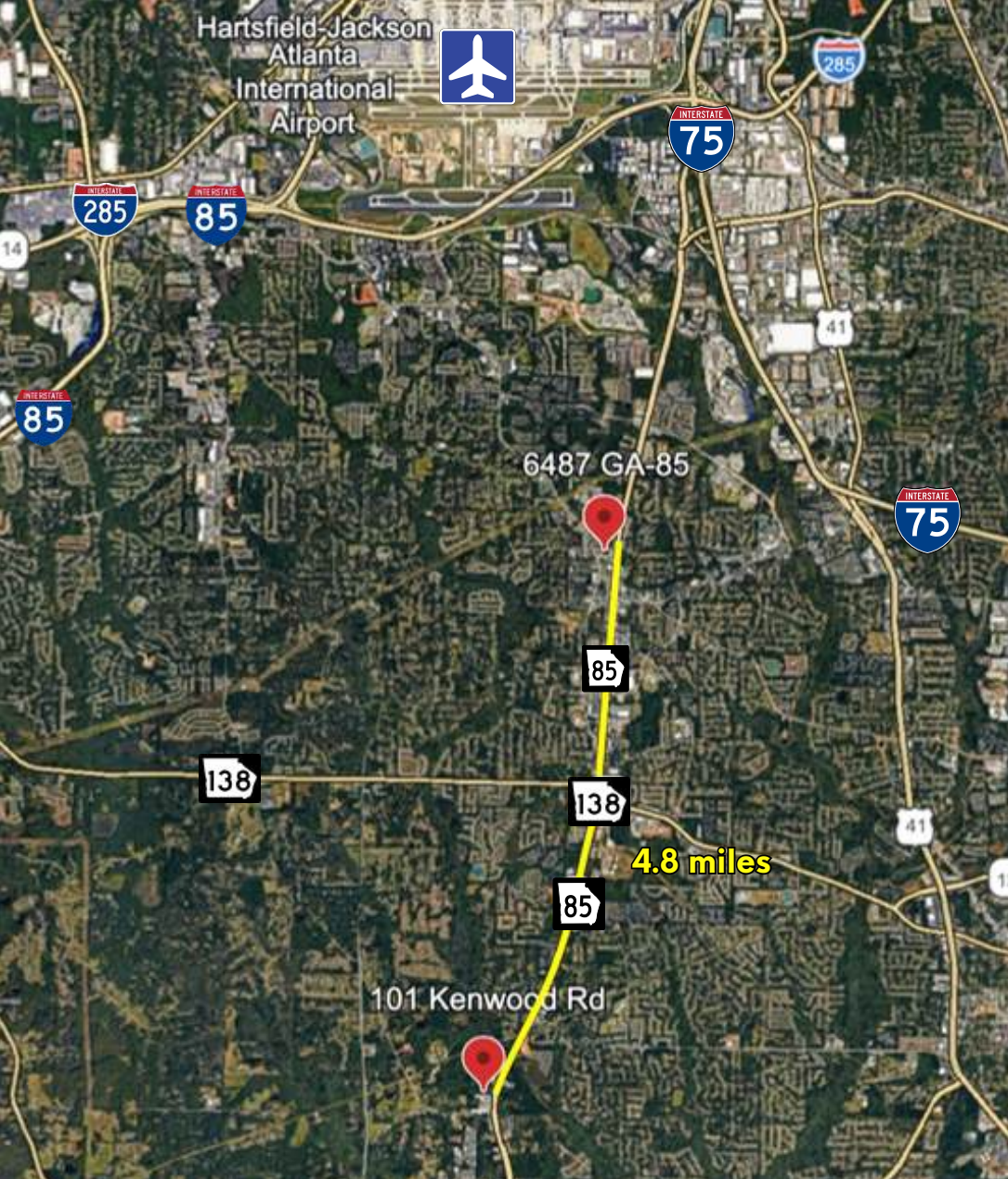




FOR SALE
SOUTH ATLANTA INDUSTRIAL PORTFOLIO
TWO MULTI-TENANT FLEX ASSETS



EXECUTIVE SUMMARY

The offering consists of 101 Kenwood Road in Fayetteville and 6461 GA Highway 85 in Riverdale, representing a strategically positioned two-asset industrial portfolio within the South Atlanta submarket of the Atlanta MSA. Located less than five miles apart, the properties provide immediate operating scale across two established industrial corridors while benefiting from one of the nation's most dynamic logistics and population growth markets.

The portfolio serves a densely populated trade area spanning Fayette, Clayton, southern Fulton, western Henry, and eastern Coweta counties, whose access to GA Highway 85, Interstate 75, Interstate 285, GA Highway 314, and Hartsfield-Jackson Atlanta International Airport positions it within a critical distribution and service corridor supporting industrial, contractor, logistics, automotive, and airport-oriented businesses.

Together, they offer a balanced investment profile of in-place cash flow and opportunities to enhance long-term value. The portfolio is characterized by flexible multi-tenant layouts, shallow-bay industrial configurations, extensive grade-level loading, ample parking, and functional space to accommodate a diverse tenant base. This supports strong leasing demand from small to mid-sized industrial users seeking well-located, cost-effective space within the Atlanta metropolitan area.

Continued population growth, constrained supply of shallow-bay industrial, expanding service-sector employment, and sustained demand generated by Atlanta's transportation and logistics infrastructure translate into multiple avenues for future income growth. Through lease-up, mark-to-market rental increases, and proactive asset management, this asset offers both current yield and long-term appreciation potential.

Investment Highlights

- 163,462 SF (combined)
- 58 units (combined)
- 78.7% occupied
- ~\$1.29M trailing twelve-month operating revenue
- ~\$1.08M trailing twelve-month NOI
- Diversified rent roll with no dominant tenant concentration
- Lease expirations distributed through 2031
- Built-in contractual rent escalations
- Meaningful vacancy upside without redevelopment
- Broad mix of commercial tenants
- Multiple avenues for NOI growth through active management

PACKAGE PRICE

\$17,200,000

PROPERTIES MAY BE SOLD INDIVIDUALLY

101 KENWOOD RD.

101 Kenwood Road is a diversified, income-producing multi-tenant commercial asset strategically positioned in Fayetteville, one of metro Atlanta's most established and supply-constrained suburban markets. The property consists of approximately 89,727 square feet across five single-story buildings situated on 7.345 acres, configured for a broad mix of retail, office, restaurant, service, and light industrial tenancy.

Originally constructed in 1981, the asset has evolved into a functional neighborhood commercial center with flexible shallow bay configurations, surface parking, and multiple access points. The property is zoned C-H (Highway Commercial), allowing for a wide range of commercial occupancies. This designation broadens the prospective tenant pool, supports adaptive reuse opportunities, and allows the property to respond efficiently to changing tenant demand.

101 Kenwood Road benefits from immediate access to the primary commercial corridors serving Fayetteville and surrounding South Atlanta communities. The property is positioned within a mature trade area supported by affluent residential neighborhoods, established retail nodes, and growing business activity.



Kenwood Business Center	
Address	101 Kenwood Road, Fayetteville, GA 30214
Parcel ID	13138D F005
Property Type	Retail / Light Industrial / Flex
Buildings	Five
Stories	One (1)
Year Built	1981
Gross Rentable Area	88,795 SF
Site Area	6.49 Acres
Units	32
Drive-in/Roll-up Doors	37
Clear Heights	10'
Ingress/Egress	From GA Hwy 85 & Kenwood Rd.
Parking	175 spaces, 9 ADA
Zoning	C-H (Highway Commercial)
Utilities	Fayette County Water System, Georgia Power, Atlanta Gas Light

101 KENWOOD RD.



It has been a period of rapid and continuing change and the old order of the 19th century is rapidly passing, though many have seriously doubted its future.

Witness, at the time yet present in the possession of his boat right in way of North Street, at a distance 25 to 30 feet south of the wharf, saw the North light in way of Townsend Street, 25 to 30 feet, at the same time.

[illegible][illegible]

1. The first step is to identify the key components of the system. This includes understanding the hardware, software, and data involved.

The authors are grateful to Dr. J. H. W. Lam, Department of Chemistry, University of Hong Kong, for his kind donation of the samples of poly(ethylene terephthalate) used in this study.

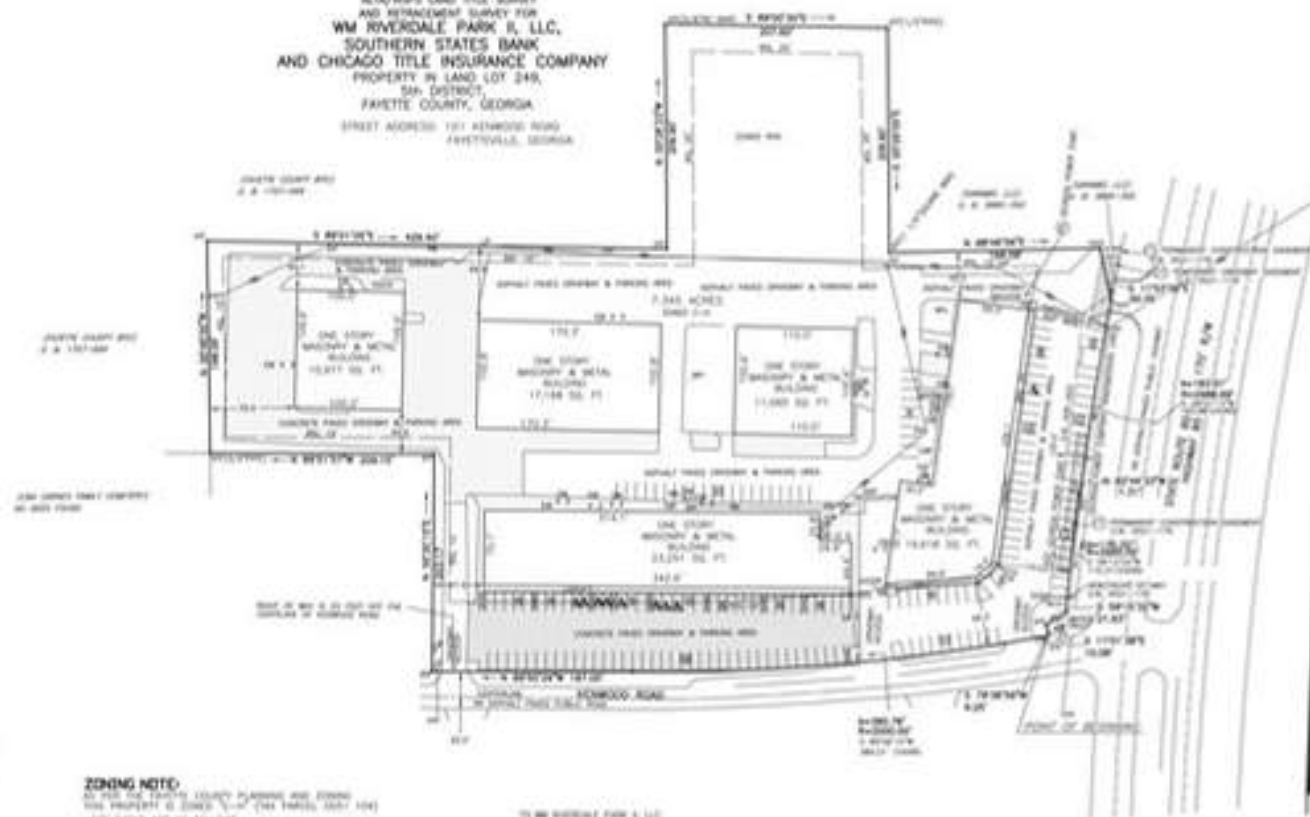
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The Journal of Management Education 36(1) 2012, 2013, and 2014
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ALTA/SURVEY AND TITLE SURVEY
AND REINSTATEMENT SURVEY FOR
WM RIVERDALE PARK II, LLC,
SOUTHERN STATES BANK
AND CHICAGO TITLE INSURANCE COMPANY
PROPERTY IN LAND LOT 249,
5th DISTRICT,
FAYETTE COUNTY, GEORGIA
STREET ADDRESS: 101 KENNEDY ROAD
FAYETTEVILLE, GEORGIA



Source: The National Highway Traffic Safety Administration, NHTSA.gov. NHTSA's 2008 report on vehicle safety recalls found that 1.5 million vehicles were recalled in 2007, up from 1.1 million in 2006. The number of vehicles recalled in 2007 was the highest since 1990.

⁶⁰ Statement by W. F. Thomas to Senate Finance Committee, April 1968, cited in *American Political Science Review*, 62, June 1974, pp. 117-118; George Mason.

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44. With the Justice Community Movement and others,
was involved in the "Black War" (late 1960s, early 1970)

101 KINGS RD. ST. LOUIS
 ADDRESS FIRST LETTERS ONLY: 101
 ADDRESS ZIP: 63101
 ADDRESS LAST LETTERS: 101
 ADDRESS FULL NAME: 101
 ADDRESS FULL NAME: 101

TO: MR. MICHAEL FORD, A.L.C.
ATTENTION: TRAFFIC BUREAU
AND CHICAGO FIELD MEMBERS COMPANY

This is to certify that this copy is not the original on which it is based were made in accordance with the 2017 Minimum Standard Input Requirements for A/LA/MP/1 and the Bureau, jointly accepted and adopted for A/LA and MP/1, namely, jointly accepted and adopted for A/LA and MP/1, and include: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818


 Accepted & Signature
 William C. Smith
 REGISTERED LAND SURVEYOR No. 1860
 in the State of Georgia
 Date of Last Renewal: 01-11-2012

The University will accept letters to support an applicant from any of the following:

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Smith & Smith (2001) published, P.O.
Box 100000, New York, NY 10108-0000
J. Smith, Editor, *Journal of*, 100000
Phone: 711-111-1111
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1. The first step is to identify the problem. This involves understanding the current situation and what needs to be improved.

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6461 GA HWY 85

6461 GA Highway 85 is an income-producing multi-tenant commercial asset with direct frontage along GA Route 85 in the Riverdale / Clayton County trade area. The property consists of approximately 73,735 square feet across five single-story buildings situated on 4.955 acres and features a functional mix of retail, office, restaurant, and light industrial tenancy.

The property is located within an established commercial corridor serving Riverdale, Jonesboro, College Park, and surrounding South Atlanta communities—an area whose strength lies in logistics, workforce availability, and infill commercial development. Its immediate proximity to Hartsfield-Jackson Atlanta International Airport and direct access to Atlanta's expanding southern growth corridor position the asset within one of the most active economic submarkets in the region.

The property offers meaningful value-add potential and is a compelling opportunity for experienced investors seeking both current cash flow and long-term upside in a high-traffic South Atlanta corridor and blend of current income and future value creation for experienced operators.

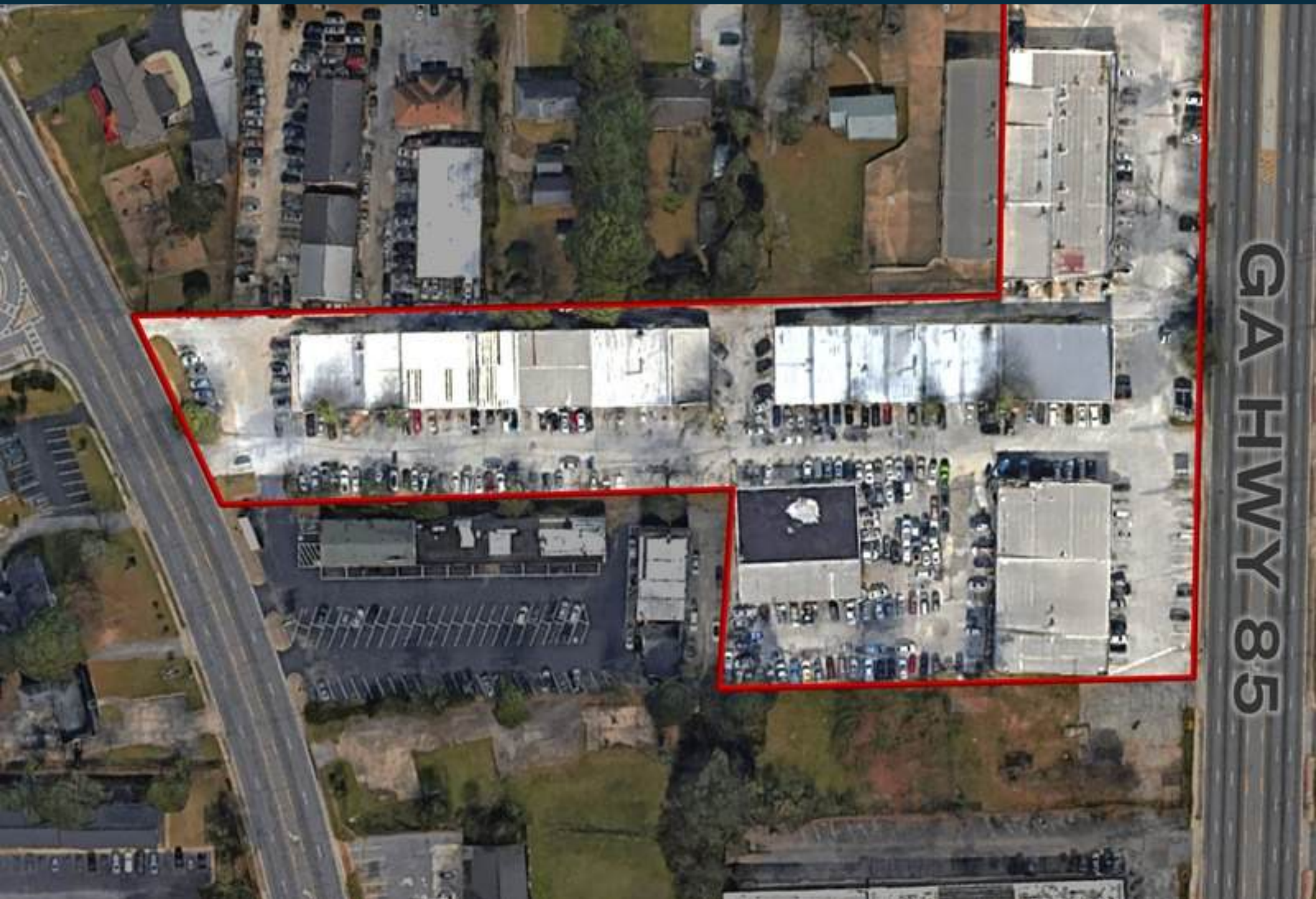


1091 FOUNDERS BLVD., SUITE B, ATHENS, GA

Riverdale Business Park

Address	6461 GA Highway 85, Riverdale, GA
Parcel ID	13138D F005
Property Type	Retail / Light Industrial / Flex
Buildings	Five (5)
Stories	One (1)
Year Built	1963, 1970, 1973, 1977
Gross Rentable Area	73,735 SF
Site Area	4.955 Acres
Units	26
Drive-Ins/Roll-up Doors	31
Clear Heights	11'-14'
Ingress/Egress	King Rd., Church St., GA Hwy 85
Parking	218 Spaces, 4 ADA
Zoning	GC (General Commercial)
Construction	Steel , CMU, masonry
Utilities	Clayton County Water Authority, Georgia Power, Atlanta Gas Light

6461 GA HWY 85



GA HWY 85

SURVEYOR'S LEGAL DESCRIPTION

[illegible]

ALTA/MAPS LAND TITLE SURVEY
AND RETRACEMENT SURVEY FOR
WM RIVERDALE PARK I, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
WM RIVERDALE PARK II, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
SOUTHERN STATES BANK
AND CHICAGO TITLE INSURANCE COMPANY

LOTS 5, 6, 7, 8, 14 & PART OF LOT 15,
CARLE SUBDIVISION OF RIVERDALE HEIGHTS
IN THE CITY OF RIVERDALE
IN LAND LOT 138
12th DISTRICT
CLAYTON COUNTY, GEORGIA
STREET ADDRESS: 6427 HILWAY RD
RIVERDALE, GEORGIA



SCHEDULE B – TITLE EXCEPTION NOTES

[illegible]

ENCLOSURE NOTE:

some of the amendments on the property included with the assumed property were in the amendments on the assumed property instructions sent the "assumed".

ACCESS NOTE:

the University has spent \$100,000 to develop 40,000 copies of the book, which is now being distributed to all the country's schools.

JOINING NOTICE

2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 26

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of the 1st National Congress & would be considered
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FLOOD ZONE NOTICE

By signed posting only, the property is in June of the Flood Insurance Rate

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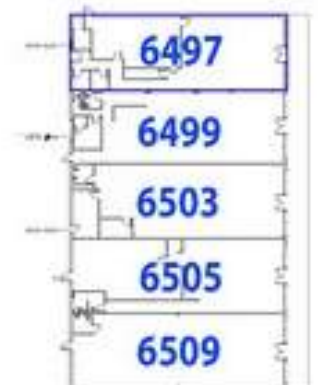
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101 KENWOOD GALLERY



6461 GA HWY GALLERY

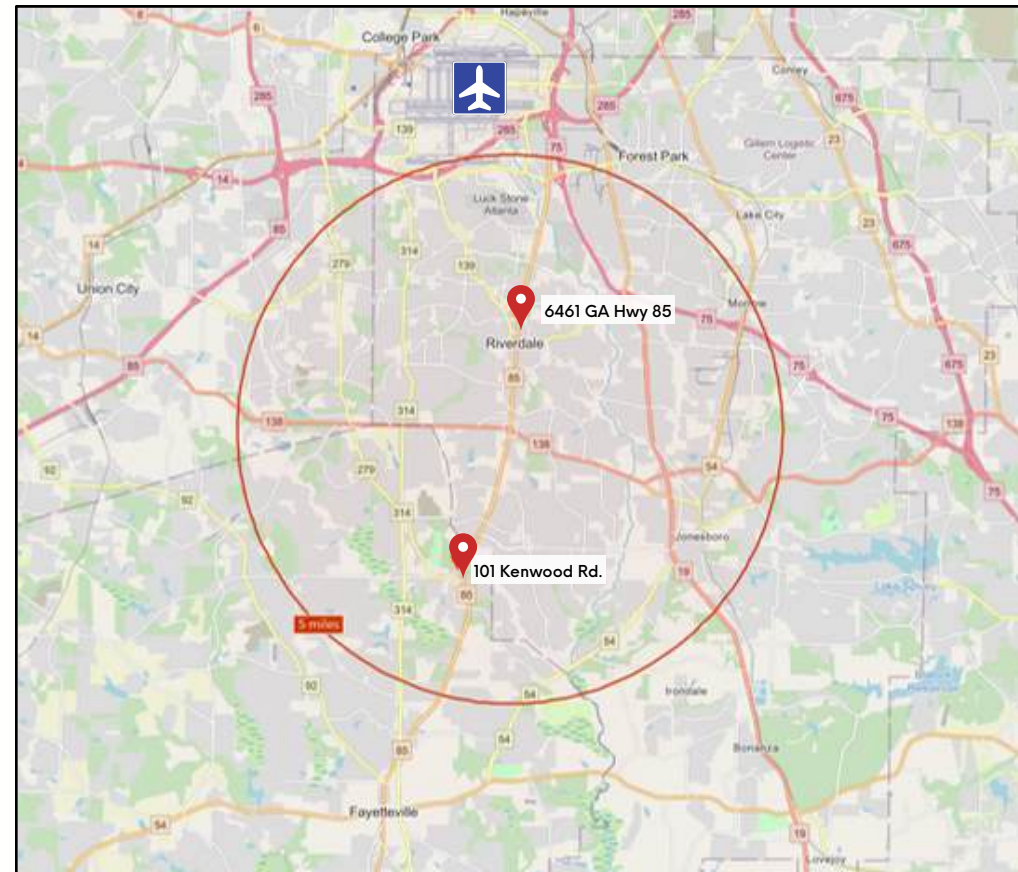


DEMOGRAPHICS

The two-property portfolio is positioned within a dense South Metro Atlanta trade area supported by more than 425,000 residents and approximately 156,000 households within the surrounding market. The area combines the affluence and purchasing power of Fayette County with the workforce depth and transportation advantages of Clayton County, creating a highly functional demand base for retail, service, office, and flex users.

Unemployment remains relatively healthy at approximately 4%, while the market supports an estimated 12,000+ businesses, reflecting sustained entrepreneurial activity and long-term tenant demand throughout the South Atlanta corridor.

Within a 15-mile radius lies a broad trade area spanning portions of Fayette County, Clayton County, southern Fulton County, western Henry County, and eastern Coweta County, anchored by its access to Hartsfield-Jackson Atlanta International Airport. Major transportation corridors including I-75, I-285, GA Hwy 85, and GA 314 provide efficient connectivity and create sustained demand from distribution, service, contractor, and airport-related users.



Combined Area Demographic Snapshot

Metric	Estimated Trade Area Total*
Population	425,000+
Households	155,000+
Unemployment Rate	Approx. 3.8% – 4.5%
Businesses	12,000+

County	Population	Households	Unemployment
Fayette County	125,156	45,532	~3.0%–3.5%
Clayton County	297,703	110,389	4.50%
Combined	422,859	155,921	Avg. ~4.1%

Cash Flow - 12 Month

Exported On: 07/15/2026 03:52 PM

Property Groups: Kiewit & Riverside Period Range: Jun 2025 to May 2026

Period Range: Jun 2025 to May 2026

Accounting Basis: Cash Additional Cash GL Accounts: None

Additional Cash GL Accounts: None

Account Name	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Total
INCOME ACCOUNTS													
Base Rent Income	\$83,331.47	\$97,059.27	\$85,556.64	\$82,277.99	\$80,088.88	\$83,892.63	\$79,269.07	\$98,156.41	\$80,225.05	\$83,794.06	\$75,706.92	\$100,333.45	\$1,029,681.84
Late Fees & Penalties (4)	\$1,528.00	\$2,472.00	\$-499.88	\$1,498.77	\$1,001.11	\$1,785.00	\$1,165.54	\$1,437.51	\$1,135.75	\$1,427.36	\$572.28	\$2,631.09	\$16,154.53
CAM Income (4)	\$17,114.42	\$22,710.44	\$18,948.30	\$17,264.96	\$18,033.97	\$18,799.28	\$16,991.40	\$21,876.45	\$21,581.54	\$22,288.14	\$19,925.42	\$25,007.69	\$240,562.01
NSF Fee Income	\$100.00	\$50.00	\$50.00	\$50.00	\$50.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$400.00
Total Income ACCOUNTS	\$162,073.89	\$122,291.71	\$104,055.06	\$101,091.72	\$99,123.96	\$104,476.91	\$97,476.91	\$121,476.37	\$192,942.34	\$197,549.56	\$96,204.62	\$128,622.23	\$1,286,778.38
Total Operating Income	\$162,073.89	\$122,291.71	\$104,055.06	\$101,091.72	\$99,123.96	\$104,476.91	\$97,476.91	\$121,476.37	\$192,942.34	\$197,549.56	\$96,204.62	\$128,622.23	\$1,286,778.38
RECOVERABLE OPERATING EXPENSES													
Utilities													
Water	\$4,318.82	\$2,709.86	\$21,929.13	\$-11,594.68	\$3,695.07	\$4,697.46	\$3,755.27	\$4,352.45	\$4,696.69	\$1,273.08	\$5,362.43	\$5,312.45	\$50,508.03
Stormwater	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$49.11	\$34.20	\$34.20	\$34.20	\$31.95	\$31.95	\$0.00	\$215.61
Electricity	\$599.33	\$1,630.33	\$645.12	\$675.01	\$768.97	\$1,017.74	\$619.29	\$788.25	\$469.46	\$469.29	\$451.59	\$1,263.39	\$9,399.77
Total Utilities	\$4,918.15	\$4,340.19	\$22,574.25	\$-10,915.67	\$4,464.04	\$5,764.31	\$4,408.76	\$5,174.90	\$5,200.35	\$1,774.32	\$5,845.97	\$6,575.84	\$60,123.41
Repairs & Maintenance													
Exterior R&M	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650.00	\$650.00	\$650.00	\$730.00	\$0.00	\$650.00	\$3,330.00
HVAC R&M	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Pest Control R&M	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$789.00	\$79.00	\$2,368.00
Plumbing R&M	\$395.00	\$600.00	\$0.00	\$0.00	\$625.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$775.00	\$0.00	\$2,395.00
Signage R&M	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fire & Safety Systems	\$420.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$420.00
Landscaping	\$850.00	\$0.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$1,060.00	\$9,560.00
Janitorial/Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650.00
Bulk Trash	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,875.00	\$2,375.00	\$0.00	\$1,300.00	\$0.00	\$0.00	\$5,550.00
Total Repairs & Maintenance	\$1,665.00	\$600.00	\$850.00	\$850.00	\$1,475.00	\$850.00	\$3,375.00	\$4,525.00	\$1,500.00	\$4,380.00	\$2,414.00	\$2,289.00	\$24,773.00
Administrative													
Management Fees	\$3,981.63	\$0.00	\$9,253.95	\$4,196.07	\$3,906.84	\$0.00	\$8,243.91	\$0.00	\$0.00	\$8,997.41	\$8,167.49	\$0.00	\$48,747.30
Supplies & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$346.89	\$0.00	\$148.22	\$0.00	\$0.00	\$495.11
Bank Fees	\$57.00	\$32.00	\$44.00	\$50.00	\$-7.00	\$35.00	\$35.00	\$25.00	\$69.91	\$50.00	\$5.09	\$40.00	\$436.00
Legal & Professional Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Accounting & Tax Preparation	\$690.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$690.00
Mail & Postage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6.08	\$6.08	\$0.00	\$0.00	\$12.16
Total Administrative	\$4,728.63	\$32.00	\$9,297.95	\$4,246.07	\$3,899.84	\$35.00	\$8,278.91	\$371.89	\$75.99	\$9,201.71	\$8,172.58	\$40.00	\$48,380.57
Insurance													
Insurance Expense	\$5,392.12	\$5,392.12	\$5,392.12	\$5,392.12	\$5,392.12	\$5,392.12	\$5,392.12	\$5,392.12	\$5,392.12	\$0.00	\$11,000.00	\$5,058.13	\$64,587.21
Total Insurance	\$5,392.12	\$5,392.12	\$5,392.12	\$5,392.12	\$5,392.12	\$5,392.12	\$5,392.12	\$5,392.12	\$5,392.12	\$0.00	\$11,000.00	\$5,058.13	\$64,587.21
Taxes													
RE Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46,824.98	\$0.00	\$0.00	\$0.00	\$46,824.98
Total Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46,824.98	\$0.00	\$0.00	\$0.00	\$46,824.98
Total Recoverable Operating Expenses	\$16,703.90	\$10,364.31	\$38,114.32	\$-427.48	\$15,229.00	\$12,041.43	\$21,454.78	\$15,463.91	\$58,993.44	\$15,356.03	\$27,432.55	\$13,962.97	\$244,689.17
NON RECOVERABLE EXPENSES													
Electricity - Vacancies	\$1,111.91	\$958.71	\$1,674.01	\$984.59	\$1,897.14	\$1,150.48	\$1,985.80	\$2,370.08	\$1,771.06	\$1,734.53	\$1,129.87	\$473.64	\$17,241.80
HVAC R&M	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Janitorial/Cleaning	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00
Signage R&M	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Bulk Trash	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$750.00	\$750.00
Electrical R&M	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$202.23	\$602.58	\$0.00	\$0.00	\$687.50	\$1,492.31
Plumbing R&M	\$0.00	\$0.00	\$0.00	\$0.00	\$375.00	\$0.00	\$485.00	\$0.00	\$0.00	\$0.00	\$0.00	\$828.75	\$1,686.75
Roof R&M	\$1,258.00	\$400.00	\$2,729.00	\$0.00	\$2,510.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,252.36	\$0.00	\$0.00	\$8,149.36
Interior Wall Repairs	\$0.00	\$0.00	\$475.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$475.00
Key/Lock Replacement	\$0.00	\$0.00	\$1,030.42	\$0.00	\$0.00	\$463.68	\$0.00	\$0.00	\$693.51	\$0.00	\$0.00	\$0.00	\$2,187.61
Interior Remodel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Exterior R&M	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,995.00	\$0.00	\$1,995.00
Total Non-Recoverable Expenses	\$2,619.91	\$1,358.71	\$5,908.43	\$984.59	\$4,782.14	\$1,614.14	\$2,470.80	\$2,572.31	\$3,667.15	\$2,986.89	\$3,124.87	\$2,737.89	\$34,227.83
Total Operating Expense	\$19,323.81	\$11,723.02	\$44,022.75	\$557.11	\$20,011.14	\$13,655.57	\$23,925.58	\$18,036.22	\$62,660.59	\$18,342.92	\$30,557.42	\$16,700.86	\$278,917.00
NOI - Net Operating Income	\$82,750.08	\$110,568.69	\$60,032.31	\$100,934.61	\$79,112.82	\$90,821.34	\$73,550.42	\$103,434.15	\$40,881.75	\$89,206.64	\$65,647.20	\$111,921.37	\$1,007,861.38

RENT ROLL

Property Groups: PCB 2364 LLC Portfolio
 Units: Active
 As of: 07/14/2026
 Include Non-Revenue Units: No
 Include Advertised Rent: Yes

Unit ↑	Tenant	Status	Sqft	Rent	Recurring Charges	Next Rent Inc...	Lease From	Lease To
▼ Kenwood Place - 101 Kenwood Road Fayetteville, GA 30214								
Suite 1	Exceptional Mobile Diagnostics...	Current	2,064	1,720.00	438.60	04/01/2027	05/01/2023	03/31/2027
Suite 2-3	J & D Professional Services, LLC	Current	2,431	1,840.39	470.00	10/01/2026	10/01/2022	09/30/2028
Suite 4	J & D Professional Services, LLC	Current	1,040	787.33	201.07	12/01/2026	12/01/2022	11/30/2028
Suite 5	Adam's Kitchen & Bath LLC	Current	2,591	2,381.56	410.24	11/01/2026	11/01/2024	12/31/2026
Suite 6	BPM Collision LLC	Current	3,154	3,043.61	545.53		11/01/2023	10/31/2026
Suite 9	S&B Glass and Windows LLC	Current	2,586	1,957.73	549.53		12/01/2022	11/30/2026
Suite 10	David Sheats Jr.	Current	3,750	2,625.00	796.88		03/01/2025	02/28/2027
Suite 12		Vacant-Unrented	3,765		0.00			
Suite 13	JRG Stellar Homes LLC	Current	2,612	1,764.41	555.05		02/01/2023	01/31/2027
Suite 14		Vacant-Unrented	2,610		0.00			
Suite 15		Vacant-Unrented	2,610		0.00			
Suite 16-21	Smart Buy Cars LLC	Current	11,483	6,564.45	2,440.14	01/01/2027	06/01/2023	12/31/2030
Suite 22	Party Vibes	Current	1,868	1,603.05	396.95	09/01/2026	09/01/2025	08/31/2027
Suite 24	Assane Tire & Auto	Evict	1,866	0.00	396.53		07/01/2025	06/30/2030
Suite 26 & 28	Mama Put Restaurant	Current	3,380	2,558.83	1,123.33	10/01/2026	10/01/2022	09/30/2028
Suite 30	Massita Braiding, LLC	Current	1,816	1,740.33	385.90	03/01/2027	03/01/2026	02/28/2029
Suite 32		Vacant-Unrented	1,824		0.00			
Suite 34	Egbe Okunrin Atlanta LLC	Current	1,904	1,802.59	404.60	02/01/2027	02/01/2023	01/31/2029
Suite 36	Accuchoice Properties, LLC	Current	1,190	1,148.50	252.88		01/01/2023	12/31/2026
Suite 38	AGAPE Greater Ministry of Jes...	Current	2,572	2,481.98	442.93	07/01/2027	07/01/2023	08/31/2028
Suite 40		Vacant-Unrented	1,162		0.00			
Suite 42	Wright International Ministries	Current	820	1,011.75	174.25		08/01/2025	07/31/2028
Suite 43	Time With God Ministries, Inc	Current	957	837.38	203.36	07/01/2027	07/01/2026	06/30/2031
Suite 44 & 46	Aesthetic Hair	Current	1,369	1,036.41	290.00	10/01/2026	10/01/2022	09/30/2028
Suite 48	Kbeauty Locs	Current	1,499	1,377.83	239.84	02/01/2027	02/01/2025	02/29/2028
Suite 50	Quality Care Adult Habilitation I...	Current	1,567	1,483.54	332.99	11/01/2026	11/01/2022	10/31/2030
Suite 52 & 54	Chi' NY, LLC	Current	3,151	0.00		08/01/2026	02/01/2026	01/31/2029
Suite 56		Vacant-Unrented	1,922		0.00			
Suite 58 & 60	Transforming Life Church LLC	Current	3,754	3,450.55	594.38		04/01/2024	03/31/2027
Suite 62 & 64	Chaos Works LLC	Current	3,864	3,316.60	615.20	07/01/2027	07/10/2025	06/30/2030
Suite 66-70	Agape Performing Arts, Inc	Current	5,705	4,516.46	1,212.31	05/01/2027	05/01/2026	04/30/2031
Suite 74	The Chateau Noir, LLC	Current	5,909	3,244.34	1,255.88	01/01/2027	10/01/2025	12/31/2030
32 Units		81.3% Occupied	88,795	54,294.62	14,728.37			

RENT ROLL

Property Groups: PCB 2364 LLC Portfolio
Units: Active

As of: 07/14/2026

Include Non-Revenue Units: No

Include Advertised Rent: Yes

Unit ↑	Tenant	Status	Sqft	Rent	Recurring Charges	Next Rent Inc....	Lease From	Lease To
> Kenwood Place - 101 Kenwood Road Fayetteville, GA 30214								
v Riverdale Business Park - 6487 Georgia Highway 85 Riverdale, GA 30274								
Suite A	Southern Crowne Athletics, LLC	Evict	3,640	3,345.77	777.55	07/01/2027	07/01/2024	07/31/2027
Suite B	Gloss King - Frank	Current	1,862	1,762.83	403.43	03/01/2027	03/01/2023	02/28/2031
Suite C		Vacant-Unrented	1,832		0.00			
Suite D	SaintVanityusa LLC	Current	1,835	0.00			04/01/2024	04/30/2026
Suite E		Vacant-Unrented	1,883		0.00			
Suite F	DIRECTV, LLC	Current	1,865	1,664.51	372.77	01/01/2027	01/01/2024	03/31/2027
Suite G	Luxe Linen Services, LLC	Current	3,848	3,536.95	752.26		04/01/2024	03/31/2027
Suite H	Anthony's Auto	Evict	1,854	0.00	370.57		06/01/2023	05/31/2026
Suite I	The Promo Trap LLC	Current	1,826	1,728.75	395.63	07/01/2027	07/01/2023	06/30/2029
Suite J		Vacant-Unrented	1,833		0.00			
Suite K-N	Luxe Linen Services, LLC	Current	8,759	5,000.00	1,897.78	01/01/2027	01/19/2026	12/31/2030
Suite 2-3		Vacant-Unrented	2,954		0.00			
Suite 4	Display Tek Solutions LLC	Current	3,025	1,844.58	655.42	05/01/2027	05/01/2026	04/30/2031
Suite 5		Vacant-Unrented	3,041		0.00			
Suite 6461	Que Window Tint LLC	Current	3,742	2,189.23	810.77	09/01/2026	09/01/2025	08/31/2030
Suite 6465 & ...	Washington Communications	Current	1,560	1,181.00	338.00	10/01/2026	10/01/2022	09/30/2028
Suite 6469	Posh House Studios LLC - Sher...	Current	2,726	2,259.37	590.63	08/01/2026	08/01/2025	07/31/2028
Suite 6473		Vacant-Unrented	2,496		0.00			
Suite 6475	Huaraches El Chilango	Current	2,496	0.00		11/01/2026	07/01/2026	06/30/2029
Suite 6479	The Flex Personnel Company, I...	Current	2,400	2,520.00	480.00	05/01/2027	05/01/2025	07/31/2028
Suite 6483		Vacant-Unrented	2,496		0.00			
Suite 6487		Vacant-Unrented	2,755		0.00			
Suite 6497	Fusion House Restaurant	Current	2,496	1,889.60	540.80	10/01/2026	10/01/2022	09/30/2030
Suite 6499	Upon This Rock Faith Ministry	Current	2,500	2,008.86	541.67	07/01/2027	07/01/2022	06/30/2028
Suite 6503	Paleteria la Michoacana	Current	2,723	0.00	0.00	08/01/2026	05/01/2026	04/30/2031
Suite 6505	Soule's Catering & Events	Current	2,496	1,926.08	498.89	10/01/2026	10/01/2022	09/30/2027
Suite 6509	Doughrollers 3, LLC	Current	2,792	3,024.67	558.40		02/01/2025	01/31/2036
27 Units		70.4% Occupied	73,735	35,882.20	9,984.57			

ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

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