

OFFERING MEMORANDUM

FOUNDATION POINT CHURCH

1713 East 280 Bypass, Phenix City, AL 36867



Elliott Kyle

404.812.8927
ekyle@skylineseven.com

Evan Bauman

404.977.5890
ebauman@skylineseven.com

Kenneth Holzer

AL: 000143147-0

skylineseven.com
404.812.8910

800 Mt. Vernon Highway NE Suite 425
Atlanta, GA 30328

Executive Summary



Sale Price	\$972,000
-------------------	------------------

Offering Summary

NOI:	\$48,823
Building Size:	6,000 SF
Lot Size:	±1.34 Acres (Two Adjacent Parcels)
Year Built:	1997

Property Highlights

- ±6,000 SF freestanding building situated on an approximately ±0.66-acre parcel, with an adjacent ±0.68-acre parcel that is leased MTM to the neighboring business to display outdoor storage buildings
- Currently occupied by Foundation Point Church, utilizing approximately 4,800 SF
- ±1,200 SF of additional space currently vacant, providing near-term leasing or expansion upside
- Existing building configuration allows for multi-tenant occupancy or future reconfiguration
- Positioned along the US-280 Bypass, a major regional corridor connecting Phenix City and Columbus, GA
- Excellent visibility and access along a high-traffic thoroughfare serving the greater Columbus-Phenix City MSA
- Located within an established residential trade area supported by steady household income growth



Property Description

1713 East 280 Bypass in Phenix City consists of two adjacent parcels totaling approximately ±1.34 acres, including a ±6,000 square foot freestanding building situated on an approximately ±0.66-acre parcel currently occupied by Foundation Point Church. The adjacent ±0.68-acre parcel is leased on a month-to-month basis to a neighboring business for outdoor display and storage of portable storage buildings, generating additional ancillary income.

The property is strategically positioned along the US-280 Bypass, a primary regional corridor connecting Phenix City to Columbus, Georgia and surrounding communities. Phenix City is part of the Columbus, Georgia-Alabama metropolitan area and benefits from proximity to Fort Benning, regional employment centers, and established residential neighborhoods. Supported by favorable demographic trends and strong corridor visibility, the property presents an opportunity to acquire a well-located assembly-use asset with near-term income upside and long-term demand drivers.

Aerial Photo



Additional Photo



Additional Photo



Rent Roll



Unit	Tenant Name	SQ. FT.	% Of GLA	Lease Start	Lease End	Annual Rent	Rent PSF	Estimated Recapture	PSF Recapture
A	Foundation Point Church	4,800	80.0%	12/01/2018	11/30/2026	\$46,200	\$9.63	\$8,028	\$1.67
B	VACANT	1,200	20.0%			\$14,400	\$12.00	\$2,004	\$1.67
	Outdoor Storage Buildings Lease	1	0.02%	04/01/2015	MTM	\$8,063	\$8,063.00	\$0	-
Totals/Averages		6,001				\$68,663	\$11.44	\$10,032	\$1
Occupied		4,801				\$54,263		\$8,028	
Vacant		1,200				\$14,400		\$2,004	

Net Operating Income



Income Summary

Gross Scheduled Income	\$68,663
Other Income	\$10,032
Total Scheduled Income	\$78,695
Vacancy Cost	\$16,404
Gross Income	\$62,291

Expense Summary

Property Taxes	\$6,386
Insurance	\$5,095
Utilities	\$1,986
Gross Expenses	\$13,467
Net Operating Income	\$48,823

Lease Abstract



Foundation Point Church

Square Feet:	4,800 SF
Lease Start Date:	12/01/2018
Lease Expiration Date:	11/30/2026
Annual Base Rent:	\$46,200
Current Reimbursement:	Modified Gross

Lease Term	Annual Base Rent	Rent Per SF/YR
December 2018 & January 2019	Free	-
02/01/2019-11/30/2019	\$36,000	\$7.50
Renewal Option 1: One Year		
12/01/2019-11/30/2020	\$42,000	\$8.75
Renewal Option 2: One Year		
12/01/2020-11/30/2021	\$46,200	\$9.63
12/01/2025-11/30/2026	\$46,200	\$9.63



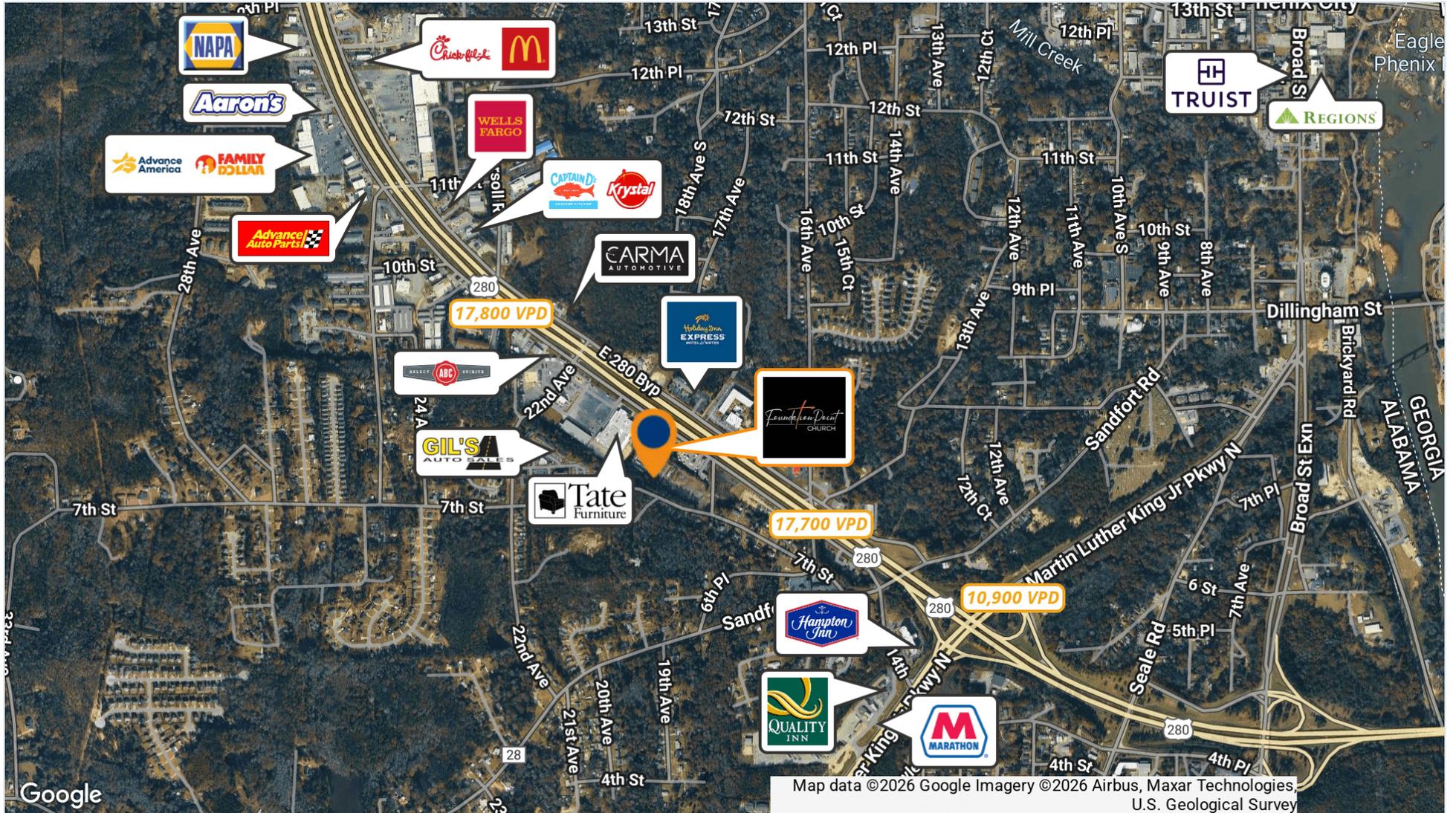
Landlord is responsible for payment of real estate ad valorem taxes on the property and maintaining insurance on the building. Beginning December 1, 2019, Landlord bills Tenant for its pro rata share of property taxes and hazard insurance through estimated monthly reimbursements, initially calculated at \$0.93 per square foot per year, subject to annual reconciliation. Landlord is also responsible for maintaining the roof, foundations, exterior walls (excluding glass and exterior doors), and underground utility and sewer lines located outside the building, and for delivering the existing HVAC system in good working order, including responsibility for HVAC replacement if required.

Tenant reimburses Landlord for its share of property taxes and hazard insurance as additional rent, subject to annual true-up for overages or shortages. Tenant is responsible for all utilities serving the premises, including trash service, and for insuring the contents and personal property within the building. Tenant is responsible for interior maintenance and minor HVAC repairs, with Landlord covering HVAC repairs exceeding \$500 per occurrence. Tenant also maintains the parking area and dumpster area, keeps the grounds free of litter and debris, and returns the premises in good condition at lease expiration, ordinary wear and casualty excepted.

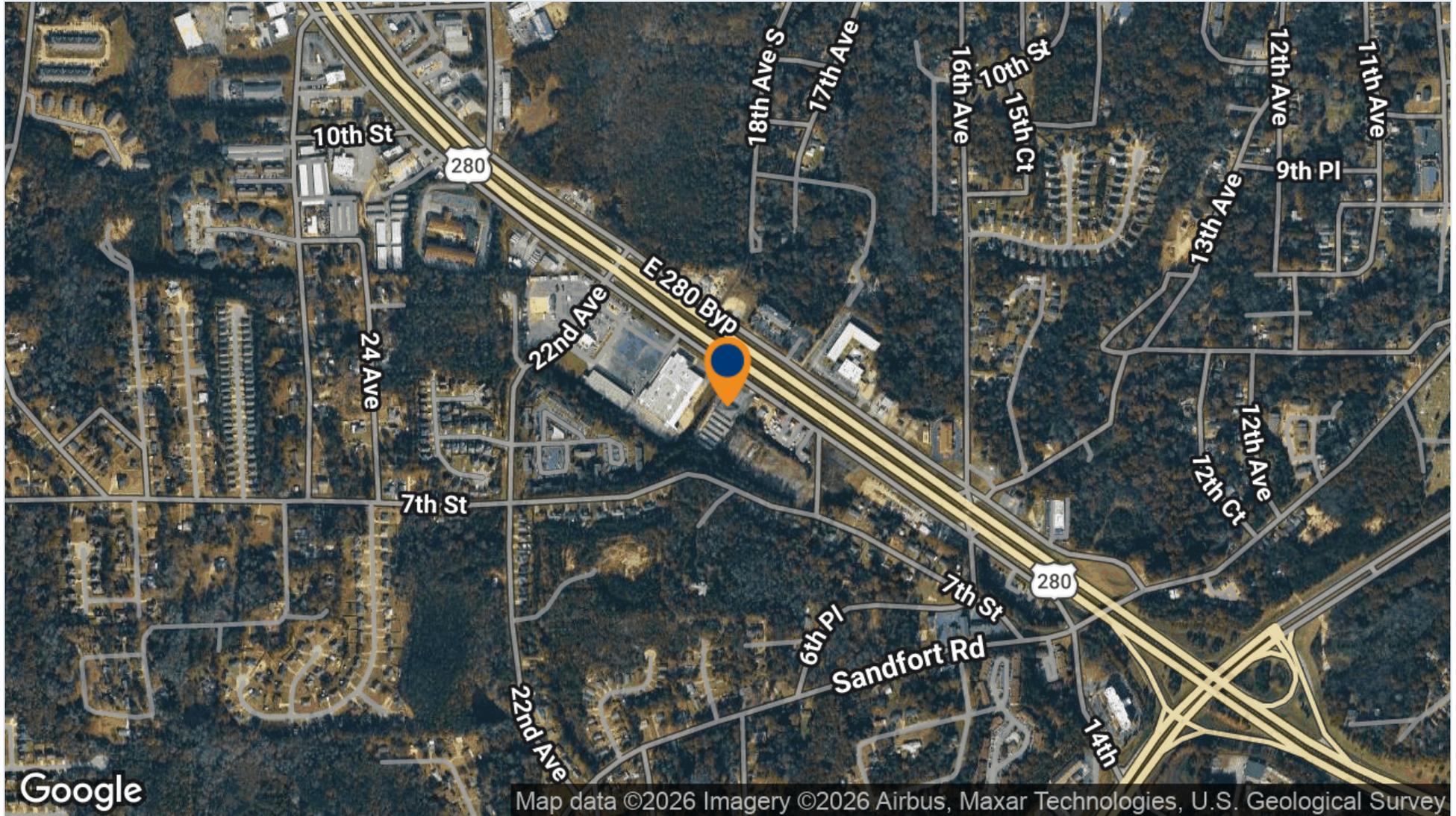
Parcel Map



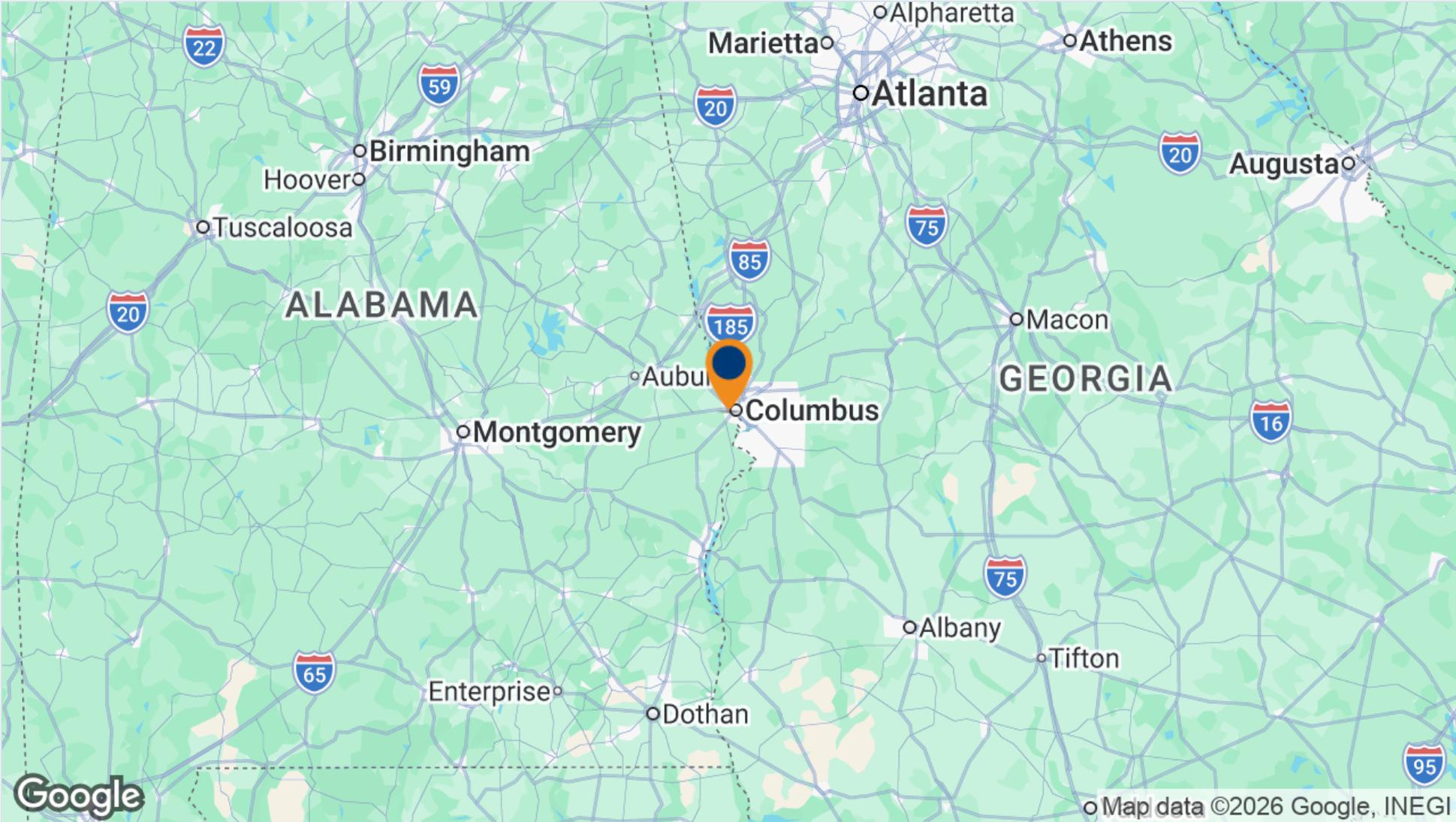
Retailer Map



Aerial Map

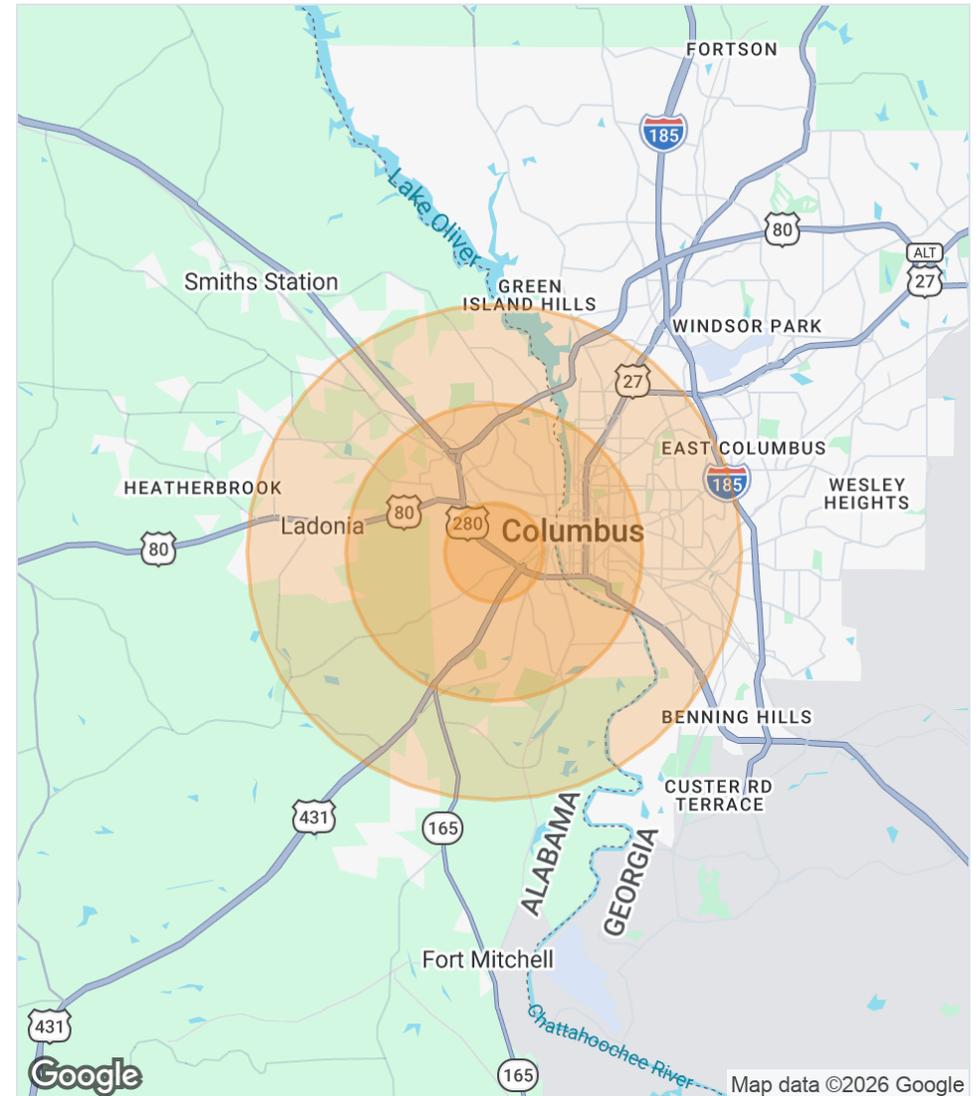


Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2020 Population	5,687	35,830	98,443
2024 Population	5,614	36,786	104,261
5 Year Projected	5,645	37,241	105,271
Households			
2020 Households	2,375	16,082	40,923
2024 Households	2,323	15,657	43,174
5 Year Projected	2,336	15,854	43,625
Income			
2020 Average Household Income	\$36,008	\$47,202	\$54,440
2024 Average Household Income	\$46,018	\$56,778	\$66,203
5 Year Projected	\$53,499	\$65,739	\$76,665



FULL-SERVICE COMMERCIAL REAL ESTATE

LOCAL INSIGHT. NATIONAL REACH.

VALUE MAXIMIZED

Your goals drive us to maximize return on your investment.

SERVICE PERSONALIZED

Communication. Responsiveness. Results.

Your needs inspire us to go above and beyond.

RELATIONSHIPS BUILT

Our team approach enables success.

LEASING

INVESTMENT SALES

PROPERTY MANAGEMENT

TENANT REPRESENTATION



GET IN TOUCH

skylineseven.com

404.812.8910

info@skylineseven.com

800 Mt. Vernon Highway NE,

Atlanta, GA 30328

[facebook.com/skylinesevenre](https://www.facebook.com/skylinesevenre)

[linkedin.com/company/
skyline-seven-real-estate](https://www.linkedin.com/company/skyline-seven-real-estate)

Advisor Biographies Page



Elliott Kyle

Sr. 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.



Evan Bauman

Investment Sales | Associate

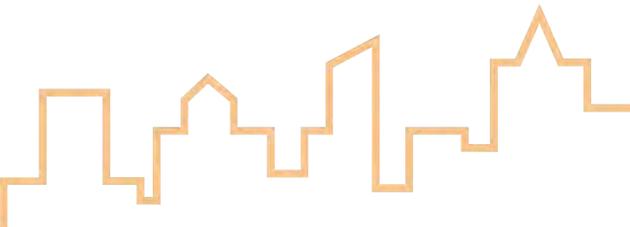
ebauman@skylineseven.com

404.977.5890

Evan is an Investment Sales Associate and specializes in buyer and seller representation. Evan brings forth his natural likeability and amicable personality to the commercial real estate world, applying his drive to single and multi-tenant retail properties throughout the Southeast. His clientele ranges from high net-worth individuals and large companies to local investors.

As an Atlanta native, Evan has a vast understanding of our region's continual growth as well as ever-changing market and economic conditions. Prior to joining Skyline Seven, Evan worked as a Commercial Real Estate Appraisal Analyst at Appalachian Commercial Real Estate in Boone, NC, a Geographic Information Systems (GIS) intern at The Shopping Center Group (TSCG) in Atlanta, GA, a Real Estate Intern at Waffle House's corporate headquarters, and a Visiting Team Batboy at the Atlanta Braves. Evan attended Appalachian State University and earned a Bachelor of Science degree in Geographic Information Systems which further heightened his interest and extensive knowledge of commercial real estate. He completed numerous real estate projects in his studies and held several leadership positions in his social organization. In his spare time, Evan enjoys exercising, traveling, cooking, and supporting the Atlanta Braves.

Disclaimer



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Skyline Seven Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Skyline Seven Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Skyline Seven Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Skyline Seven Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Skyline Seven Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Skyline Seven Real Estate in compliance with all applicable fair housing and equal opportunity laws.