

LEE & ASSOCIATES ATLANTA
OFFERING MEMORANDUM

**5462 MEMORIAL
DRIVE**
STONE MOUNTAIN, GA 30083



CONFIDENTIALITY & DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates-Atlanta nor any of their respective officers, directors, employees, affiliates or representatives make any completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

CONTACT INFORMATION

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TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS
LOGISTICS
PROPERTY PHOTOS
FLOOR PLAN
AMENITIES
DEMOGRAPHICS

FINANCIAL OVERVIEW

INCOME & EXPENSES
RENT ROLL

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OFFERING SUMMARY

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OFFERING SUMMARY

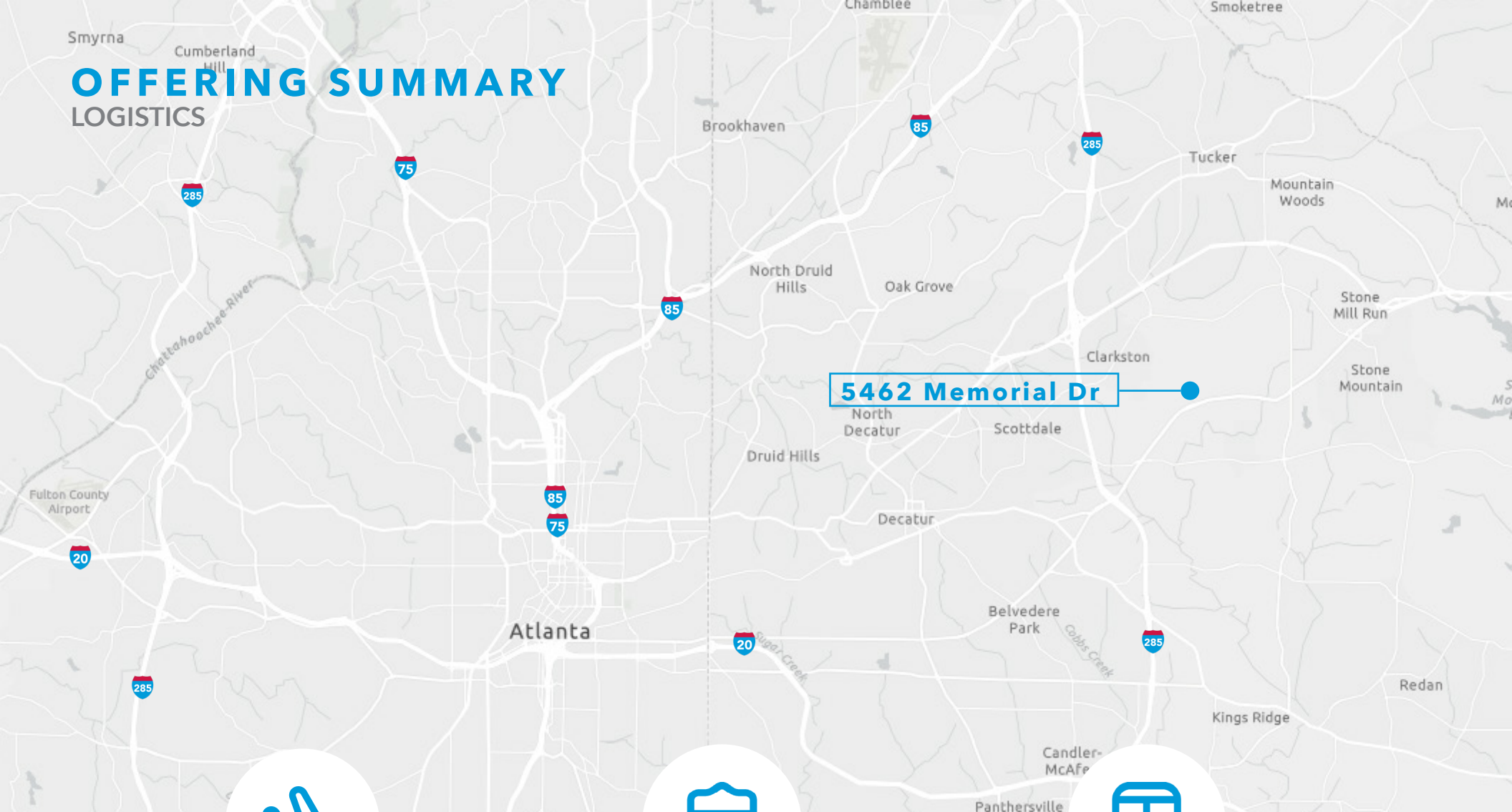
INVESTMENT HIGHLIGHTS

PRICE	\$3,100,000
ADDRESS	5462 Memorial Drive Stone Mountain, GA 30083
COUNTY	Dekalb
BUILDING AREA	14,466
LAND AREA	1.88 Acres
YEAR BUILT	1987
RBA	14,466 SF
OCCUPANCY	92%
FLOORS	Two
USE	Medical/Office
TENANTS	Emory, Atlanta Dental, GA Harm Reduction, and Experience Spa
NOI	\$245,191
CAP RATE	7.9% CAP



OFFERING SUMMARY

LOGISTICS



5462 Memorial Dr



AIRPORT

Hartsfield-Jackson Int'l Airport
24.6 miles



INTERSTATES

I-285 | 2.3 miles
I-20 | 5.4 miles
I-85 & I-75 | 17 miles



MARTA

0.2 miles | Bus Stop
3.2 miles | Train Station

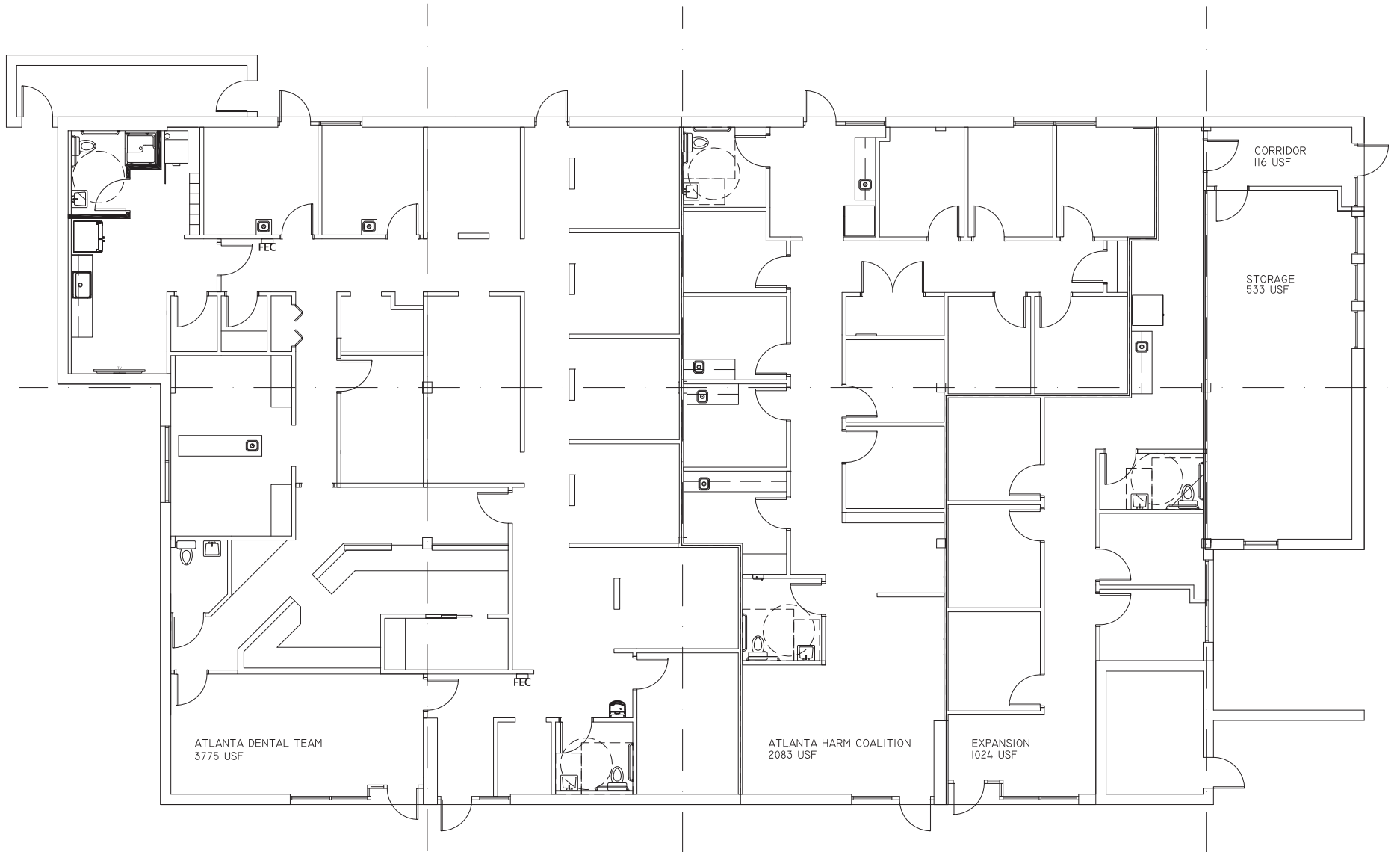
OFFERING SUMMARY

PROPERTY PHOTOS



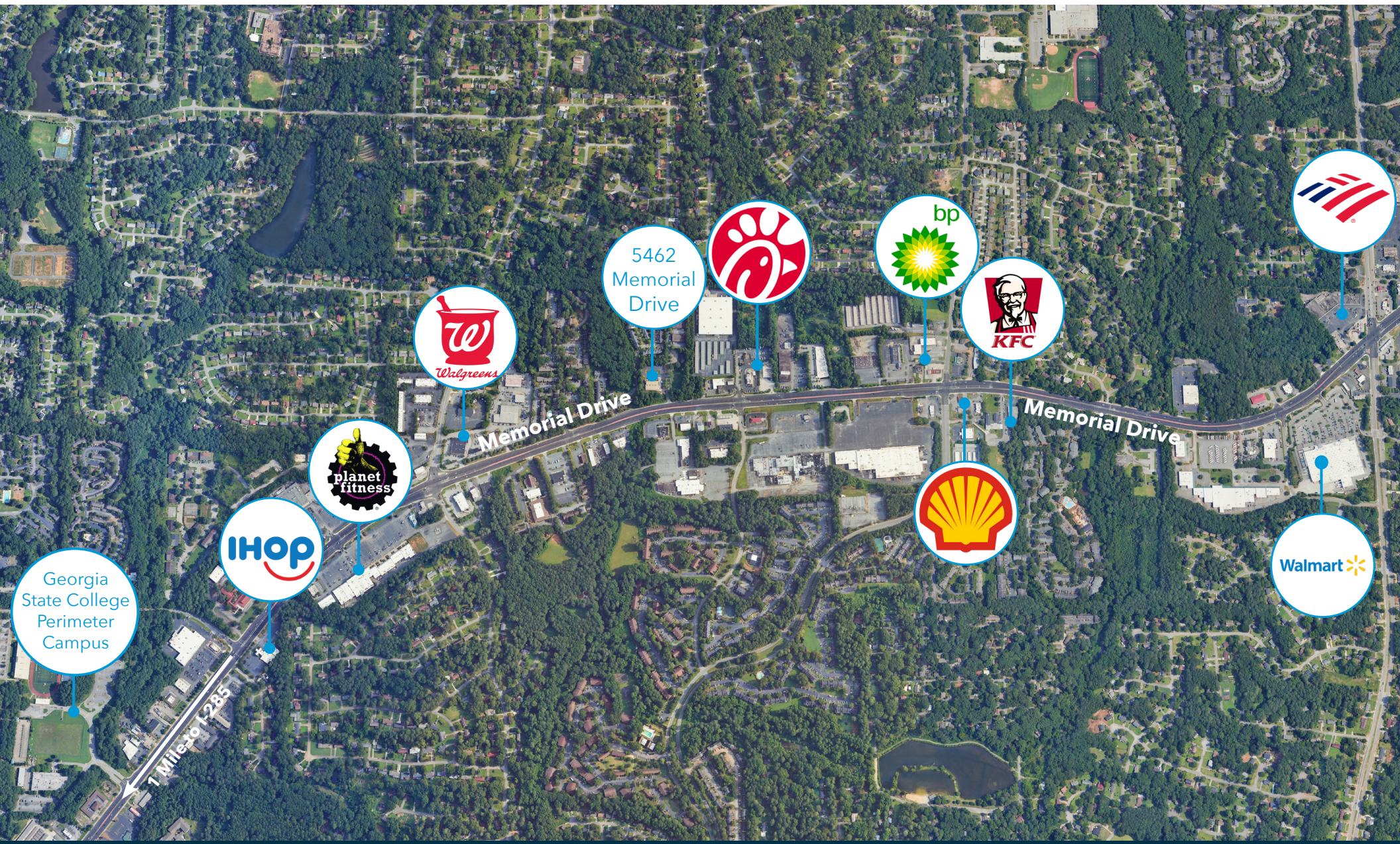
OFFERING SUMMARY

FLOOR PLAN (FIRST FLOOR)







OFFERING SUMMARY

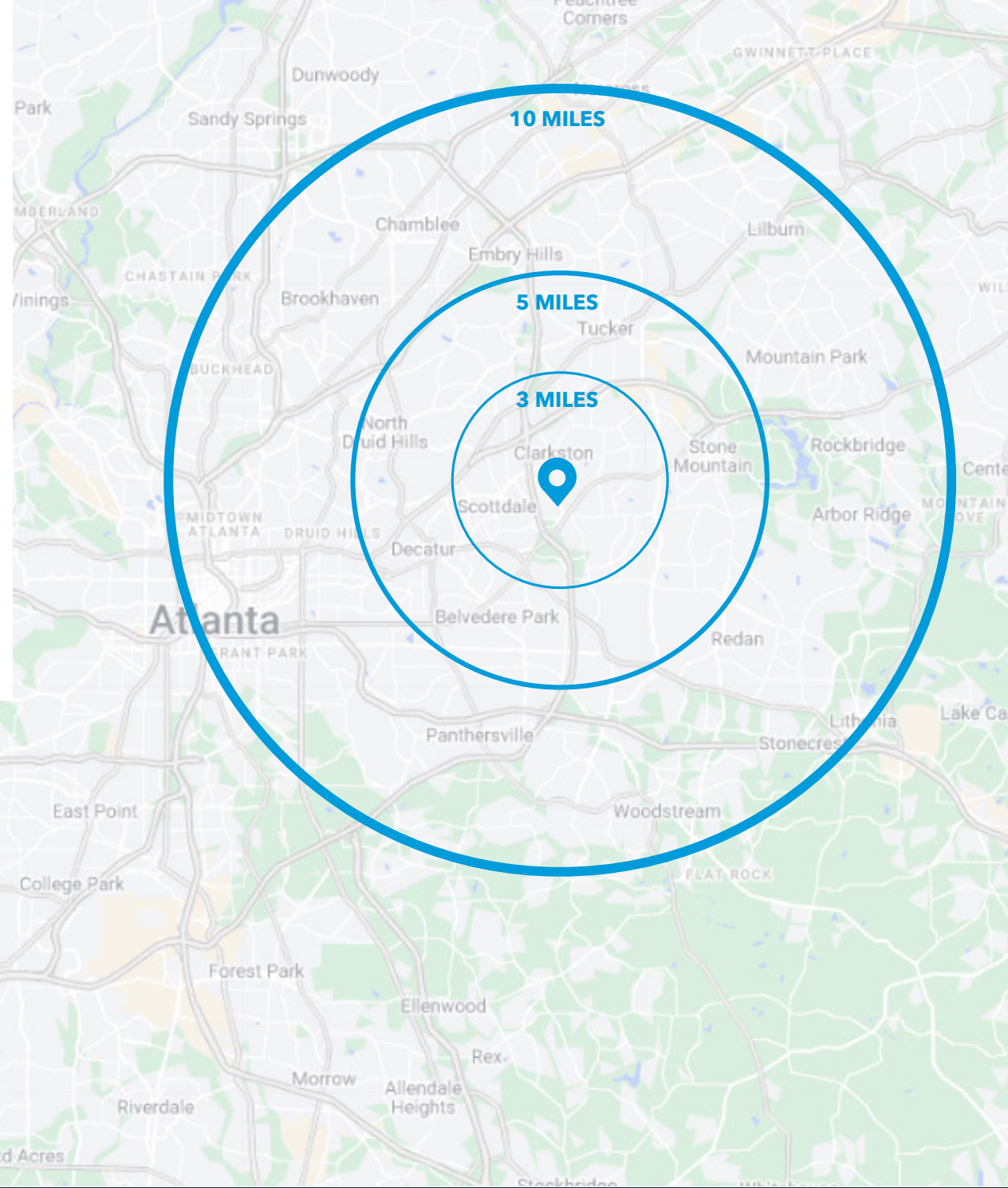
AMENITIES MAP



OFFERING SUMMARY

DEMOGRAPHICS

	POPULATION	3-MILE	5-MILE	10-MILE
	2023 Population 2020 Population	118,374 117,799	272,730 269,650	1,058,941 1,077,732
	HOUSEHOLDS 2023 Est. Households 2020 Households	118,374 117,374	272,730 269,650	1,058,941 1,077,732
	INCOME 2023 Est. Average Household Income	\$81,663	\$106,451	\$119,666
	EMPLOYEES 2023 Est. Number of Employees in Area	35,896	106,818	845,852





**FINANCIAL
OVERVIEW**

RENT ROLL
EXPENSES

FINANCIAL OVERVIEW

RENT ROLL

TENANT	SF	% of GLA	MONTHLY	LEASE START	LEASE END	RENEWAL OPTIONS
Emory	4,896 SF	32.9%	\$10,200	12/18/2011	1/1/2026	None
Atlanta Dental Team	3,775 SF	25.4%	\$6,449	5/9/2022	7/9/2027	Two 3-year options
GA Harm Reduction	1,850 + 1k storage	18.5%	\$4,014	TBD	7/9/2027	One 5-year option
Experience Spa	2,300 SF	15.5%	\$2,500	1/1/2023	1/1/2026	Two 3-year options
Vacant	1,100 SF	7.4%		N/A		N/A

	SF	MONTHLY RENT
Total Occupied:	13,721 SF (92%)	\$21,943 (\$236,316 annual)
Vacant:	1,100 SF	
Net Rentable Gross:	14,871 SF	

FINANCIAL OVERVIEW

EXPENSES

EXPENSES

Taxes: \$27,468

Insurance: \$4,532

Operating Costs

Landscaping: \$6,000

Sanitation/Sewer: \$2,340

Water: \$3,270

Pressure Washing: \$950

Total Operating Costs: \$12,560

Total: \$44,560



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