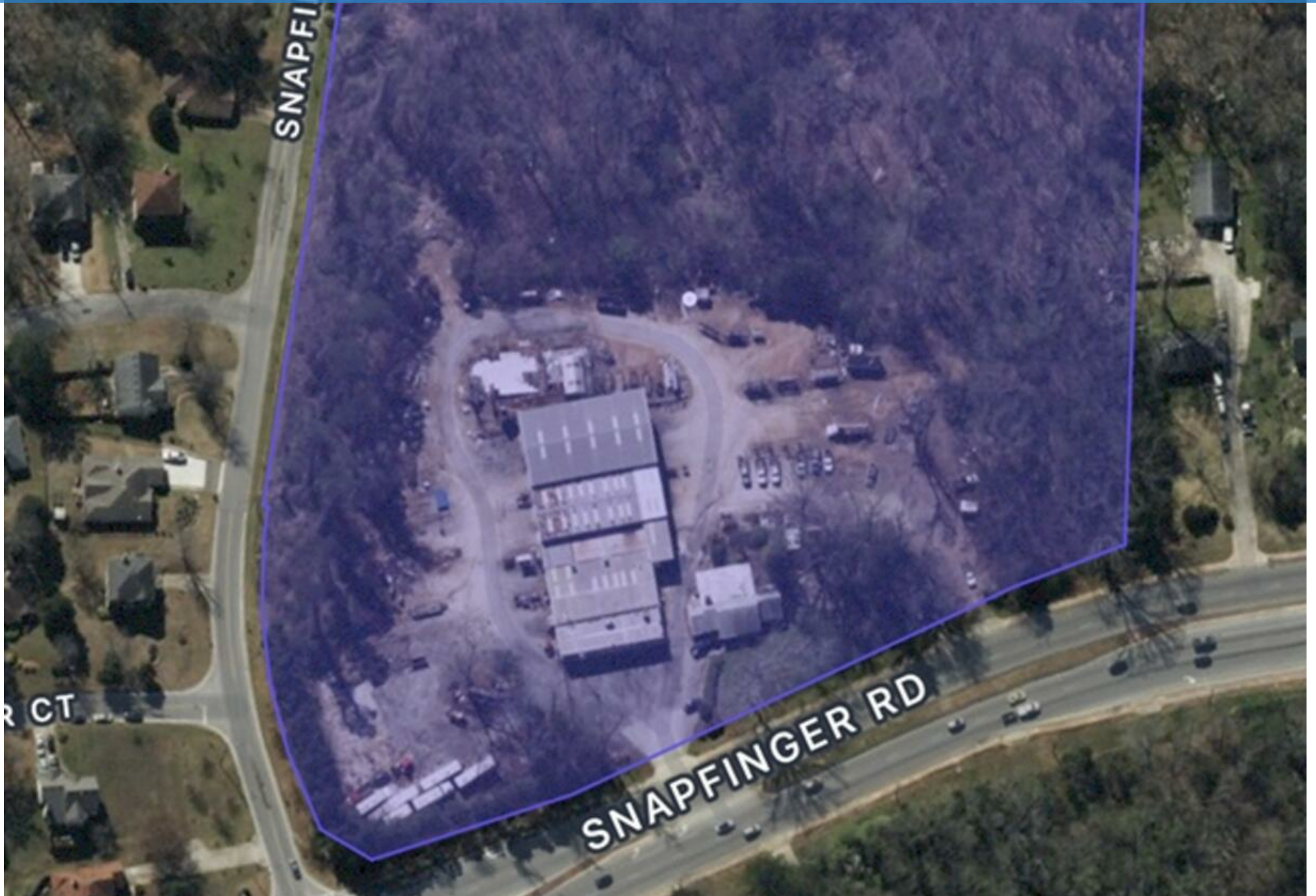


2939 Snapfinger Rd
Decatur, GA 30034



SNAPFINGER LAKE

SNAPFINGER RD

R CT

Sale Lease-Back Terms (Optional)

Total Monthly	Total Annual	SF Occupied	Price Per SF	Lease Terms	Lease Duration	Options
\$14,000	\$140,000	10,000	\$14	NNN	5 years Commencing at the close of Escrow	Negotiable

Rent Rolls

Building: Actual

Tenant	SF Occupied	Monthly	Annual
Welding	10,000	\$14,000	\$140,000
Vacant	10,000	\$0	\$0
Totals:	20,000	\$14,000	\$140,000

NOI: Actual **\$173,600**

Building: Pro Forma

Tenant	SF Occupied	Monthly	Annual
1	10,000	\$14,000	\$140,000
2	10,000	\$15,000	\$150,000
Totals:	20,000	\$29,000	\$290,000

NOI: Pro Forma **\$332,000**

Land: 3 Tenants occupy approximately 2 acres of land. They are all on a month to month basis.

Tenant	Monthly	Annual
1	\$500	\$6,000
2	\$1,500	\$18,000
3	\$800	\$9,600
Totals:	\$2,800	\$33,600

Land: Pro Forma

Tenant	Monthly	Annual
1	\$1,000	\$12,000
2	\$1,500	\$18,000
3	\$1,000	\$12,000
Totals:	\$3,500	\$42,000

INVESTMENT SUMMARY

Manufacturing opportunity in the Decatur industrial area. 11.50 AC lot with single-story manufacturing space. Prepared for manufacturing and transport. This space is ready for immediate possession and will impress investors with its excellent upkeep, utilities and surrounding area. The expansive site offers ample room for expansion, and its strategic location in an Opportunity Zone provides preferential tax treatment on the investment.

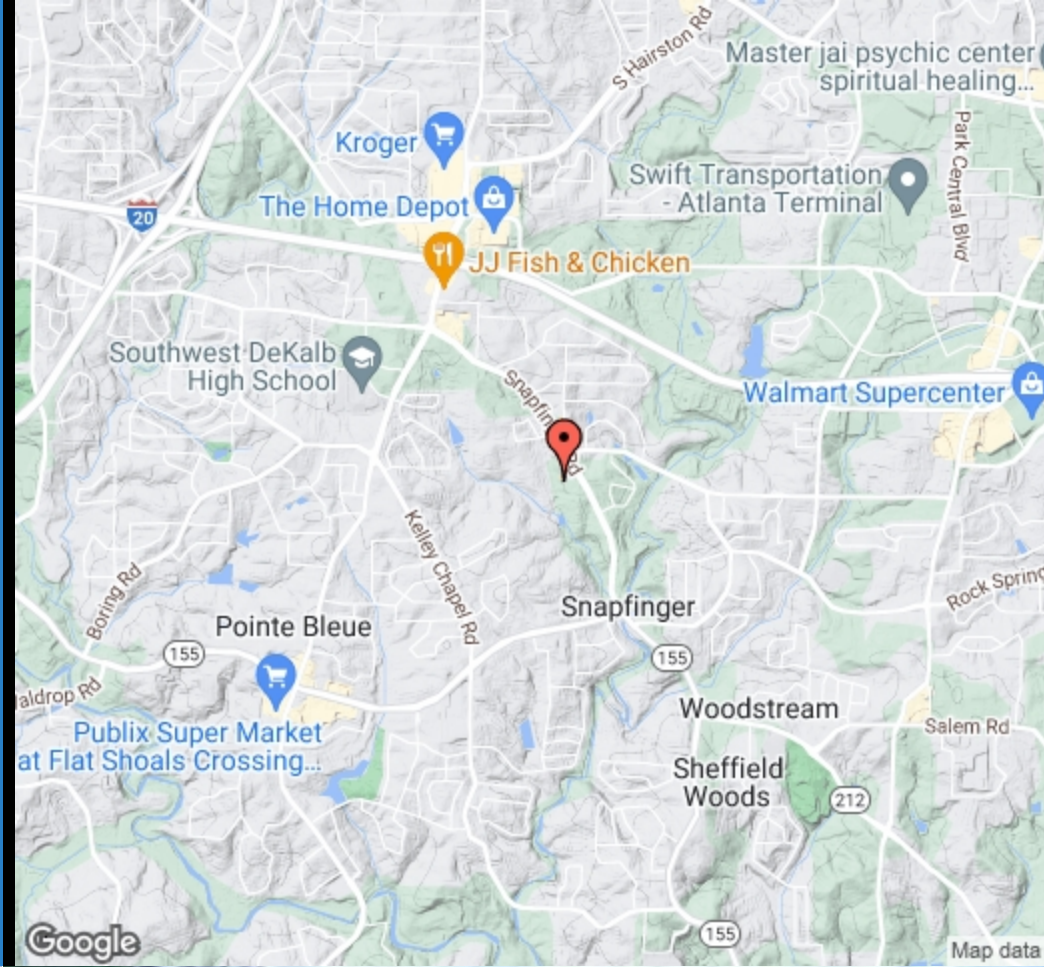
PROPERTY SUMMARY

Offering Price	Negotiable
Year Built	1971
Parcel ID	15 095 01 005
Zoning Type	INDUSTRIAL
County	DeKalb
Frontage	0.00 Ft
Coordinates	33.695925,-84.206966
Acres	11.5
SQFT	22,500



INVESTMENT HIGHLIGHTS

- The buildout consists of numerous offices, a nice entry area, a large showroom and restrooms.



R CT

SNAPFINGER LAKE D

SNAPFINGER RD



LOCATION HIGHLIGHTS



CITY OF DECATUR

COUNTY DEKALB

INCORPORATED 12/9/1823

AREA

CITY 4.6 SQ MI

LAND 4.6 SQ MI

ELEVATION 1043 FT

POPULATION

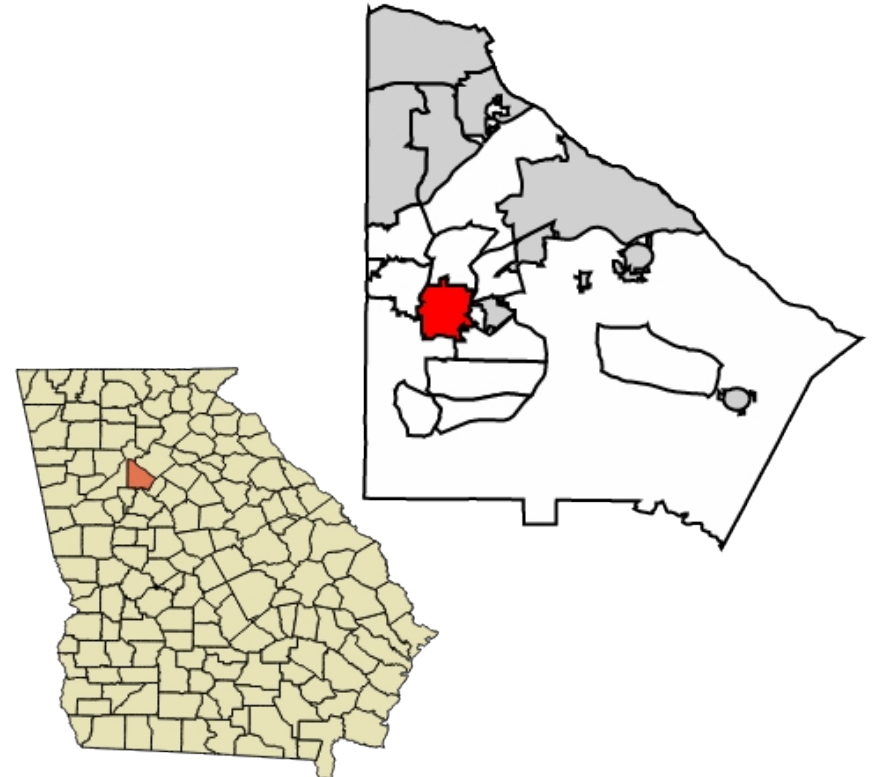
POPULATION 24,928

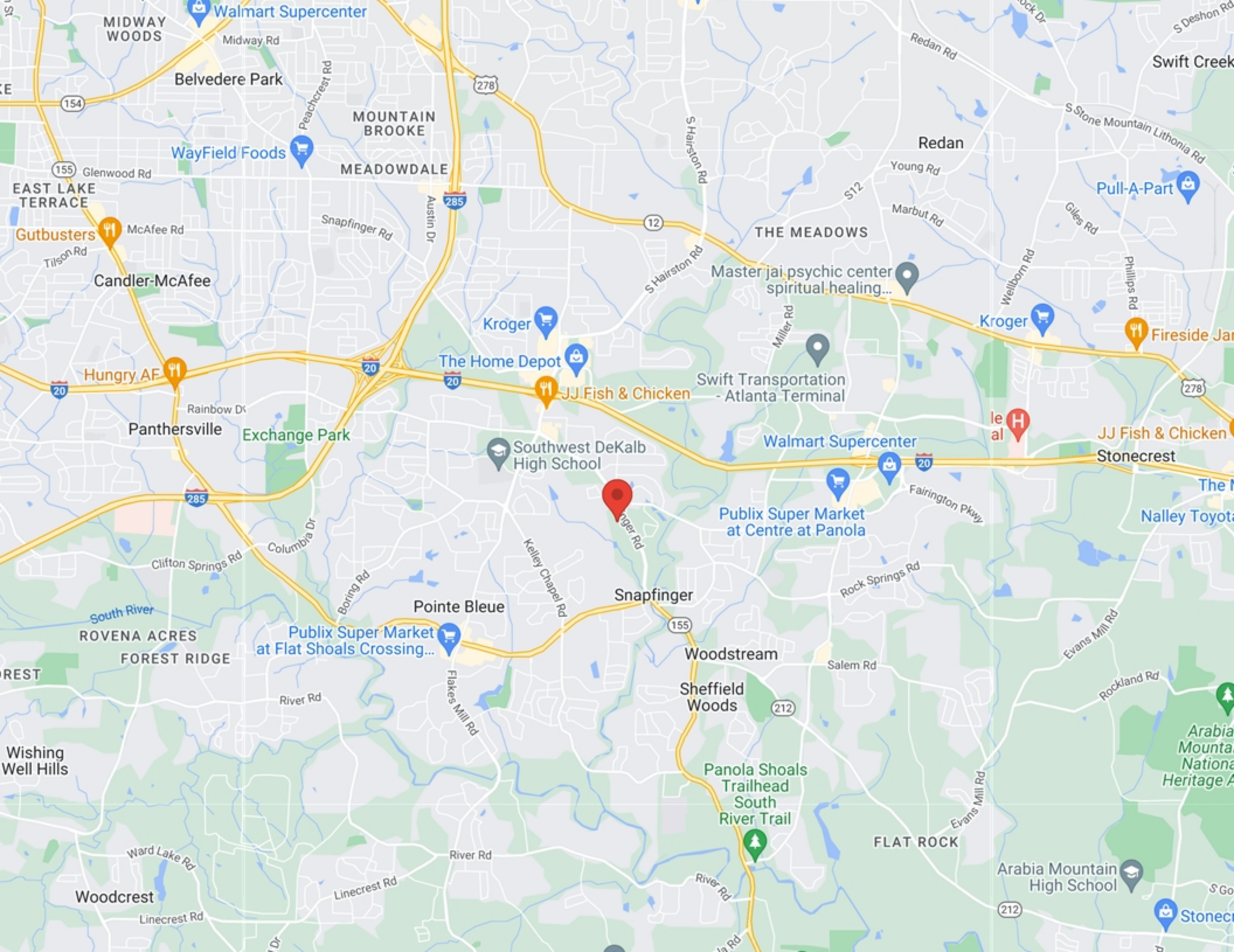
DENSITY 5,422.67 SQ MI



ABOUT DECATUR

Decatur is a city in, and the county seat of, DeKalb County, Georgia, United States, part of the Atlanta metropolitan area. With a population of 24,928 in the 2020 census, the municipality is sometimes assumed to be larger since multiple ZIP Codes in unincorporated DeKalb County bear Decatur as the address. The city is served by three MARTA rail stations (Decatur, East Lake, and Avondale).





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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from CARTEL PROPERTIES and it should not be made available to any other person or entity without the written consent of CARTEL PROPERTIES.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to CARTEL PROPERTIES. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. CARTEL PROPERTIES has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, CARTEL PROPERTIES has not verified, and will not verify, any of the information contained herein, nor has CARTEL PROPERTIES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE CARTEL PROPERTIES ADVISOR FOR MORE DETAILS.**

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