



ROBINSON COURT VALUE ADD IOS PORTFOLIO

110-120 Robinson Drive, Fayetteville, GA 30214

INDUSTRIAL SALE PORTFOLIO

THE STEPHEN W. WRIGHT COMPANY
Commercial, Industrial & Investment Real Estate

Property Summary

THE OFFERING

PROPERTY	Robinson Court Portfolio
PROPERTY ADDRESS	110-120 Robinson Court
ASSESSORS PARCEL NUMBER	05-32-06-008, 05-32-06-007
ZONING	M-1, Light Manufacturing
TENANT NAME	Design By Initiative, LLC
NUMBER OF TENANTS	One leased, One vacant suite

SITE DESCRIPTION

NUMBER OF BUILDINGS	2
YEAR BUILT/RENOVATED	1985 & 1998
RENTABLE SQUARE FEET	34,000
PARCEL SIZE	2.85 Acres
CEILING HEIGHTS	22' & 17.6'
ROOFS	Replaced 2018

Overall Summary

The Stephen W. Wright Company, as exclusive advisor, is offering the DBI Inc. Portfolio, a two-building, 34,000 SF Industrial + Outside Storage ("IOS") park in Fayetteville, Georgia. DBI Inc., a high-tech specialty fabricator, occupies 95% of the portfolio, with a single vacant suite remaining. Property features include 277/480v power, a large, fenced, heavy duty concrete laydown area, and recently replaced roofs. The assets are located in a prominent infill industrial park with direct access to Highway 54 (24,000 VPD). The buildings are constructed of masonry and steel. Both buildings share access via cul-de-sac, with a large, heavy duty concrete laydown yard in between.

The Portfolio offers in-place income from a creditworthy tenant at below market rents, plus a small suite vacancy for immediate upside. Investors will enjoy an attractive going-in yield, with significant future upside to boost yield.



Portfolio Highlights



EXCEPTIONAL
ACCESS



HEAVY DUTY
CONCRETE
YARD

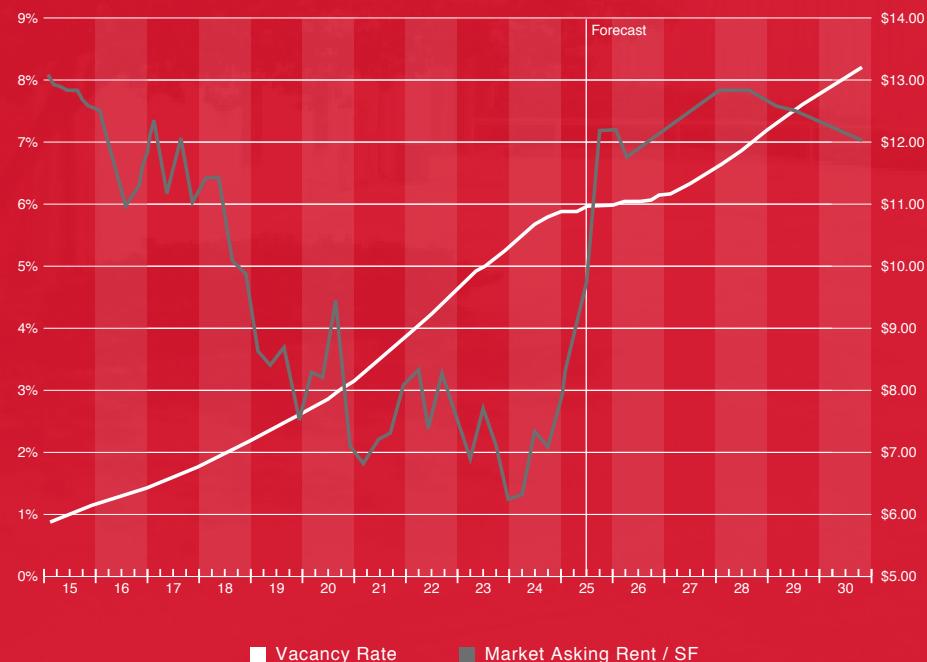


RECENTLY
REPLACED
ROOFS



VALUE-ADD
POTENTIAL

Vacancy & Market Asking Rent Per SF





In-Place Income and Immediate Value Add

- 2.85 total acres includes large concrete laydown yard
- Mix of docks and drive-ins
- Creditworthy, sticky tenant in place
- Roofs replaced in 2018
- Excellent access to Hwy 54



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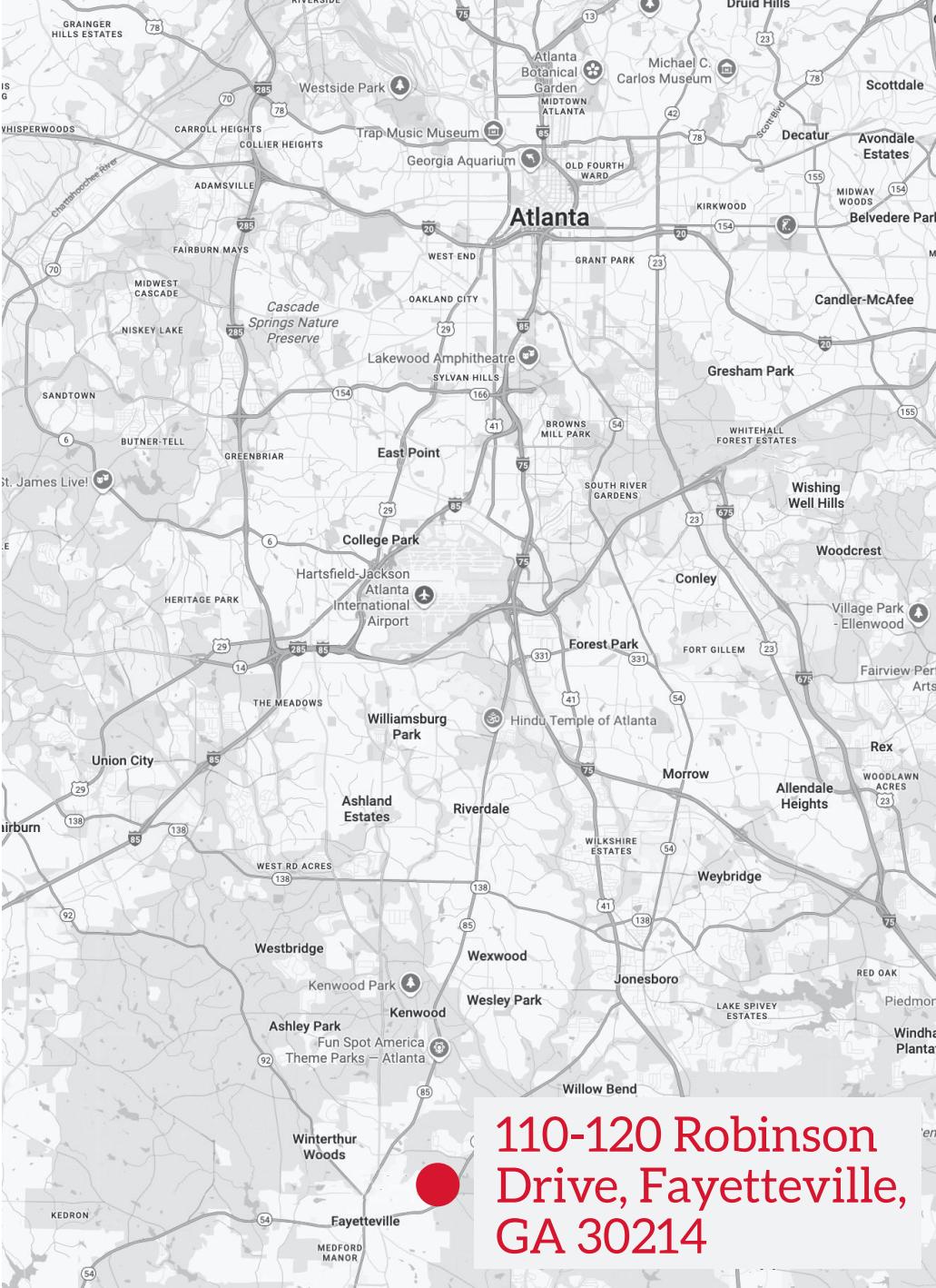
PROPERTY	DBI Properties Industrial Portfolio
PROPERTY ADDRESS	110-120 Robinson Court
ASSESSORS PARCEL NUMBER	05-32-06-008 / 05-32-06-007
ZONING	M-1, Light Manufacturing
TENANT NAME	Design By Initiative, LLC
NUMBER OF TENANTS	3

SITE DESCRIPTION

NUMBER OF BUILDINGS	2
YEAR BUILT/RENOVATED	1985 & 1998
RENTABLE SQUARE FEET	34,000
PARCEL SIZE	2.85 Acres
CEILING HEIGHTS	22' & 17.6'

CONSTRUCTION

	110 ROBINSON DRIVE	120 ROBINSON DRIVE
CONFIGURATION	Reconfigurable to external access permissible multiple units	
UTILITIES		City Sewer and Water
EXTERIOR LOT	5,000 psi 5" thick hard standing concrete	
EXTERIOR	Masonry	Metal
PARKING SURFACE	10 Spaces	20 Spaces
ROOF	2001	New (2018)
CLEAR HEIGHT	22'	17.6'
WATER SOURCE	Well water present (not in use)	
NUMBER OF DOCK DOORS	2	N/A
LOT SIZE	1.81 Acres	1.04 Acres



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Design By Initiative - dB(i)

Established in 2010, Design By Initiative dB(i) became a world leader in the development and construction of the next generation of custom sound attenuated enclosures for all applications. With our proprietary material, lean construction methods, and unique design we can accomplish better sound performance than any enclosure on the market. Due to our team's ingenuity and the materials we work with, dB(i) has created the first enclosure capable of

storing both batteries for renewable energy storage and switchgear components without the need for air conditioning. This new to market technology aids any and all companies utilizing this equipment to reduce their carbon footprint. dB(i) offers a range of other services within the power gen world including consulting for power generation and renewable energy grids, sound attenuated enclosures for generator sets, fuel management system



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FINANCIAL OVERVIEW

In-Place NOI

DBI Robinson Court Portfolio TOTAL SF: 34,000 Start Date: 9/1/25

TENANT	SUITE	SF	%	START DATE	EXPIRATION	IN-PLACE RENTS	PER SF	ESC	NOTES
DESIGN BY INITIATIVE LLC	120 Robinson Court	24,000	70.6%	Oct-25	Oct-28	\$240,000	10.00	3.00%	Mod Gross
DESIGN BY INITIATIVE LLC	122 Robinson Court	8,500	25.0%	Oct-25	Oct-28	\$85,000	10.00	3.00%	Mod Gross
TOTAL LEASED:		32,500	95.6%			\$325,000	\$10.00		
AVAILABLE	124 Robinson Court	1,500	4.4%			\$21,000.00	14.00		NNN
POTENTIAL GROSS INCOME		34,000	100.0%			\$346,000	\$10.18		
LANDSCAPING						0	0.00		Tenant
R&M						9,600	0.28		Landlord
UTILITIES						0	0.00		Tenant
INSURANCE						9,000	0.26		Base Year
PROPERTY TAXES						21,944	0.65		Base Year
TOTAL EXPENSES						\$40,544	1.19		
TOTAL OPERATING EXPENSES						\$40,544	\$1.19		
NET OPERATING INCOME						\$305,456	\$8.98		
WEIGHTED AVERAGE REMAINING LEASE TERM						3.2	YEARS		



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