

ATLANTA MSA NET LEASED PORTFOLIO

100% LEASED - 7% CAP RATE

CONYERS



FOREST PARK



OFFERING MEMORANDUM

2 SINGLE TENANT DISTRIBUTION LOCATIONS

CONYERS & FOREST PARK



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CONTACT INFORMATION

NANCY MILLER, CCIM, MBA

President, Net Lease Investment Group

Nancy@BullRealty.com

404-876-1640 x118

ADAM WILLHITE

V.P. Net Lease Investment Group

Adam@BullRealty.com

404-876-1640 x119

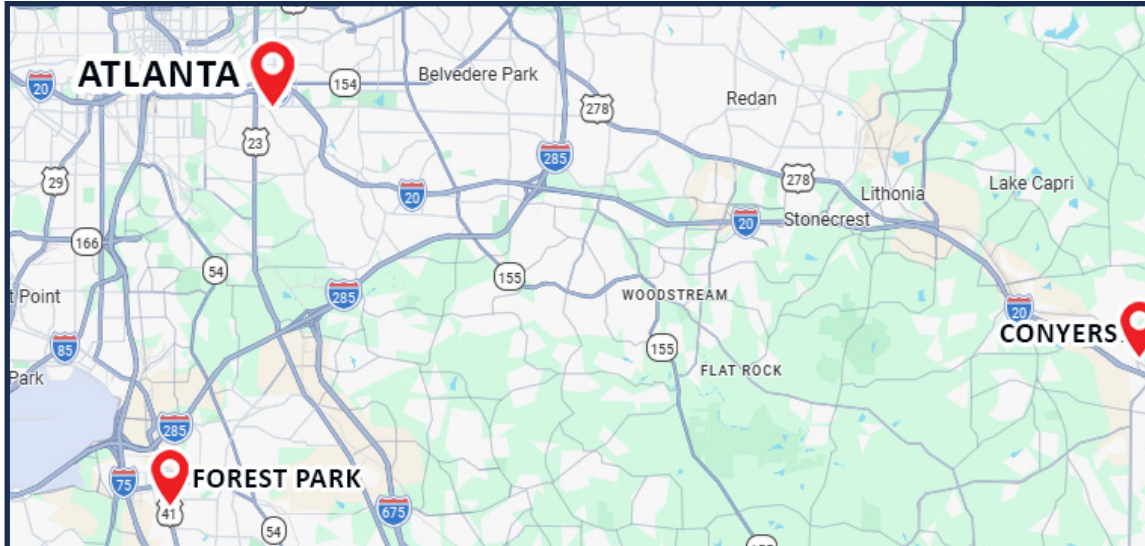
BULL REALTY, INC.

50 Glenlake Parkway, Suite 600

Atlanta, GA 30328

Fax: 404-876-7073

PORTFOLIO HIGHLIGHTS



ADDRESS	CITY	STATE	± GLA SF	YEAR BUILT	PARCEL SIZE
<u>1231 Green St. SE</u>	Conyers	GA	±6,800	1999	±2.28 Acres
<u>931 Main St.</u>	Forest Park	GA	±11,595	1965	±1.50 Acres

INVESTMENT HIGHLIGHTS

- **Rare Net Lease Opportunity:** This is a premier acquisition opportunity for 2 fully leased single tenant net leased distribution locations in densely populated Atlanta MSA featuring strong real estate and tenant.
- **Recent Lease Extensions:** Leases extended for 5+ years, with annual rent increases averaging over 2.5% including in option periods enabling a hedge against inflation.
- **Proven Tenant:** Average occupancy is over 20 years with low rents averaging \$9.13/SF.
- **Strong Submarket Fundamentals:** Combined location totals of 18K SF, ±3.75 acres and average 5-mile population of 122,000.
- **Outstanding Guarantor:** The Parts House, U.S. subsidiary to multinational parent company, Marubeni (Tokyo, Japan).
- **Ease of Landlord Oversight:** Minimal landlord responsibilities with updated roofs in 2021 and clean 2021 Phase 1's.
- **Great 1031 or First Investment:** Available at 7% Cap Rate / \$2,420,000.
- **Scale Your Investment:** Two other Georgia metro locations available for sale with the same tenant.

PORTFOLIO & FINANCIAL OVERVIEW

PORTFOLIO SUMMARY

The Parts House (TPH) including its sister company, XL Parts, have 220 locations across the U.S. and Puerto Rico. There are 14 locations in GA of which 2 are part of this portfolio sale. They are owned by Japan-based Marubeni, a publicly traded multi-national company of consolidated subsidiaries with US headquarters in New York City.

This Portfolio consists of two single tenant net leased locations, operated by TPH in the sought-after Atlanta MSA including Conyers and Forest Park totaling over 18,000 SF. The average operating history for each location is 20+ years.

Early lease extensions were executed for another 5 years, starting in September 2026 which include annual rent increases averaging over 2.5% and renewal options. TPH operates aftermarket parts distribution requiring warehouse space for inventory at these locations. Uniquely, the locations are situated in higher exposure, non-industrial areas, convenient for customers.

FINANCIAL OVERVIEW

ADDRESS	CITY	± GLA SF	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL NOI	BLENDED	ANNUAL INCREASES
1231 Green St. SE	Conyers	±6,800	\$59,500	\$61,285	\$63,124	\$65,017	\$66,968	\$315,894	\$63,178	3.0%
931 Main St.	Forest Park	±11,595	\$110,153	\$112,906	\$115,729	\$118,622	\$121,588	\$578,998	\$115,799	2.5%
Totals		±18,395	\$169,653	\$174,191	\$178,853	\$183,639	\$188,556	\$894,892	\$178,977	
Annual Cap Rate Progression			7.0%	7.1%	7.3%	7.5%	7.7%	Blended Avg. Cap Rate: 7.4%		



\$2,420,000

Portfolio Price



7%

Starting Cap Rate



7.4%

Blended Average Cap Rate

PROPERTY OVERVIEW

1231 GREEN STREET, CONYERS, GA 30012



LEASE TERMS

RENT/SF BEGINNING 9/30/26	\$8.75
ANNUAL RENT BEGINNING 9/30/26	\$59,500
ADDITIONAL RENT INCREASES	3% / year beginning 9/30/2027
LEASE EXPIRATION	9/30/2031 (5+ years)
RENEWAL OPTIONS	Two 5-year options at FMV
TENANT LONGEVITY AT PROPERTY	2004 / 22 years
ROOF	Standing seam metal in 2021
ZONING	MxD
AVG. SUB-MARKET RENTS (PER COSTAR)	\$9.03/SF

SITE INFORMATION

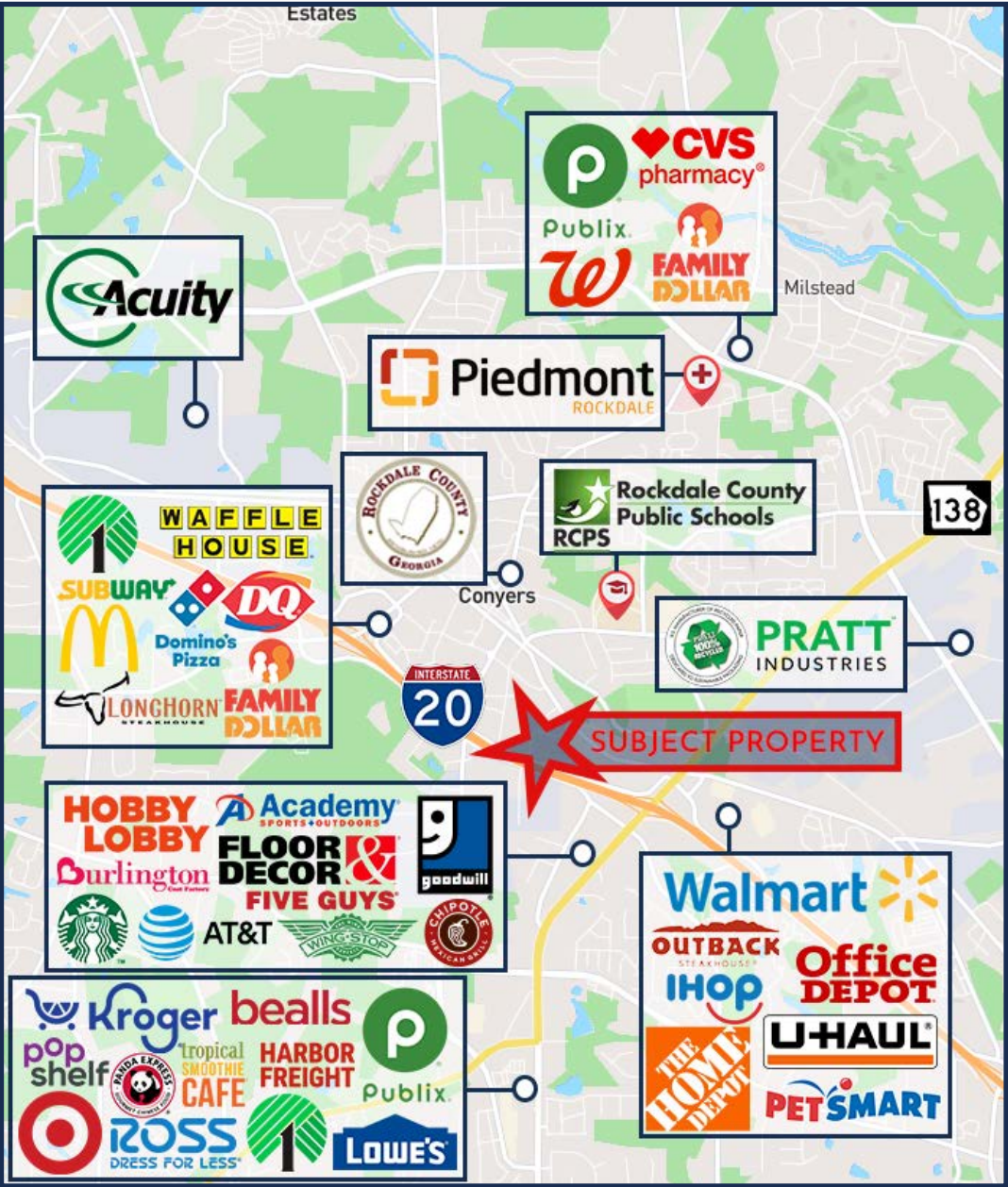
BUILDING SIZE	±6,800 SF
SITE SIZE	±2.28 Acres
YEAR BUILT	1999
LOADING	2 Bays
CLEAR HEIGHT	22'
OFFICE FINISH LEVEL %	9.85%
LANDLORD RESPONSIBILITIES	Roof & structure

1231 GREEN STREET, CONYERS, GA 30012



ABOUT THE AREA

1231 GREEN STREET, CONYERS, GA 30012



Conyers, Georgia, is a vibrant community located about 24 miles east of downtown Atlanta, offering the convenience of metro access with the charm of a small town. The city features a historic downtown, excellent parks, diverse shopping and dining, and easy access to Interstate 20, making it an attractive place to live and work. Residents also enjoy a variety of community events and recreational amenities that contribute to a high quality of life.

The local economy is anchored by major employers including Piedmont Rockdale Hospital, Rockdale County Public Schools, Pratt Industries, Acuity Brands, and Rockdale County Government. Together, these organizations provide strong employment opportunities and contribute to Conyers' continued growth and economic stability.

MAJOR AREA EMPLOYERS



	POPULATION	3-MILES	5-MILES	10-MILES
2026 POPULATION		36,899	84,808	341,831
	HOUSEHOLDS	3-MILES	5-MILES	10-MILES
2026 HOUSEHOLDS		13,597	30,972	121,737
	AVERAGE INCOME	3-MILES	5-MILES	10-MILES
2026 AVERAGE INCOME		\$85,540	\$98,142	\$100,348

ESRI 2026

PROPERTY OVERVIEW

931 MAIN STREET, FOREST PARK, GA 30297



LEASE TERMS

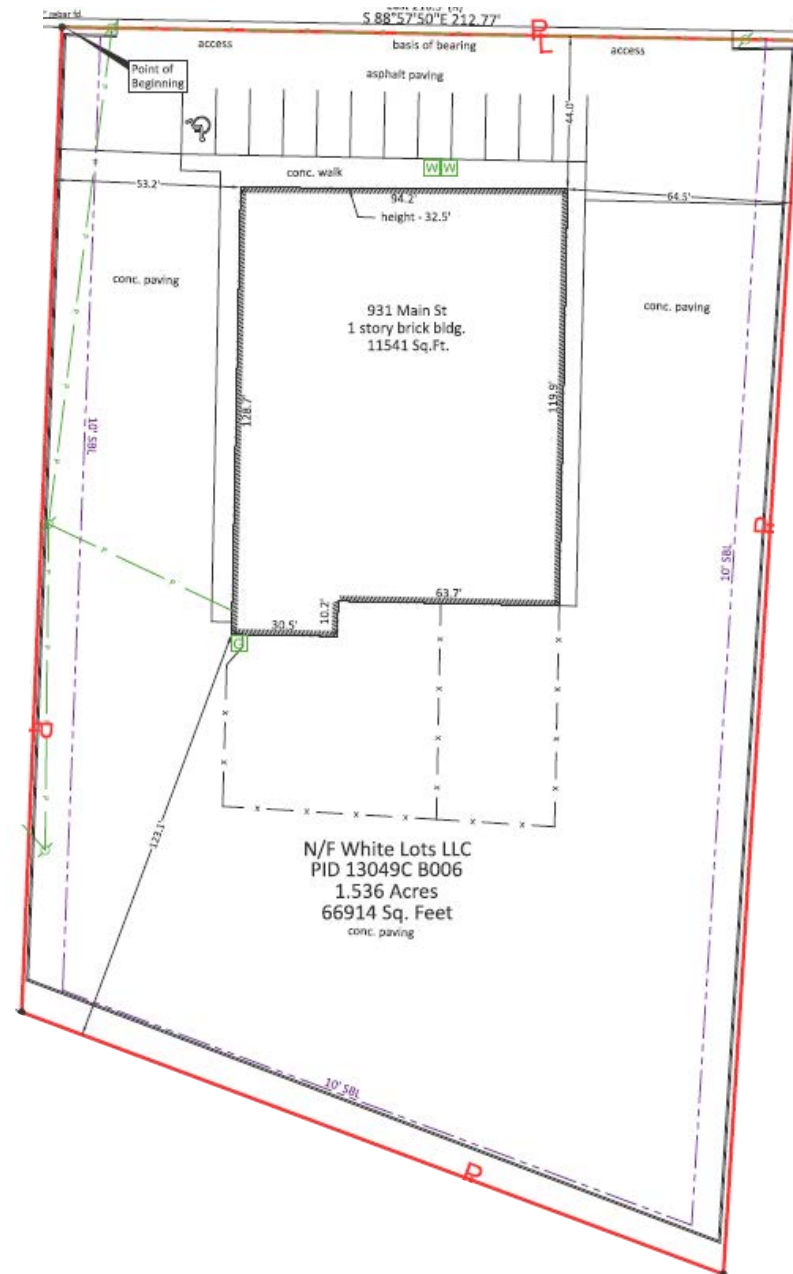
RENT/SF BEGINNING 9/30/26	\$9.50
ANNUAL RENT BEGINNING 9/30/26	\$110,152.50
ADDITIONAL RENT INCREASES	2.5% / year beginning 9/30/2027
LEASE EXPIRATION	9/30/2031 (5+ years)
RENEWAL OPTIONS	Two 5-year options at FMV
TENANT LONGEVITY AT PROPERTY	2006 / 20 years
ROOF	TPO membrane replaced 2021
ZONING	DM
AVG. SUB-MARKET RENTS (PER COSTAR)	\$7.48/SF

SITE INFORMATION

BUILDING SIZE	±11,595 SF
SITE SIZE	±1.5 Acres
YEAR BUILT	1965
LOADING	1 Dock
CLEAR HEIGHT	13'
OFFICE FINISH LEVEL %	15.00%
LANDLORD RESPONSIBILITIES	Roof & Structure

SITE PLAN

931 MAIN STREET, FOREST PARK, GA 30297



ABOUT THE AREA

931 MAIN STREET, FOREST PARK, GA 30297



Forest Park, Georgia, is a well-connected community just south of downtown Atlanta, offering convenient access to Interstates 75, 85, and 285, as well as Hartsfield-Jackson Atlanta International Airport. Its strategic location makes the city a prime destination for logistics, distribution, manufacturing, and commercial businesses. Residents also enjoy local parks, shopping, dining, and easy access to the amenities of the Atlanta metropolitan area.

The local economy is anchored by major employers including Hartsfield-Jackson Atlanta International Airport, Atlas Logistics, McLane Food Services, J.B. Hunt Transport Services, and Clorox Products. Together, these organizations provide strong employment opportunities and support Forest Park's continued economic growth.

MAJOR AREA EMPLOYERS



POPULATION	3-MILES	5-MILES	10-MILES
2026 POPULATION	51,775	160,406	739,191
HOUSEHOLDS	3-MILES	5-MILES	10-MILES
2026 HOUSEHOLDS	17,698	59,375	290,301
AVERAGE INCOME	3-MILES	5-MILES	10-MILES
2026 AVERAGE INCOME	\$67,146	\$71,935	\$97,215

ESRI 2026

PORTFOLIO SUMMARY

TWO-PROPERTY ATLANTA MSA NET LEASED PORTFOLIO

- **Purchase Price:** \$2,420,000
- **Cap Rate:** 7.00%
- **Total Square Footage:** ±18,000 SF
- **Acreage:** ±3.75 Acres
- **Starting Rent:** \$9.13/SF

WHAT YOU ARE GETTING

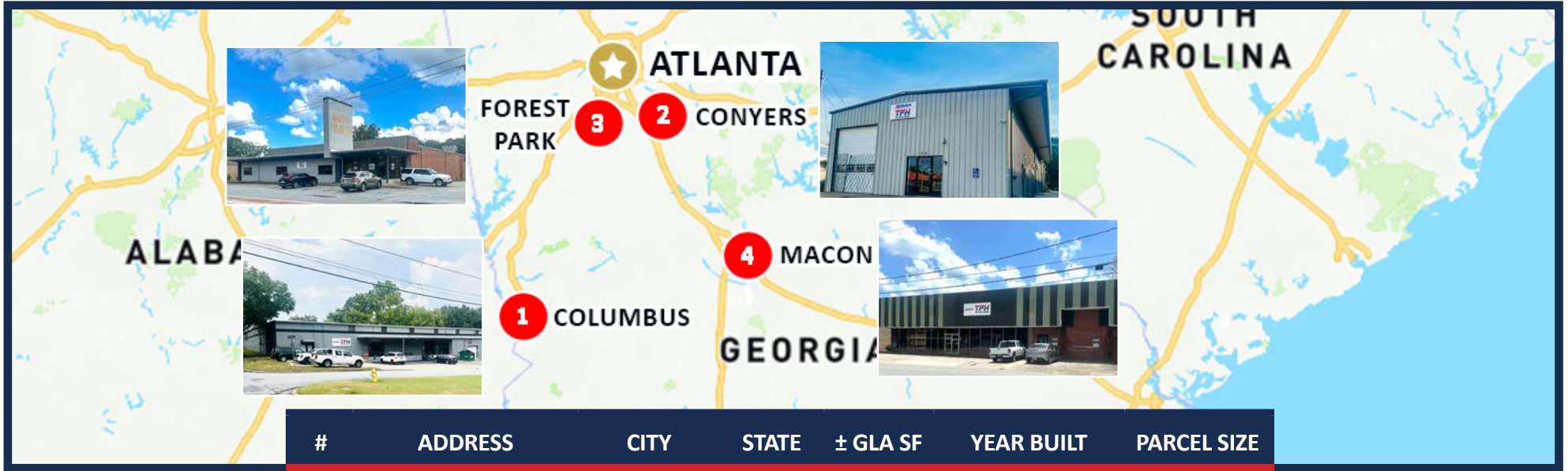
- **Institutional Quality Assets:** Two single-tenant, net-leased distribution facilities located in Conyers and Forest Park, Georgia.
- **Stable Cash Flow:** Single-tenant leases with more than five years remaining, 2.5% annual rent increases, and renewal options that support immediate income and annual yield growth.
- **Experienced Tenant:** The tenant has more than 20 years of operating history at each location.
- **Strong Atlanta MSA Locations:** The properties are positioned in dense population areas with attractive underlying real estate fundamentals.
- **Ease of Ownership:** Minimal landlord responsibilities make the portfolio well suited for a hands-off ownership strategy.
- **Passive Investment Fit:** An ideal option for first-time investors or 1031 exchange buyers seeking durable income.

Additional portfolio expansion opportunity: Two additional locations operated by the same tenant are available at an 8% asking cap rate. See the next page for details.



GEORGIA METRO SINGLE TENANT 4 PROPERTY PORTFOLIO

AVAILABLE | 100% LEASED | 8% CAP RATE



#	ADDRESS	CITY	STATE	± GLA SF	YEAR BUILT	PARCEL SIZE
1	4100 14th Ave.	Columbus	GA	±22,436	1955	±0.68 Acres
2	1231 Green St. SE	Conyers	GA	±6,800	1999	±2.28 Acres
3	931 Main St.	Forest Park	GA	±11,595	1965	±1.50 Acres
4	356 Walnut St.	Macon	GA	±17,926	1945 / Ren. 1971	±0.49 Acres



\$5,260,000 or \$89.52/SF

Portfolio Price



8%

Starting Cap Rate



8.38%

Blended Average Cap Rate

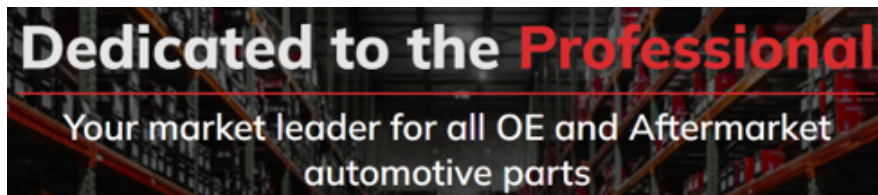
ABOUT THE TENANT



TPH is a wholesale distributor of automotive aftermarket parts and accessories, headquartered in Jacksonville, FL and founded in 1970. Along with its sister company XL Parts, headquartered in Houston, TX, they have 220 locations in the US and Puerto Rico. They are a subsidiary of Marubeni America, headquartered in NY which operates many diverse business units. TPH is part of the Construction, Industrial Machinery & Mobility business group.



In 2017, Marubeni America invested in TPH. They are a wholly owned subsidiary of Marubeni, a Japanese diversified conglomerate, headquartered in Tokyo. Marubeni has 326 subsidiaries and 164 affiliated companies worldwide which include finished goods, financial products, commodities, raw materials, transportation, technical and other services.



BROKER PROFILES



NANCY MILLER, CCIM, MBA

President, Net Lease Investment Group
Nancy@BullRealty.com
404-876-1640 x118

Nancy Miller joined Bull Realty in 2001. Her brokerage practice focuses on single tenant net lease and multi-tenant retail investment properties. Nancy is a partner with the firm and heads the National Net Lease Investment Group. Her focus includes working with investors, 1031 exchange transactions and developers throughout the US. She is an industry recognized savvy and knowledgeable investment expert. In the last 5+ years, she has brokered over 125 single tenant transactions. Nancy also publishes an electronic investor newsletter, and participates in a quarterly national retail industry survey done by Morgan Stanley. Periodically, Nancy contributes to Bull Realty's retail blogs and appears on the [Commercial Real Estate Show](#), a national weekly commercial real estate radio show hosted and produced in Atlanta by Michael Bull, Bull Realty's founder and President.

Nancy has held a real estate license for over 25 years and is licensed in several states. She is a Life Member of the Atlanta Commercial Board of Realtors and a member of the International Council of Shopping Centers (ICSC). She also holds the prestigious CCIM designation and has a Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School, where she is a guest lecturer.



ADAM WILLHITE

V.P. Net Lease Investment Group
Adam@BullRealty.com
404-876-1640 x119

Adam adds value for clients with single tenant net lease acquisitions, dispositions, 1031 exchanges and consulting. As a member of the prestigious ACBR Million Dollar Club, Adam utilizes Bull Realty's advanced marketing, research and database technology, delivering industry-leading client experience and results.

Prior to pursuing his passion of real estate and joining Bull Realty, Adam worked in the field of physician recruitment where he received multiple awards as his firm's 18-time top producer of the year.

Adam graduated with a BS from Kennesaw State University and is a longtime resident of downtown Atlanta. Adam is also active in dog rescue and volunteering to help preserve historic Atlanta landmarks.



ABOUT BULL REALTY



28
YEARS IN
BUSINESS

LICENSED
IN



8
SOUTHEAST
STATES



ATL
HEADQUARTERED

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

<https://www.bullrealty.com>



OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.



CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 1231 Green Street SE, Conyers, GA 30012 & 931 Main Street, Forest Park, GA 30297. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day of _____, 20__.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

NANCY MILLER, CCIM, MBA

President, Net Lease Investment Group

Partner, Bull Realty

Nancy@BullRealty.com

404-876-1640 x118

ADAM WILLHITE

V.P. Net Lease Investment Group

Adam@BullRealty.com

404-876-1640 x119

BULL REALTY, INC.

50 Glenlake Parkway, Suite 600

Atlanta, GA 30328

404-876-1640

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.