



Elliott Kyle

Vice President | Partner
404.812.8927
ekyle@skylineseven.com

Chase Murphy

Vice President | Partner
404.812.8925
cmurphy@skylineseven.com

800 Mt. Vernon Highway NE
Suite 425
Atlanta, GA 30328

SKYLINESEVEN.COM

Offering Memorandum

Powers Ferry Center

2000 Powers Ferry Rd SE, Marietta (Atlanta MSA), GA



Executive Summary

Sale Price

\$19,500,000

Offering Summary

Current NOI:	\$243,154
Current CAP:	1.25%
Stabilized NOI:	\$1,908,353
Stabilized CAP:	9.79%
Approx. Building Size:	215,000 SF
Year Built:	1988
Land Size Acres:	7.53

Property Highlights

- Huge upside value add opportunity with a mix of retail and office.
- The retail portion of the property totals approx. 90,000 SF and is 95% leased.
- The office portion of the property totals approx. 130,000 SF and is 14% leased.
- There is a parking deck along with more surface parking, and an additional building attached to the office. This provides more upside as it is currently a vacant event space with the lower level being a vacant exercise facility.
- Potential to convert the office portion to residential or a medical use.
- Excellent visibility and centrally located at the corner of high-traffic Windy Hill Rd. (27,600 AADT) and Powers Ferry Rd. (35,188 AADT) with signage.
- Over 216,000 people living within a 5-mile radius with an average household income of \$138,602, which is expected to grow by 12% over the next 5 years.
- Close proximity to the Atlanta Braves stadium and easy access to I-75.
- Many national retailers in the area including Bank of America, Three Dollar Cafe, Dunkin', Starbucks, McDonald's, Chick-fil-A and many more.



Property Description

The Powers Ferry Center is one of the first mixed use developments in Atlanta, well located in northwest Atlanta near the intersection of I-75 and I-285 and across from Wildwood. The immediate area is well established but has seen a resurgence due to the relocation of the Atlanta Braves baseball stadium and surrounding Battery Park, bringing many more people to the area to live and visit. There are over 216,000 people living within 5 miles of the property.

The subject property provides for immediate upside with leasing efforts on the office component being currently 14% occupied. There is also an additional building attached to the rear of the office built out as an event space and a fitness center, but neither are currently occupied. While the retail is 100% occupied, there is more upside with increasing the rents or replacing some of the current tenants over time to increase the rental income. There is also the potential to convert the office building to residential or more of a medical use.

Property Drawings



Property Photo



Property Photo



Excellent Corner- 3 level retail building with new roofs with the office building in the rear.

Property Photo

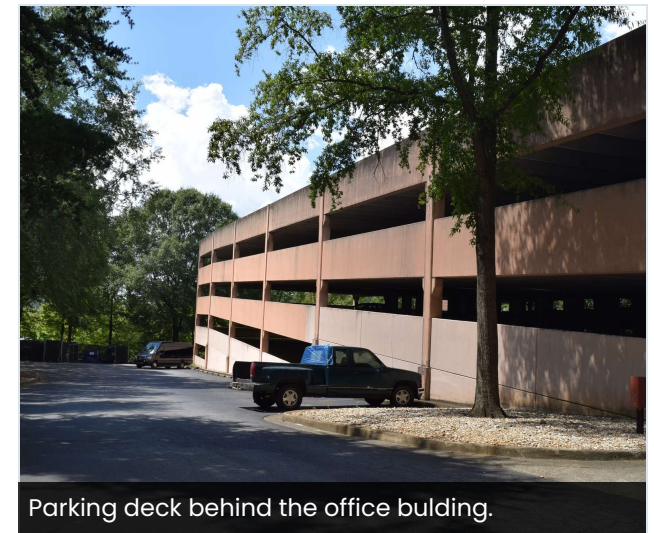
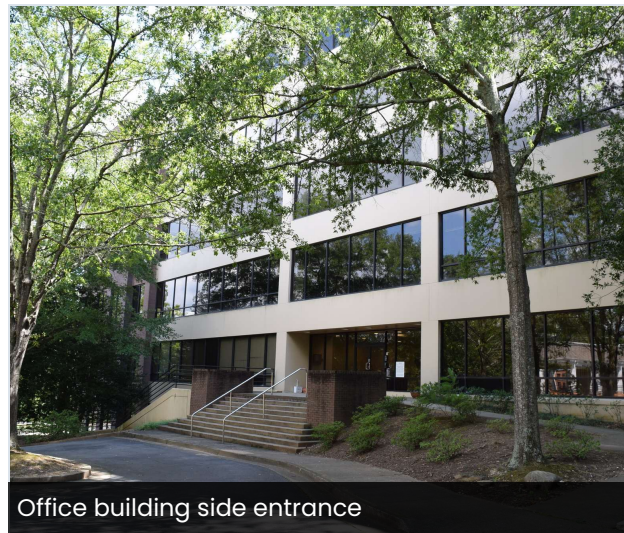
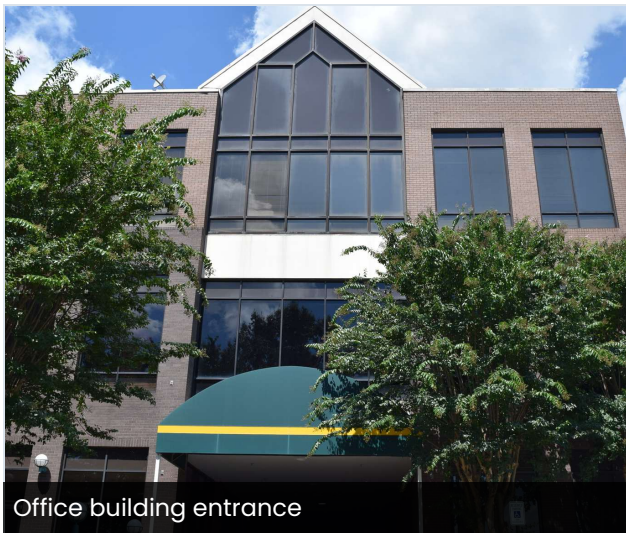


View of the Wildwood and downtown and midtown Atlanta, along with Buckhead, in the distance.

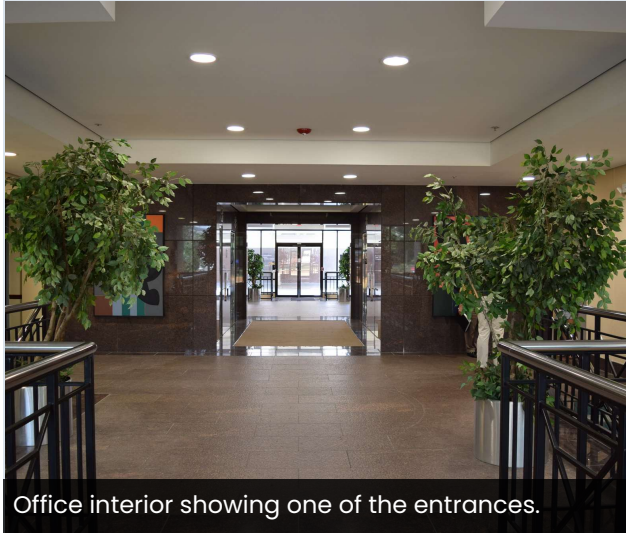
Retail Exterior Photos



Office Exterior Photos



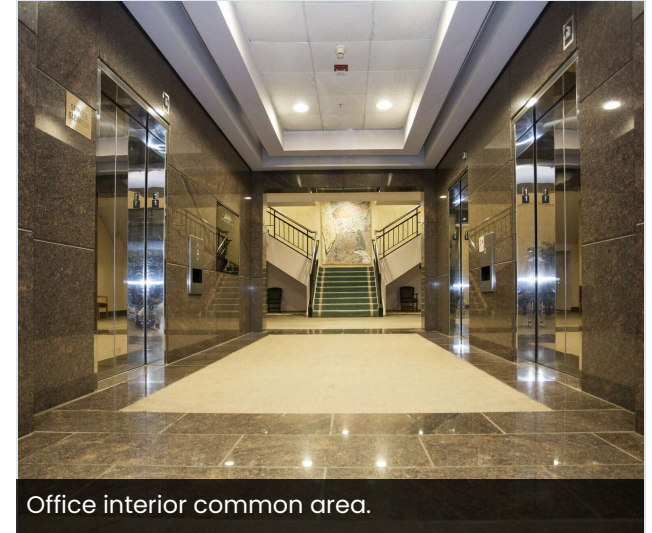
Office Building Interior Photos



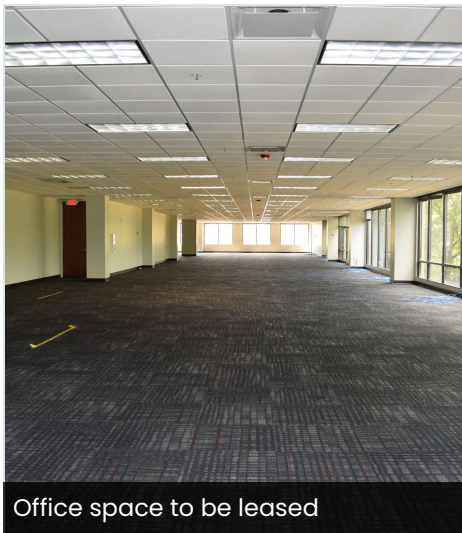
Office interior showing one of the entrances.



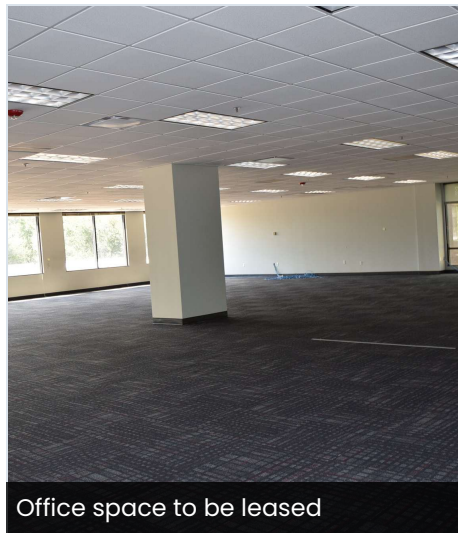
Current owner's office



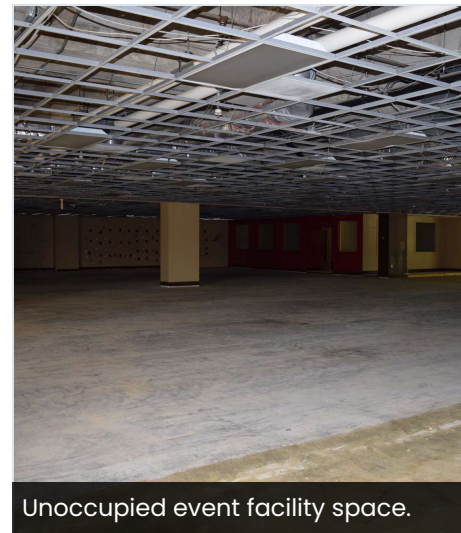
Office interior common area.



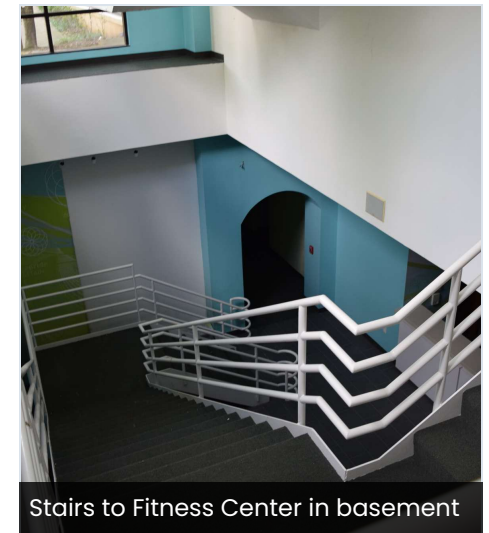
Office space to be leased



Office space to be leased



Unoccupied event facility space.



Stairs to Fitness Center in basement

Rent Roll

Suite #	Tenant Name	SQ. FT.	% Of Building	Lease Start	Lease End	Annual Rent	Rent PSF	Estimated Recapture	PSF Recapture
Parking	A.L.T	6 Cars	0.0%	May-24	N/A	\$7,200	\$1	\$0	-
2105 and 2101	AGI Entertainment	3,086	1.64%	Feb-19	Apr-28	\$41,723	\$13.52	\$7,732	\$2.51
2001	Sheena Marie, LLC	2,594	1.38%	Jan-25	Dec-32	\$28,524	\$11.00	\$5,200	\$2.00
2104	Drea Nicole Photography	1,476	0.79%	Aug-17	Oct-24	\$18,814	\$12.75	\$0	-
2204	ENA Styles	896	0.48%	Sep-17	Sep-25	\$10,164	\$11.34	\$0	-
2216	Blossom Beauty Bar	1,084	0.58%	Jul-22	Jun-25	\$17,587	\$16.22	\$2,168	\$2.00
1-5	New Image Barber	1,254	0.67%	Feb-21	Jul-26	\$20,621	\$16.44	\$2,508	\$2.00
1-6 and 1-7	Grateful Dental	2,376	1.26%	Dec-11	Dec-25	\$28,963	\$12.19	\$0	-
2212	T&J Publishers	1,828	0.97%	Oct-20	Oct-25	\$21,973	\$12.02	\$0	-
2216	Healthwise Chiropractic	1,319	0.7%	Jun-20	Oct-26	\$20,899	\$15.84	\$1,979	\$1.50
2006	Ortho Kinetic Spine & Rehab	1,798	0.96%	Apr-22	Oct-26	\$27,114	\$15.08	\$3,600	\$2.00
2124	Btivity Weight Loss (MAAP)	1,786	0.95%	Nov-21	Oct-26	\$22,915	\$12.83	\$2,400	\$1.34
2-8, 2-9, and 2-10	Le Prive Salons	3,827	2.04%	Dec-15	May-29	\$49,751	\$13.00	\$0	-
2003	Pizza Mellow, Inc.	5,293	2.82%	Aug-03	Feb-27	\$89,412	\$16.89	\$0	-
2124	Sole Aesthetics	1,590	0.85%	Feb-21	Feb-26	\$24,459	\$15.38	\$3,180	\$2.00

Rent Roll

Suite #	Tenant Name	SQ. FT.	% Of Building	Lease Start	Lease End	Annual Rent	Rent PSF	Estimated Recapture	PSF Recapture
2203	Phoenix Accounting & Tax	856	0.46%	Apr-23	Apr-27	\$12,840	\$15.00	\$1,712	\$2.00
2100	RAA Accounting & Tax	11,654	6.2%	Apr-18	Oct-26	\$271,838	\$23.33	\$17,481	\$1.50
2004	Ranieri Paiva Jiu Jitsu	4,608	2.45%	Apr-19	Mar-26	\$60,423	\$13.11	\$6,912	\$1.50
2006	KCSS dba One2 Restaurant	2,699	1.44%	Jul-22	Mar-26	\$37,908	\$14.05	\$5,400	\$2.00
2202	Divine Dance Studio	6,720	3.58%	Jun-23	Jun-27	\$73,920	\$11.00	\$13,440	\$2.00
2201	Unik	1,018	0.54%	No-24	Oct-25	\$15,270	\$15.00	\$2,036	\$2.00
G-10	VACANT (Storage)	2,450	1.3%			\$12,250	\$5.00	\$0	-
2-1	VACANT (Office)	2,890	1.54%			\$57,800	\$20.00	\$0	-
2200	VACANT	4,263	2.27%			\$66,120	\$15.51	\$0	-
550 R	Alliance Shippers	6,313	3.36%	Feb-11	Oct-25	\$93,811	\$14.86	\$0	-
530 R, 535 R and 115	Traime Behavioral Health	7,616	4.05%	Aug-19	Feb-26	\$90,057	\$11.82	\$0	-
100 R	RAA Restaurant Group (office)	2,006	1.07%	Apr-23	Dec-26	\$22,066	\$11.00	\$4,012	\$2.00
630 R	VACANT	5,497	2.92%			\$109,940	\$20.00	\$0	-
300 R	VACANT	19,648	10.45%			\$392,960	\$20.00	\$0	-

Rent Roll

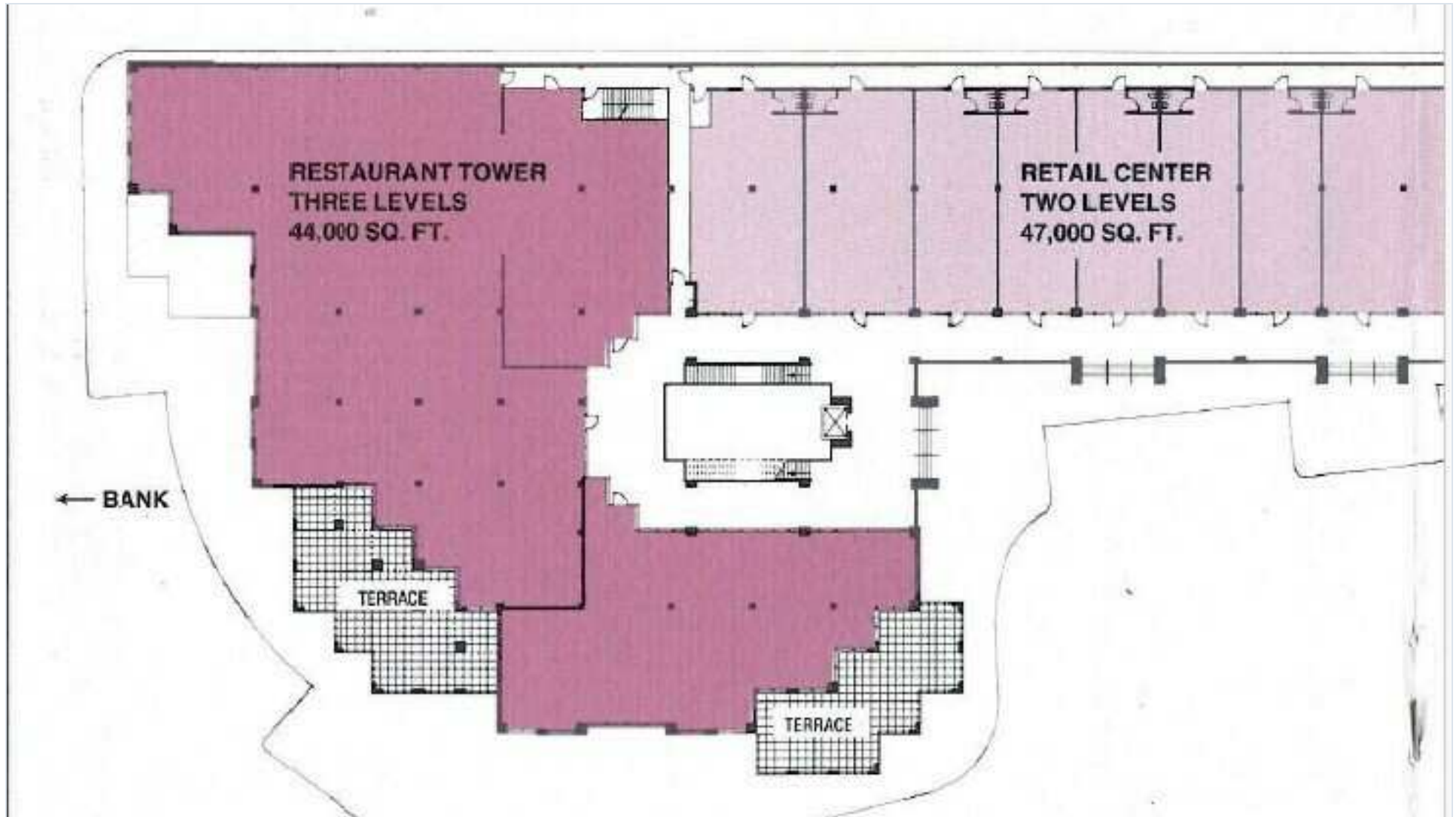


Suite #	Tenant Name	SQ. FT.	% Of Building	Lease Start	Lease End	Annual Rent	Rent PSF	Estimated Recapture	PSF Recapture
620 R	VACANT	4,329	2.3%			\$86,580	\$20.00	\$0	-
540 R	VACANT	2,864	1.52%			\$57,280	\$20.00	\$0	-
500 R	VACANT	3,031	1.61%			\$60,620	\$20.00	\$0	-
450 R	VACANT	10,505	5.59%			\$210,100	\$20.00	\$0	-
410 R	VACANT	2,945	1.57%			\$58,900	\$20.00	\$0	-
405 R	VACANT	3,590	1.91%			\$71,800	\$20.00	\$0	-
290 R	VACANT	16,140	8.59%			\$322,800	\$20.00	\$0	-
3210 U	VACANT	13,868	7.38%			\$277,360	\$20.00	\$0	-
200 R	VACANT	5,424	2.89%			\$108,480	\$20.00	\$0	-
250 R	VACANT	2,203	1.17%			\$44,060	\$20.00	\$0	-
190 R	VACANT	3,839	2.04%			\$76,780	\$20.00	\$0	-
110 R	VACANT	2,100	1.12%			\$42,000	\$20.00	\$0	-
Totals/Averages		179,284				\$3,164,082	\$17.65	\$79,760	\$0.44
Occupied		73,698				\$945,412		\$79,760	
Vacant		105,586				\$2,055,830		\$0	

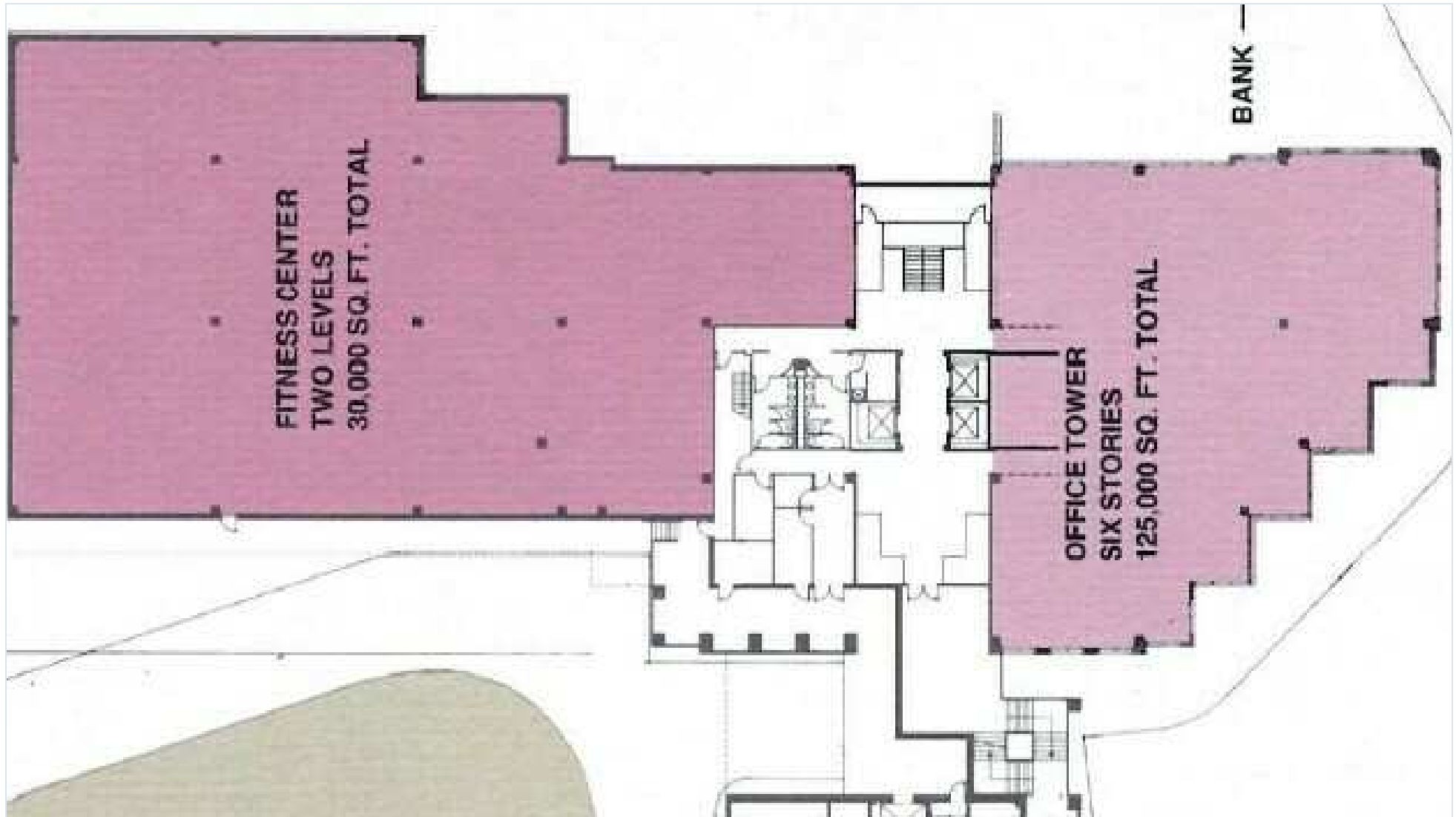
Net Operating Income

Income Summary	Current	Stabilized
Gross Scheduled Income	\$945,412	\$3,164,082
Other Income	\$79,760	\$79,760
Total Scheduled Income	\$1,025,172	\$3,243,842
Vacancy Cost	\$0	\$324,384
Gross Income	\$1,025,172	\$2,919,458
Expense Summary		
Real Estate Taxes	\$130,522	\$130,522
Property Insurance	\$46,179	\$46,179
Electric	\$182,667	\$325,000
Water	\$79,392	\$115,000
Cleaning	\$49,350	\$75,500
Landscaping	\$12,248	\$12,248
Alarm	\$5,336	\$5,336
Pest Control	\$2,909	\$2,909
Maintenance and Repairs	\$60,000	\$85,000
Management	\$148,000	\$147,997
Professional Fees	\$65,414	\$65,414
Gross Expenses	\$782,017	\$1,011,105
Net Operating Income	\$243,155	\$1,908,353

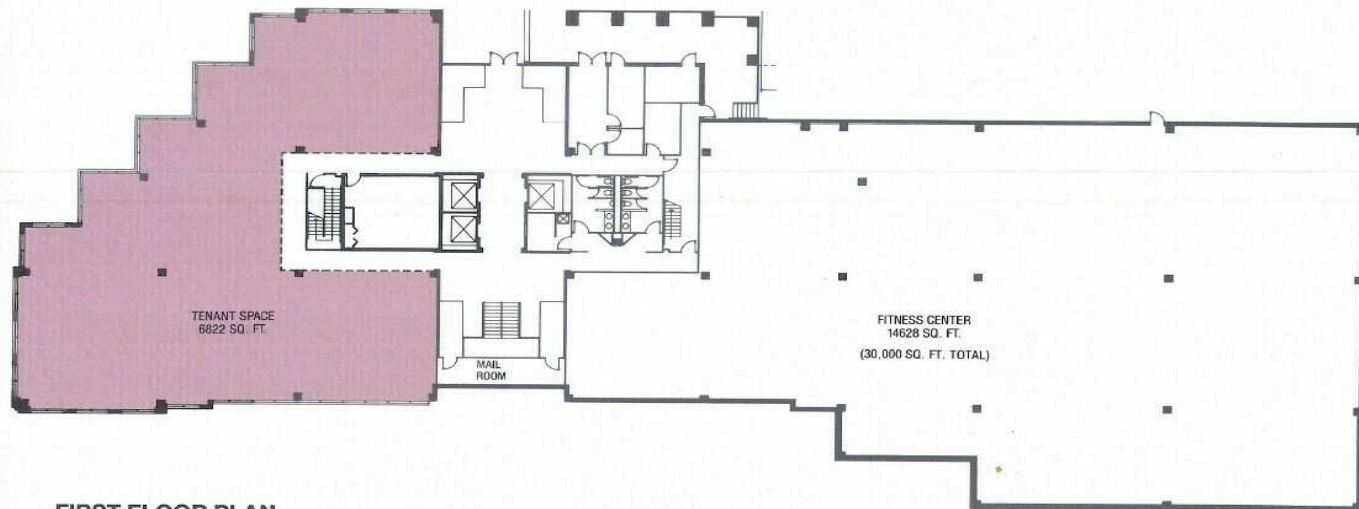
Resturant Tower & Retail Center



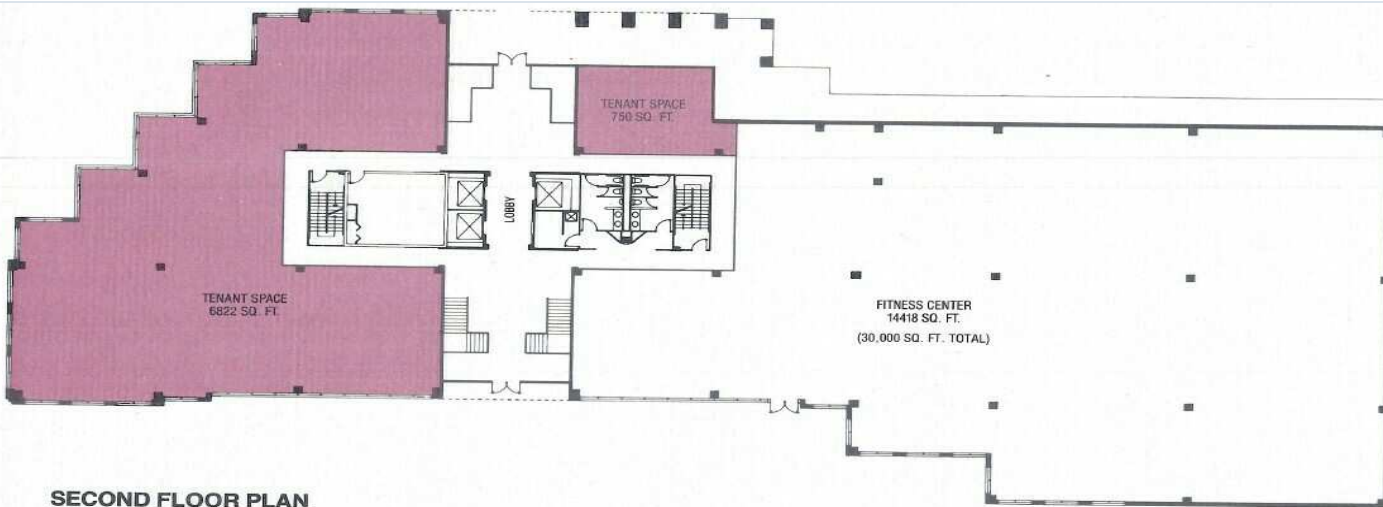
Fitness Center & Office Tower



Office Building Floor Plans

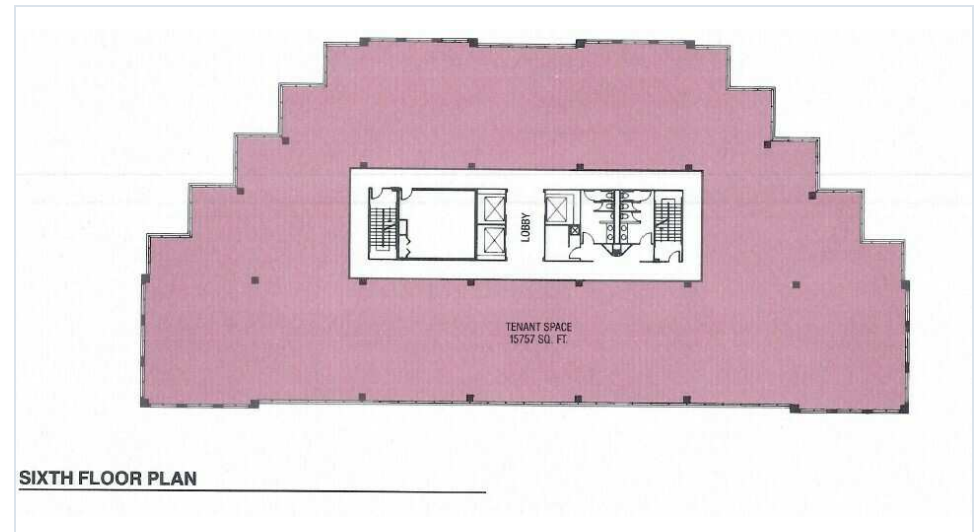
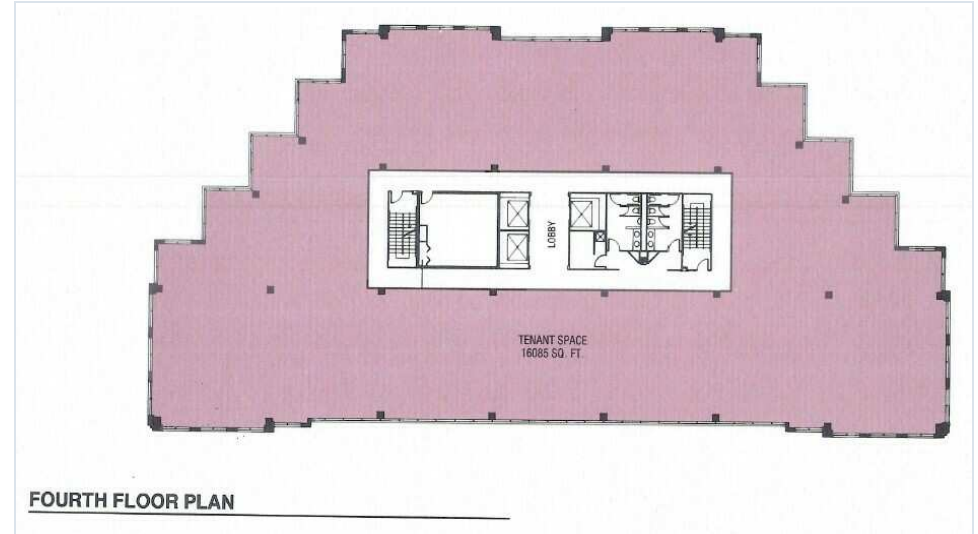
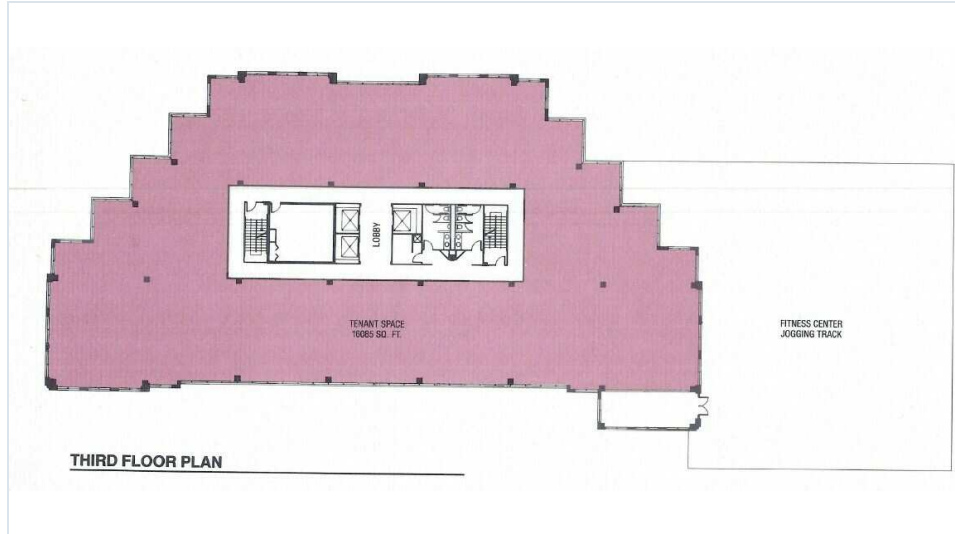


FIRST FLOOR PLAN



SECOND FLOOR PLAN

Office Building Floor Plans



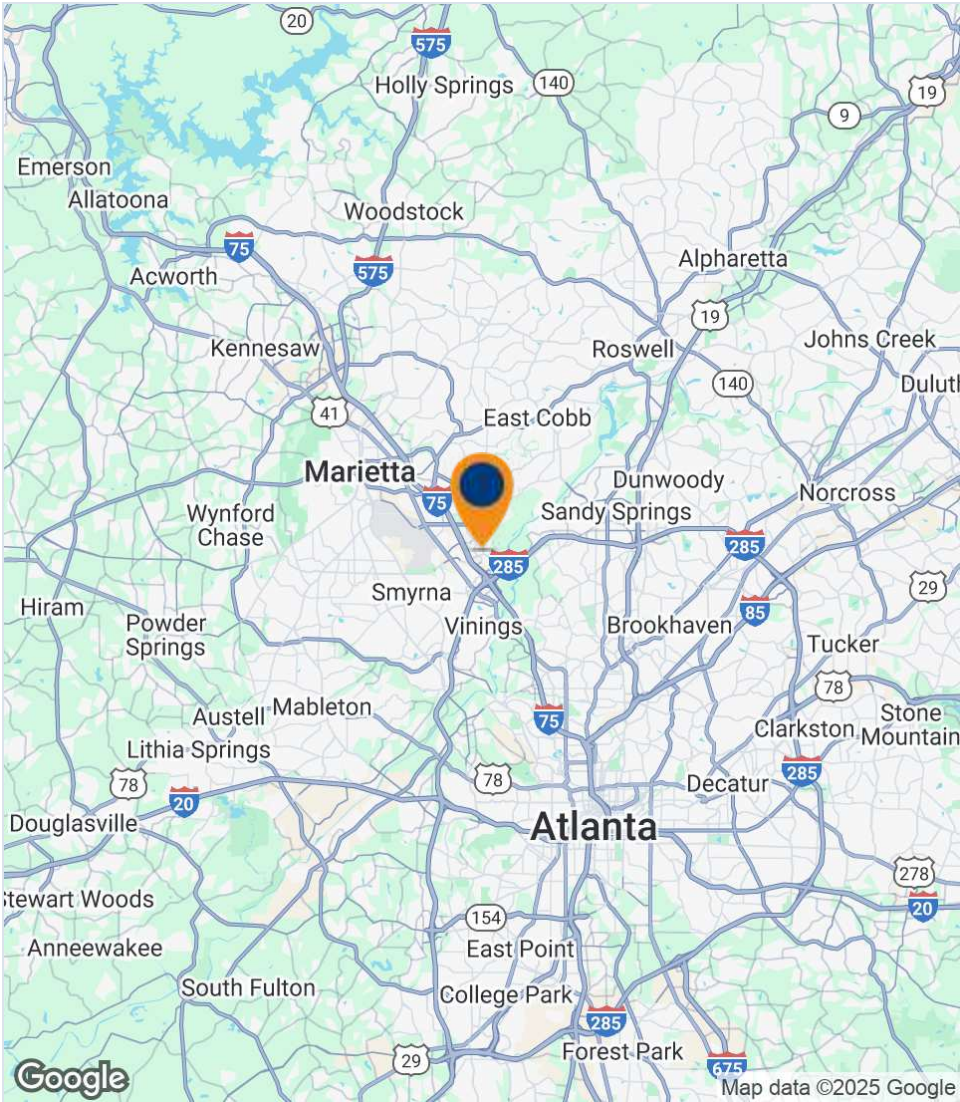
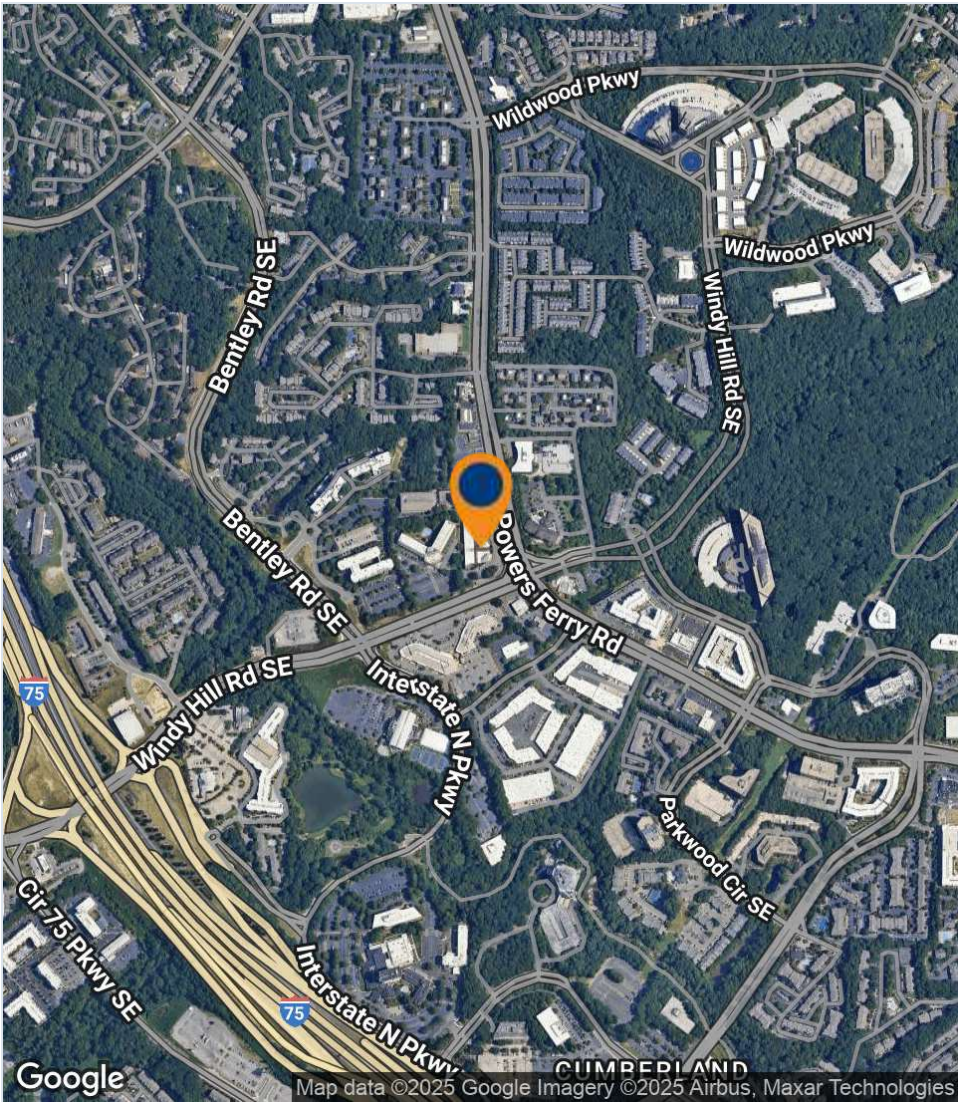
Parcel Map



Retailer Map

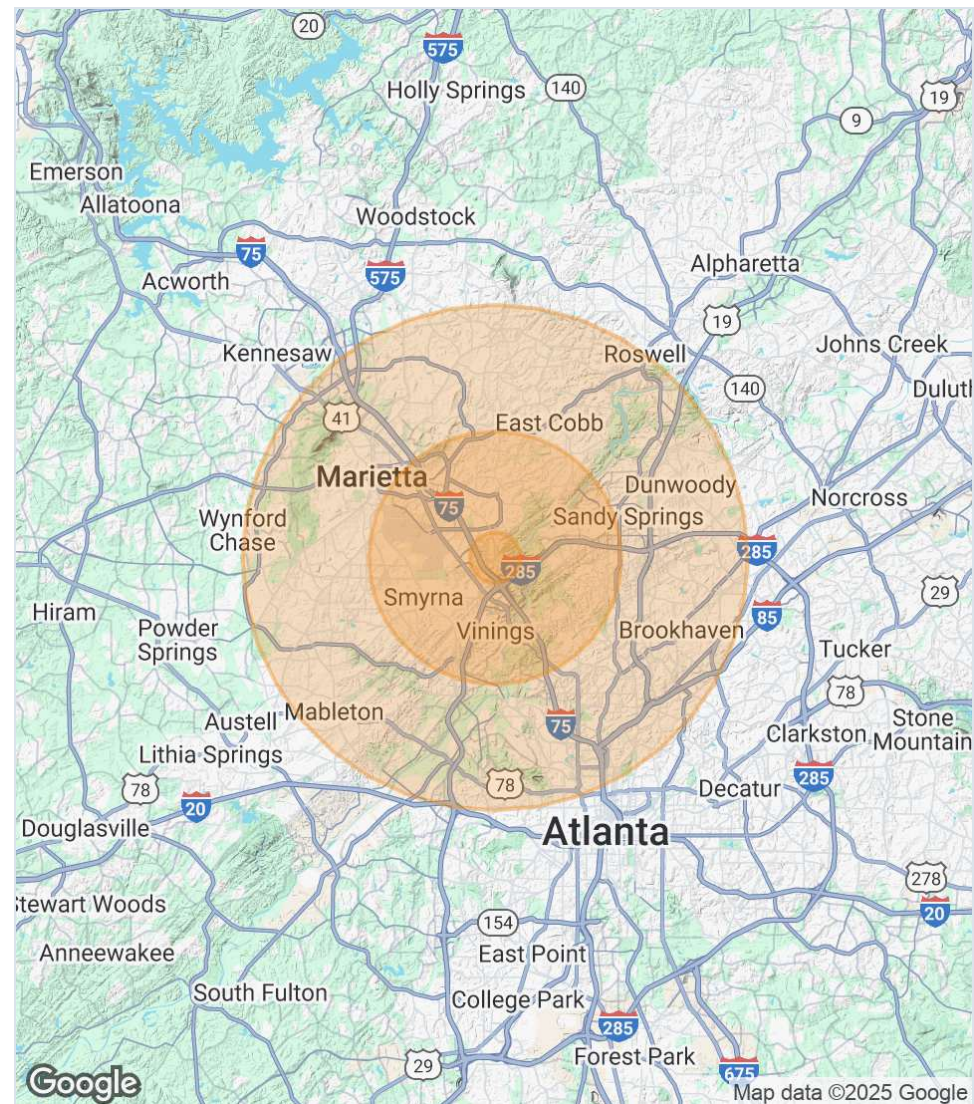


Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2023 Population	15,426	92,090	216,303
2010 Population	12,739	77,169	186,772
5 Year Projected	15,679	94,404	218,243
Households			
2023 Population	8,508	45,510	95,067
2010 Population	6,616	37,607	81,521
5 Year Projected	8,683	46,958	96,660
Income			
2023 Average Household Income	\$97,296	\$117,219	\$138,602
5 Year Projected	\$111,291	\$132,386	\$155,559



FULL-SERVICE COMMERCIAL REAL ESTATE

LOCAL INSIGHT. NATIONAL REACH.

VALUE MAXIMIZED

Your goals drive us to maximize return on your investment.

SERVICE PERSONALIZED

Communication. Responsiveness. Results.

Your needs inspire us to go above and beyond.

RELATIONSHIPS BUILT

Our team approach enables success.

LEASING

INVESTMENT SALES

PROPERTY MANAGEMENT

TENANT REPRESENTATION



GET IN TOUCH

skylineseven.com

404.812.8910

info@skylineseven.com

800 Mt. Vernon Highway NE,

Atlanta, GA 30328

facebook.com/skylinesevenre

[linkedin.com/company/
skyline-seven-real-estate](https://linkedin.com/company/skyline-seven-real-estate)

Disclaimer

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Skyline Seven Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Skyline Seven Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Skyline Seven Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Skyline Seven Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Skyline Seven Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Skyline Seven Real Estate in compliance with all applicable fair housing and equal opportunity laws.