

OFFERING MEMORANDUM

# SUPERMARKET PARAISO 3

1554 S Lumpkin Rd, Columbus, GA 31903



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# Executive Summary



Sale Price	\$1,040,000
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## Offering Summary

NOI:	\$61,002
Building Size:	9,900 SF
Lot Size:	1.05 Acres
Year Built:	1996

## Property Highlights

- Single-tenant investment occupied by Supermarket Paraiso 3
- ±9,900 SF freestanding building situated on a ±1.05-acre corner lot with excess surface parking
- Supermarket Paraiso 3 recently signed a new lease through 12/31/2026, with a three-year renewal option extending through 12/31/2029
- Beginning January 1, 2027, Supermarket Paraiso 3 will begin reimbursing its pro rata share of property taxes and insurance, providing future expense recovery upside
- Highly visible corner location with multiple points of ingress and egress
- Immediate adjacency to McDonald's and CVS, reinforcing the strength of the surrounding retail corridor
- Located along S Lumpkin Road, a primary commercial corridor in Southeast Columbus with strong visibility and access, and traffic counts exceeding 10,200 VPD
- Positioned within an established residential trade area serving Southeast Columbus neighborhoods
- Population, households, and household incomes within the trade area are projected to grow steadily over the next five years, supporting long-term tenant demand



## Property Description

This ±9,900 SF single-tenant retail property was constructed in 1996 and is situated on a ±1.05-acre corner parcel in Southeast Columbus, Georgia. The property is fully occupied by Supermarket Paraiso 3, a well-established grocery operator serving the surrounding community.

The site features excellent visibility, ample parking, and multiple points of access, making it well-suited for high-traffic retail use. Its strategic location along S Lumpkin Road places the property within a strong commercial corridor supported by national retailers including McDonald's and CVS. Surrounded by stable residential neighborhoods and benefiting from steady population and household income growth, the property represents an opportunity to acquire a well-located, single-tenant net-lease asset with built-in rental stability and long-term income durability in an established Columbus submarket.

# Aerial Photo



# Aerial Photo



# Aerial Photo



# Net Operating Income



## Income Summary

Gross Scheduled Income	\$77,700
Other Income	-
Total Scheduled Income	\$77,700
Vacancy Cost	\$0
<b>Gross Income</b>	<b>\$77,700</b>

## Expense Summary

Property Taxes	\$10,157
Insurance	\$6,540
<b>Gross Expenses</b>	<b>\$16,697</b>
<b>Net Operating Income</b>	<b>\$61,002</b>

Note: The tenant pays an additional \$800/month to lease the extra 1,300 SF space (suite 3).

# Lease Abstract



## Supermarket Paraiso 3 (Suites 1, 2, 3)

<b>Square Feet:</b>	9,900 SF
<b>Lease Start Date:</b>	11/01/2025
<b>Lease Expiration Date:</b>	12/31/2026
<b>Annual Base Rent:</b>	\$66,000
<b>Current Reimbursement:</b>	Gross (NN beginning 01/01/2027)

## Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
11/01/2025-12/31/2026 (Current)	\$66,000	\$7.67
<b>Renewal Option Term</b>		
01/01/2027-12/31/2029	\$66,000	\$7.67

Landlord is responsible for payment of real estate ad valorem taxes and maintaining insurance on the building. Beginning January 1, 2027, Landlord will bill Tenant for its pro rata share of property taxes and insurance through monthly estimated reimbursements, 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.

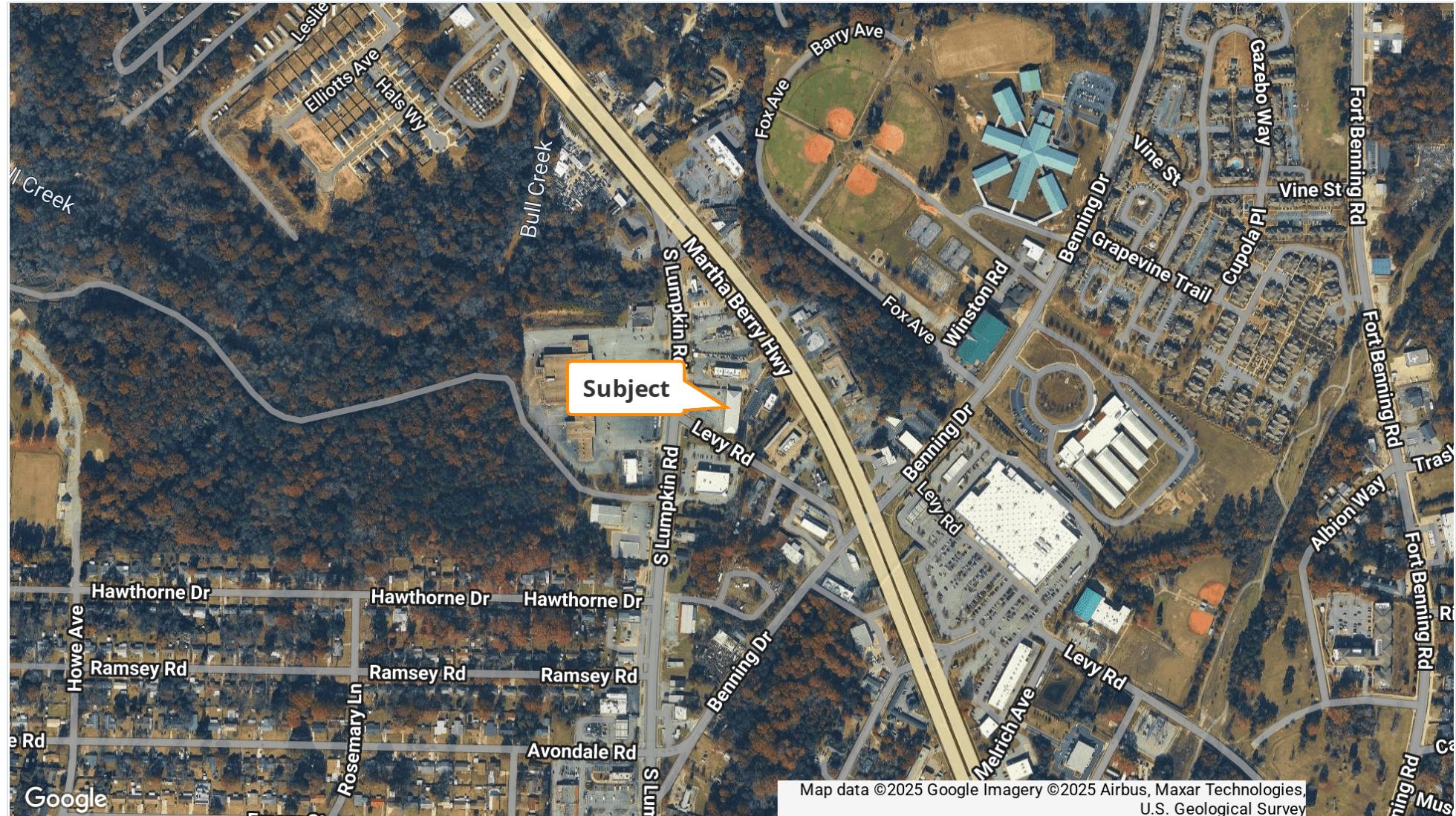
Tenant reimburses Landlord for its pro rata share of property taxes and building insurance beginning January 1, 2027, with annual true-ups for overages or shortages. Tenant is responsible for all utilities, including trash service, and for insuring the contents and personal property within the premises. Tenant maintains and repairs the interior of the building, including full responsibility for HVAC maintenance and replacement, monthly air filter replacement, and annual HVAC servicing. Tenant also maintains the parking lot, landscaping, sidewalks, and dumpster areas, and returns the premises in good condition at lease expiration, ordinary wear and casualty excepted.

Note: Tenant paid \$11,000 in prepaid rent pursuant to the Right to Occupy provision of the lease, representing two months of rent; this amount is non-recurring. They have one three-year renewal option extending the lease term through 12/31/2029, with NN reimbursements beginning 01/01/2027.

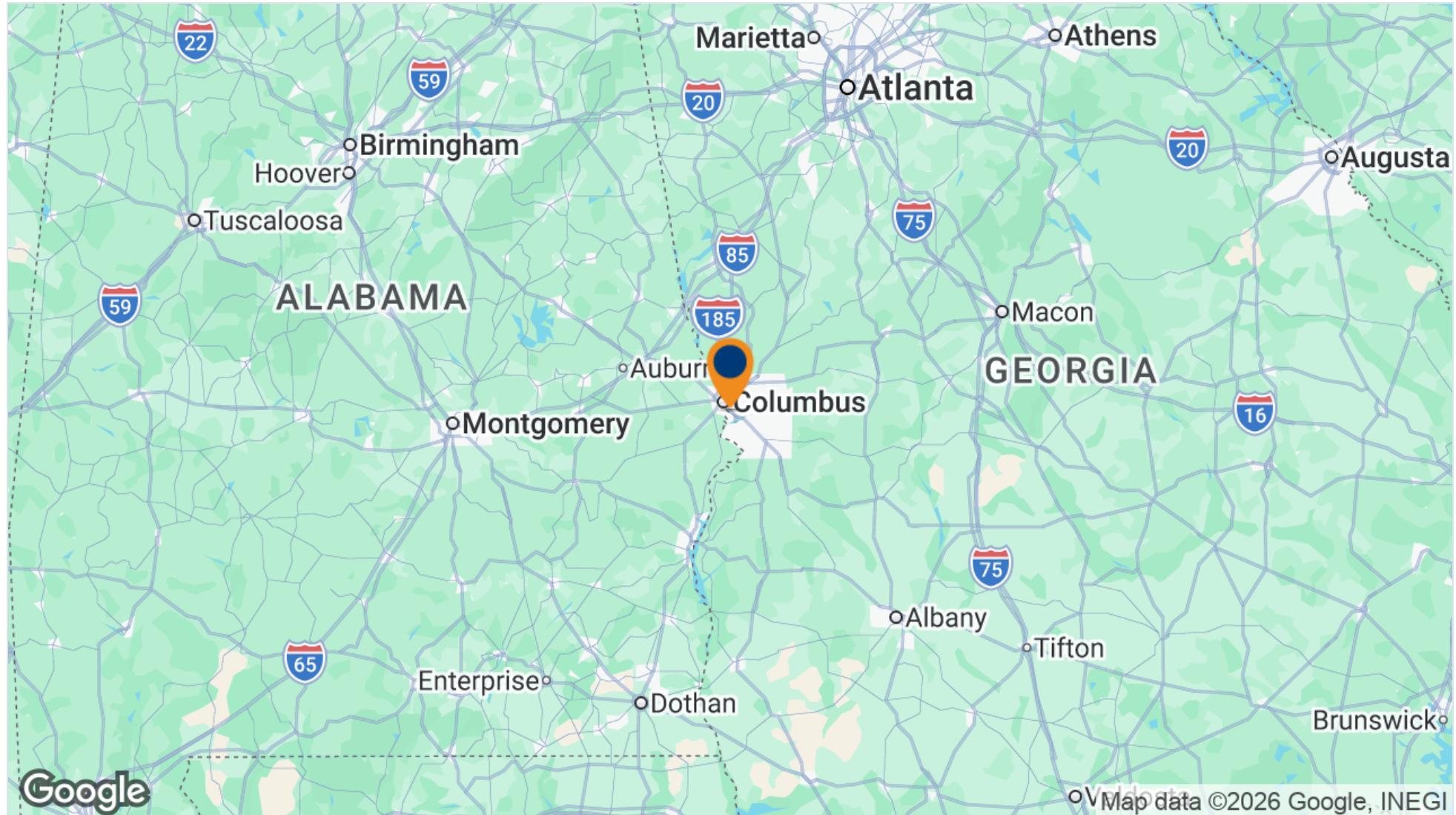
# Retailer Map



# Aerial Map

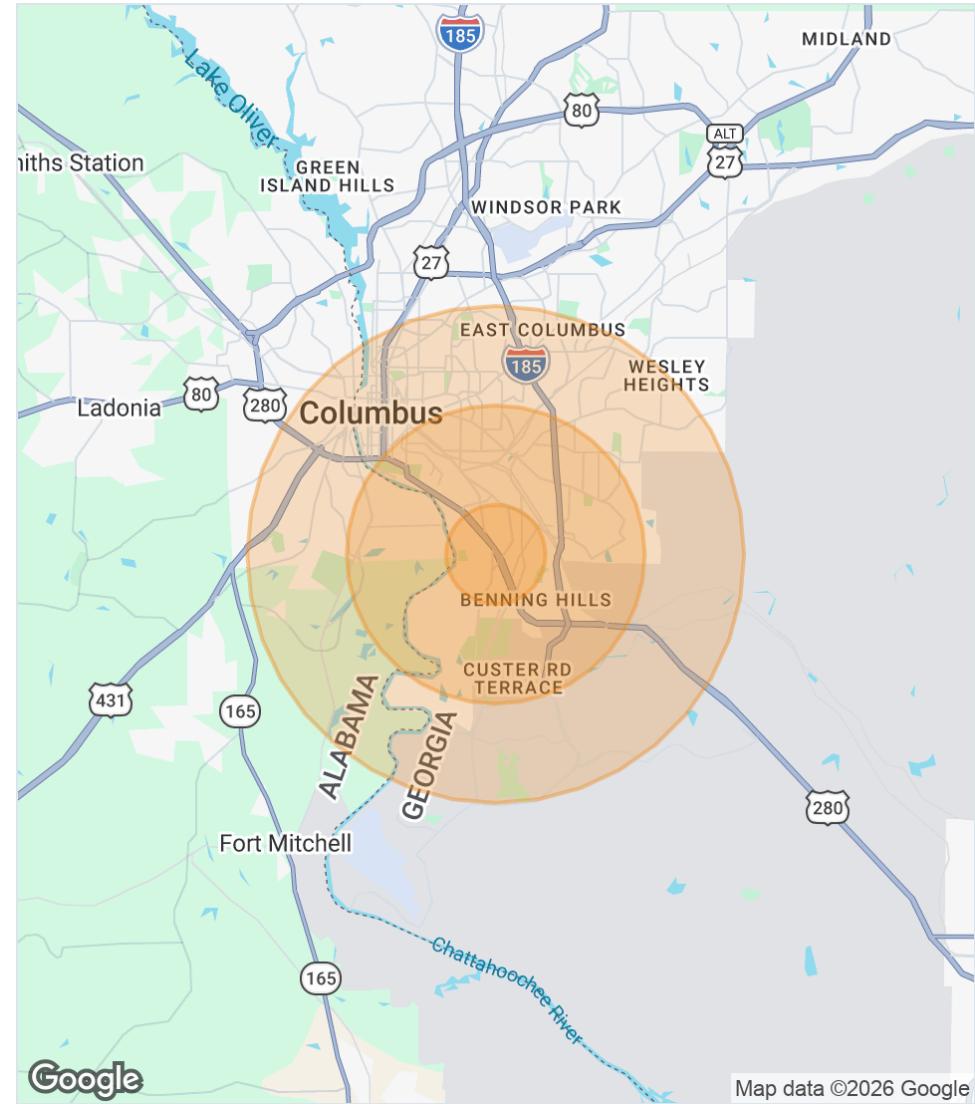


# Location Map



# Demographics

Population	One-Mile	Three-Mile	Five-Mile
2020 Population	5,915	51,388	109,105
2024 Population	6,405	52,422	108,813
5 Year Projected	6,408	52,609	109,750
<b>Households</b>			
2020 Households	2,491	18,221	40,408
2024 Households	2,686	20,405	42,895
5 Year Projected	2,687	20,509	43,308
<b>Income</b>			
2020 Average Household Income	\$31,025	\$46,078	\$49,894
2024 Average Household Income	\$39,577	\$54,080	\$60,069
5 Year Projected	\$44,683	\$61,067	\$68,575



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### GET IN TOUCH

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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.

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.

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.

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