



5561-5567 Memorial Drive
Stone Mountain, GA 30083

OFFERING MEMORANDUM

Village Square

VALUE ADD / REDEVELOPMENT OPPORTUNITY



Village Square

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Exclusively Marketed By Insignia Realty, LLC

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01 Executive Summary

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Investment Summary

Location Summary

VILLAGE SQUARE

OFFERING SUMMARY

ADDRESS	5561-5567 Memorial Drive Stone Mountain GA 30083
COUNTY	DeKalb
MARKET	Atlanta
SUBMARKET	Stone Mountain
GLA (SF)	117,094 SF
LAND ACRES	13.172
LAND SF	585,600 SF
YEAR BUILT	1978
YEAR RENOVATED	1988 / 2014
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$5,500,000
PRICE PSF	\$46.97
OCCUPANCY	46.10 %
NOI (CURRENT)	\$148,968

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2020 Population	12,590	104,230	225,558
2020 Median HH Income	\$46,062	\$47,086	\$58,210
2020 Average HH Income	\$62,661	\$63,500	\$83,816

Investment Summary

Insignia Realty, LLC, as exclusive agent, is pleased to offer Village Square Shopping Center, located in the heart of Stone Mountain, in the DeKalb County retail sub-market of Atlanta. Village Square is 116,968 s.f. neighborhood retail center situated on 13.172 acres.

A value-add / Redevelopment Opportunity

A value-add through lease-up of vacant space and a potential out-parcel. Lease up of vacant spaces available for immediate occupancy at competitive rents. The emission center offers another great opportunity for an out-parcel for a quick-service restaurant. Asset is being offered at a significant discount to replacement cost; however, the asset will require significant capital to make it rent ready.

This strategic location offers a great opportunity for investors and developers a unique chance to revitalize and transform the property into a thriving residential or other use redevelopment, capitalizing on the area's growth potential.

The property enjoys easy ingress and egress due to a curb cut on Memorial Drive, as well as one at Village Square Drive. The property is located at a high traffic count intersection with 64,000+/- cars per day along Memorial Drive, the dominant commercial corridor of DeKalb County.

Terms

Village Square is priced for a quick sell at a significant discount to replacement cost and is not being offered based on a CAP rate or subject to financing.

The asset is not being offered for sell subject to approval of any zoning for redevelopment purposes.

Ownership is seeking qualified buyer for a quick closing.



Location Summary

5561-5567 Memorial Drive Stone Mountain, Georgia 30083

Located 15 miles east of Atlanta, Stone Mountain is a city in the eastern part of DeKalb County, Georgia and is an outer suburb of the Atlanta Metropolitan area. It was host to some of the 1996 Olympic Games events and is home to Stone Mountain Park, Georgia's most visited attraction. The town is named for Stone Mountain, the largest exposed granite dome in North America. Stone Mountain harbors plant and animal life found in no other place in the world. It is also the site of a famous giant carving commemorating the military leaders of the Confederacy, as well as a state park and museum, including a steam railroad.

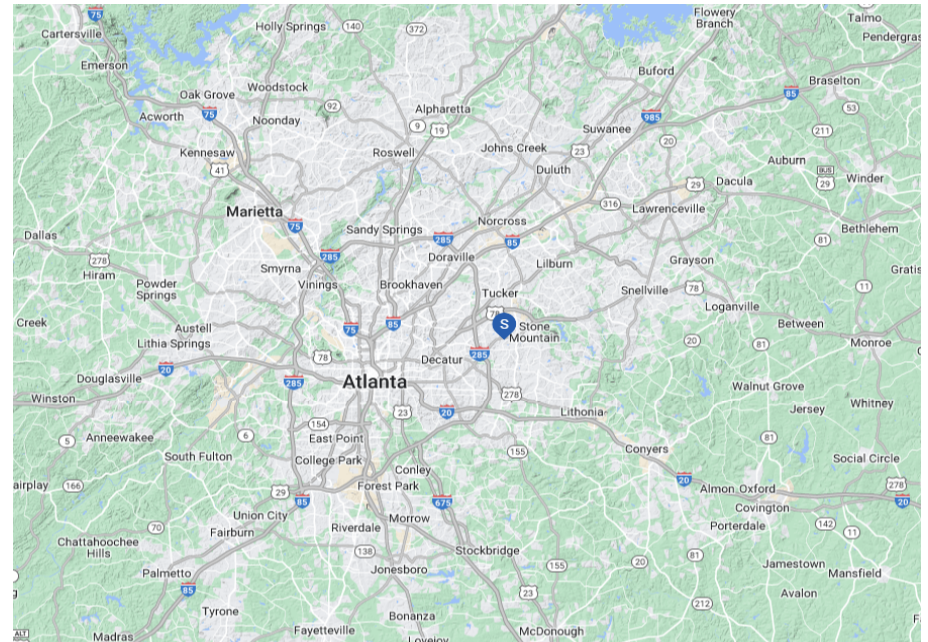
DeKalb County is the Third Largest County in the State of Georgia trailing only Fulton and Gwinnett Counties. Nearly a fifth of the businesses located in Metro Atlanta's 20 counties are located in DeKalb County. The county is also home to more than 150 international facilities, or more than 15 percent of the metro Atlanta total. Businesses have good reasons to come to DeKalb. The State of Georgia and DeKalb County offer a variety of tax exemptions and expansion incentives to new business.

Situated on 13.172 acres, Village Square is a neighborhood retail center strategically located at a signalized intersection across the street from a Chic Fil A on Memorial Drive in Stone Mountain, Georgia.

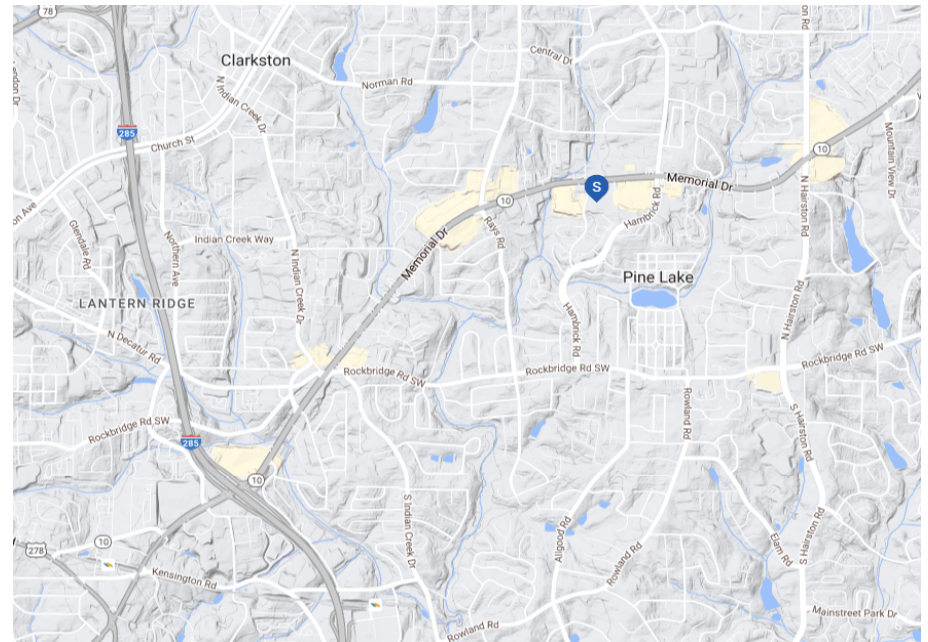
The center benefits from roadside views from both Memorial Drive while traveling in either direction.

The center enjoys easy ingress and egress from a curb cuts on Memorial Drive, two ingress and egress along Village Square Drive, as well as connectivity with the adjacent center.

Regional Map



Locator Map





Lara's FURNITURE



02 Property Description

- Property Features
- Aerial Map

VILLAGE SQUARE

PROPERTY FEATURES

NUMBER OF SUITES	23
GLA (SF)	117,094
LAND SF	585,600
LAND ACRES	13.172
YEAR BUILT	1978
YEAR RENOVATED	1988 / 2014
# OF PARCELS	One
ZONING TYPE	Commercial
TOPOGRAPHY	Flat
NUMBER OF STORIES	Two
NUMBER OF BUILDINGS	Three
ADDITIONAL PAD	Out-parcel Opportunity
STREET FRONTAGE	Memorial Drive
CORNER LOCATION	Yes
TRAFFIC COUNTS	64,000
NUMBER OF INGRESSES	Three
NUMBER OF EGRESSES	Three

NEIGHBORING PROPERTIES

NORTH	Commercial & Residential
SOUTH	Commercial & Residential
EAST	Commercial & Residential
WEST	Commercial & Residential

MECHANICAL

HVAC	Roof Top Units
FIRE SPRINKLERS	Partial
ELECTRICAL / POWER	GA Power
LIGHTING	LED Exterior Lighting

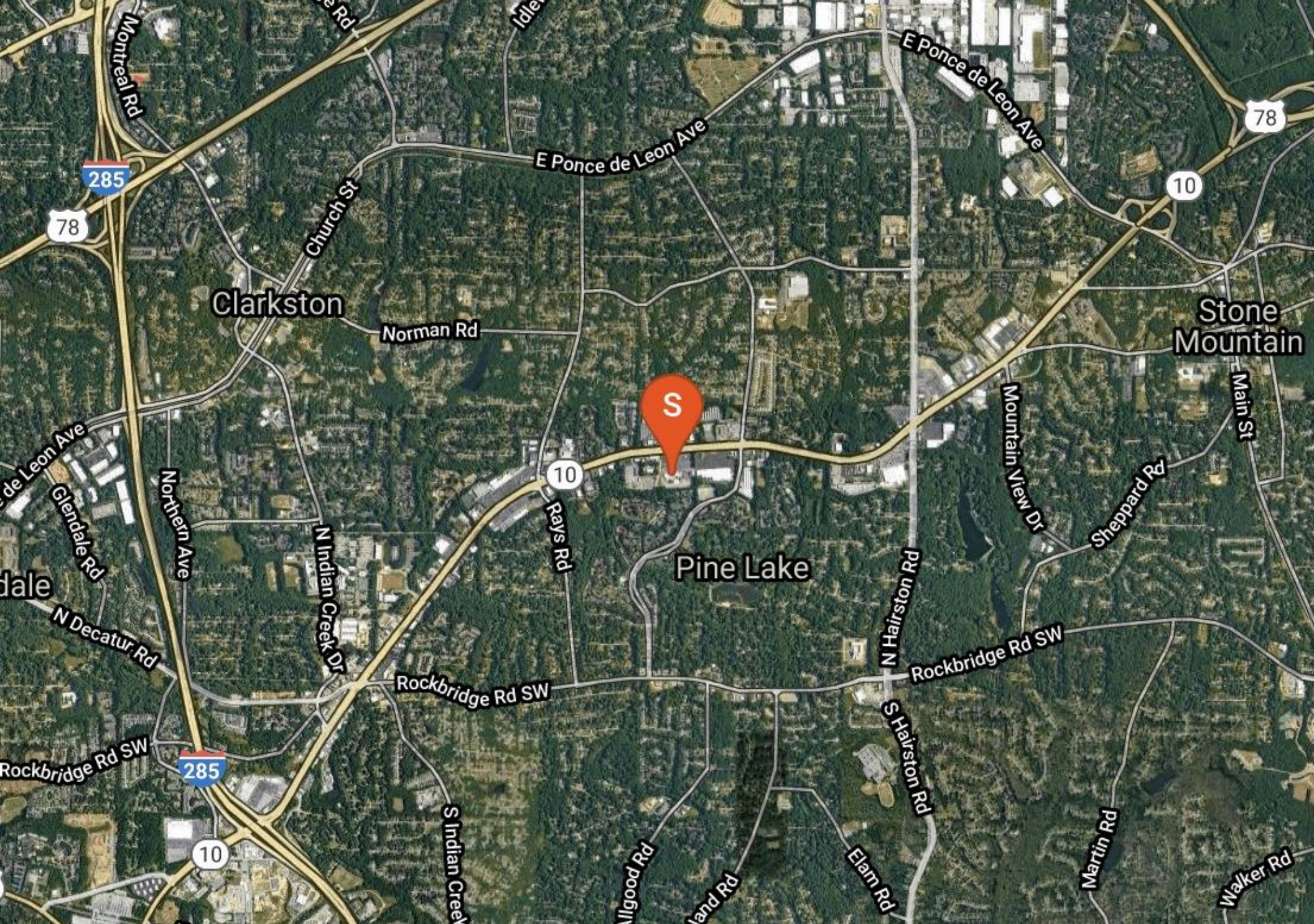
CONSTRUCTION

FOUNDATION	Slab
FRAMING	Block & Steel
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	Flat
LANDSCAPING	Matured

TENANT INFORMATION

MAJOR TENANT/S	Krazy Dealz
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03

Rent Roll

Rent Roll

VILLAGE SQUARE

				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	Annual CAM Fee	Lease Type	Options/Notes
5561-A	Available	3,013	2.57 %										
5561-B	Available	9,706	8.29 %										
5561-C	Available	2,458	2.10 %										
5561-D	Available	2,349	2.01 %										
5561-E	Available	2,336	1.99 %										
5561-F	Available	1,478	1.26 %										
5561-G	Available	2,022	1.73 %										
5561-H	Available	1,648	1.41 %										
5563-A & B	Available	2,400	2.05 %										
5563-C	Flaming Evangelist	2,627	2.24 %	07/01/16	06/30/19	CURRENT	\$2,235	\$0.85	\$26,820	\$10.21	\$6,962	NNN	Month-To-Month Lease
5563-D	Available	8,329	7.11 %										
5563-E&F	Available	2,978	2.54 %										
5563-G&H	Available	2,961	2.53 %										
5563-I	Available	1,482	1.27 %										
5565-A	Available	811	0.69 %										
5565-B	Available	840	0.72 %										
5565-C	Available	2,137	1.83 %										
5565-D	Available	1,236	1.06 %										
5565-E	Krazy Dealz	30,134	25.73 %	11/01/20	02/28/26	CURRENT	\$17,453	\$0.58	\$209,436	\$6.95		Gross Modified	Tenant two (2) extension option for an additional five (5) years each.
						OPTION(S)							
						03/01/2026	\$18,834	\$0.62	\$226,005	\$7.44			
						03/01/2031	\$19,210	\$0.64	\$230,525	\$7.68			
5565-G	Krazy Dealz	20,013	17.09 %	04/15/21		CURRENT	\$5,500	\$0.27	\$66,000	\$3.30		Gross	Month-To-Month Lease



				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	Annual CAM Fee	Lease Type	Options/Notes
5565-H	Available	4,000	3.42 %										
5567-A-E	Available	10,936	9.34 %										
	Emmisk's Car Care sion	1,200	1.02 %	11/15/18		CURRENT	\$1,800	\$1.50	\$21,600	\$18.00		Gross	Month-To-Month Lease
Totals		117,094					\$26,988		\$323,856		\$6,962		
Totals (Includes Vacant Space)							\$26,988		\$323,856		\$6,962		

Notes: All units have independent water meter. Tenants pay for their own water use.



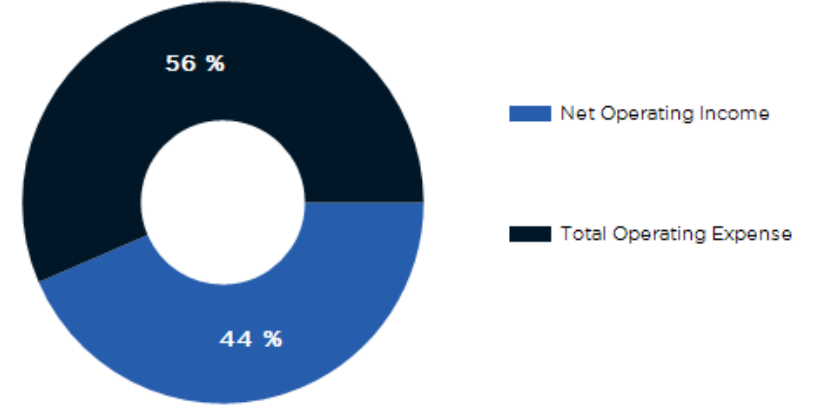


04 Financial Analysis
Income & Expense Analysis

REVENUE ALLOCATION CURRENT

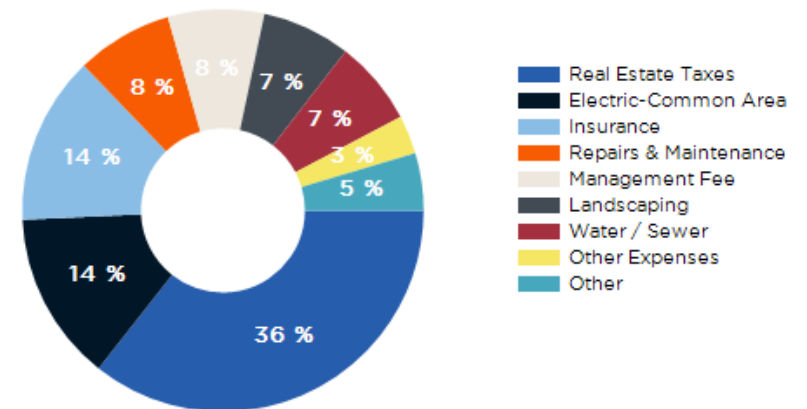
INCOME	CURRENT		PRO FORMA	
Gross Potential Rent	\$323,856	94.6 %	\$323,856	
Water Reimbursement Revenue	\$11,500	3.4 %		
Annual CAM Fee	\$6,962	2.0 %		
Effective Gross Income	\$342,318		\$323,856	
Less Expenses	\$193,350	56.48 %	\$195,194	58.18 %
Net Operating Income	\$148,968			

* vacancy amount factored into gross revenue



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$68,900	\$69,589
Insurance	\$26,200	\$26,462
Management Fee	\$15,000	\$14,850
Repairs & Maintenance	\$15,000	\$15,300
Sweeping	\$3,200	\$3,232
Landscaping	\$13,800	\$13,938
Electric-Common Area	\$26,350	\$26,614
Electric-Vacant Units	\$3,600	\$3,636
Water / Sewer	\$13,200	\$13,332
Other Expenses	\$6,000	\$6,120
Waste Removal	\$2,100	\$2,121
Total Operating Expense	\$193,350	\$195,194
Expense / SF	\$1.65	\$1.67
% of EGI	56.48 %	58.18 %

DISTRIBUTION OF EXPENSES CURRENT



Expense Notes: All units have independent water meter. Tenants pay for their own water use.



05 Demographics

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- Demographics
- Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,026	109,918	223,981
2010 Population	12,254	100,240	213,254
2020 Population	12,590	104,230	225,558
2025 Population	12,867	107,901	235,743
2020 African American	9,094	72,115	131,950
2020 American Indian	35	217	485
2020 Asian	1,423	10,650	21,564
2020 Hispanic	459	4,753	10,279
2020 Other Race	217	2,288	4,325
2020 White	1,471	15,846	60,629
2020 Multiracial	341	3,059	6,517
2020-2025: Population: Growth Rate	2.20 %	3.45 %	4.45 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	509	4,524	8,402
\$15,000-\$24,999	539	4,644	8,375
\$25,000-\$34,999	462	4,729	8,803
\$35,000-\$49,999	900	6,211	11,815
\$50,000-\$74,999	892	7,059	15,855
\$75,000-\$99,999	419	4,526	11,081
\$100,000-\$149,999	446	4,295	12,623
\$150,000-\$199,999	177	1,390	5,405
\$200,000 or greater	118	993	5,733
Median HH Income	\$46,062	\$47,086	\$58,210
Average HH Income	\$62,661	\$63,500	\$83,816

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,112	40,397	86,840
2010 Total Households	4,331	36,423	82,406
2020 Total Households	4,463	38,379	88,097
2025 Total Households	4,555	39,797	92,415
2020 Average Household Size	2.82	2.63	2.52
2000 Owner Occupied Housing	2,476	18,451	48,929
2000 Renter Occupied Housing	2,310	20,120	34,341
2020 Owner Occupied Housing	2,289	17,475	47,853
2020 Renter Occupied Housing	2,174	20,904	40,245
2020 Vacant Housing	959	5,496	10,737
2020 Total Housing	5,422	43,875	98,834
2025 Owner Occupied Housing	2,327	18,039	49,359
2025 Renter Occupied Housing	2,227	21,757	43,056
2025 Vacant Housing	970	5,527	10,723
2025 Total Housing	5,525	45,324	103,138
2020-2025: Households: Growth Rate	2.05 %	3.65 %	4.80 %

Source: esri



2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,049	8,385	16,464
2020 Population Age 35-39	838	7,375	15,611
2020 Population Age 40-44	711	6,774	14,710
2020 Population Age 45-49	781	6,755	15,000
2020 Population Age 50-54	761	6,259	14,637
2020 Population Age 55-59	776	6,101	14,824
2020 Population Age 60-64	704	5,337	13,465
2020 Population Age 65-69	553	4,270	11,235
2020 Population Age 70-74	375	2,977	8,190
2020 Population Age 75-79	225	1,725	4,885
2020 Population Age 80-84	112	981	3,081
2020 Population Age 85+	90	856	3,189
2020 Population Age 18+	9,333	78,508	173,939
2020 Median Age	33	33	37

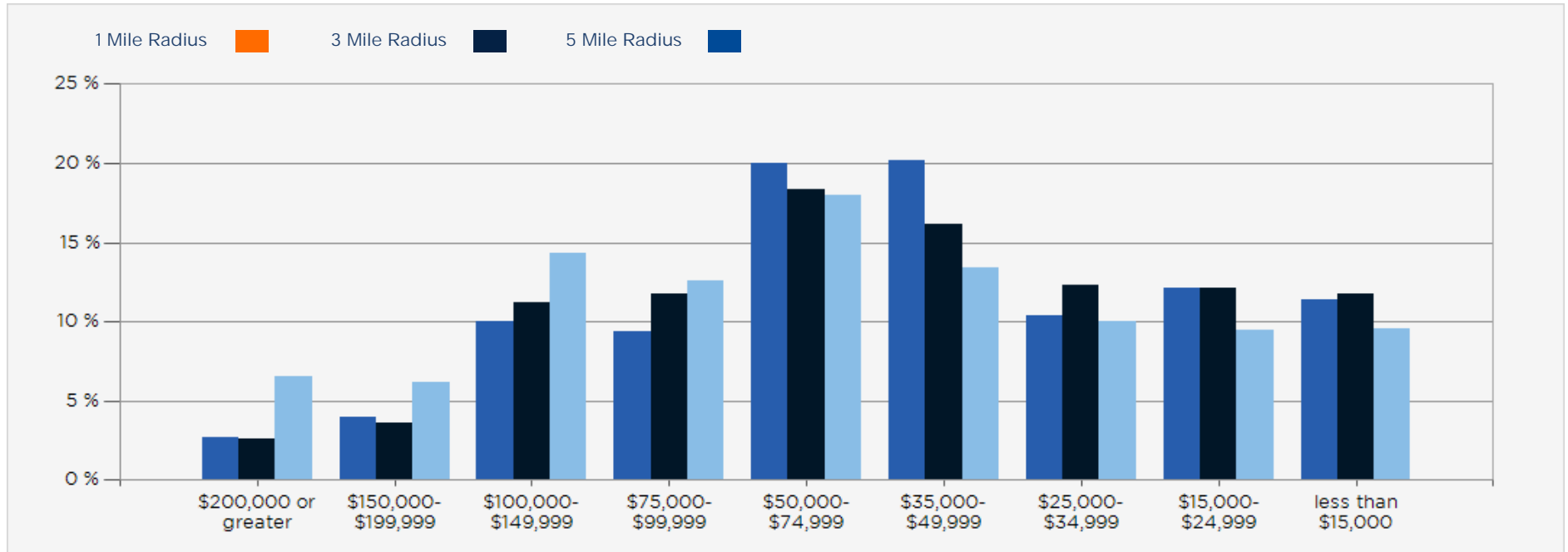
2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$44,594	\$43,668	\$53,152
Average Household Income 25-34	\$61,167	\$58,890	\$70,321
Median Household Income 35-44	\$47,375	\$50,471	\$64,645
Average Household Income 35-44	\$66,836	\$68,813	\$89,354
Median Household Income 45-54	\$52,772	\$54,766	\$70,822
Average Household Income 45-54	\$72,120	\$72,308	\$98,267
Median Household Income 55-64	\$51,360	\$53,882	\$67,047
Average Household Income 55-64	\$65,844	\$67,266	\$94,875
Median Household Income 65-74	\$43,692	\$44,796	\$54,664
Average Household Income 65-74	\$56,157	\$61,275	\$81,053
Average Household Income 75+	\$43,131	\$44,315	\$59,566

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,107	8,911	18,010
2025 Population Age 35-39	989	7,884	16,347
2025 Population Age 40-44	849	7,188	15,600
2025 Population Age 45-49	683	6,438	14,575
2025 Population Age 50-54	695	6,230	14,502
2025 Population Age 55-59	704	5,664	13,933
2025 Population Age 60-64	681	5,462	13,879
2025 Population Age 65-69	591	4,688	12,233
2025 Population Age 70-74	426	3,557	9,832
2025 Population Age 75-79	306	2,415	7,089
2025 Population Age 80-84	147	1,291	3,909
2025 Population Age 85+	98	935	3,524
2025 Population Age 18+	9,444	81,207	182,715
2025 Median Age	34	34	37

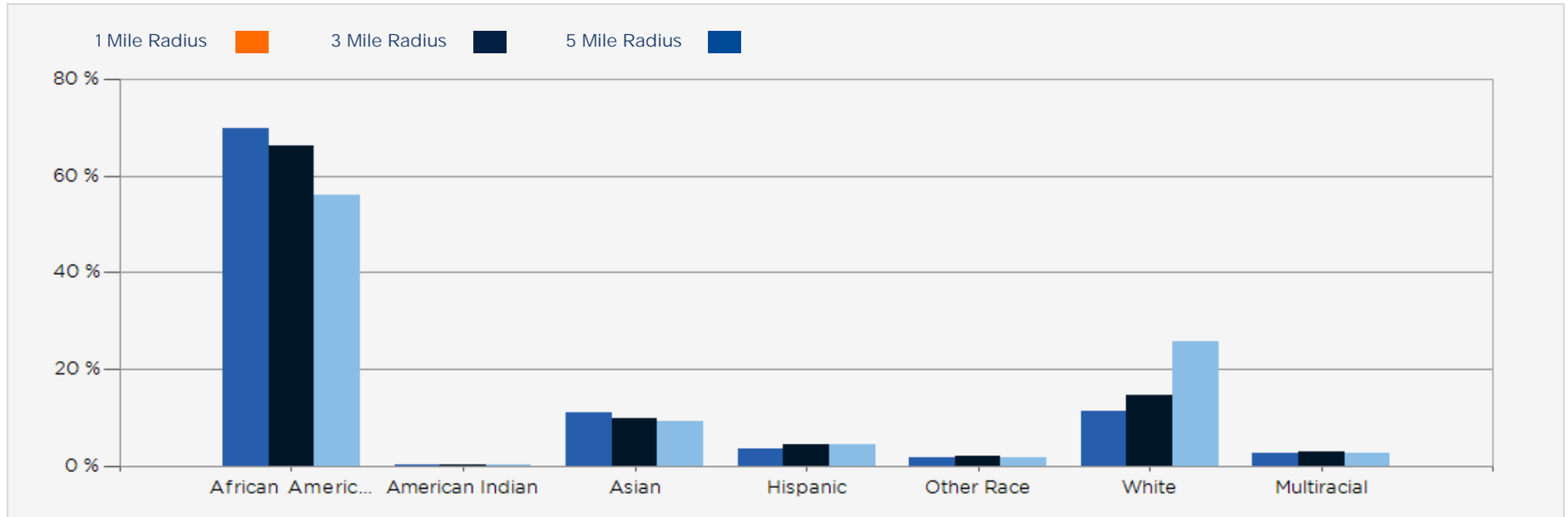
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$47,699	\$46,760	\$57,715
Average Household Income 25-34	\$67,358	\$64,031	\$79,242
Median Household Income 35-44	\$53,034	\$55,360	\$72,116
Average Household Income 35-44	\$77,555	\$77,292	\$99,381
Median Household Income 45-54	\$55,741	\$59,144	\$78,701
Average Household Income 45-54	\$80,107	\$80,616	\$109,968
Median Household Income 55-64	\$54,683	\$57,234	\$74,462
Average Household Income 55-64	\$74,543	\$74,631	\$107,301
Median Household Income 65-74	\$46,613	\$48,603	\$59,860
Average Household Income 65-74	\$63,171	\$68,561	\$92,220
Average Household Income 75+	\$48,050	\$49,519	\$67,759



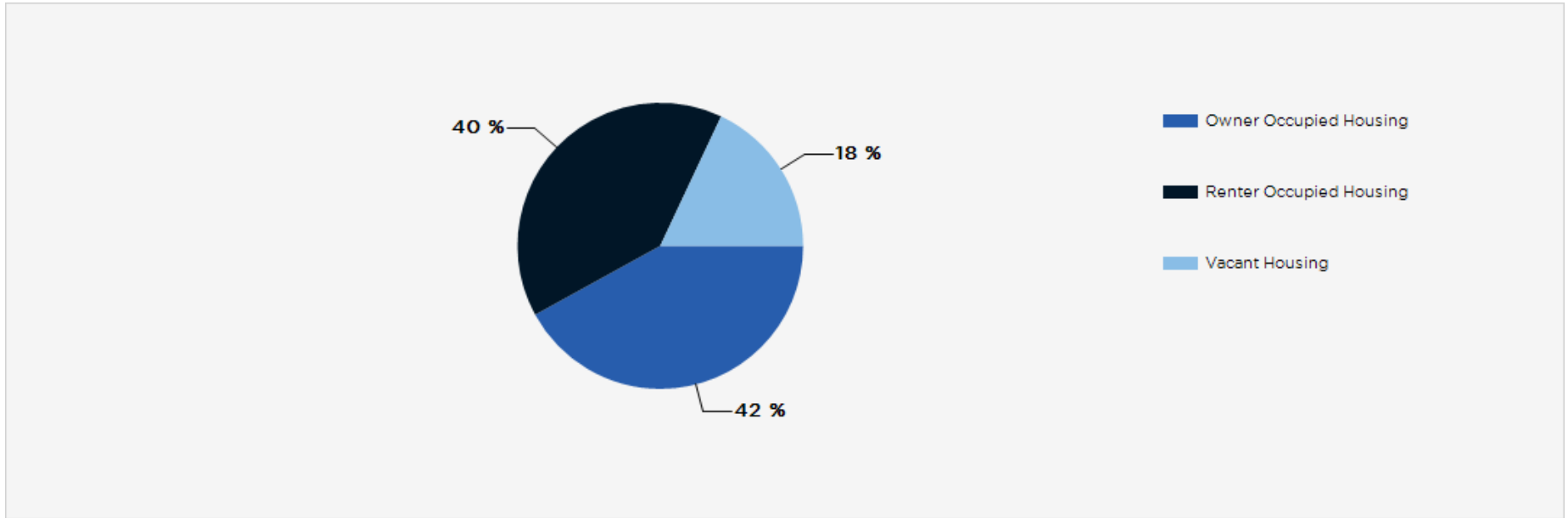
2020 Household Income



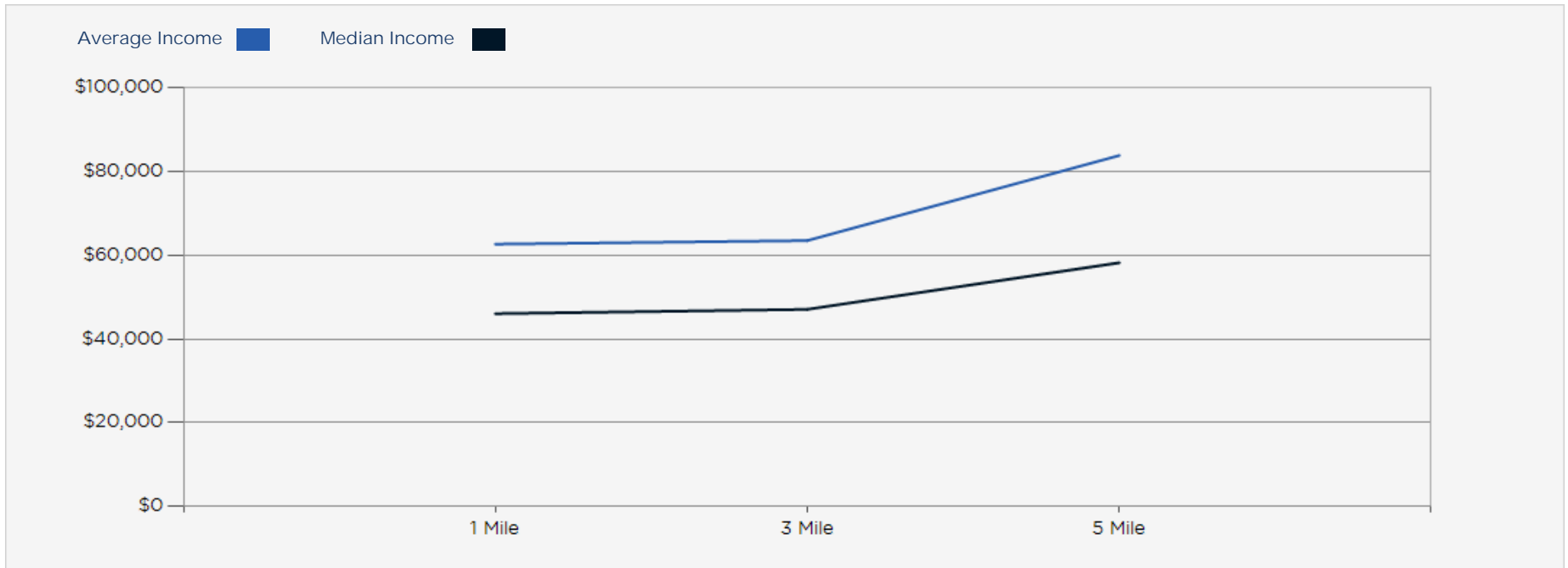
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



Village Square

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Insignia Realty, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Insignia Realty, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Insignia Realty, LLC has not verified, and will not verify, any of the information contained herein, nor has Insignia Realty, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Chaz Y. Lazarian is a licensed Real Estate Broker in the State of Georgia, License No. 348801, and the managing broker of Insignia Realty, LLC. Chaz Y. Lazarian is a member of an entity comprising one of the members of the owner herein. The owner, Chaz Y. Lazarian and Insignia Realty, LLC have material relationship comprised of Chaz Y. Lazarian's common membership interest in said companies.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE INSIGNIA REALTY, LLC ADVISOR FOR MORE DETAILS.

Exclusively Marketed By Insignia Realty, LLC

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