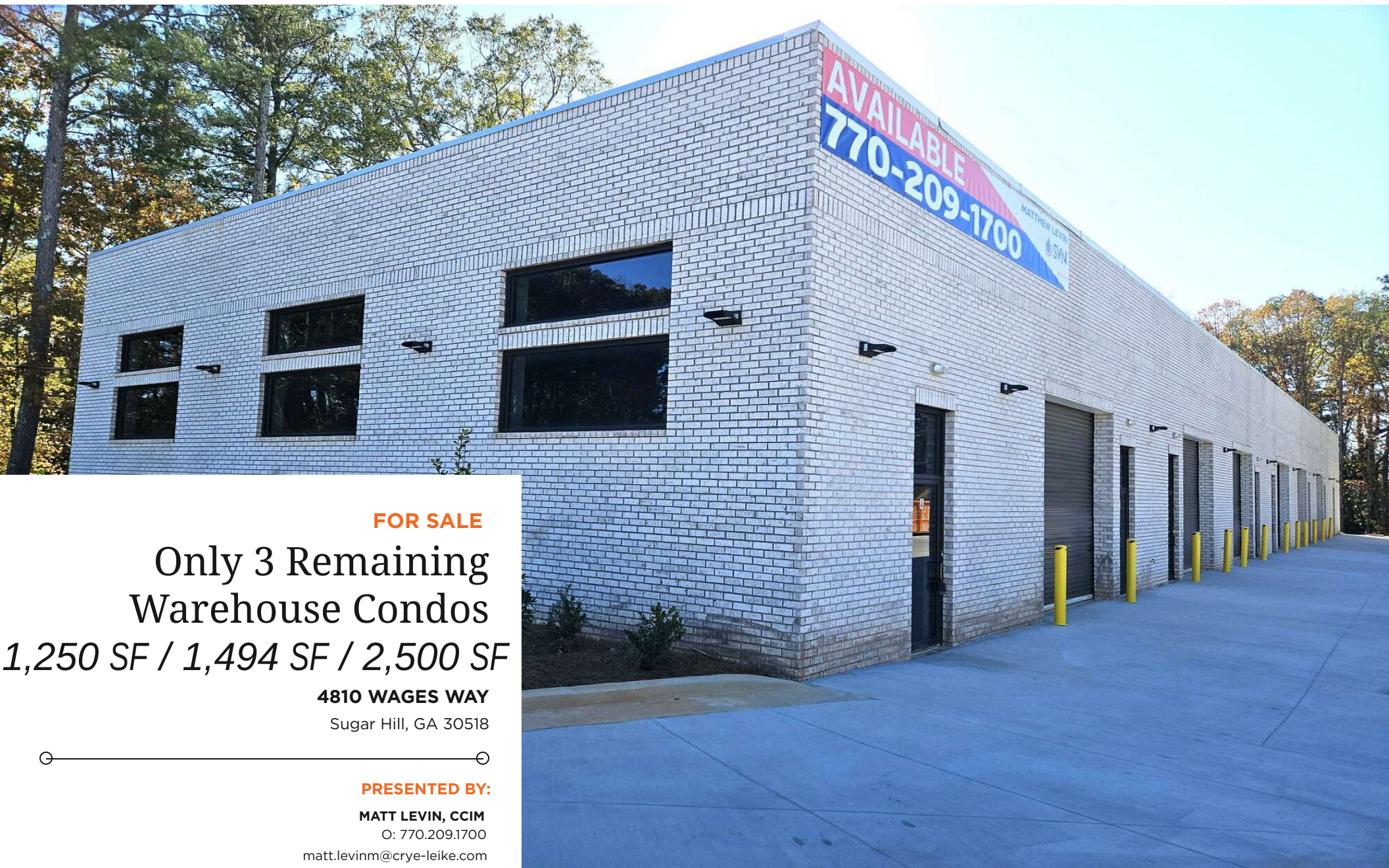




FOR SALE

Only 3 Remaining Warehouse Condos

1,250 SF / 1,494 SF / 2,500 SF

4810 WAGES WAY

Sugar Hill, GA 30518

PRESENTED BY:

MATT LEVIN, CCIM

O: 770.209.1700

matt.levinm@crye-leike.com

GA #119351





SBA 7a Based Commercial Construction Lending Program

A Message From Our CEO/Founder"

For decades I have strive to create a welcoming professional financial firm, to provide clients the opportunity to share their dreams, thus allowing us to turn those dreams into a reality.

I am confident, once you make the call to us, you will soon realize, it was the most productive call you have ever made.
So, "Let's talk Loans".

Joshua Song, CEO/Founder
Gateway Capital Funding, LLC.
Phone: 404.907.3078 Ext.1102
Text: 404.907.3078
Email: JoshuaSong@GatewayCapitalFunding.com
5425 Peachtree Pkwy. NW
Norcross, GA 30092
WWW.GATEWAYCAPITALFUNDING.COM



FOR SALE

3 Warehouse Condos 1,250 SF to 1,494 SF

4810 WAGES WAY, SUGER HILL, GA 30518

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Gateway Capital Funding, LLC is the leader in SBA Based Construction Lending Program.

- **We welcome "Shovel Ready" Ground- Up & Leasehold Improvement Commercial Construction Projects**
- **Industry Type: "Warehouse Condos", Hotel, Retail, Medical / Professional Office, Mixed Use, Assisted Living Facilities, Self-Storage Projects**
- **Funding Range: Up to \$5MM**
- **Loan to Cost (LTC): Up to 90% + SBA Guarantee/Closing Cost**
- **Rates: WSJ Prime + Up to 2.0%**
- **Terms: 25 Year Full Amortization**
- **Guaranty: "Personal Guarantee"**
- **Minimum Credit Scores: 650+**
- **New Start-Up Business: Welcome!**
- ➔ ■ **COMMERCIAL NO INCOME VERIFICATION PROGRAM FOR PURCHASE & REFINANCE - Up to \$5MM. 70% LTV. 30 Year Fixed Rate**

Disclaimer: All loans are subject to credit approval. Interest rates are subject to change daily and without notice. Current interest rates shown our indicative of market conditions and individual

PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	4810 Wages Way, Sugar Hill, GA 30518
UNIT SIZES	1,250 SF+ & 1,494 & 2,744 SF+
PRICE	\$275 SF
TOTAL BUILDING SIZE	9,500 SF+
LOT SIZE	1.18 Acres

Only 3 units remain of the newly constructed warehouse condominiums. Unit D has 1,250 SF+-. Units B and E are 1,494 SF. Each unit is delivered with a 200 amp electrical panel, fixtured restroom, insulation, 3 sheetrock walls, perimeter outlets, LED lighting and 8'x 10' at grade roll up door. The 16' to 19'10" ceiling height accommodates a 244 SF+- mezzanine in units B and D. The one acre site is zoned highway service business in the city of Sugar Hill.

The location off Nelson Brogdon Boulevard is one block from Peachtree Industrial Boulevard, and minutes to Buford Highway and I-985.

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- Only 3 remaining warehouse condos 1,250 SF+ , 1,494 SF+ an 2,744 SF+
- 200 amp service, fixtured restroom, insulation, 3 sheetrock walls,
- Perimeter outlets, LED lighting and 8'x 10' at grade roll up door
- 16' to 19'10" ceiling height allows for a future mezzanine
- 1 acre site highway service business
- Located one block from Peachtree Industrial Blvd and minutes to Buford Hwy and I-985

1.18 ACRE+- SITE ZONED HIGHWAY SERVICE BUSINESS



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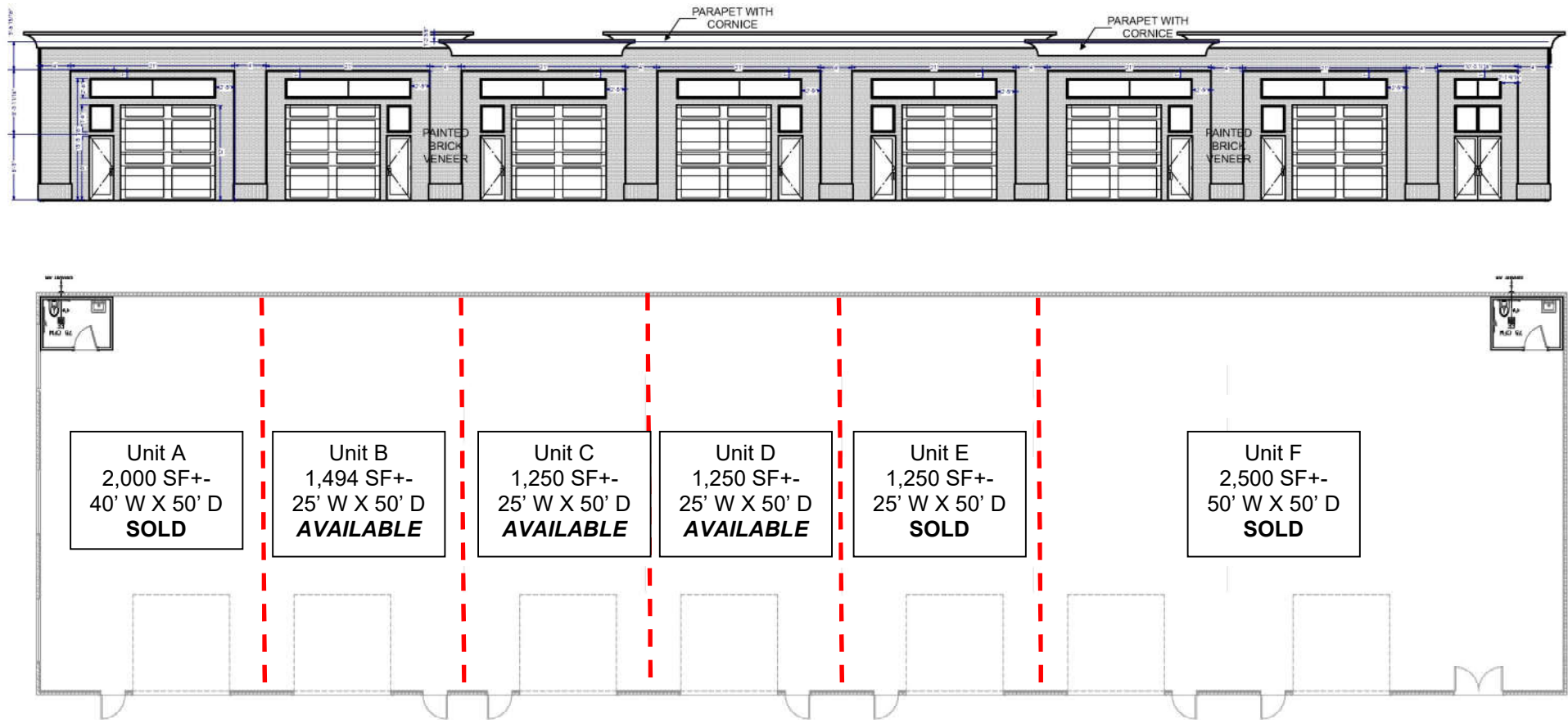
WAREHOUSE CONDOS - 1,250SF TO 1,494 SF

| 4810 Wages Way Sugar Hill, GA 30518

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3

FLOOR PLAN



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WAREHOUSE CONDOS FOR SALE 4810 Wages Road, Sugar Hill, GA

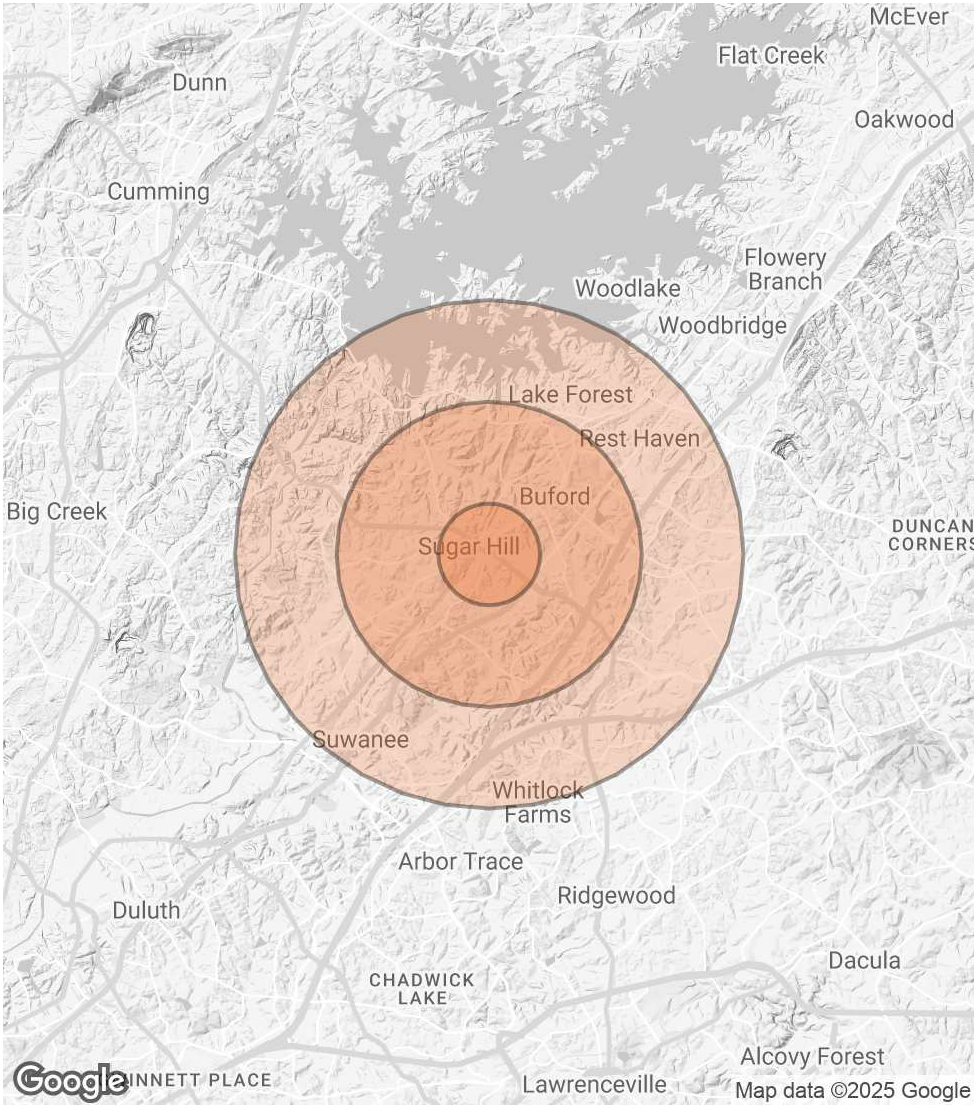
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,357	54,156	135,154
AVERAGE AGE	36	37	38
AVERAGE AGE (MALE)	35	36	37
AVERAGE AGE (FEMALE)	37	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,124	17,543	44,212
# OF PERSONS PER HH	3	3.1	3.1
AVERAGE HH INCOME	\$94,962	\$116,917	\$137,971
AVERAGE HOUSE VALUE	\$360,709	\$420,291	\$482,467

Demographics data derived from AlphaMap



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ADVISOR BIO



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GA #119351

PROFESSIONAL BACKGROUND

Matt Levin, CCIM, focuses on the sale and leasing of retail, office and industrial properties. With over 30 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Prior to joining Crye-Leike Commercial, Matt was a multi-year recipient of the Partner Circle Award, SVN Commercial Real Estate's highest recognition, and consistently performed in the top 100 of advisors nationally for ten years.

Prior to joining SVN, Matt served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matt is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia.

Chapter of CCIM.and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matt received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 30 years Valerie and daughter Camille. Matt is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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