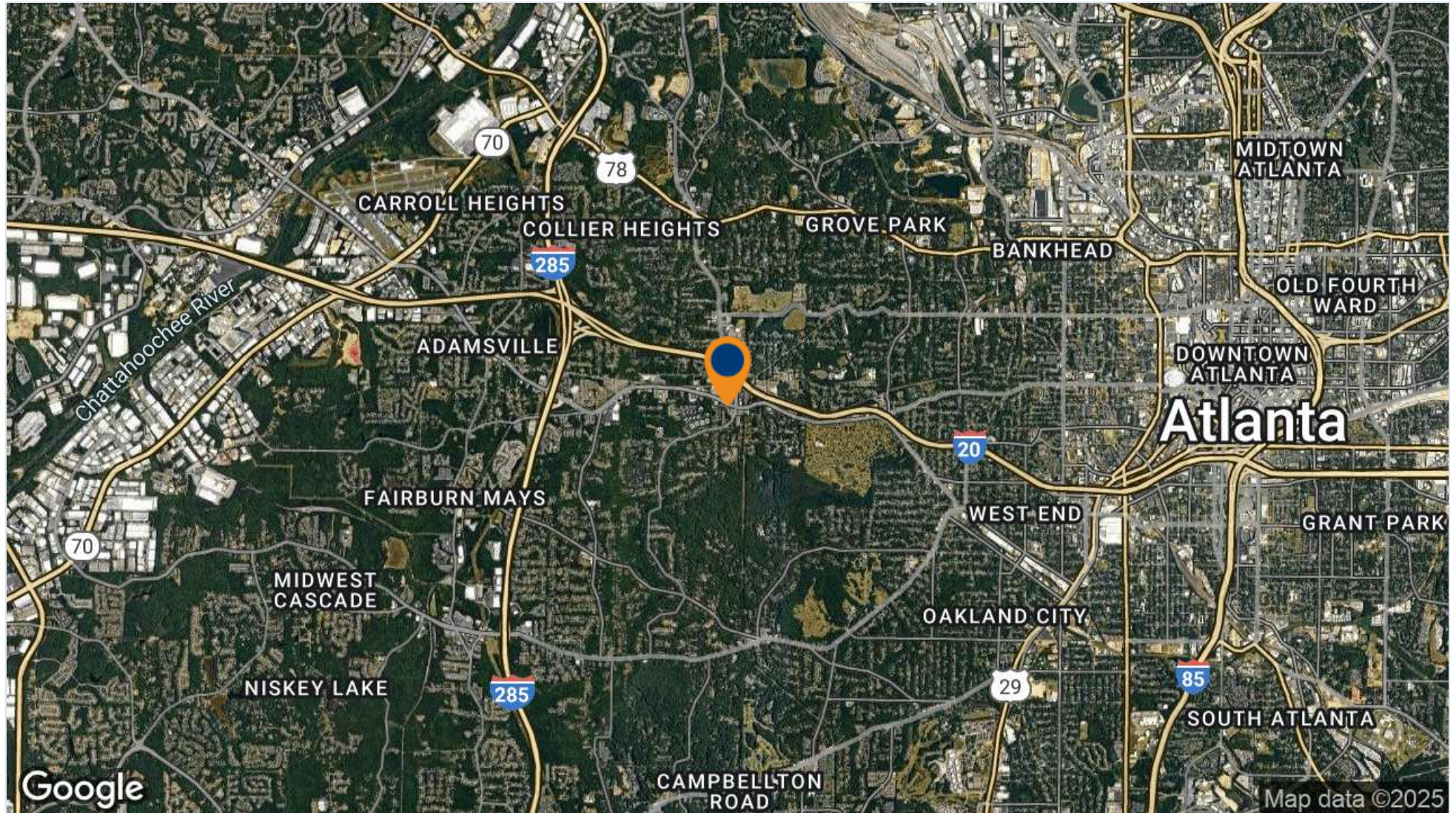


# Survey



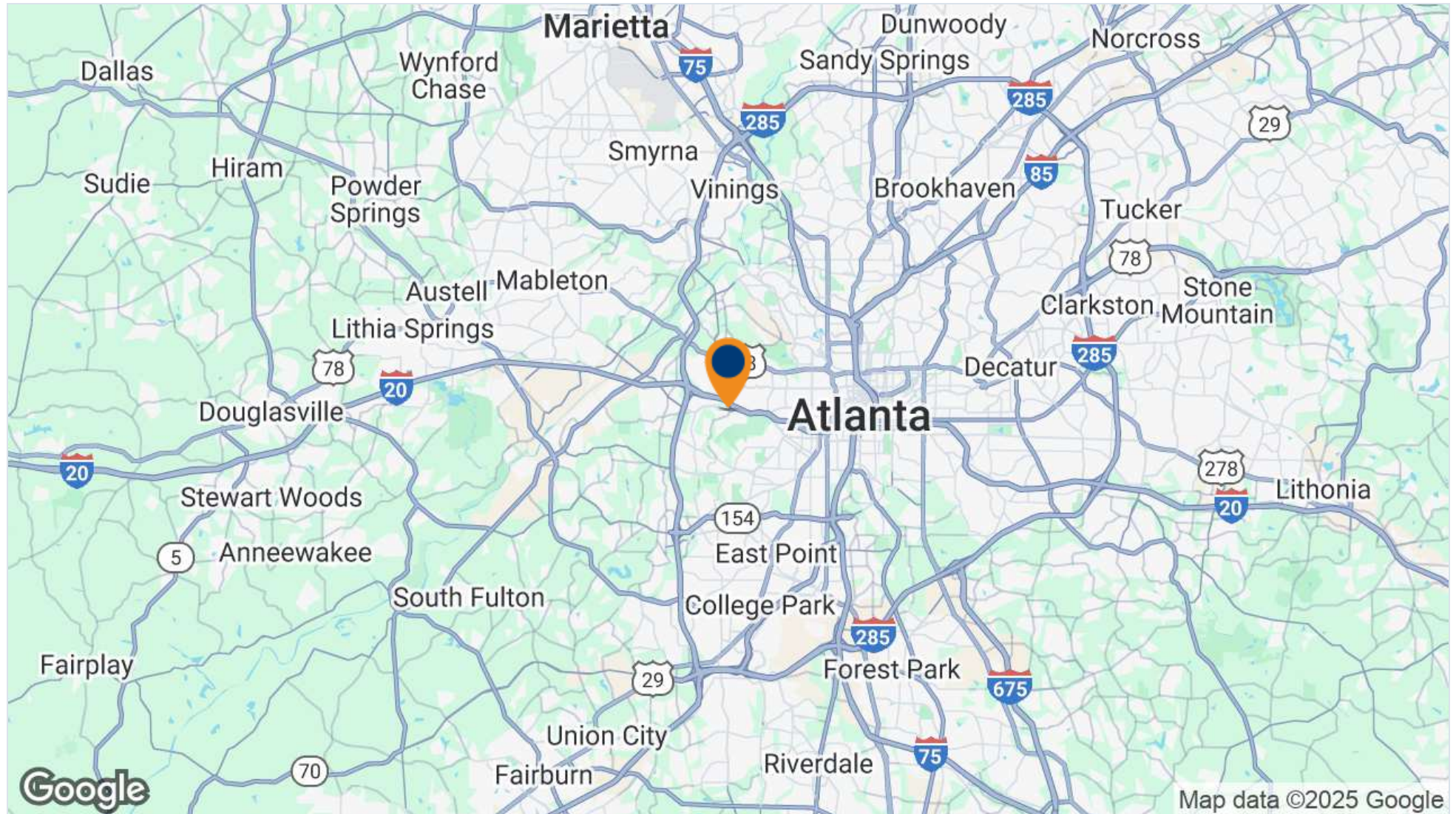


# Aerial Map





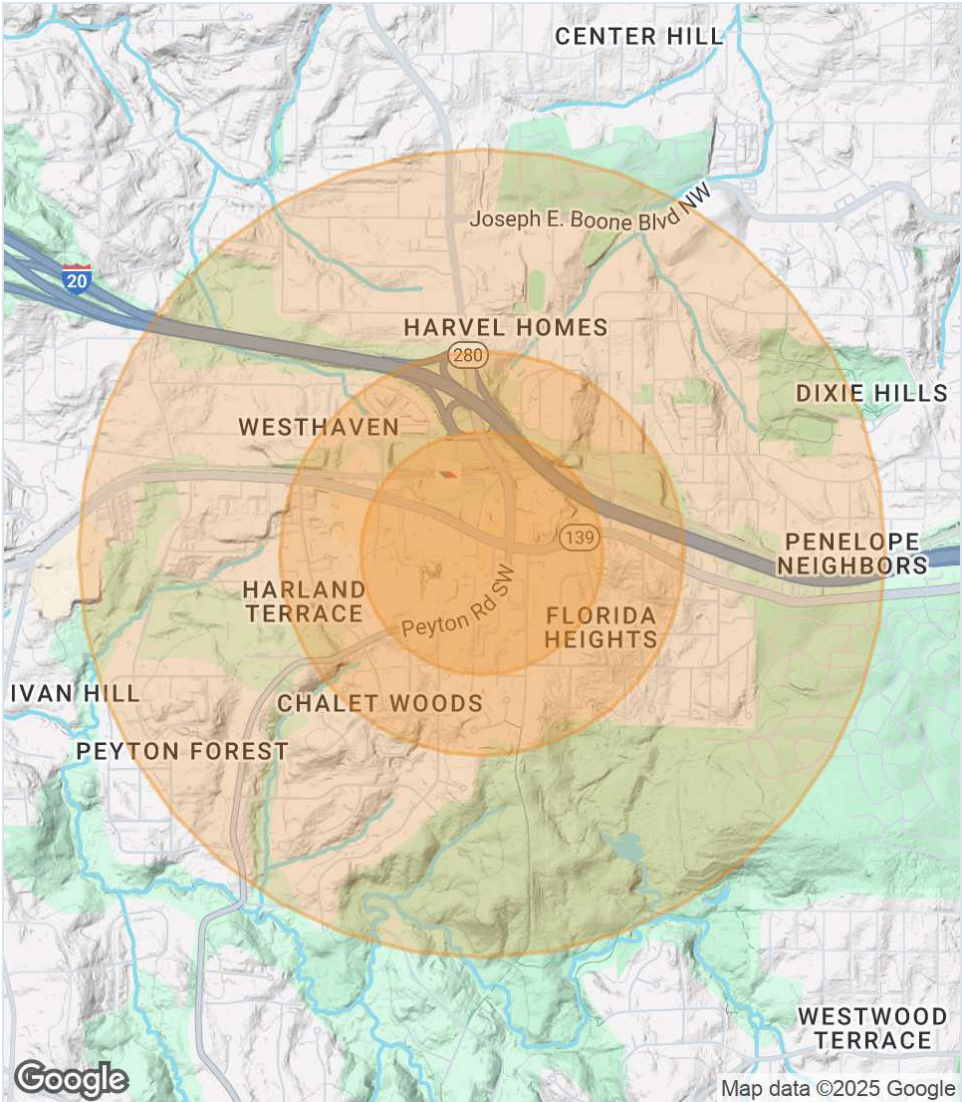
# Location Map





# Demographics

Population	One-Mile	Three-Mile	Five-Mile
2024 Population	7,905	75,680	229,778
2020 Population	7,549	81,726	229,214
5 Year Projected	8,155	82,276	254,856
Households			
2024 Households	3,312	30,733	94,903
2020 Households	3,233	32,109	87,607
5 Year Projected	3,405	33,370	107,102
Income			
2024 Average Household Income	\$62,397	\$71,112	\$92,281
5 Year Projected	\$79,103	\$90,527	\$119,216



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## INVESTMENT SALES

## PROPERTY MANAGEMENT

## TENANT REPRESENTATION



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# Advisor Biographies Page



**Elliott Kyle**

**Vice President | Partner**  
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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**  
cmurphy@skylineseven.com  
404.812.8925

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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