



CREDIT UNION BRANCH FOR SALE

Delta Community Credit Union
3300 Highway 42 South, Locust Grove, GA 30248



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Property Summary



Delta Community Credit Union
3300 Highway 42 South, Locust Grove, GA 30248

Tenant	Delta Community Credit Union
Price	\$3,400,000
Rentable Square Feet	5,500
Cap Rate	5.50%
Year 1 Rent	\$34/sq ft
Term	12 Years
Lease Structure	NNN
Annual Escalation	3 %
Occupancy	April 1, 2025
Tenancy	Single Tenant Stand-Alone Building
Tenants	Delta Community Credit Union
Zoning	Commercial
Municipality	Locust Grove, Henry County, Georgia

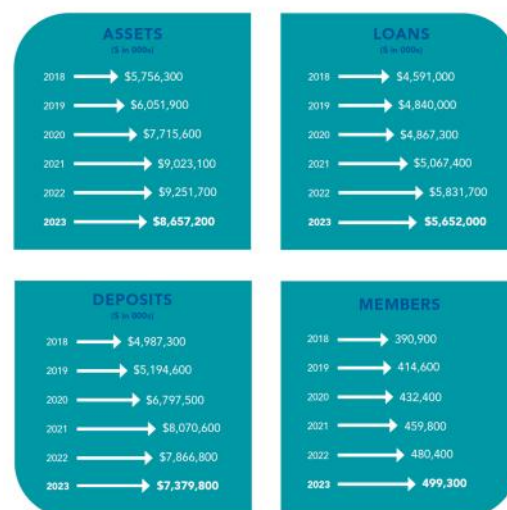
Tenant Summary

ABOUT DELTA COMMUNITY CREDIT UNION

DELTA COMMUNITY CREDIT UNION IS IN THE TOP 40 LARGEST CREDIT UNIONS IN THE UNITED STATES

Delta Community Credit Union is a not-for-profit financial cooperative with a mission of providing better service and value on the products consumers use to manage household expenses and save for the future. Founded in 1940, Delta Community is Georgia's largest credit union with more than 500,000 members, 29 metro Atlanta branches and three out-of-state branch locations. It welcomes anyone living or working in metro Atlanta as well as employees of more than 130 businesses including Delta Air Lines, Chick-fil-A, RaceTrac and UPS.

TRENDS AT A GLANCE



STATEMENT OF FINANCIAL CONDITION

As of December 31, 2023 (\$ in 000s)
UNAUDITED

ASSETS	2023	2022
Cash	\$ 166,806	\$ 170,155
Receivables	48,236	61,506
Loans, net of allowances for possible credit losses and deferred income (expense) relating to mortgage originations	5,585,044	5,778,425
Investments		
Available-for-sale	2,526,763	2,893,185
Other	27,020	49,845
Accrued Interest	25,649	23,347
Prepaid and Other Assets	194,727	191,749
Property, Equipment and Leasehold Improvements, at cost, net of accumulated depreciation and amortization	83,000	83,507
Total Assets	\$ 8,657,245	\$ 9,251,719
LIABILITIES AND EQUITY		
Accounts Payable	\$ 139,942	\$ 129,747
Notes and Related Interest Payable	413,237	630,815
Member Deposits	7,379,781	7,866,849
Equity	724,285	624,308
Total Liabilities and Equity	\$ 8,657,245	\$ 9,251,719

STATEMENT OF OPERATIONS

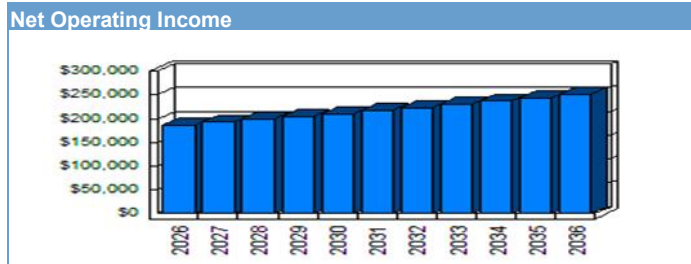
As of December 31, 2023 (\$ in 000s)
UNAUDITED

	2023	2022
REVENUES		
Interest on Loans	\$ 255,920	\$ 205,082
Interest on Investments	51,886	41,225
Fees	30,581	27,525
Miscellaneous	67,719	73,361
	\$ 406,106	\$ 347,193
EXPENSES		
Salaries and Benefits	\$ 142,822	\$ 128,016
Training	1,066	1,009
Office Occupancy	12,430	12,836
Loan Servicing	12,470	11,599
Advertising	8,544	7,095
Office Expenses	11,106	11,071
Depreciation and Amortization	7,161	7,432
Checking Accounts	7,298	8,180
Debit Card	16,219	15,218
Shared Branches	666	583
Professional and Outside Services	8,706	9,431
Other Expenses	24,119	21,137
Provision for Credit Loss	28,424	16,500
	\$ 281,031	\$ 250,107
COST OF FUNDS		
Interest on Borrowings	\$ 28,759	\$ 6,933
Dividend Expenses	59,577	22,871
	\$ 88,336	\$ 29,804
Net Income	\$ 36,739	\$ 67,282

Valuation Summary

Property Information	
Property Name	DCCU Locust Grove
Address	Market Place Blvd
City	Locust Grove
State	GA
Zip	
Country	
Portfolio	
Property Type	Retail
Property Size	5,500 SqFt
Average Occupancy	100.00%
Analysis Start	April 2025
Reporting Start	April 2025
End Date	March 2035
General Inflation	3.00%
Expense Inflation	3.00%
CPI Inflation	3.00%
Market Rent Inflation	3.00%
General Vacancy Rate	0.00%
Credit & Collection Loss	0.00%

Cash Flow & Returns	
Initial Purchase Price	\$3,400,000
Total Purchase Price	\$3,400,000
Net Operating Income	\$187,000
Derived Cap Rate	5.50%
Cash Flow Before Debt Service	\$187,000
Cash to Purchase Price	5.50%
Debt Funding	-
Loan to Purchase Price	-
Initial Equity Contribution	\$3,400,000
Cash Flow Distribution	-
Cash to Initial Equity	-
Unleveraged IRR	8.17%
Leveraged IRR	-



Summary Cash Flow (Year 1)	\$Amount	\$/SqFt
Potential Gross Revenue	\$187,000	\$34.00
Effective Gross Revenue	187,000	34.00
Net Operating Income	187,000	34.00
Cash Flow Before Debt	\$187,000	\$34.00

Cap Rate Matrix - Unleveraged			
Cap Rates	PV @4.00%	PV @5.00%	PV @6.00%
5.00%	\$4,981,962	\$4,598,048	\$4,249,977
6.00%	4,438,675	4,104,340	3,800,917

Unleveraged Present Value Analysis			
Analysis Period	For the Year End	Annual Cash Flow	PV of CF @ 5.00%
Year 1	Mar-26	187,000	178,095
Year 2	Mar-27	192,610	174,703
Year 3	Mar-28	198,388	171,375
Year 4	Mar-29	204,340	168,111
Year 5	Mar-30	210,470	164,909
Year 6	Mar-31	216,784	161,768
Year 7	Mar-32	223,288	158,686
Year 8	Mar-33	229,986	155,664
Year 9	Mar-34	236,886	152,699
Year 10	Mar-35	243,993	149,790
Total Cash Flow		2,143,745	1,635,800
Resale @ 5.50%		4,386,537	2,692,953
Total Present Value			\$4,328,753
Per SqFt			787.05
Percentage Value Distribution			
Assured Income			37.79%
Prospective Income			0.00%
Prospective Property Resale	Prospective Property Resale	Prospective Property Resale	62.21%
Total			100.00%

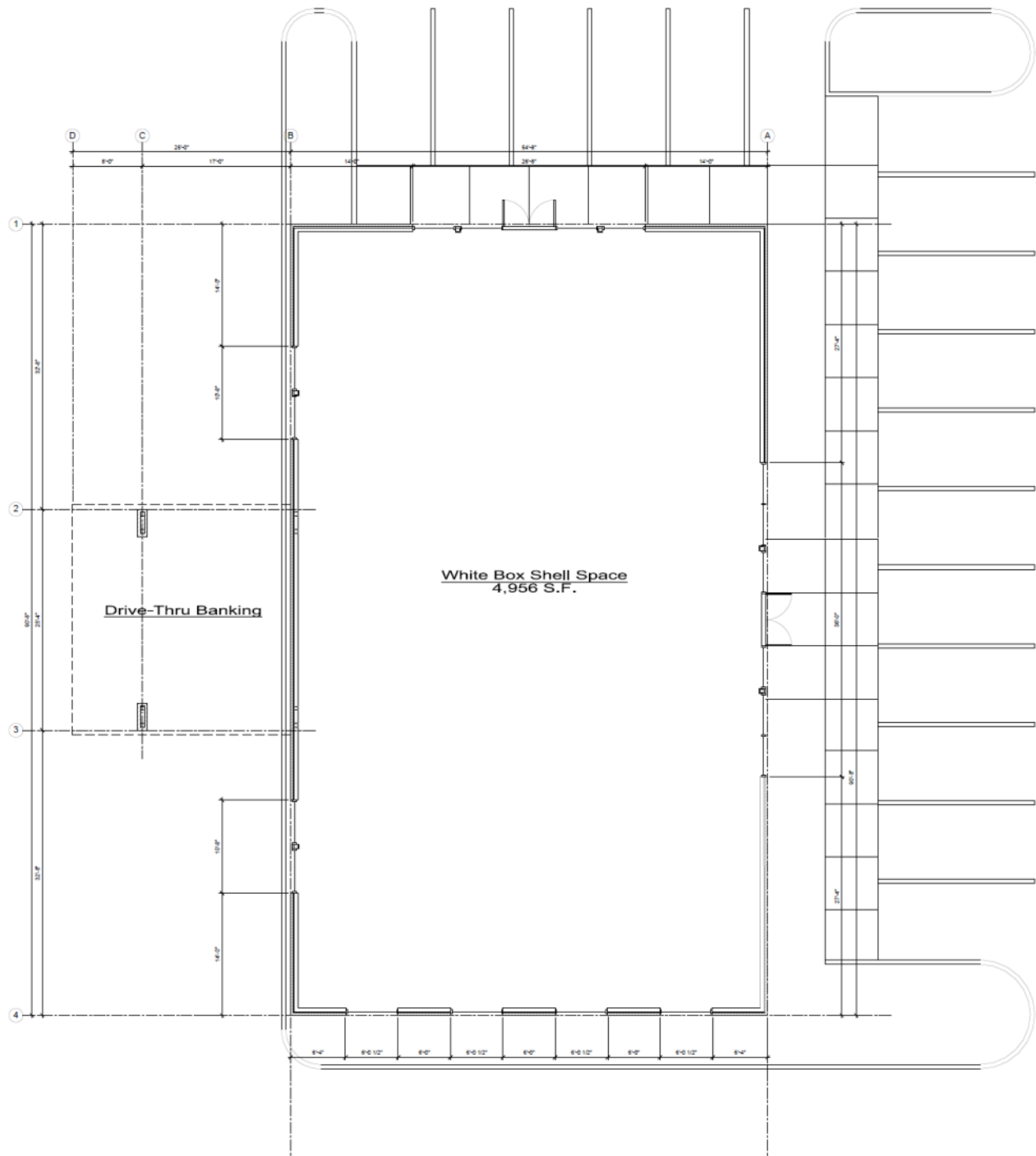




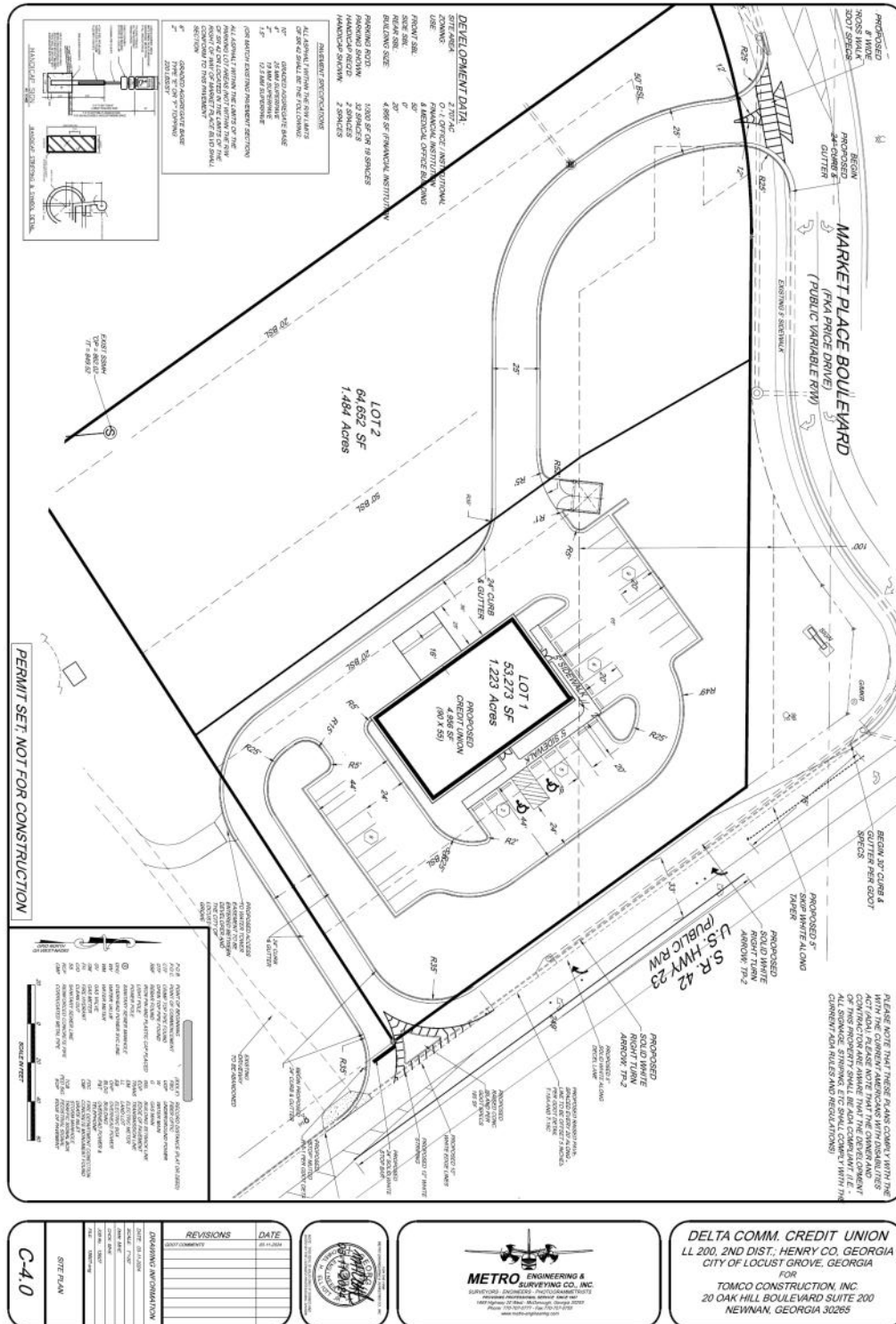
Area Retail



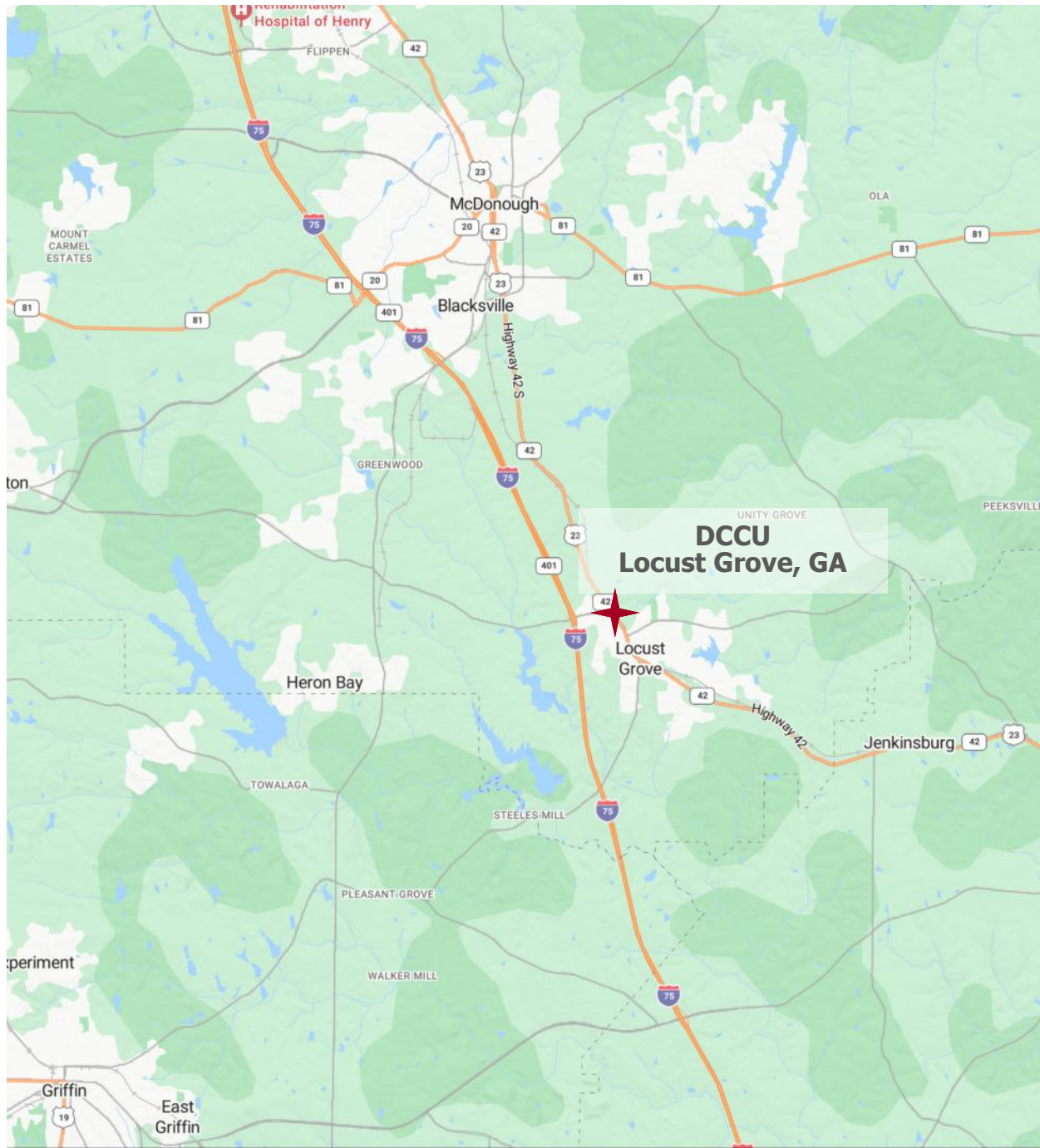
Floor Plan



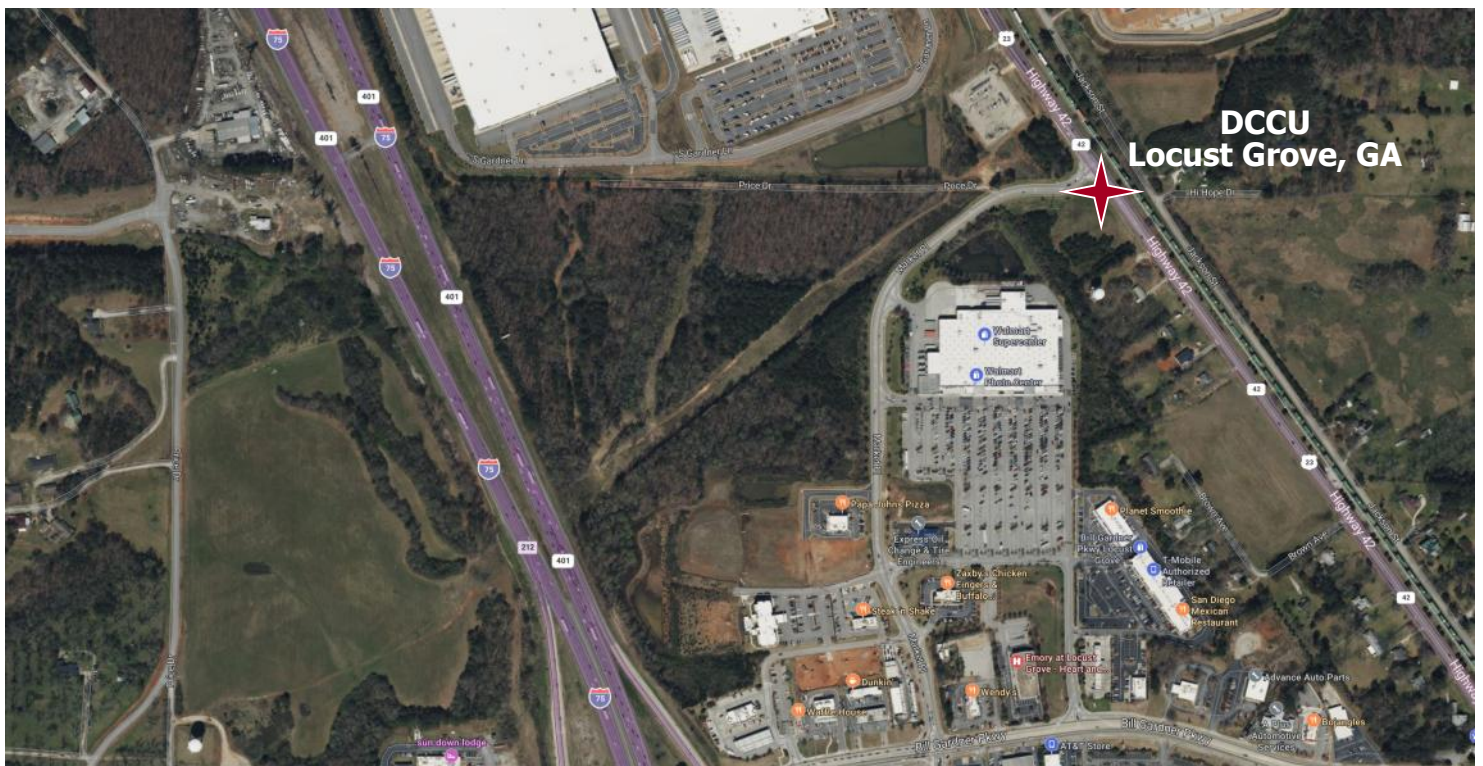
Site Plan



Location Map



Aerials



Demographics

Key Facts

DCCU Locust Grove
Ring of 5 miles

KEY FACTS

47,013

Population



Average
Household Size

35.3

Median Age

\$72,632

Median Household
Income

EDUCATION

6.4%

No High School
Diploma



32.7%

High School
Graduate



31.9%

Some College/
Associate's Degree



28.9%

Bachelor's/Grad/
Prof Degree

BUSINESS



1,147

Total Businesses



12,845

Total Employees

EMPLOYMENT



White Collar

59.3%



Blue Collar

24.5%



Services

16.2%



5.5%

Unemployment
Rate

INCOME



\$72,632

Median Household
Income



\$31,243

Per Capita Income



\$150,536

Median Net Worth

2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.4%)

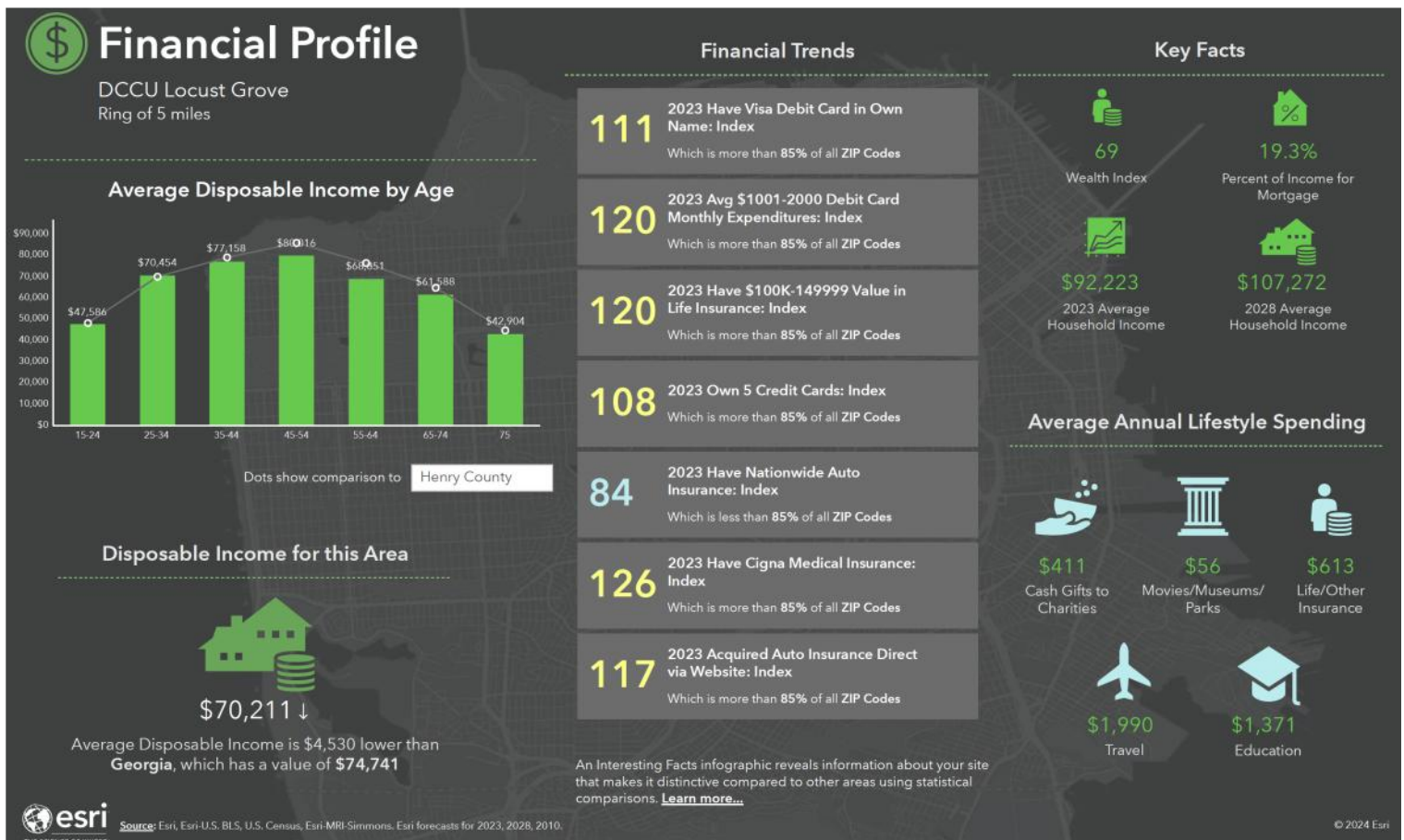
The smallest group: \$15,000 - \$24,999 (4.2%)

Indicator ▲	Value	Diff	
<\$15,000	7.4%	+0.9%	
\$15,000 - \$24,999	4.2%	-1.0%	
\$25,000 - \$34,999	8.3%	+0.5%	
\$35,000 - \$49,999	11.2%	+1.6%	
\$50,000 - \$74,999	20.4%	+2.0%	
\$75,000 - \$99,999	18.8%	-1.3%	
\$100,000 - \$149,999	16.9%	-1.6%	
\$150,000 - \$199,999	7.3%	0	
\$200,000+	5.6%	-0.9%	

Bars show deviation from Henry County

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2024 Esri

Demographics



Data Obtained From

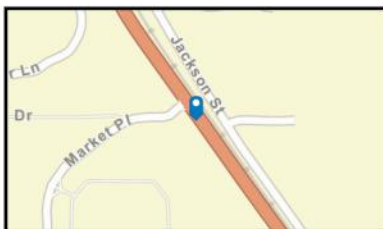
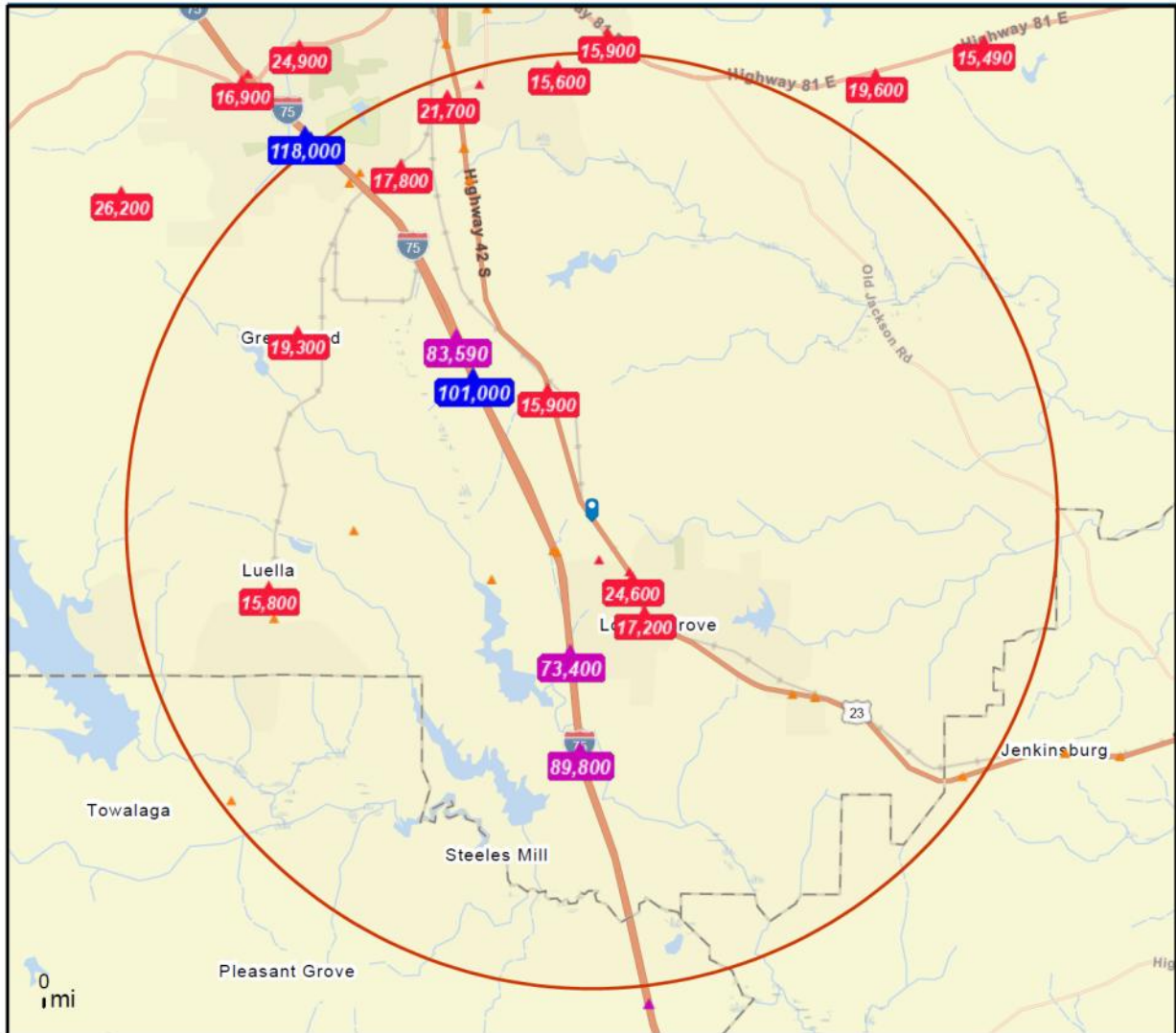




Traffic Count Map

DCCU Locust Grove
3250-3302 Highway 42, Locust Grove, Georgia, 30248
Rings: 5 mile radii

Prepared by Esri
Latitude: 33.35978
Longitude: -84.11908



Source: ©2023 Kalibrate Technologies (Q4 2023).

Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



May 31, 2024



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