



Offering Memorandum

Oakwood Station

3885 Mundy Mill Road Oakwood, GA 30566

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Executive Summary

Sale Price

\$15,000,000

Offering Summary

Cap Rate:	6.0%
NOI:	\$900,436
Building Size:	27,018 SF
Lot Size:	2.87 Acres
Year Built:	2008

Property Highlights

- High end shopping center locate in an affluent growing suburb of Atlanta
- 100% Occupied next to a Walmart Supercenter & Sam's Club, and across the street from University of North Georgia- Gainesville Campus
- Rent growth through annual increases for 14 of 15 tenants
- Anchored by Piedmont Urgent Care, which recently signed a 10-year extension with annual rent increases
- Established internet resistant tenants
- Constructed in 2008, with attractive architecture, building finishes, and ample parking
- Situated at a signalized intersection on the main retail corridor of Mundy Mill Road with an impressive traffic count of over 35,000 VPD
- Average household income of approximately \$98K within 5 miles radius and expected to grow to over \$125K in the next 5 years



Property Description

Oakwood Station is an excellent opportunity for an investor to acquire a fully leased shopping center with long term rent growth. The 27,038 square foot building is located at signalized intersection along Mundy Mill Road at the I-985 (Exit 16) interchange in Oakwood, Georgia. The center has 15 tenants and is anchored by Piedmont Urgent Care (new 10-year extension), and an established Dentist. The tenants mix is internet resistant with a great blend of uses from medical, restaurants, and service oriented tenants (nail, hair salon, dry cleaners). Oakwood Station is in the dominant retail corridor and benefits from being across the street from University of North Georgia- Gainesville Campus and next to Walmart Supercenter & Sam's Club. Oakwood. sits along I-985, making it an easy commute the Atlanta metro. This suburb continues to attract people with quality of life where one can by a new home for an affordable price close to Lake Lanier, one of the largest recreational lake in the southeast.

Oakwood, Georgia



Dominant Retail Corridor | Hall County, Atlanta MSA



Strategic Interstate Connectivity



Dominant Retail Corridor



Education & Workforce Pipeline



Healthcare Employment Driver

Strategically positioned along Mundy Mill Road at Interstate 985 (Exit 16), Oakwood Station is located within Hall County, part of the greater Atlanta Metropolitan Statistical Area (MSA). The property benefits from direct interstate connectivity and immediate proximity to dominant retail anchors including Walmart Supercenter and Sam's Club.

Oakwood serves as a key commercial node within the Gainesville trade area, supported by major employment drivers such as Northeast Georgia Medical Center, the University of North Georgia – Gainesville Campus, and a growing industrial and logistics presence throughout the I-985 corridor. Continued residential expansion and strong corridor retail synergy position the area as a durable, long-term retail investment location.



Northeast Georgia Medical Center
(Gainesville Campus)



University of North Georgia
Gainesville Campus



Kubota Manufacturing of America
Gainesville Area

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



Aerial Photo



Aerial Photo



Aerial Photo



Aerial Photo



Additional 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
101	Taco Madre	1,798	6.65%	03/2021	06/2031*	\$63,408	\$35.27	\$14,275	\$7.94
102	Mundy Mill Insurance	900	3.33%	07/2014	06/2029	\$30,786	\$34.21	\$7,146	\$7.94
103	Xhale City Smokes	2,065	7.64%	01/2017	02/2027	\$55,776	\$27.01	\$16,395	\$7.94
104	Eat More Empanadas	1,390	5.14%	09/2023	08/2029	\$43,604	\$31.37	\$11,036	\$7.94
105	Beyond Bronze Tanning	1,390	5.14%	12/2023	12/2030	\$56,559	\$40.69	\$11,036	\$7.94
106	Little Caesars	1,400	5.18%	06/2009	06/2029	\$33,540	\$23.96	\$11,115	\$7.94
107	King Kong Milktea & Smoothie	1,390	5.14%	11/2023	12/2028	\$41,339	\$29.74	\$11,036	\$7.94
108	Top Style Hair Salon	1,400	5.18%	07/2023	09/2028	\$39,775	\$28.41	\$11,115	\$7.94
109	American Deli	1,400	5.18%	09/2013	08/2033	\$49,150	\$35.11	\$11,115	\$7.94
110	Metro PCS	1,400	5.18%	06/2024	05/2027	\$36,540	\$26.10	\$11,115	\$7.94
112	Art Cleaners	1,803	6.67%	05/2025	07/2029	\$71,219	\$39.50	\$14,315	\$7.94
113	Master Lease	2,400	8.88%			\$60,711	\$25.30	\$19,056	\$7.94
114	Peachtree Immediate Care	4,013	14.84%	11/2016	10/2036	\$148,481	\$37.00	\$31,863	\$7.94
115	VIP Nails Spa	1,668	6.17%	04/2023	12/2027	\$60,598	\$36.33	\$13,243	\$7.94
116	Oakwood Family Dental	2,601	9.62%	10/2019	12/2029	\$83,232	\$32.00	\$20,651	\$7.94
	Tesla	1	0.0%	05/2025	04/2035	\$29,376		\$0	-
Totals/Averages		27,019				\$904,093	\$33.46	\$214,512	\$7.94
Occupied		27,019				\$904,094		\$214,512	
Vacant		0				\$0		\$0	

Net Operating Income



Income Summary

	Current
Gross Scheduled Income	\$904,093
Other Income	\$214,510
Total Scheduled Income	\$1,118,603
Vacancy Cost	\$0
Gross Income	\$1,118,603

Expense Summary

Property Taxes	\$86,718
Insurance	\$35,101
Electricity	\$15,247
Sweeping	\$6,450
Trash	\$33,511
Landscaping	\$8,750
Pest Control	\$1,356
Fire Alarms/ Sprinklers	\$1,900
Fire Monitoring and Backflow Service	\$933
Maintenance and Repairs (\$500 / Month)	\$6,000
Management Fee	\$22,200
Gross Expenses	\$218,166

Net Operating Income	\$900,436
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Lease Abstract



Tenant Overview – Suite 101

Tenant:	Taco Madre Mexican Grill LLC
Square Feet:	1,798 SF
Lease Start Date:	March 09, 2021
Lease Expiration Date:	June 31, 2031 (In Process)
Annual Base Rent:	\$57,644
Current Reimbursement:	\$14,275

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
07/01/25-06/31/26 - Current	\$57,644	\$32.06
Option (In Process)		
07/01/26-06/31/27	\$63,408	\$35.27
07/01/27-06/31/28	\$65,311	\$36.32
07/01/28-06/31/29	\$67,270	\$37.41
07/01/29-06/31/30	\$69,288	\$38.54
07/01/30-06/31/31	\$71,367	\$39.69

CUSTOMER

Tenant shall maintain the Premises in clean and good working order, including all electrical, plumbing, and HVAC systems, and shall provide pest and termite control. Tenant shall perform all maintenance not assigned to the Landlord and keep a preventive HVAC maintenance program with annual proof provided to Landlord.

Tenant Overview – Suite 102

Tenant:	Mundy Mill Insurance (Allison-James Enterprises, inc.)
Square Feet:	900 SF
Lease Start Date:	July 01, 2014
Lease Expiration Date:	June 30, 2029
Annual Base Rent:	\$29,889
Current Reimbursement:	\$7,146

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
07/01/24-06/30/25	\$29,016	\$32.24
07/01/25-06/30/26 - Current	\$29,889	\$33.21
07/01/26-06/30/27	\$30,789	\$34.21
07/01/27-06/30/28	\$31,716	\$35.24
07/01/28-06/30/29	\$32,670	\$36.30

Tenant shall maintain the Premises and all parts thereof in good order and repair, including all fixtures, equipment, and the interior and exterior portions of doors, windows, and glass, except where otherwise stated.

Lease Abstract



Tenant Overview – Suite 103

Tenant:	Xhale City Smokes
Square Feet:	2,065 SF
Lease Start Date:	January 10, 2017
Lease Expiration Date:	February 01, 2027
Annual Base Rent:	\$55,776
Current Reimbursement:	\$16,395

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
03/01/22-03/31/22	\$0	\$0
04/01/22-02/28/23	\$49,560	\$24.00
03/01/23-02/29/24	\$51,047	\$24.72
03/01/24-02/28/25	\$52,575	\$25.46
03/01/25-02/28/26	\$54,144	\$26.22
03/01/26-02/28/27 - Current	\$55,776	\$27.01

CUSTOM TEXT

Tenant shall maintain and repair all parts of the Premises, including fixtures, equipment, electrical, plumbing, and HVAC systems, at Tenant's expense. Tenant shall maintain interior finishes and return the Premises in good condition, except for ordinary wear and tear.

Tenant Overview – Suite 104

Tenant:	Eat More Empanadas (Komaos Food, LLC)
Square Feet:	1,390 SF
Lease Start Date:	September 27, 2023
Lease Expiration Date:	August 31, 2029
Annual Base Rent:	\$41,922
Current Reimbursement:	\$11,036

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
09/01/24-08/31/25	\$40,310	\$29.00
09/01/25-08/31/26 - Current	\$41,922	\$30.16
09/01/26-08/31/27	\$43,604	\$31.37
09/01/27-08/31/28	\$45,342	\$32.62
09/01/28-08/31/29	\$47,149	\$33.92

Tenant shall maintain and repair the Premises and all systems and components at Tenant's expense. Tenant shall keep an active HVAC maintenance contract with semiannual inspections, provide required proof to Landlord, and return the Premises in good condition except for ordinary wear and tear.

Lease Abstract



Tenant Overview – Suite 105

Tenant:	Kim Cook Group, LLC
Square Feet:	1,390 SF
Lease Start Date:	December 14, 2023
Lease Expiration Date:	December 31, 2030
Annual Base Rent:	\$56,559
Current Reimbursement:	\$11,036

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
01/01/26-12/31/26 – Current	\$56,559	\$40.69
01/01/27-12/31/27	\$58,255	\$41.91
01/01/28-12/31/28	\$60,006	\$43.17
01/01/29-12/31/29	\$61,813	\$44.47
01/01/30-12/31/30	\$63,662	\$45.80

CUSTOM TEXT

Tenant shall maintain and repair the Premises and all systems and components at Tenant’s expense. Tenant shall keep an active HVAC maintenance contract with semiannual inspections, provide required proof to Landlord, and return the Premises in good condition except for ordinary wear and tear.

Tenant Overview – Suite 106

Tenant:	Little Caesars (PFLC, LLC)
Square Feet:	1,400 SF
Lease Start Date:	June 18, 2009
Lease Expiration Date:	June 17, 2029
Annual Base Rent:	\$33,540
Current Reimbursement:	\$11,115

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
06/18/24-06/17/29 – Current	\$33,540	\$23.96
Extension: (2) 5 Years		
06/18/29-06/17/33	\$42,000	\$30.00
06/18/33-06/17/38	\$48,300	\$34.50

Tenant shall, at its sole expense, maintain and repair all non-structural interior items, storefront glass, and utility systems (including water, sewer, electrical, mechanical, and HVAC) that exclusively serve the Premises. Tenant shall keep the Premises in a clean and healthful condition.

Lease Abstract



Tenant Overview – Suite 107

Tenant:	Trey Truong and Tin Truong d/b/a Meso Mule, LLC (Cleaners)
Square Feet:	1,390 SF
Lease Start Date:	November 27, 2023
Lease Expiration Date:	December 31, 2028
Annual Base Rent:	\$41,339
Current Reimbursement:	\$11,036

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
01/01/25-12/31/25	\$39,754	\$28.60
01/01/26-12/31/26 - Current	\$41,339	\$29.74
01/01/27-12/31/27	\$42,993	\$30.93
01/01/28-12/31/28	\$44,716	\$32.17

CUSTOM TEXT

Tenant shall maintain and repair the Premises and all systems and components at Tenant's expense. Tenant shall keep an active HVAC maintenance contract with semiannual inspections, provide required proof to Landlord, and return the Premises in good condition except for ordinary wear and tear.

Tenant Overview – Suite 108

Tenant:	Top Style Hair Salon (PS Enterprise USA, LLC)
Square Feet:	1,400 SF
Lease Start Date:	July 18, 2023
Lease Expiration Date:	September 01, 2028
Annual Base Rent:	\$38,245
Current Reimbursement:	\$11,115

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
10/01/24-09/30/25	\$37,131	\$26.52
10/01/25-09/30/26 - Current	\$38,245	\$27.32
10/01/26-09/30/27	\$39,775	\$28.41
10/01/27-09/30/28	\$41,366	\$29.55

Tenant shall maintain and repair all electrical, plumbing, and HVAC fixtures and equipment, keep the Premises clean and in good working order, and provide pest control as needed. Tenant shall also maintain a preventive HVAC maintenance program with annual proof provided to Landlord.

Lease Abstract



Tenant Overview – Suite 109

Tenant:	HANGIL, LLC d/b/a American Deli
Square Feet:	1,400 SF
Lease Start Date:	September 01, 2013
Lease Expiration Date:	August 01, 2033
Annual Base Rent:	\$47,260
Current Reimbursement:	\$11,115

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
09/01/25-08/31/26 - Current	\$47,260	\$33.76
09/01/26-08/31/27	\$49,150	\$35.11
09/01/27-08/31/28	\$51,116	\$36.51
Extension:		
09/01/28-08/31/29	\$56,224	\$40.16
09/01/29-08/31/30	\$58,473	\$41.77
09/01/30-08/31/31	\$60,812	\$43.44
09/01/31-08/31/32	\$63,244	\$45.17
09/01/32-08/31/33	\$65,774	\$46.98

Tenant Overview – Suite 110

Tenant:	Metro PCS (Group CT, Inc.)
Square Feet:	1,400 SF
Lease Start Date:	June 01, 2024
Lease Expiration Date:	May 31, 2027
Annual Base Rent:	\$35,476
Current Reimbursement:	\$11,115

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
06/01/24-05/31/25	\$34,440	\$24.60
06/01/25-05/31/26 - Current	\$35,476	\$25.34
06/01/26-05/31/27	\$36,540	\$26.10

Tenant shall maintain and repair the Premises and all systems and components at Tenant's expense. Tenant shall keep an active HVAC maintenance contract with semiannual inspections, provide required proof to Landlord, and return the Premises in good condition except for ordinary wear and tear.

Lease Abstract



Tenant Overview – Suite 112

Tenant:	VipMahadev Hari OM 2, LLC (Art Cleaners)
Square Feet:	1,803 SF
Lease Start Date:	May 16, 2025
Lease Expiration Date:	July 31, 2029
Annual Base Rent:	\$69,416
Current Reimbursement:	\$14,315

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
08/01/24-07/31/25	\$67,613	\$37.50
08/01/25-07/31/26 - Current	\$69,416	\$38.50
08/01/26-07/31/27	\$71,219	\$39.50
08/01/27-07/31/28	\$73,022	\$40.50
08/01/28-07/31/29	\$74,825	\$41.50

Option: 5 Years – 4% increase annually

CUSTOM TEXT

Tenant shall, at Tenant’s expense, maintain and repair the Premises and all components—including fixtures, equipment, electrical and plumbing systems, HVAC, doors, windows, glass, walls, floors, ceilings, and sewer lines—using materials and workmanship equal to the original. Tenant shall maintain an HVAC maintenance agreement with semiannual inspections, provide required proof to Landlord, maintain interior finishes, and return the Premises in good condition except for ordinary wear and tear.



Tenant Overview – Suite 115

Tenant:	Phillip Nguyen and Quyen T. Duong d/b/a VIP Nails Spa of Oakwood, Inc.
Square Feet:	1,668 SF
Lease Start Date:	April 14, 2023
Lease Expiration Date:	December 31, 2027
Annual Base Rent:	\$60,598
Current Reimbursement:	\$13,243

Rent Schedule

Term	Annual Base Rent	Bump	Rent Per SF/YR
01/01/23-12/31/23	\$57,129	-	\$34.25
01/01/24-12/31/24	\$57,129	-	\$34.25
01/01/25-12/31/25	\$58,847		\$35.28
01/01/26-12/31/26	\$60,598		\$36.33
01/01/27-12/31/27	\$62,433	-	\$37.43

Lease Abstract



Tenant Overview – Suite 116

Tenant:	Oakwood Family Dental, LLC
Square Feet:	2,601 SF
Lease Start Date:	October 25, 2019
Lease Expiration Date:	December 31, 2029
Annual Base Rent:	\$83,232
Current Reimbursement:	\$20,651

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
01/01/25-12/31/25	\$80,631	\$31.00
01/01/26-12/31/26 - Current	\$83,232	\$32.00
01/01/27-12/31/27	\$85,833	\$33.00
01/01/28-12/31/28	\$88,434	\$34.00
01/01/29-12/31/29	\$91,035	\$35.00
Renewal Option: 1 x 5 Years	\$96,237	\$37.00

CUSTOM TEXT

Tenant shall maintain and repair the Premises and all systems at its expense, keep an active HVAC contract with semiannual inspections (providing proof to Landlord), and return the Premises in good condition, ordinary wear and tear. excepted.

Tenant Overview

Tenant:	Tesla
Square Feet:	400 SF
Lease Start Date:	May 01, 2025
Lease Expiration Date:	April 30, 2035
Annual Base Rent:	\$29,376
Current Reimbursement:	\$0

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
05/01/25-04/30/26 - Current	\$28,800	\$72.00
05/01/26-04/30/27	\$29,376	\$73.44
05/01/27-04/30/28	\$29,964	\$74.91
05/01/28-04/30/29	\$30,563	\$76.41
05/01/29-04/30/30	\$31,174	\$77.93
05/01/30-04/30/31	\$31,797	\$79.49
05/01/31-04/30/32	\$32,433	\$81.08
05/01/32-04/30/33	\$33,082	\$82.70
05/01/33-04/30/34	\$33,743	\$84.36
05/01/34-04/30/35	\$34,418	\$86.05

Lease Abstract



CUSTOM TEXT

Tenant is responsible for maintaining and repairing the non-structural portions of the premises at its own expense, including fixtures, equipment, doors, windows, glass, electrical and plumbing systems, sewer lines, HVAC systems, walls, floors, ceilings, and fire extinguishers, and must keep the interior in good condition, maintain an HVAC service contract, allow inspections, and return the premises at lease expiration in good condition, except for normal wear and tear or casualty.

Tenant Overview - Suite 113-114

Tenant:	Peachtree Immediate Care
Square Feet:	6,413 SF
Lease Start Date:	November 01, 2016
Lease Expiration Date:	October 31, 2036
Annual Base Rent:	\$209,192
Current Reimbursement:	\$50,919

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
11/01/25-10/31/26 - Current	\$209,192	\$32.62
Modified Term - Suite 114 (4,013 SF)		
11/01/26-10/31/27	\$148,481	\$37.00
11/01/27-10/31/28	\$151,451	\$37.74
11/01/28-10/31/29	\$154,480	\$38.49
11/01/29-10/31/30	\$157,569	\$39.26
11/01/30-10/31/31	\$160,721	\$40.05
11/01/31-10/31/32	\$163,935	\$40.85
11/01/32-10/31/33	\$167,214	\$41.67
11/01/33-10/31/34	\$170,558	\$42.50
11/01/34-10/31/35	\$173,969	\$43.35
11/01/35-10/31/36	\$177,449	\$44.22

CUSTOM TEXT

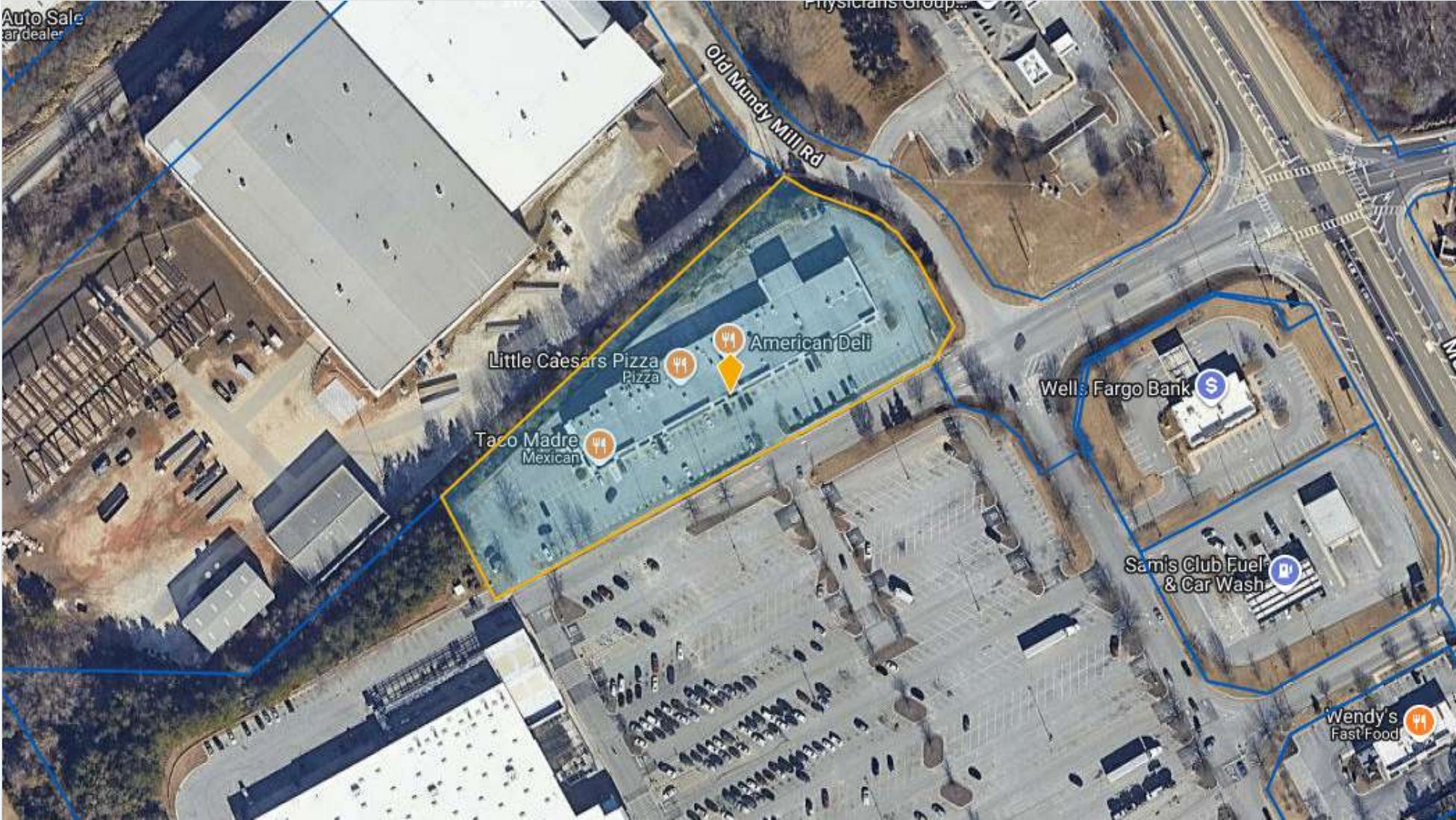
Retailer Map



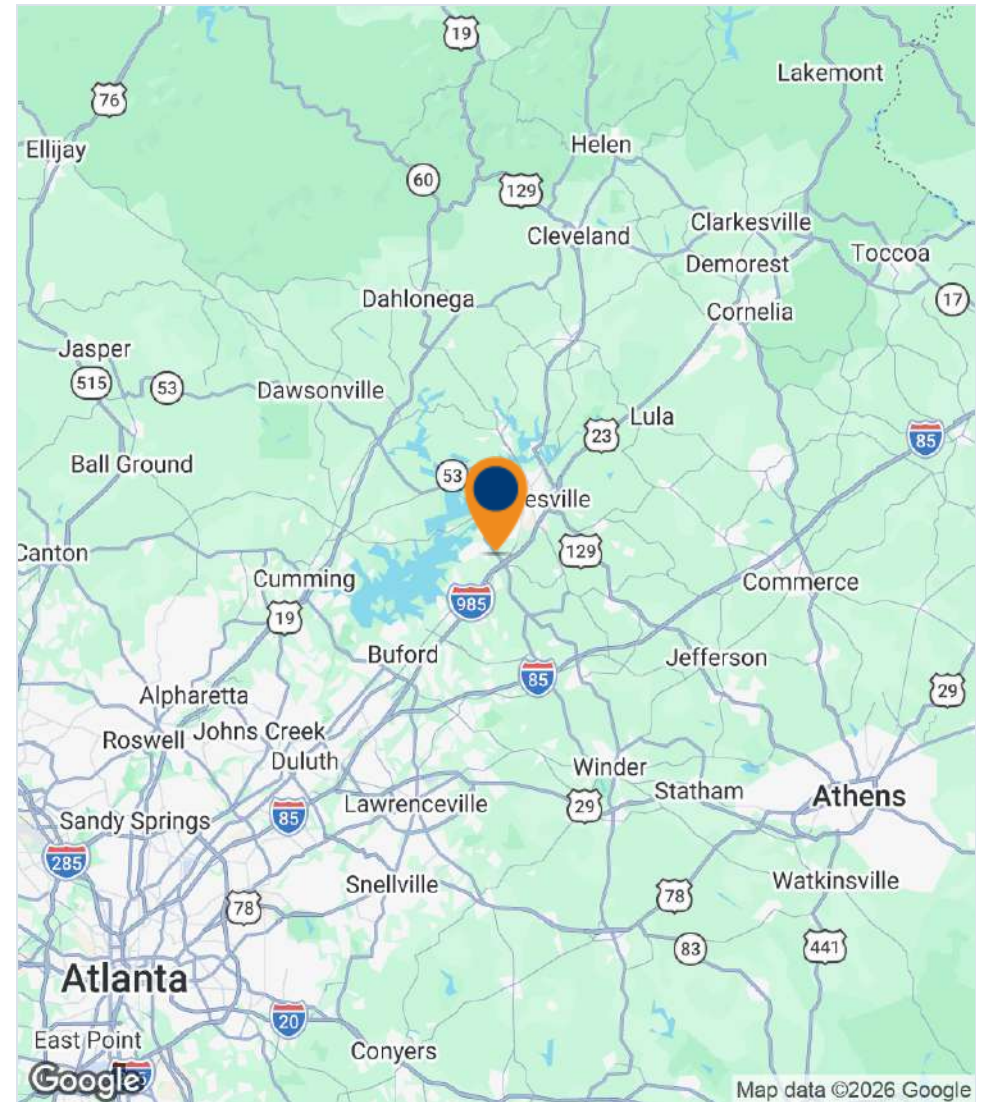
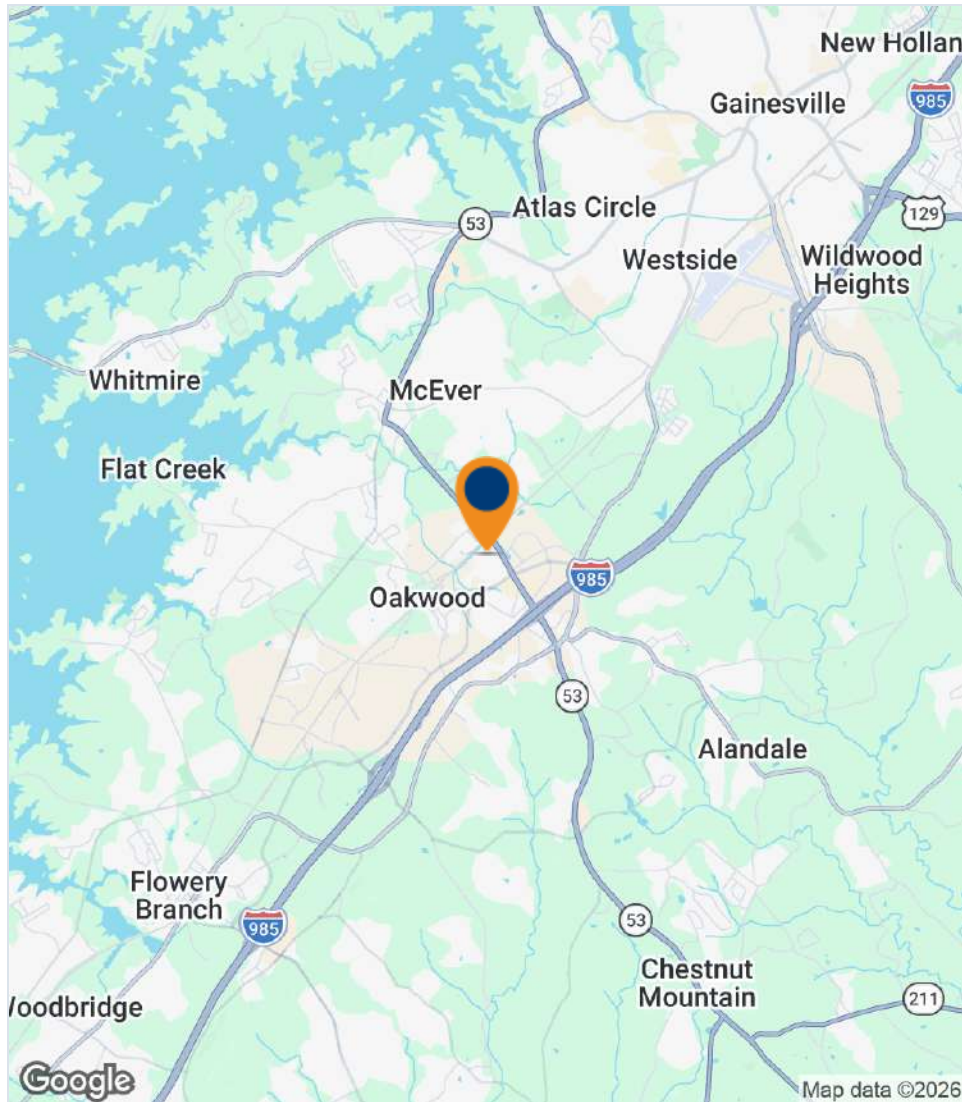
Aerial Map



Parcel Map

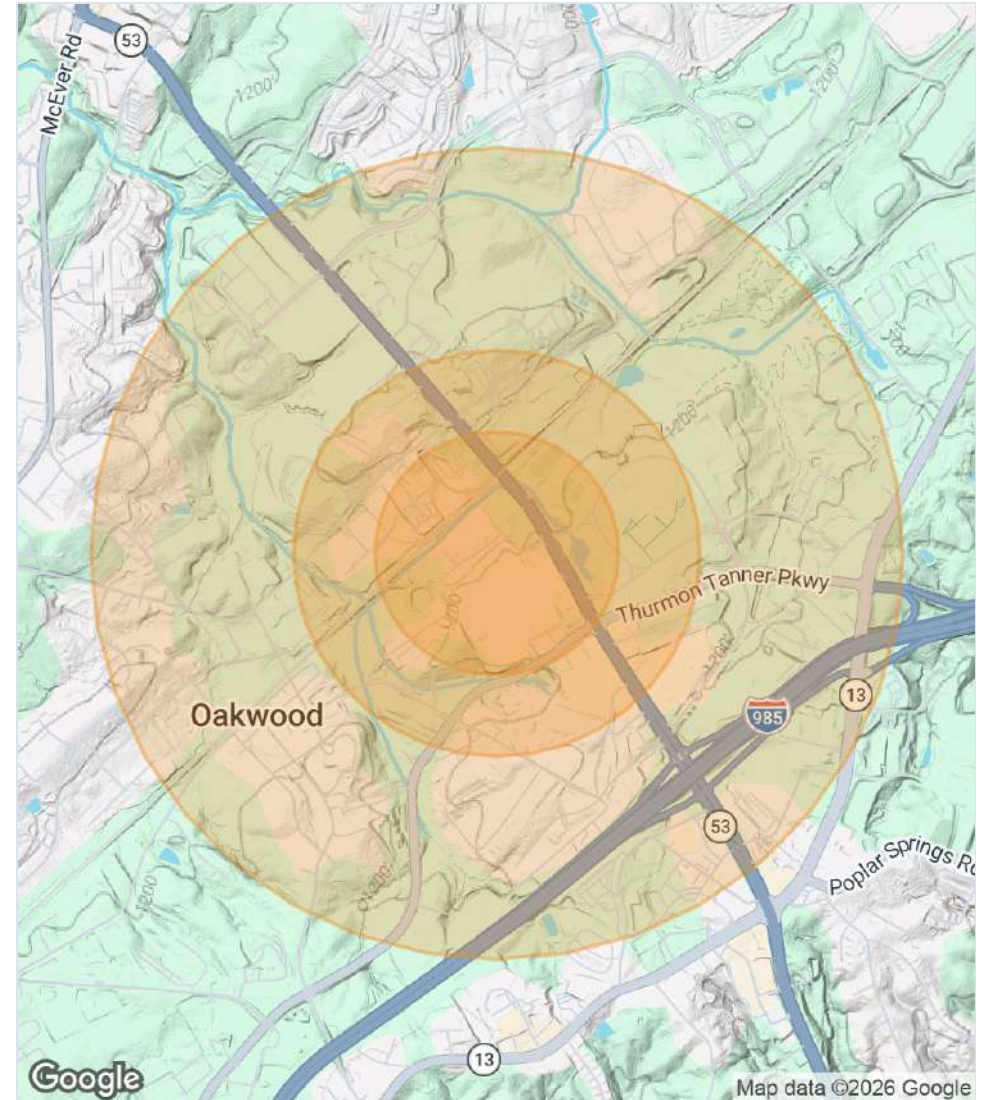


Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2024 Population	4,567	33,800	81,547
2020 Population	2,847	29,779	71,858
5 Year Projected	6,000	38,941	90,319
Households			
2024 Population	1,976	11,647	27,970
2020 Population	894	8,493	21,811
5 Year Projected	2,608	13,548	31,252
Income			
2024 Average Household Income	\$80,242	\$95,106	\$98,648
5 Year Projected	\$101,969	\$120,761	\$125,609



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Advisor Biographies Page



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Chase Murphy is a Senior 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.



Elliott Kyle

SVP | Partner

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Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breath 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.

Disclaimer



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