

NORTHBRIDGE 400 BLDG. 5 & 6

CONFIDENTIAL OFFERING MEMORANDUM



RGRE
RG REAL ESTATE

8395-8399 DUNWOODY PLACE | ATLANTA, GA | 30350



NORTHBRIDGE 400 BLDG. 5 & 6



CONFIDENTIAL INFORMATION

This Offering Memorandum and any subsequent evaluation material you may be provide (collectively known as the “Offering Memorandum”) is intended solely for your limited use in considering whether to pursue negotiations to acquire 8395-8399 Dunwoody Place Bldg. 5 & 6. (the “Property”) located in Atlanta, Georgia. The property is being marketed for sale by RG Real Estate (broker).

The Offering Memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by RG Real Estate. It does not, however, intend to be all-inclusive or to contain all of the information that a prospective purchaser may desire. RG Real Estate makes no representation or warranty, express or implied, as to the accuracy or completeness of the Offering Memorandum or any of its contents, and no legal liability is assumed to be implied with respect thereto.

By acknowledgement of your receipt of the Offering Memorandum you agree that the Offering Memorandum and its contents are confidential, that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Offering Memorandum or its contents to any other person, firm, or entity (including, without limitation, any principal for whom you have been engaged), without prior written authorization of Owner of RG Real Estate and that you will not use or permit to be used the Offering Memorandum or its contents to be copied or used in any fashion or manner detrimental to the interest of Owner. Photocopy or other duplication is strictly prohibited.

THE OFFERING MEMORANDUM SHALL NOT BE DEEMED TO REPRESENT THAT STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THE OFFERING MEMORANDUM.

The information provided in the Offering Memorandum has been gathered from sources that are deemed reliable, but RG Real Estate does not warrant or represent that the information is true or correct. Prospective offers are advised to verify information independently. The Offering Memorandum is not to be construed as an offer or as any part of a contract to sell the property.

EXECUTIVE SUMMARY

8395-8399 DUNWOODY PLACE | ATLANTA, GA | 30350

OVERVIEW

8395-8399 Dunwoody Place, Buildings 5 and 6, are fully leased office properties totaling 8,000 square feet, located in Atlanta's highly desirable Central Perimeter submarket. Ownership has invested over \$700,000 in substantial renovations, resulting in modern class "A" finishes, well-maintained buildings that offer long-term asset stability and appeal. Both buildings are 100% leased to established national tenants—DT America and Butterfly Effects—under triple net (NNN) lease structures, providing investors with stable, passive income and minimal management responsibilities. Offered at \$1,935,000 with a 7.0% capitalization rate, this asset delivers immediate in-place cash flow. Strategically positioned within a well-connected and growing commercial corridor, this offering presents a compelling, turn-key investment opportunity in one of Atlanta's most vibrant office submarkets.



| | |
|-------------------------|--|
| Location: | 8395-8399 DUNWOODY PLACE BLDG. 5 & 6, ATLANTA, GA 30350 |
| List Price: | \$1,935,000 |
| CAP Rate: | 7.0% |
| RSF: | 8,000 SF |
| Year Built / Renovated: | 1982/2020 |

| | |
|----------------|------------|
| Occupancy: | 100% |
| Parking Ratio: | 3.75/1,000 |
| Zoning: | OI |
| County: | Fulton |

INTERIOR PHOTOS

8395-8399 DUNWOODY PLACE | ATLANTA, GA | 30350



FINANCIAL OVERVIEW

SUMMARY

| | |
|------------------|------------------------|
| List Price / RSF | \$1,935,000 (\$242/SF) |
| NOI | \$135,460 |
| Rentable SF | 8,000 |
| % Leased | 100% |
| CAP Rate | 7.0% |

ANNUALIZED OPERATING INFORMATION - BLDG 5

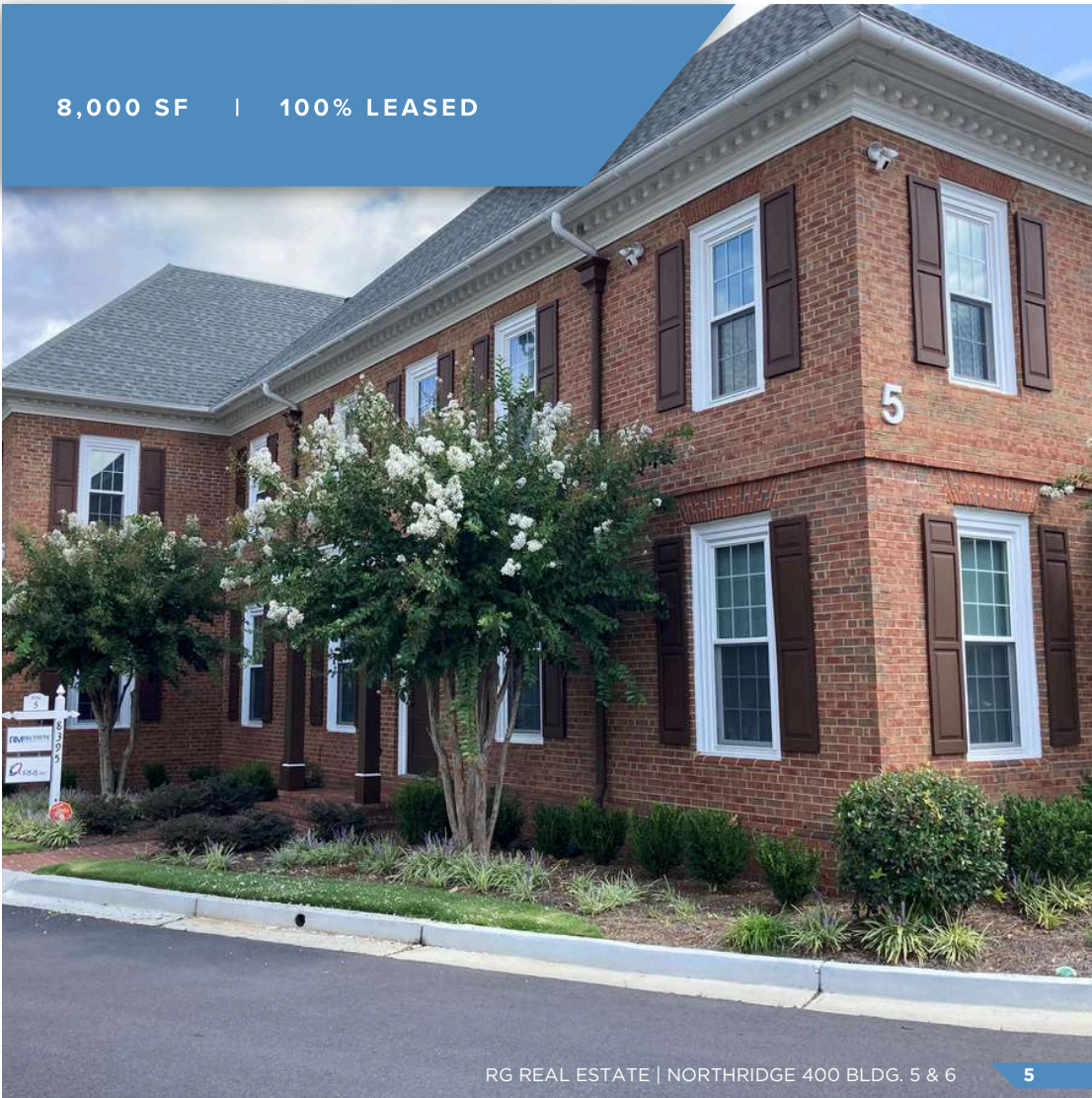
| | |
|------------------------|----------|
| Annual Income | \$82,584 |
| Effective Gross Income | \$82,584 |
| Expenses | \$15,624 |
| Net Operating Income | \$66,960 |

ANNUALIZED OPERATING INFORMATION - BLDG 6

| | |
|------------------------|----------|
| Annual Income | \$84,251 |
| Effective Gross Income | \$84,251 |
| Expenses | \$15,624 |
| Net Operating Income | \$68,627 |

OPERATING EXPENSES

| EXPENSE ITEM | BLDG 5 | BLDG 6 |
|------------------------|----------|----------|
| Property Taxes | \$5,980 | \$5,980 |
| Utilities | \$0 | \$0 |
| Association Fees | \$8,164 | \$8,164 |
| Repair and Maintenance | \$1,000 | \$1,000 |
| Insurance | \$480 | \$480 |
| TOTAL CASH EXPENSES | \$15,624 | \$15,624 |



AERIAL

8395-8399 DUNWOODY PLACE | ATLANTA, GA | 30350



NORTHBRIDGE 400 BLDG. 5 & 6

CONFIDENTIAL OFFERING MEMORANDUM



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Information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

CONFIDENTIALITY AGREEMENT

THIS CONFIDENTIALITY AGREEMENT (this "Agreement") is to be signed prior to receiving certain marketing information (the "Marketing Information") for the sale of Northridge 400 Office Park Buildings 5 & 6 (the "Property") located in Fulton County, Georgia, having an address of 8395-8399 Dunwoody Pl, Atlanta, GA 30350. The Property is being offered for sale by RG Real Estate Inc., a licensed Georgia Real Estate Broker ("the Broker").

The Marketing Information contains selected information pertaining to the Property which information is confidential or proprietary to the owner of the Property (the "Discloser"). Discloser derives economic value from such information not being readily ascertainable by proper means by other persons who can obtain economic value from its disclosure or use. All of the marketing information and the existence thereof (the "Confidential Information") is deemed to be a trade secret in accordance with O.C.G.A. § 10-1-760 et seq. Neither Broker nor Discloser makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information or any of its contents and no legal liability is assumed by Broker or Discloser with respect thereto. This information is subject to prior replacement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement by Discloser or Broker.

Discloser is revealing the Confidential Information to the undersigned recipient (the "Recipient") for the sole purpose of Recipient's analysis of the Property in connection with a potential acquisition of the Property (the "Purpose"). Recipient shall limit the disclosure of the Confidential Information to those persons or entities working on its behalf in furtherance of the Purpose, including without limitation, independent contractors, agents and legal counsel, provided that all of such persons or entities shall be directed and required to maintain the Confidential Information in confidence in accordance with the terms hereof. Recipient is representing the principal, if any, disclosed below (the "Principal") and is hereby authorized to disclose the Confidential Information to the Principal if disclosed below. If the Principal executes this Agreement, it does so for the sole purpose of acknowledging and agreeing to the terms of this Agreement, as if the Recipient.

In the event of breach or threatened breach by Recipient, Recipient agrees that Discloser shall be entitled to pursue all rights and remedies at law or in equity, including, without limitation, injunctive relief.

Notwithstanding anything contained herein, Recipient shall not be required to keep confidential any Confidential Information that (A) was in the Recipient's possession before receipt from the Discloser; (B) is or becomes a matter of public knowledge through no fault of the Recipient; (C) is rightfully received by the Recipient from a third party or is otherwise in the legitimate possession of the Recipient; (D) is disclosed by the Discloser to a third party without a duty of confidentiality on the third party; (E) is independently developed by the Recipient from or through information which is not Confidential Information; (F) is disclosed by the Recipient with the Discloser's prior written approval; or (G) is required to be disclosed by Recipient pursuant to a court order or other applicable legal or regulatory process, provided that the Recipient provides Discloser with prior written notice of any such required disclosure.

All Confidential Information furnished hereunder to Recipient, as well as any copies thereof shall remain the property of the Discloser and shall be returned to Discloser upon request.

This Agreement and the rights of the parties hereto shall be governed and construed in accordance with the laws of the State of Georgia. This Agreement shall inure to the benefit of and shall be binding upon the parties and their respective successors and assigns.

By acknowledgment of your receipt of this Marketing Information, Recipient agrees that it is acting solely as a principal in this transaction or that it has the authority to act on the behalf of the Principal.

DISCLOSER EXPRESSLY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO REJECT ANY OR ALL PROPOSALS OR EXPRESSIONS OF INTEREST IN THE PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE.

ACKNOWLEDGED AND AGREED TO BY:

RECIPIENT:

By: _____ (Seal)
Name Printed: _____
Title: _____
Firm License #: _____
Phone: _____
Date: _____
Agent Name(s): _____
Agent License # (s): _____

PRINCIPAL:

By: _____
Name Printed: _____
Title: _____
Phone: _____
Date: _____