



## PREMIUM DOWNTOWN INVESTMENT AVAILABLE FOR SALE | \$1,749,000

- 100% Leased Downtown Investment Property
- Fully Renovated Interior and Exterior
- Two Retail Tenants Ground Floor with NNN Leases
- Now with new tenant: Tank's Sports Bar!
- Three Large Apartment Units, One is an Air Bnb

OFFERING MEMORANDUM  
215 TENTH STREET  
AUGUSTA, GA





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### OFFER SUBMISSION

Please submit all offers as a non-binding letter of intent (LOI). Including:

- Price
- DD Time Frame
- Earnest Money
- Financing



Jonathan Aceves, CCIM, MBA  
Finem Group  
V.P./Senior Broker  
[Jaceves@meybohm.com](mailto:Jaceves@meybohm.com)  
706-294-1757



John Eckley, MBA, Civil Eng.  
Finem Group  
V.P./Senior Broker  
[Jeckley@meybohm.com](mailto:Jeckley@meybohm.com)  
706-305-0054



Dustin Wright  
Finem Group  
Commercial Advisor  
[Dwright@meybohm.com](mailto:Dwright@meybohm.com)  
706-830-8266



Stephen Long  
Finem Group  
Investment Analyst  
[Slong@meybohm.com](mailto:Slong@meybohm.com)  
706-513-3840



# EXECUTIVE SUMMARY





# 215 TENTH STREET, AUGUSTA, GA

## DOWNTOWN INVESTMENT PROPERTY



**\$1,749,000**  
List Price



**±9,072**  
Square Feet



**037-3-273-00-0**  
Tax Parcel ID



**7.70%**  
Cap Rate



**5 Units**  
Total Units



**Downtown Augusta**  
Prime Location



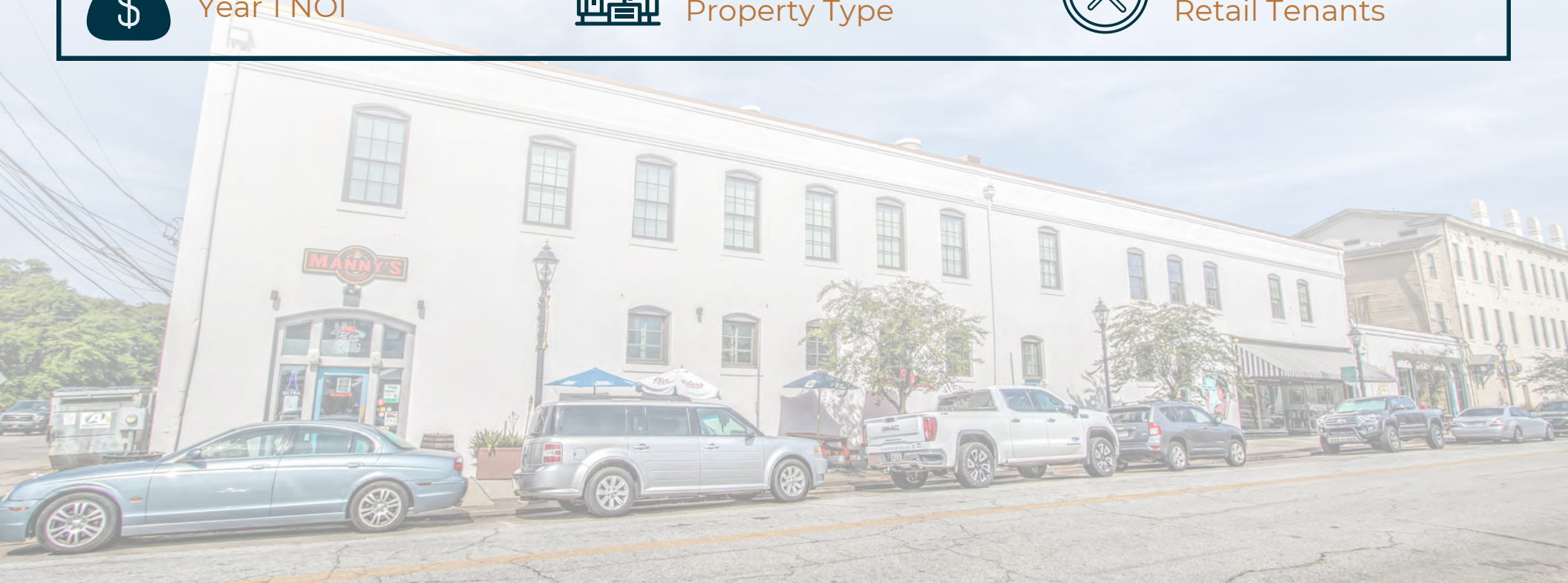
**\$138,584**  
Year 1 NOI



**Mixed-Use**  
Property Type



**2 Restaurants/Bars**  
Retail Tenants





# SALES DESCRIPTION / LOCATION DESCRIPTION

## Sales Description

The Finem Group at Meybohm Commercial is proud to exclusively present this prime downtown Augusta investment opportunity for sale.

The leased building is ±9,072 square feet of space located off Tenth Street. It is a mixed-use building that features two bottom restaurant spaces and three upstairs apartment units. Both the restaurant and the apartment spaces are in very good condition. In the last couple of years, the owner has repaired the roof (2018), AC units (3) replaced in the upstairs lofts, 35 exterior windows replaced (2019), and repainted the exterior (2021).

The property features a new 5-year NNN lease for one of the restaurant spaces. This lease features 4% annual increases. The other restaurant space has a brand new 3-year NNN lease with 5% annual increases. One of the apartment units is fully furnished with one being used as an Air Bnb. Lastly, the other apartment unit is leased out to a tenant.

This property makes the perfect opportunity for a real estate investor wanting cash flow day one and a premium building in a growing downtown located at one of the premiere trafficked intersections in all of downtown.

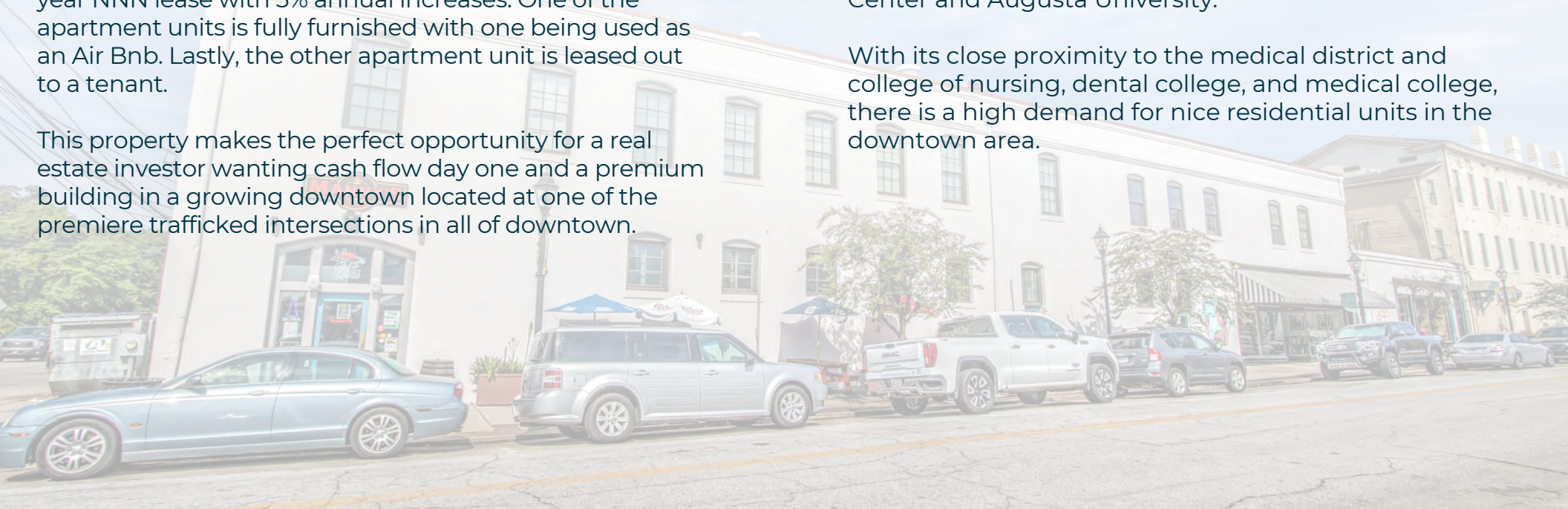
## Location Description

This property is located on the 10th Block of Downtown Augusta, GA, and is located in the heart of the central business district of Augusta.

It is located across the street from two local favorite restaurants (owned and operated by the Frog Hollow Group); Taco Cat and Pho Romen and surrounded by many more on Broad Street. This truly is one of the premiere corridors in all of downtown for cuisine, which means ample foot traffic and only increasing demand for this location long-term.

It is also in close proximity to the Medical District which consists of Piedmont Hospital, the VA, Children's Hospital, AU Hospital, Medical College of Georgia, and more. Lastly, it is located close to the Georgia Cyber Center and Augusta University.

With its close proximity to the medical district and college of nursing, dental college, and medical college, there is a high demand for nice residential units in the downtown area.





# INVESTMENT HIGHLIGHTS

## Fully Leased

This investment property is fully leased out with two retail tenants on the bottom floor and three apartment units on the top. One of the apartment units is being used as a fully furnished Air Bnb which could easily be transitioned to a leased out apartment unit.

## Brand New Retail Lease

This property features a brand new 3-year NNN lease and secured a 5-year NNN lease last summer. Both leases feature pro rata share reimbursements and annual escalations.

## Strong Rental Increases

Along with Lennox on Tenth's rental increase of 4% annually, Manny's off-Broad is paying 5% annual increases which provides a new owner a strong hedge against inflation.

## Beautiful Apartment Units

The second story features three large and beautiful apartment units. Two of them are fully furnished with one of them being operated as an Air Bnb. Each unit features beautiful hardwood floors and exposed brick.

## Premium Location

Both the retail and apartments benefit from this property's prime location. Being located in the heart of downtown Augusta, the retail spaces are in a high-demand area due to the continued growth of new restaurants, bars, and businesses re-entering the area. Additionally, the apartment units benefit from being in close proximity to the medical district, the cyber center, and Augusta University which is a major hub for medical, dental, and nursing students.





# CAPITAL IMPROVEMENTS



## Roof Repaired

\$15,000 in 2018



## Windows Replaced

\$35,000 in 2019



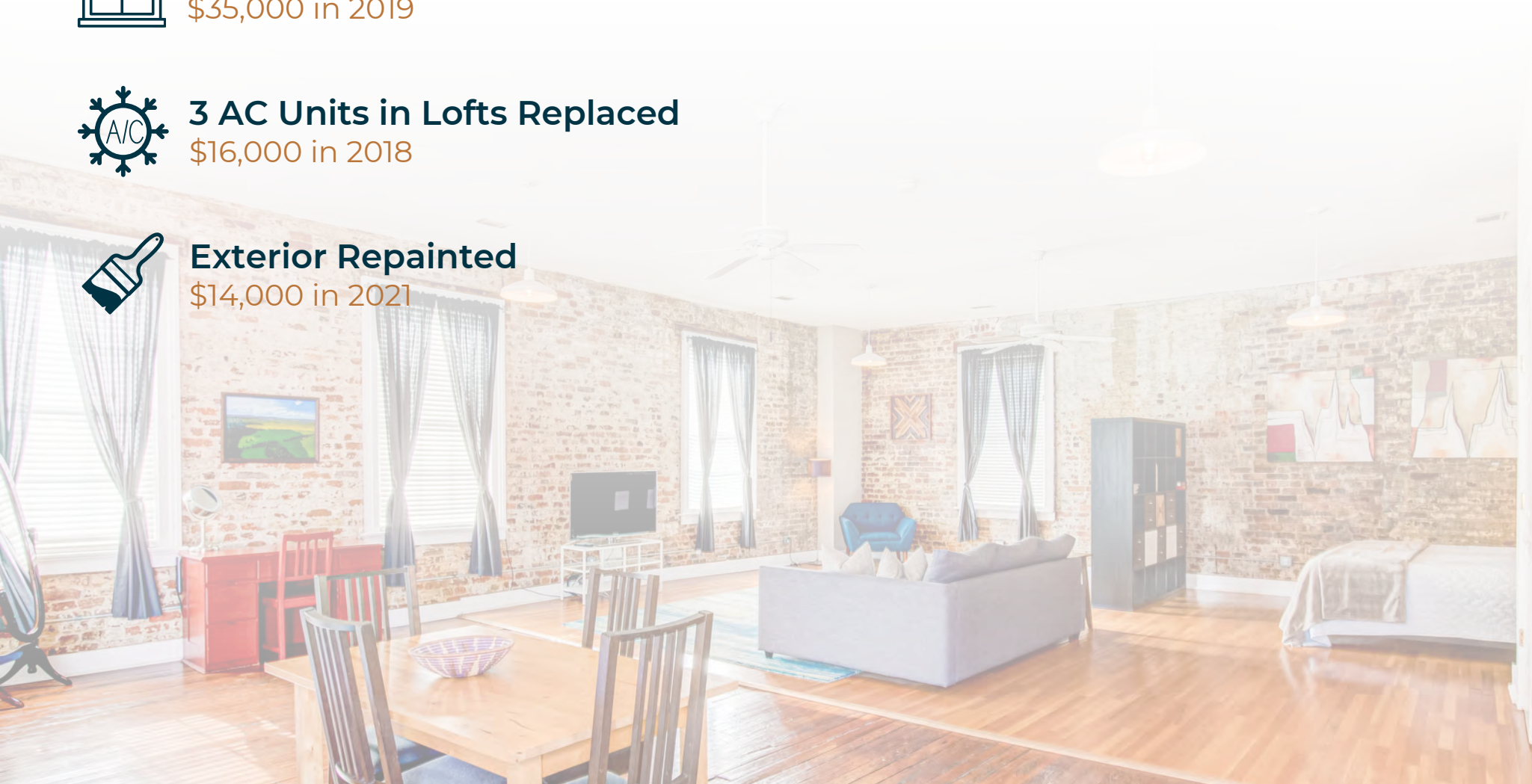
## 3 AC Units in Lofts Replaced

\$16,000 in 2018



## Exterior Repainted

\$14,000 in 2021





# VIRTUAL TOURS



Loft C  
Virtual Tour

Loft B  
Virtual Tour

Loft A  
Virtual Tour

Lenox's  
Virtual Tour

Tank's  
Sports Bar  
Virtual Tour





Augusta Riverfront Center



JB Whites Building



NACHO MAMA'S



Site



Tank's Sports Bar









# 10-YEAR HOLD ANALYSIS / KEY METRICS

## ACQUISITION

**\$1,749,000**  
Sale Price

**\$138,584**  
Year 1 NOI

**7.70%**  
Year 1 Cap Rate

## 10 YEAR HOLD LEVERED RETURN METRICS

**6.62%**  
Avg. Cash on Cash Return

**11.93%**  
Levered IRR

**2.72X**  
Equity Multiple

Summary of Hold	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Property Value</b>	<b>\$1,799,000</b>	<b>\$1,860,106</b>	<b>\$1,919,852</b>	<b>\$1,981,716</b>	<b>\$2,045,777</b>	<b>\$2,056,689</b>	<b>\$2,180,820</b>	<b>\$2,251,974</b>	<b>\$2,325,670</b>	<b>\$2,402,002</b>
Effective Gross Revenue	\$194,118	\$200,949	\$207,732	\$214,760	\$222,043	\$234,290	\$237,412	\$245,519	\$253,921	\$262,629
Operating Expenses	\$55,534	\$57,286	\$59,071	\$60,912	\$62,813	\$73,799	\$66,799	\$68,888	\$71,044	\$73,270
<b>Net Operating Income</b>	<b>\$138,584</b>	<b>\$143,663</b>	<b>\$148,662</b>	<b>\$153,848</b>	<b>\$159,231</b>	<b>\$160,491</b>	<b>\$170,614</b>	<b>\$176,631</b>	<b>\$182,876</b>	<b>\$189,359</b>
Cap Ex	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524
TI Costs	\$0	\$0	\$4,930	\$0	\$8,193	\$0	\$0	\$0	\$4,930	\$0
Leasing Commissions	\$3,222	\$3,305	\$12,354	\$3,438	\$17,860	\$3,577	\$3,649	\$3,722	\$14,725	\$3,872
<b>Cash Flow From Operations</b>	<b>\$130,362</b>	<b>\$135,208</b>	<b>\$126,073</b>	<b>\$144,946</b>	<b>\$127,550</b>	<b>\$151,118</b>	<b>\$160,995</b>	<b>\$166,760</b>	<b>\$156,887</b>	<b>\$178,963</b>
Debt Service	\$105,781	\$105,781	\$105,781	\$105,781	\$105,781	\$105,781	\$105,781	\$105,781	\$105,781	\$105,781
<b>Cash Flow After Financing</b>	<b>\$24,581</b>	<b>\$29,427</b>	<b>\$20,292</b>	<b>\$39,165</b>	<b>\$21,769</b>	<b>\$45,337</b>	<b>\$55,214</b>	<b>\$60,979</b>	<b>\$51,106</b>	<b>\$73,182</b>
DSCR	1.31	1.36	1.41	1.45	1.51	1.52	1.61	1.67	1.73	1.79
Debt Yield	11.62%	12.04%	12.46%	12.90%	13.35%	13.45%	14.30%	14.81%	15.33%	15.87%
Cash on Cash Return	3.87%	4.63%	3.19%	6.16%	3.42%	7.13%	8.68%	9.59%	8.04%	11.51%



# 10-YEAR HOLD ANALYSIS / SUMMARY

## Investment Summary

Tenth Street Investment Property  
8/1/2024

### Analysis Details

Analysis Period	10 Years
Start Date	8/1/2024
End Date	8/31/2034

### Capital Stack

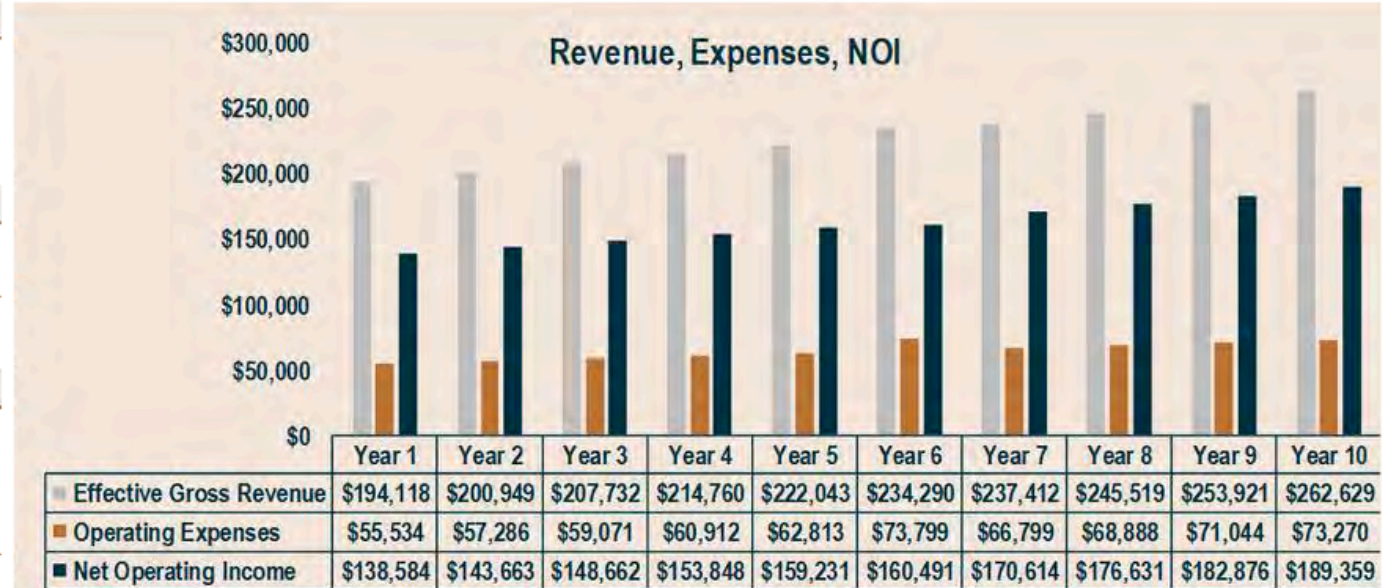
Equity	34.8%	\$ 635,947
Debt	65.2%	\$ 1,192,854
Total Sources	100.0%	\$ 1,828,800

### Uses

Purchase Price	98.4%	\$ 1,799,000
Closing Costs	1.0%	\$ 17,990
Cap Ex Costs	0.0%	\$ -
Loan Fees	0.6%	\$ 11,810
Total Uses	100.0%	\$ 1,828,800

### Acquisition Details

Year 1 NOI	\$ 138,584
Purchase Cap Rate	7.70%
Purchase Price	\$ 1,799,000
Est. Closing Costs	1.00% \$ 17,990
Other Costs	0.65% \$ 11,810
<b>Total Acquisition Costs</b>	<b>\$ 1,828,800</b>
Stabalized Year	Year 1
Occupied Sqft	100% 8,999
Vacant Sqft	0%
WALT Remaining	Retail Units WALT 3.48 WALT



### Disposition Details

Exit Year NOI	Year 10	\$ 189,359
Exit Cap Rate		7.88%
Sale Price		\$ 2,402,002
Closing Costs	6.00%	\$ 144,120
Loan Payoff		\$ 950,913
<b>Net Sale Proceeds</b>		<b>\$ 1,306,968</b>
<b>Returns</b>	<b>Unlevered</b>	<b>Levered</b>
IRR	9.40%	11.93%
Equity Multiple	2.04X	2.72X
Net Profit	\$1,907,945	\$1,092,075

### Senior Loan

Loan Amount	\$ 1,181,044
Loan Fees	1.00% \$ 11,810
<b>Total Loan</b>	<b>65.2% \$ 1,192,854</b>
Amortization Periods	25 Years 300 Months
Interest Only Periods	0 Years 0 Months
Loan Maturity	10 Years Month 120
Interest Rate	7.50%
Fixed/Floating	Fixed
Interest Rate Ceiling	9.50%
Interest Rate Floor	5.50%
BPS Increase/Month	2 Bps
Min DSCR	1.31



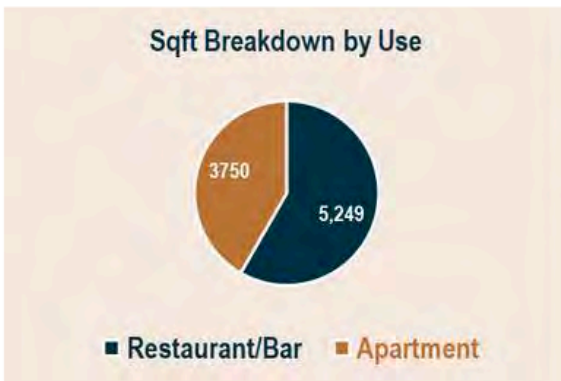
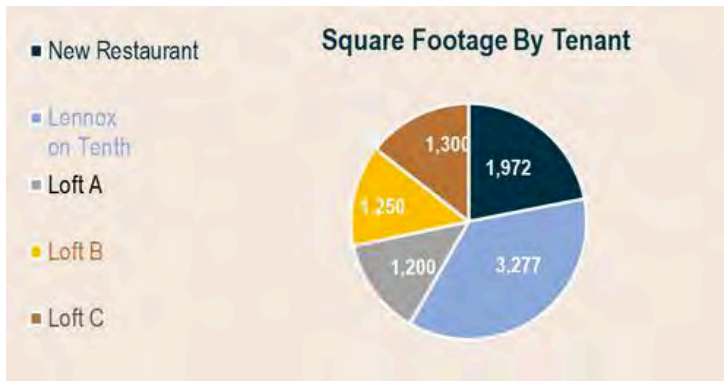
# 10-YEAR HOLD ANALYSIS / RENT ROLL

## Rent Roll

Tenth Street Investment Property  
8/1/2024

As of August 1, 2024

Unit	Tenant	Square Feet	Pro Rata Share	Tenant Type	Lease Start	Lease End	Years Remaining	Rent PSF	Monthly Rent	Annual Rent	Rent Escalations	Expense Recovery Type	Renewal Options	Option Rent	Assumption Upon Expiration
215 10th Street	New Restaurant	1,972	22%	Restaurant/Bar	7/1/2024	6/30/2027	2.91 Years	\$27.00	\$5,250	\$63,000	4% Annually	PRS Taxes and Insurance Separate Utility Meter Interior Repairs and Maintenance	None	4% Inc.	Renews Contract
211 10th Street	Lennox on Tenth	3,277	36%	Restaurant/Bar	7/5/2023	7/4/2028	3.93 Years	\$24.00	\$6,554	\$78,648	4% Annually	PRS Taxes and Insurance Separate Utility Meter Interior Repairs and Maintenance	None	None	Renews Contract
Loft A	Air Bnb	1,200	13%	Apartment					\$2,000	\$24,000	None	Separate Meter for Electricity/Gas but as an AirBnb LL Covers utilities	None	None	Turn into Normal Rental Unit
Loft B	Residential	1,250	14%	Apartment	5/15/2024	6/30/2026	1.91 Years		\$1,275	\$15,300	None	Separate Meter for Electricity/Gas but it is included in the rent along with Water	None	None	Renews Lease
Loft C	Residential	1,300	14%	Apartment	8/1/2023	7/31/2024	0.00 Years		\$1,200	\$14,400	None	Separate meter for Electricity/Gas and LL covers water and garbage	None	None	Renews Lease
<b>Total</b>		<b>8,999</b>	<b>100%</b>				<b>Retail Units 3.48 WALT</b>		<b>\$16,279</b>	<b>\$195,348</b>					





# 10-YEAR HOLD ANALYSIS / REVENUE

Pro Forma	31-Aug-25	31-Aug-26	31-Aug-27	31-Aug-28	31-Aug-29	31-Aug-30	31-Aug-31	31-Aug-32	31-Aug-33	31-Aug-34
<b>Tenth Street Investment Property</b> 8/1/2024	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
NOI	\$146,102	\$151,473	\$156,775	\$162,277	\$167,987	\$169,849	\$180,064	\$186,449	\$193,076	\$199,955
Cap Rate	7.70%	7.72%	7.74%	7.76%	7.78%	7.80%	7.82%	7.84%	7.86%	7.88%
Property Value	\$1,896,594	\$1,961,227	\$2,024,629	\$2,090,283	\$2,158,273	\$2,176,604	\$2,301,612	\$2,377,143	\$2,455,377	\$2,536,414
<b>Apartment Revenue</b>										
Apartment Rental Income	\$53,700	\$55,080	\$56,182	\$57,305	\$58,451	\$59,620	\$60,813	\$62,029	\$63,270	\$64,535
Utility Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Fees	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
<b>Total Potential Rent</b>	<b>\$54,900</b>	<b>\$56,280</b>	<b>\$57,382</b>	<b>\$58,505</b>	<b>\$59,651</b>	<b>\$60,820</b>	<b>\$62,013</b>	<b>\$63,229</b>	<b>\$64,470</b>	<b>\$65,735</b>
General Vacancy Loss	-\$2,745	-\$2,814	-\$2,869	-\$2,925	-\$2,983	-\$3,041	-\$3,101	-\$3,161	-\$3,223	-\$3,287
<b>Gross Revenue From Apartments</b>	<b>\$52,155</b>	<b>\$53,466</b>	<b>\$54,513</b>	<b>\$55,580</b>	<b>\$56,669</b>	<b>\$57,779</b>	<b>\$58,912</b>	<b>\$60,068</b>	<b>\$61,246</b>	<b>\$62,448</b>
<b>Retail Revenue</b>										
Potential Base Rent	\$132,771	\$138,082	\$143,605	\$149,350	\$155,324	\$161,537	\$167,998	\$174,718	\$181,707	\$188,975
Concessions/Free Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Retail Rental Revenue</b>	<b>\$132,771</b>	<b>\$138,082</b>	<b>\$143,605</b>	<b>\$149,350</b>	<b>\$155,324</b>	<b>\$161,537</b>	<b>\$167,998</b>	<b>\$174,718</b>	<b>\$181,707</b>	<b>\$188,975</b>
<b>Expense Reimbursement</b>										
CAM Reimbursement	\$1,157	\$1,192	\$1,228	\$1,264	\$1,302	\$1,341	\$1,382	\$1,423	\$1,466	\$1,510
Real Estate Tax Reimbursement	\$11,572	\$11,919	\$12,277	\$12,645	\$13,024	\$18,637	\$13,817	\$14,232	\$14,659	\$15,099
Insurance Reimbursement	\$4,860	\$5,006	\$5,156	\$5,311	\$5,470	\$5,634	\$5,803	\$5,977	\$6,157	\$6,341
Property Management Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Expense Reimbursements</b>	<b>\$17,589</b>	<b>\$18,117</b>	<b>\$18,660</b>	<b>\$19,220</b>	<b>\$19,797</b>	<b>\$25,612</b>	<b>\$21,002</b>	<b>\$21,633</b>	<b>\$22,282</b>	<b>\$22,950</b>
Reimbursement Slippage	-\$879	-\$906	-\$933	-\$961	-\$990	-\$1,281	-\$1,050	-\$1,082	-\$1,114	-\$1,147
<b>Gross Revenue From Retail</b>	<b>\$149,481</b>	<b>\$155,293</b>	<b>\$161,333</b>	<b>\$167,609</b>	<b>\$174,131</b>	<b>\$185,868</b>	<b>\$187,950</b>	<b>\$195,269</b>	<b>\$202,874</b>	<b>\$210,777</b>
<b>Effective Gross Revenue</b>	<b>\$201,636</b>	<b>\$208,759</b>	<b>\$215,845</b>	<b>\$223,189</b>	<b>\$230,799</b>	<b>\$243,648</b>	<b>\$246,863</b>	<b>\$255,336</b>	<b>\$264,120</b>	<b>\$273,226</b>



# 10-YEAR HOLD ANALYSIS / EXPENSES-NOI

<b>Pro Forma</b>	<b>31-Aug-25</b>	<b>31-Aug-26</b>	<b>31-Aug-27</b>	<b>31-Aug-28</b>	<b>31-Aug-29</b>	<b>31-Aug-30</b>	<b>31-Aug-31</b>	<b>31-Aug-32</b>	<b>31-Aug-33</b>	<b>31-Aug-34</b>
<b>Tenth Street Investment Property</b> 9/1/2023	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Year 6</b>	<b>Year 7</b>	<b>Year 8</b>	<b>Year 9</b>	<b>Year 10</b>
<b>Variable Operating Expenses</b>										
CAM	\$2,000	\$2,060	\$2,122	\$2,185	\$2,251	\$2,319	\$2,388	\$2,460	\$2,534	\$2,610
Property Management	\$14,794	\$15,324	\$15,849	\$16,394	\$16,959	\$17,545	\$18,153	\$18,783	\$19,436	\$20,114
Non Refundable Cleaning Expenses	\$3,500	\$3,605	\$3,713	\$3,825	\$3,939	\$4,057	\$4,179	\$4,305	\$4,434	\$4,567
Non Refundable Utility Expenses	\$6,840	\$7,045	\$7,257	\$7,474	\$7,698	\$7,929	\$8,167	\$8,412	\$8,665	\$8,925
<b>Total Variable Expenses</b>	<b>\$27,134</b>	<b>\$28,034</b>	<b>\$28,941</b>	<b>\$29,879</b>	<b>\$30,848</b>	<b>\$31,851</b>	<b>\$32,887</b>	<b>\$33,959</b>	<b>\$35,068</b>	<b>\$36,215</b>
<b>Fixed Expenses</b>										
Real Estate Taxes	\$20,000	\$20,600	\$21,218	\$21,855	\$22,510	\$32,210	\$23,881	\$24,597	\$25,335	\$26,095
Insurance	\$8,400	\$8,652	\$8,912	\$9,179	\$9,454	\$9,738	\$10,030	\$10,331	\$10,641	\$10,960
<b>Total Fixed Expenses</b>	<b>\$28,400</b>	<b>\$29,252</b>	<b>\$30,130</b>	<b>\$31,033</b>	<b>\$31,964</b>	<b>\$41,948</b>	<b>\$33,911</b>	<b>\$34,928</b>	<b>\$35,976</b>	<b>\$37,056</b>
Total Reimbursable Expenses	\$45,194	\$46,636	\$48,101	\$49,613	\$51,175	\$61,812	\$54,452	\$56,171	\$57,946	\$59,779
Total Non Reimbursable Expenses	\$10,340	\$10,650	\$10,970	\$11,299	\$11,638	\$11,987	\$12,347	\$12,717	\$13,098	\$13,491
<b>Total Operating Expenses</b>	<b>\$55,534</b>	<b>\$57,286</b>	<b>\$59,071</b>	<b>\$60,912</b>	<b>\$62,813</b>	<b>\$73,799</b>	<b>\$66,799</b>	<b>\$68,888</b>	<b>\$71,044</b>	<b>\$73,270</b>
<b>Net Operating Income</b>	<b>\$146,102</b>	<b>\$151,473</b>	<b>\$156,775</b>	<b>\$162,277</b>	<b>\$167,987</b>	<b>\$169,849</b>	<b>\$180,064</b>	<b>\$186,449</b>	<b>\$193,076</b>	<b>\$199,955</b>
Cap Ex Reserves	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524
TI Costs	\$0	\$0	\$4,930	\$0	\$8,193	\$0	\$0	\$0	\$4,930	\$0
Leasing Costs	\$3,222	\$3,305	\$12,354	\$3,438	\$17,860	\$3,577	\$3,649	\$3,722	\$14,725	\$3,872
<b>Cash Flow from Operations</b>	<b>\$137,880</b>	<b>\$143,018</b>	<b>\$134,187</b>	<b>\$153,375</b>	<b>\$136,306</b>	<b>\$160,475</b>	<b>\$170,445</b>	<b>\$176,577</b>	<b>\$167,087</b>	<b>\$189,559</b>
Debt Service	\$105,781	\$105,781	\$105,781	\$105,781	\$105,781	\$105,781	\$105,781	\$105,781	\$105,781	\$105,781
<b>Cash Flow after Financing</b>	<b>\$32,099</b>	<b>\$37,237</b>	<b>\$28,406</b>	<b>\$47,594</b>	<b>\$30,525</b>	<b>\$54,694</b>	<b>\$64,664</b>	<b>\$70,796</b>	<b>\$61,306</b>	<b>\$83,778</b>



# 10-YEAR HOLD ANALYSIS / ANALYSIS ASSUMPTIONS

## Analysis Period

Analysis Start Date	8/1/2024
Analysis End Date	8/31/2034
Hold Period	10 Years

## Acquisition Assumptions

Closing Costs	1% of Purchase Price
Interest Rate	7.5%
Fixed/Floating Rate	Fixed
Amortization	25 Years
Interest Only Periods	0 Years
Loan Fees	1% of Loan Amount
Loan to Value	65%

## Expense Assumptions

RE Taxes	See Below
Insurance	2022's Numbers
Utilities	2022's Numbers
Cleaning	2022's Numbers
Repairs/Maintenance	2022's Numbers
Cap Ex Reserves	\$5,000/Year
CAM Includes	Repairs & Maintenance
Property Management	8%
	Current owner self manages

## Tax Assessment

Year	Tax Amount
2022 Taxes	\$3,992
Projected Taxes	\$20,000

## Retail Leasing Assumptions

New Restaurant	Signs new 5 yr lease
Lenox on Tenth	Signs new 5 yr lease
Leasing Cost Renew	3%
TI Cost Renew	\$2.5 PSF
Free Rent Renew	0 Months
Reimbursement Slippage	5%

## Apartment Leasing Assumptions

Loft A	Avg. \$2,000/Month in Revenue
Rent Growth	2%
Parking Fee	50/month
Leasing Cost	6%
Free Rent Renew	0 Months
Reimbursement Slippage	5%

## Sale Assumptions

Exit Cap Growth/Year	2 BPS/Year
Exit Cap	8.05%
Cost of Sale	6%





















**LENOX  
ON TENTH**





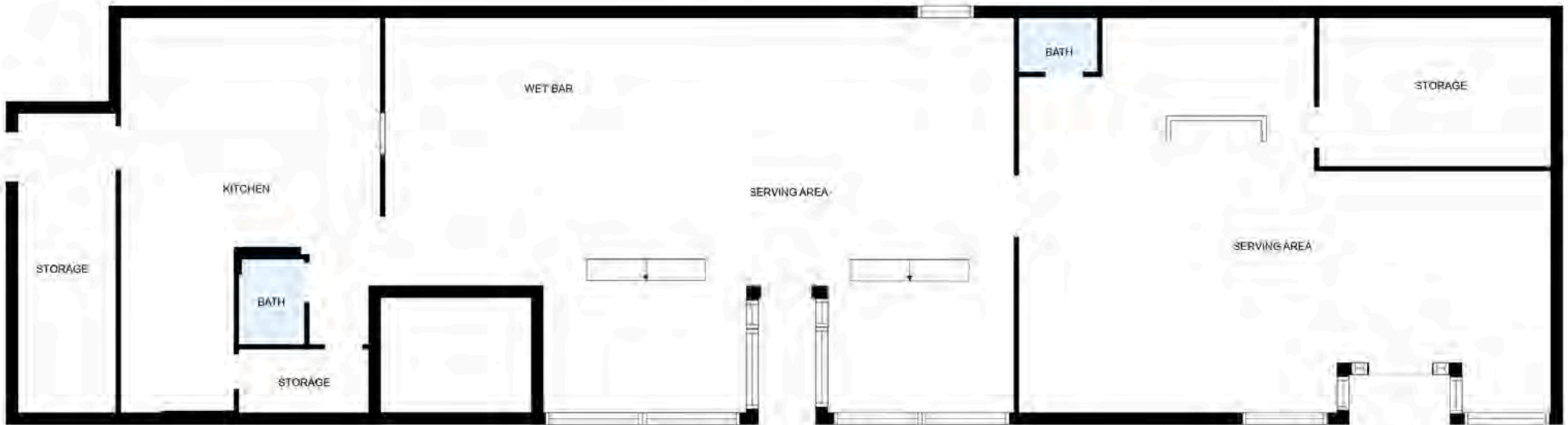








211 10TH ST, AUGUSTA, GA







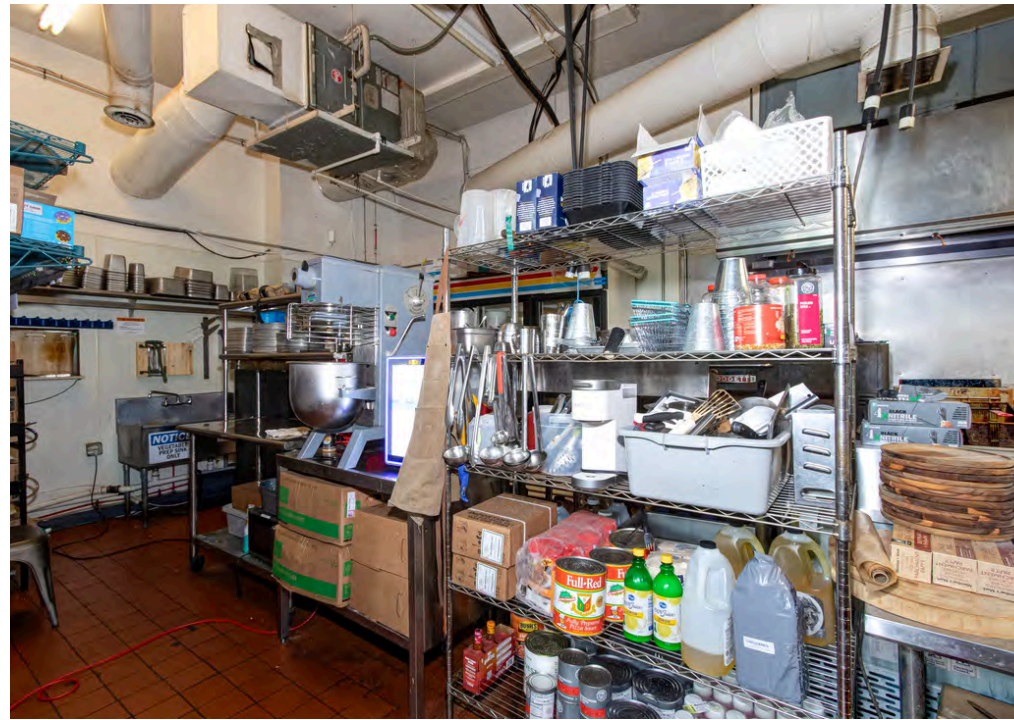
# TANK N TAPS SPORTS BAR





























213 10TH ST, UNIT A, AUGUSTA, GA







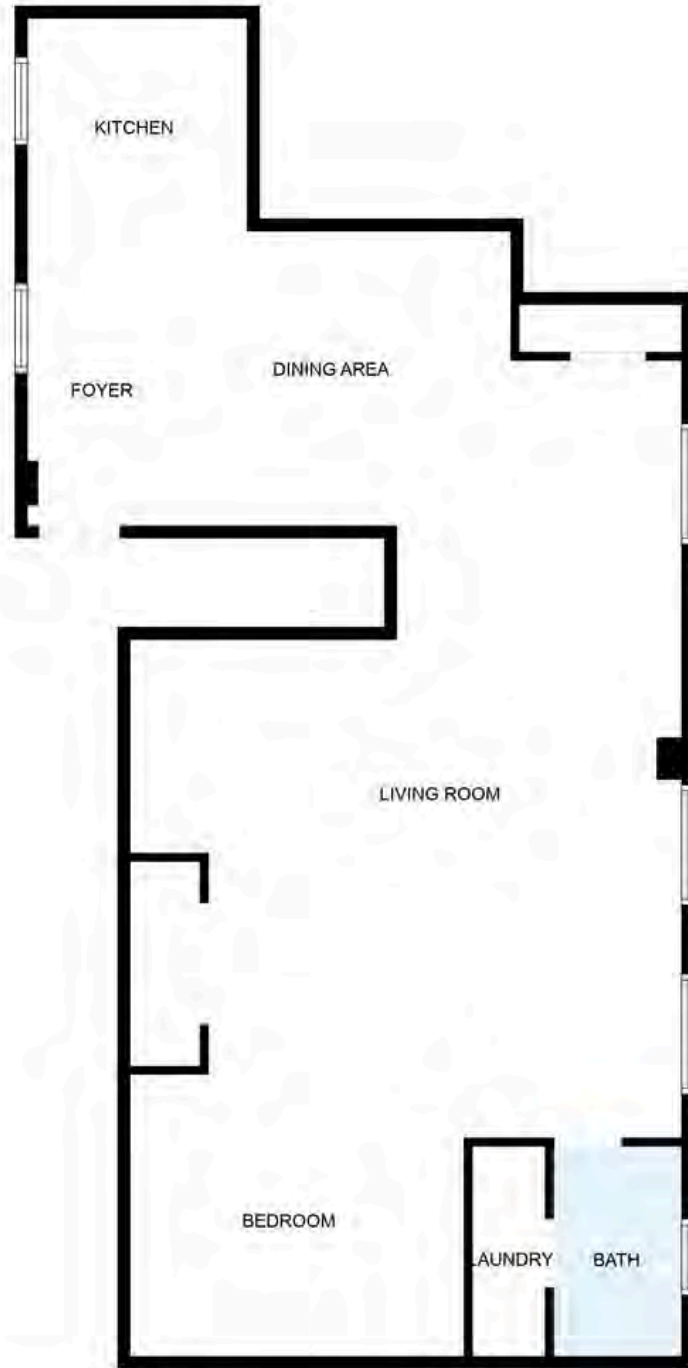
















**LOFT C  
PICTURES**

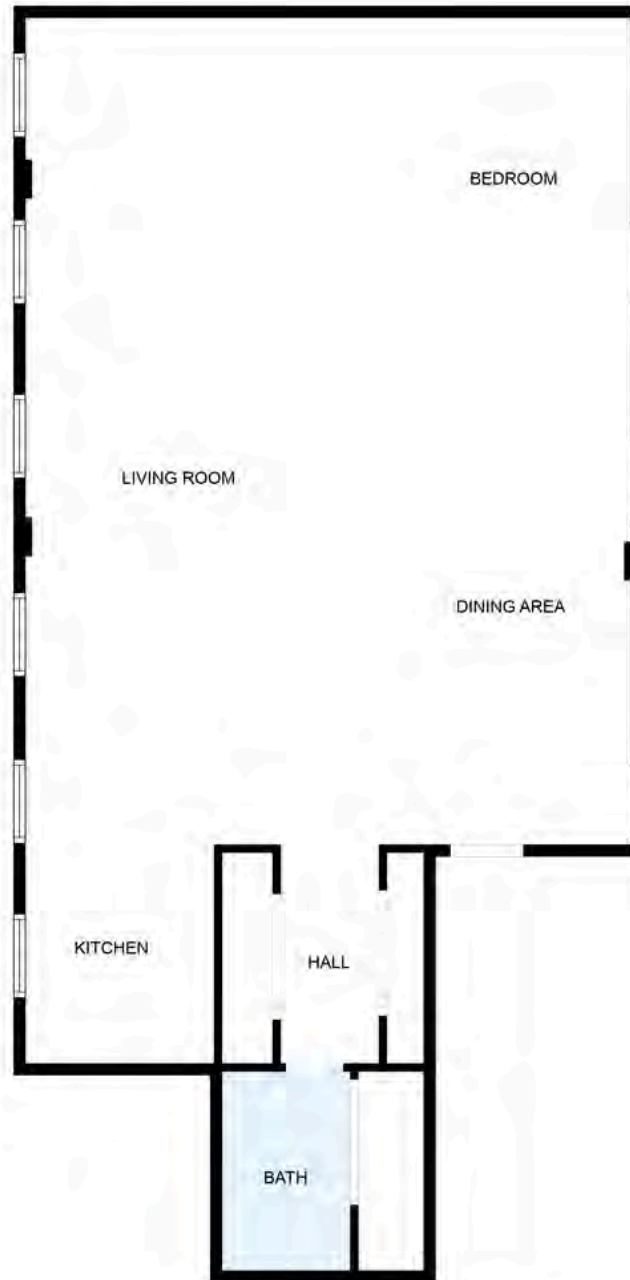








213 10TH ST, UNIT C, AUGUSTA, GA









# THE CSRA OVERVIEW



622,275

CSRA Population



\$61,473

CSRA Med. Income



\$198,719

Med. Home Value



0.43%

Ann. Growth Rate



4

Total Colleges



9,921

College Studets



269,031

Labor Force



3.7%

Unemployment Rate



# MSA BUSINESS OVERVIEW

Augusta is a regional center of medicine, biotechnology, and cyber security. Augusta University, the state's only public health sciences graduate university, employs over 7,000 people. Along with University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion. Within the next few years, the city is expected to have rapid population growth of 10,000+ residents due to the announcement of the United States Army Cyber Command that will be located in Fort Gordon.

The city's three largest employers are Augusta University, the Savannah River Site (a Department of Energy nuclear facility), and the U.S. Army Cyber Center of Excellence at Fort Gordon, which oversees training for Cyber, Signal Corps, and Electronic Warfare. Other Companies with headquarters or distribution centers in the CSRA are but limited to, EZ-Go, Bridgestone, Tax Slayer, John Deere, Amazon, Kellogg's Kimberly Clark, Graphic Packaging International, and more.



GEORGIA  
CYBER CENTER



JOHN DEERE



VA



U.S. Department  
of Veterans Affairs





## RICHMOND COUNTY, GA

Augusta, GA is in the midst of a renaissance of sorts fueled by a few different major drivers. One is the influx of all things cyber with the relocation of the U.S. Army's Cyber Command Headquarters to nearby Fort Gordon. This fairly recent development has and continues to fuel growth in the area, but has only served to accelerate a trend that was already underway. The city's downtown was already fastly developing, but now many more projects are set to break ground. The greater MSA, including surrounding Columbia and Richmond Counties on the GA side, and Aiken and Edgefield counties on the SC side, seem to all be seeing impacts in this already very affordable place to live.

Traditionally, Healthcare, Military, Manufacturing, Energy, and Customer Service have represented the primary nodes of the Augusta Economy. Cyber has recently taken its place at the table next to the others and has fueled much of the recent change. Amazon has plans for two separate distribution warehouses off of I-20 in Columbia County. Over 51,000 jobs are provided by healthcare alone in the Augusta MSA. Manufacturing entities in the area include EZ GO Textron, Kimberly-Clark, John Deere, Starbucks, Graphic Packaging, Cardinal Health, Kellogs and more. Entities like Sitel, ADP, Unisys and Taxslayer specialize in customer-service-based work. The economy is greatly supported by a couple of different large energy projects: Savannah River Site and Plant Vogle providing 12,000 and 6,000 jobs respectively.



**\$46,237**

**MHI**



**205,673**

**Population**



**3.5%**


**Unemployment**



# CYBER CITY

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command. The Army Cyber Command Headquarters located at Fort Gordon operates and defends Army networks and delivers cyberspace effects against adversaries to defend the nation. ARCYBER, led by Fort Gordon, conducts global operations 24/7 with approximately 16,500 Soldiers, civilian employees, and contractors worldwide. The Pentagon's 2013 announcement led to the relocation of the U.S. Army Cyber Command from Fort Meade in Maryland to Fort Gordon in Augusta. Fort Gordon is fast becoming a center for joint forces activities, training, and operations and is a huge employer in east Georgia. With a workforce of 31,155, much of the installation's annual economic impact of nearly \$2.4 billion goes directly into area shops, real estate, banks, and other businesses.

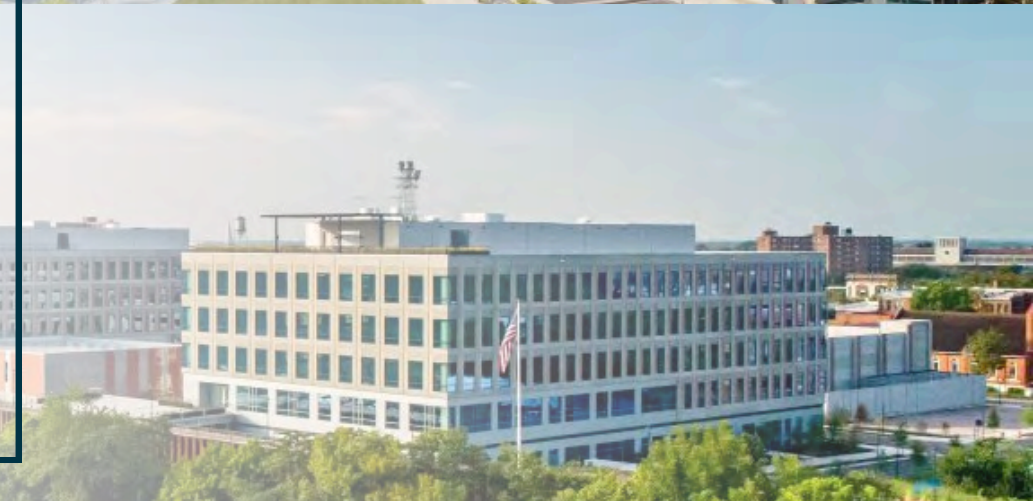
The Augusta Region has long been a hotbed for the tech- and cyber-related companies such as Unisys, ADP, and Raytheon. Now, Augusta is home to the US Cyber Command at Fort Gordon and the newly completed Georgia Cyber Center, a \$100 million investment and the largest government cybersecurity facility in the United States. Located on the Nathan Deal Campus for Innovation, the center is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S Army, and the private sector. Other cyber-focused businesses are paying attention and taking advantage of the expanding field by moving their headquarters and establishing branches in the Augusta Region. The \$100 million Georgia Cyber Center, the single largest investment in a cybersecurity facility by a state government to date, is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S. Army and the private sector.



Welcome to Fort Gordon  
U.S. Army  
Cyber Center of Excellence



**GEORGIA  
CYBER CENTER**

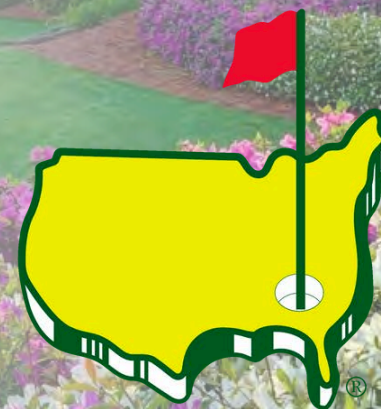




# AUGUSTA NATIONAL

Year after year during the first full week of April, golf fans descend on Augusta by the thousands. The annual event marks a boom for the local economy with over 200,000 average attendees. Augusta is known as the golf capital of the universe for good reason, and the love of golf extends well beyond the confines of Augusta National. It attracts politicians, athletes, musicians, Corporate CEOs, and many more which brings some of the world's most powerful people all in the same week to Augusta, GA.

Augusta National Golf Club sometimes referred to as Augusta or the National, is a golf club in Augusta, Georgia, United States. Unlike most private clubs which operate as non-profits, Augusta National is a for-profit corporation, and it does not disclose its income, holdings, membership list, or ticket sales. Founded by Bobby Jones and Clifford Roberts, the course was designed by Jones and Alister MacKenzie[3] and opened for play in 1932. Since 1934, the club has played host to the annual Master's Tournament, one of the four men's major championships in professional golf, and the only major played each year at the same course. It was the top-ranked course in Golf Digest's 2009 list of America's 100 greatest courses and was the number ten-ranked course based on course architecture on Golfweek Magazine's 2011 list of best classic courses in the United States.



# MASTERS



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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 Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.



## — FINEM GROUP OVERVIEW —

Finem- Latin Phrase meaning "consider the end": live so that your life will be approved after your death.

The Finem Group is a team of brokers and support staff at Meybohm Commercial who believe that everyone should be surrounded by a group of trusted advisors. With a team of three licensed commercial agents, a licensed investment analyst, a financial analyst intern, a professional photographer, and a transaction coordinator our team is vastly equipped to advise our clients on any of their real estate needs.

With our team of highly skilled agents and staff, we pride ourselves on being the best at what we do. We provide top-of-the-line photography, some of the best marketing packages, incredibly thorough and analytical valuations, and most importantly, honest and transparent advice to our clients. Like our team name, Finem, we aim to consider the end of every transaction we handle. We hope to live our lives in a way that honors our clients from the beginning to the end. For us, this isn't simply a job with a commission, it is our chance to help steward the assets of our clients in a way that will benefit them in the long run.

Based in Augusta, GA, The Finem Group has made a name for themselves as regional brokers in Georgia and South Carolina with plans to expand to other states.



**John Eckley, MBA, Civil Eng.**  
Finem Group  
V.P./Senior Broker  
[Jeckley@meybohm.com](mailto:Jeckley@meybohm.com)  
706-305-0054



**Jonathan Aceves, CCIM, MBA**  
Finem Group  
V.P./Senior Broker  
[Jaceves@meybohm.com](mailto:Jaceves@meybohm.com)  
706-294-1757



**Dustin Wright**  
Finem Group  
Commercial Advisor  
[Dwright@meybohm.com](mailto:Dwright@meybohm.com)  
706-830-8266



**Stephen Long**  
Finem Group  
Investment Analyst  
[Slong@meybohm.com](mailto:Slong@meybohm.com)  
706-513-3840



## MEET THE BROKERS



**Jonathan Aceves,  
CCIM, MBA**

Jonathan serves as a Commercial Sales and Leasing Advisor with Meybohm Commercial. Originally licensed in 2005, Jonathan specializes in downtown development, portfolio planning, multifamily brokerage, and land & site selection. Jonathan's portfolio planning has mostly centered around advising owners with portfolios of commercial properties regarding sales and 1031 exchanges, along with underwriting potential transactions. Jonathan has worked extensively in Site Selection and Commercial Land Brokerage. Notable site selection clients include Domino's Pizza, SRP Federal Credit Union, Hardees, Popeyes, Whit's Frozen Custard, and many others. Jonathan's approach to site selection differs from that of many of his competitors in that he starts from a list of all potential sites, rather than simply on-market sites. This tends to be more work but has led to finding off-market ideal locations for his clients. Jonathan also focuses on Multifamily brokerage, with his track record including numerous downtown duplexes and quads, along with Cedar Pines Apartments and Ridgewood Apartments. His approach with multifamily is to reduce the work required by a buyer to underwrite—leading to faster sales and higher prices.



**John Eckley,  
MBA, Civil Eng.**

Consultative, client-focused, and analytical, John is an industrial and commercial advisor for Meybohm Commercial, where his aim is to guide clients in accomplishing their greater collective financial goals, through portfolio planning, deal analysis, and excellent client service. John earned his MBA and civil engineering degrees from Clemson University and is in the final stages of pursuing his CCIM (Certified Commercial Investment Member) designation. It's a combination of experience held by only John and his team member Jonathan Aceves in the Augusta market. John's extensive experience and training in solving real-world problems are what direct him in developing client strategies for real estate investments. John's specialties include industrial warehouse and flex-space properties, land & site selection, and general commercial work. He also partners with clients on their 1031 exchanges and sale leasebacks and serves the medical community for both investment and office needs. His approach is unique because it combines his process-oriented, engineering brain with his interest in developing strong relationships with clients.



## MEET THE BROKERS



**Dustin Wright**  
Commercial Advisor

Dustin joins Meybohm Commercial and will be working to represent his clients in land site selection, development, and retail/industrial property brokerage. He most recently worked in the Central Nervous System division of Abbvie Pharmaceuticals where he advised Health Care Providers in the CSRA. Prior to pharmaceuticals, Dustin was a Territory Manager for Richmond Supply Company where he served the Kaolin, Lumber, Farming, Chemical, Power, and Water industries. Dustin joined the U.S. Navy as a Yeoman after graduating from Harlem High School. He received an AS in Business Administration from Georgia Military College and BS in Industrial/Business from Southern Polytech. He was previously a Project Manager in the Industrial/Commercial Construction sector in both Augusta and Atlanta and has also provided scheduling analytical work for Southern Nuclear Company. Dustin enjoys strategizing, and solving problems and doesn't meet many strangers. He resides in the Summerville Historic District with his amazing wife Caroline and their two children, Cole and Emmaline. Dustin believes that strong faith, integrity, and honesty are the keys to success in any business. He is an active member of the First Presbyterian Church of Augusta and enjoys golf, fishing, hunting, and spending time with friends and family.



**Stephen Long**  
Financial Analyst

Stephen joined the team at Meybohm Commercial two years ago as a financial analyst. In college, he earned his real estate license and began as a residential agent on the side while he focused on graduating college. He graduated from Augusta University with a BS in Corporate Finance and he has two certifications in financial modeling. One is ACRE's commercial real estate financial modeling course (one of the most sought-after CRE modeling certifications) and he has CFI's FMVA (financial modeling valuation analyst) certification which is a sought-after certification for corporate financial modeling. He is in the process of completing two other certifications as he believes that in order to be an excellent analyst he needs to be continuously growing his skills. Along with the team's analysis and underwriting, Stephen is also in charge of creating all Offering Memorandums and informational content. In his free time, Stephen loves to read, work out, and watch movies. Additionally, for the past year, he has been learning Spanish with the goal of becoming fluent in the future. Lastly, he has volunteered for Younglife, a nonprofit, for 6 years.



**For inquiries,  
contact us.**



www.finemgroup.com  
finem@meybohm.com  
706.305.0054

## HOW WE HELP OUR CLIENTS

### LOCAL EXPERTISE MEETS ADVANCED DATA & MARKETING



#### LOCAL EXPERTISE & KNOWLEDGE

Our team, in partnership with Meybohm Commercial, provides modern brokerage tools and local expertise to our clients from our home base in Augusta, GA.



#### TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



#### EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiated on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



#### SEGMENTED, DETERMINED MARKETING

Our proprietary database of regional businesses, tenants and buyers affords us the ability target and market our listings directly to those most likely to be in need.



#### BUSINESS-MINDED EXPERTISE

We are a team of SIOR & CCIM-educated brokers with MBAs and with experience running our own businesses



#### DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR, so you can know the best course given the data