

# OFFERING MEMORANDUM

## 466B EDGEWOOD

a fully leased +/-4,207SF building at Edgewood and Boulevard in Old Fourth Ward

SALES PRICE:

**\$2,100,000**

CAP RATE ON IN-PLACE INCOME:

**5.60%**

### INVESTMENT HIGHLIGHTS

- Secured by a long-term lease with an established, award-winning theatre and cabaret operator, backed by high-net-worth guarantors.
- 9 years left on the existing NNN lease, the Tenant is responsible for reimbursement of taxes and insurance with 3.5% annual increases.

### THE PROPERTY

- Recent significant capital improvements, including a new HVAC system and a TPO roof replaced.
- Located along Edgewood Avenue in Old Fourth Ward, the Property benefits from strong fundamentals within one of Atlanta's most active intown retail and entertainment corridors.

### CONDOMINIUM OWNERSHIP

- The Property is part of a three-unit condominium structure.
- Ownership consists of one of three separately owned commercial units.
- Shared elements are governed by a small condominium association, allowing for efficient management of common areas and expenses.

**ALCOVE**  
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