



Offering Memorandum

Northpoint Day Centre

4000 North Point Parkway Alpharetta (Atlanta MSA), GA 30022



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Executive Summary

Sale Price

\$5,965,500

Offering Summary

Current NOI:	\$357,930
Fully Leased NOI:	\$473,130
Building Size:	24,000 SF
Lot Size:	3.24 Acres
Year Built:	2003

Property Highlights

- High end neighborhood retail center in an affluent suburb of Atlanta
- Strong internet resistant tenant lineup
- Retail is 100% occupied with rent growth opportunity
- 11,520 SF vacant climatize self storage in the basement with seperate entrance that a vehicle can drive in,
- Excellent Visibility – Located at signalized intersection on a high-traffic road.
- Average household incomes exceeding \$241,000 over the next five years.
- Access along Old Milton Parkway as well as North Point Parkway, both major thoroughfare
- Just down the street from the Avalon an 86-acre, \$1 billion "urban-suburban" mixed-use development
- 5-mile trade area is projected to include approximately 206,830 residents



Property Description

Northpoint Day Centre offers a high-caliber retail investment opportunity in the heart of Alpharetta, GA one of Metro Atlanta's most affluent and rapidly growing submarkets. This ±24,000 SF center is strategically positioned at a signalized, high-traffic intersection, ensuring maximum visibility and accessibility. The property is anchored by a strong mix of regional tenants, providing stable income and long-term leasing potential. The property also includes upside potential with the storage facility located in the basement of the building.

Located just minutes from premier destinations such as Avalon and North Point Mall, and surrounded by high-income residential communities and Class A office space, Northpoint Day Centre is ideally situated to benefit from sustained tenant demand, foot traffic from big creek greenway and strong market fundamentals.

Alpharetta Overview



Nestled in the northern suburbs of Atlanta, Alpharetta, Georgia is a vibrant city that beautifully blends Southern charm with modern sophistication. Known for its thriving economy, high quality of life, top-rated schools, and robust business community, Alpharetta is one of the most sought-after suburbs in the Atlanta to live and work. Conveniently located along GA-400, Alpharetta provides direct access to Atlanta while maintaining a family-friendly, community-oriented atmosphere.

Home to more than 700 technology companies, Alpharetta is often referred to as the "Technology City of the South." Its strong economy is supported by a diverse mix of industries, including finance, healthcare, and innovation-focused startups. The city's strategic location near Atlanta makes it a prime hub for both local businesses and global corporations.

The city offers a vibrant mix of shopping, dining, and entertainment anchored by destinations like North Point Mall, Avalon, and Downtown Alpharetta. Residents and visitors enjoy walkable streets, chef-driven restaurants, boutique shops, and year-round events. With over 750 acres of parkland and an extensive trail system, Alpharetta also offers abundant green space and recreational opportunities.

Atlanta MSA



#1

Busiest Airport
in the World



16

Fortune 500
Headquarters
in Atlanta



\$270B

GDP in
Atlanta MSA



#9

Largest Metro
Area in the U.S

Atlanta, Georgia, the metropolitan hub and epicenter of the southeast, is home to roughly 7,000,000 people and the world's busiest airport, Hartsfield-Jackson International. Thriving with dynamic growth, Atlanta is known for its strategic location, strong workforce and economy, and overall quality of life.

Corporate Headquarters & Major Employers



Aerial Photo



Additional Photos



Additional Photos



Additional Photo



Storage Photos



Unit #	Size	Price	Unit #	Size	Price	Unit #	Size	Price	Unit #	Size	Price	Unit #	Size	Price	Unit #	Size	Price	Unit #	Size	Price	Unit #	Size	Price	Unit #	Size	Price	Unit #	Size	Price	Unit #	Size	Price	Unit #	Size	Price	Unit #	Size	Price	Unit #	Size	Price																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
33	(10x16)	\$180	103	(10x7)	\$90	45	\$120	43	\$90	51	(10x7)	\$75	57	55	\$120	53	\$120	59	61	\$120	63	\$120	75	(10x7)	\$90	107	(10x7)	\$90	109	(10x7)	\$90	111	(10x7)	\$90	113	(10x7)	\$90	115	(10x7)	\$90	117	\$60	119	\$60	121	\$60	123	\$60	125	\$60	127	\$60	129	\$60	131	\$60	133	\$60	135	\$60	137	\$60	139	\$60	141	\$60	143	\$60	145	\$60	147	\$60	149	\$60	151	\$60	153	\$60	155	\$60	157	\$60	159	\$60	161	\$60	163	\$60	165	\$60	167	\$60	169	\$60	171	\$60	173	\$60	175	\$60	177	\$60	179	\$60	181	\$60	183	\$60	185	\$60	187	\$60	189	\$60	191	\$60	193	\$60	195	\$60	197	\$60	199	\$60	201	\$60	203	\$60	205	\$60	207	\$60	209	\$60	211	\$60	213	\$60	215	\$60	217	\$60	219	\$60	221	\$60	223	\$60	225	\$60	227	\$60	229	\$60	231	\$60	233	\$60	235	\$60	237	\$60	239	\$60	241	\$60	243	\$60	245	\$60	247	\$60	249	\$60	251	\$60	253	\$60	255	\$60	257	\$60	259	\$60	261	\$60	263	\$60	265	\$60	267	\$60	269	\$60	271	\$60	273	\$60	275	\$60	277	\$60	279	\$60	281	\$60	283	\$60	285	\$60	287	\$60	289	\$60	291	\$60	293	\$60	295	\$60	297	\$60	299	\$60	301	\$60	303	\$60	305	\$60	307	\$60	309	\$60	311	\$60	313	\$60	315	\$60	317	\$60	319	\$60	321	\$60	323	\$60	325	\$60	327	\$60	329	\$60	331	\$60	333	\$60	335	\$60	337	\$60	339	\$60	341	\$60	343	\$60	345	\$60	347	\$60	349	\$60	351	\$60	353	\$60	355	\$60	357	\$60	359	\$60	361	\$60	363	\$60	365	\$60	367	\$60	369	\$60	371	\$60	373	\$60	375	\$60	377	\$60	379	\$60	381	\$60	383	\$60	385	\$60	387	\$60	389	\$60	391	\$60	393	\$60	395	\$60	397	\$60	399	\$60	401	\$60	403	\$60	405	\$60	407	\$60	409	\$60	411	\$60	413	\$60	415	\$60	417	\$60	419	\$60	421	\$60	423	\$60	425	\$60	427	\$60	429	\$60	431	\$60	433	\$60	435	\$60	437	\$60	439	\$60	441	\$60	443	\$60	445	\$60	447	\$60	449	\$60	451	\$60	453	\$60	455	\$60	457	\$60	459	\$60	461	\$60	463	\$60	465	\$60	467	\$60	469	\$60	471	\$60	473	\$60	475	\$60	477	\$60	479	\$60	481	\$60	483	\$60	485	\$60	487	\$60	489	\$60	491	\$60	493	\$60	495	\$60	497	\$60	499	\$60	501	\$60	503	\$60	505	\$60	507	\$60	509	\$60	511	\$60	513	\$60	515	\$60	517	\$60	519	\$60	521	\$60	523	\$60	525	\$60	527	\$60	529	\$60	531	\$60	533	\$60	535	\$60	537	\$60	539	\$60	541	\$60	543	\$60	545	\$60	547	\$60	549	\$60	551	\$60	553	\$60	555	\$60	557	\$60	559	\$60	561	\$60	563	\$60	565	\$60	567	\$60	569	\$60	571	\$60	573	\$60	575	\$60	577	\$60	579	\$60	581	\$60	583	\$60	585	\$60	587	\$60	589	\$60	591	\$60	593	\$60	595	\$60	597	\$60	599	\$60	601	\$60	603	\$60	605	\$60	607	\$60	609	\$60	611	\$60	613	\$60	615	\$60	617	\$60	619	\$60	621	\$60	623	\$60	625	\$60	627	\$60	629	\$60	631	\$60	633	\$60	635	\$60	637	\$60	639	\$60	641	\$60	643	\$60	645	\$60	647	\$60	649	\$60	651	\$60	653	\$60	655	\$60	657	\$60	659	\$60	661	\$60	663	\$60	665	\$60	667	\$60	669	\$60	671	\$60	673	\$60	675	\$60	677	\$60	679	\$60	681	\$60	683	\$60	685	\$60	687	\$60	689	\$60	691	\$60	693	\$60	695	\$60	697	\$60	699	\$60	701	\$60	703	\$60	705	\$60	707	\$60	709	\$60	711	\$60	713	\$60	715	\$60	717	\$60	719	\$60	721	\$60	723	\$60	725	\$60	727	\$60	729	\$60	731	\$60	733	\$60	735	\$60	737	\$60	739	\$60	741	\$60	743	\$60	745	\$60	747	\$60	749	\$60	751	\$60	753	\$60	755	\$60	757	\$60	759	\$60	761	\$60	763	\$60	765	\$60	767	\$60	769	\$60	771	\$60	773	\$60	775	\$60	777	\$60	779	\$60	781	\$60	783	\$60	785	\$60	787	\$60	789	\$60	791	\$60	793	\$60	795	\$60	797	\$60	799	\$60	801	\$60	803	\$60	805	\$60	807	\$60	809	\$60	811	\$60	813	\$60	815	\$60	817	\$60	819	\$60	821	\$60	823	\$60	825	\$60	827	\$60	829	\$60	831	\$60	833	\$60	835	\$60	837	\$60	839	\$60	841	\$60	843	\$60	845	\$60	847	\$60	849	\$60	851	\$60	853	\$60	855	\$60	857	\$60	859	\$60	861	\$60	863	\$60	865	\$60	867	\$60	869	\$60	871	\$60	873	\$60	875	\$60	877	\$60	879	\$60	881	\$60	883	\$60	885	\$60	887	\$60	889	\$60	891	\$60	893	\$60	895	\$60	897	\$60	899	\$60	901	\$60	903	\$60	905	\$60	907	\$60	909	\$60	911	\$60	913	\$60	915	\$60	917	\$60	919	\$60	921	\$60	923	\$60	925	\$60	927	\$60	929	\$60	931	\$60	933	\$60	935	\$60	937	\$60	939	\$60	941	\$60	943	\$60	945	\$60	947	\$60	949	\$60	951	\$60	953	\$60	955	\$60	957	\$60	959	\$60	961	\$60	963	\$60	965	\$60	967	\$60	969	\$60	971	\$60	973	\$60	975	\$60	977	\$60	979	\$60	981	\$60	983	\$60	985	\$60	987	\$60	989	\$60	991	\$60	993	\$60	995	\$60	997	\$60	999	\$60	1001	\$60	1003	\$60	1005	\$60	1007	\$60	1009	\$60	1011	\$60	1013	\$60	1015	\$60	1017	\$60	1019	\$60	1021	\$60	1023	\$60	1025	\$60	1027	\$60	1029	\$60	1031	\$60	1033	\$60	1035	\$60	1037	\$60	1039	\$60	1041	\$60	1043	\$60	1045	\$60	1047	\$60	1049	\$60	1051	\$60	1053	\$60	1055	\$60	1057	\$60	1059	\$60	1061	\$60	1063	\$60	1065	\$60	1067	\$60	1069	\$60	1071	\$60	1073	\$60	1075	\$60	1077	\$60	1079	\$60	1081	\$60	1083	\$60	1085	\$60	1087	\$60	1089	\$60	1091	\$60	1093	\$60	1095	\$60	1097	\$60	1099	\$60	1101	\$60	1103	\$60	1105	\$60	1107	\$60	1109	\$60	1111	\$60	1113	\$60	1115	\$60	1117	\$60	1119	\$60	1121	\$60	1123	\$60	1125	\$60	1127	\$60	1129	\$60	1131	\$60	1133	\$60	1135	\$60	1137	\$60	1139	\$60	1141	\$60	1143	\$60	1145	\$60	1147	\$60	1149	\$60	1151	\$60	1153	\$60	1155	\$60	1157	\$60	1159	\$60	1161	\$60	1163	\$60	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Aerial Photo



Rent Roll



Unit	Tenant Name	SQ. FT.	% Of GLA	Lease Start	Lease End	Annual Rent	Rent PSF	Estimated Recapture	PSF Recapture
100-200	Carribbean Fiesta	2,400	20.0%	02/01/2022	01/31/2032	\$92,299	\$38.46	\$23,465	\$9.78
300	Hopperz	1,200	10.0%	05/01/2019	04/30/2028	\$38,400	\$32.00	\$11,733	\$9.78
400	Y&S Hair Salon	1,000	8.33%	12/01/2025	01/31/2031	\$27,500	\$27.50	\$9,777	\$9.78
500-600	Byrd Dental	2,600	21.67%	08/22/2008	10/31/2028	\$65,000	\$25.00	\$25,420	\$9.78
700-800	Mr. Taco	2,400	20.0%	03/01/2020	02/28/2030	\$82,200	\$34.25	\$23,465	\$9.78
900-1000	Shibam Coffee	2,400	20.0%	01/23/2025	08/31/2032	\$54,912	\$22.88	\$23,465	\$9.78
STRG 1	Storage - Space #7	160	1.33%	07/22/2025	07/31/2032	\$1,800	\$11.25	\$0	-
STRG 2	Storage - Space #5	320	2.67%	04/01/2025	07/31/2032	\$4,200	\$13.13	\$0	-
STRG 3	Vacant	11,520	96.0%			\$115,200	\$10.00	\$0	-
Totals/Averages		24,000				\$481,511		\$117,325	
Occupied		12,480				\$245,111		\$117,325	
Vacant		11,520				\$115,200		\$0	

Net Operating Income



Income Summary	Current	Fully Leased
Gross Scheduled Income	\$481,511	\$481,511
Other Income	\$117,325	\$117,325
Total Scheduled Income	\$598,836	\$598,836
Vacancy Cost	\$115,200	\$0
Gross Income	\$483,636	\$598,836
Expense Summary		
Property Taxes	\$42,163	\$42,163
Insurance	\$15,954	\$15,954
Landscaping	\$6,140	\$6,140
Pest Control	\$1,410	\$1,410
Trash	\$11,513	\$11,513
Water & Sewer	\$15,767	\$15,767
Other Utilities	\$5,928	\$5,928
Association Fee	\$969	\$969
Maintenance and Repairs (\$1,000/ month)	\$12,000	\$12,000
Management (3%)	\$13,682	\$13,682
Gross Expenses	\$125,526	\$125,526
Net Operating Income	\$357,930	\$473,130

Lease Abstracts



Tenant Overview – Suite 100–200

Tenant:	Atlanta Great Foods dba Carribean Fiesta, LLC
Square Feet:	2,400 SF
Lease Start Date:	February 01, 2022
Lease Expiration Date:	January 31, 2032
Annual Base Rent:	\$92,298
Current Reimbursement:	\$19,128

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
02/01/22-01/31/25	\$87,000	\$36.25
02/01/25-01/31/26	\$89,610	\$37.34
02/01/26-01/31/32 – Current	\$92,299	\$38.46

Tenant is responsible for all interior maintenance and repairs (including HVAC), utilities, insurance, taxes/CAM charges, and compliance with lease terms. Landlord is responsible for the building's structure, roof, exterior, and common areas.

Tenant Overview – Suite 500–600

Tenant:	TIMOTHY N. BYRD, D.M.D. & ASSOCIATES, P.C. (Byrd Dental Since Nov. 2008)
Square Feet:	2,600 SF
Lease Start Date:	August 22, 2008
Lease Expiration Date:	October 31, 2028
Annual Base Rent:	\$65,000
Current Reimbursement:	\$20,722

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
11/01/23-10/31/28 – Current	\$65,000	\$25.00
Renewal Option: (5 Years)		
11/01/28-10/31/29	\$72,800	\$28.00
11/01/29-10/31/30	\$74,984	\$28.84
11/01/30-10/31/31	\$77,246	\$29.71
11/01/31-10/31/32	\$79,560	\$30.60
11/01/32-10/31/33	\$81,926	\$31.51

Tenant is responsible for all interior maintenance & repairs (including HVAC), utilities, insurance, taxes & CAM charges, alterations, and day-to-day operation of the premises.

Lease Abstracts



Tenant Overview - Suite 700-800

Tenant:	Mr. Taco, Inc.
Square Feet:	2,400 SF
Lease Start Date:	March 01, 2020
Lease Expiration Date:	February 28, 2030
Annual Base Rent:	\$82,200
Current Reimbursement:	\$19,128

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
Renewal Option: 1 x 5 Years		
03/01/25-02/28/26	\$79,800	\$33.25
03/01/26-02/28/27 - Current	\$82,200	\$34.25
03/01/27-02/28/28	\$84,672	\$35.28
03/01/28-02/28/29	\$87,216	\$36.34
03/01/29-02/28/30	\$89,832	\$37.43
Renewal Option: 1 x 5 Years		

Tenant is responsible for all interior maintenance & repairs, utilities, janitorial services, non-structural components, & payment of its pro rata share of CAM, taxes, & insurance as additional rent.

Tenant Overview - Suite 900-1000

Tenant:	(Yemeni Coffee Co.) Shibam Coffee
Square Feet:	2,400 SF
Lease Start Date:	July 23, 2024
Lease Expiration Date:	August 31, 2032
Annual Base Rent:	\$54,912
Current Reimbursement:	\$19,128

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
01/23/25-02/28/26	\$52,800	\$22.00
03/01/26-02/28/27 - Current	\$54,912	\$22.88
03/01/27-02/28/28	\$57,120	\$23.80
03/01/28-02/28/29	\$59,400	\$24.75
03/01/29-02/28/30	\$61,776	\$25.74
03/01/30-02/28/31	\$64,248	\$26.77
03/01/31-02/28/32	\$66,816	\$27.84
03/01/32-08/31/32	Partial Year	

Renewal Option: 1 x 7 Years

Lease Abstracts



Tenant Overview – Suite 300

Tenant:	Hopper’s Cutz and Styles, LLC.
Square Feet:	1,200 SF
Lease Start Date:	May 01, 2021
Lease Expiration Date:	April 30, 2028
Annual Base Rent:	\$38,400
Current Reimbursement:	\$9,564

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
05/01/25-04/30/28- Current	\$38,400	\$32.00

Tenant is responsible for all interior maintenance and repairs (including HVAC), utilities, insurance, CAM/taxes, signage, alterations (with approval), and day-to-day operation of the premises. While Landlord is responsible for the roof, exterior walls, and structural elements of the building and maintaining the common areas.

Tenant Overview – Suite 400

Tenant:	Yusuf Kilincci and Sara Ajerlo d/b/a Y&S Hair Salon
Square Feet:	1,000 SF
Lease Start Date:	October 01, 2025
Lease Expiration Date:	January 31, 2031
Annual Base Rent:	\$27,500
Current Reimbursement:	\$7,970

Rent Schedule

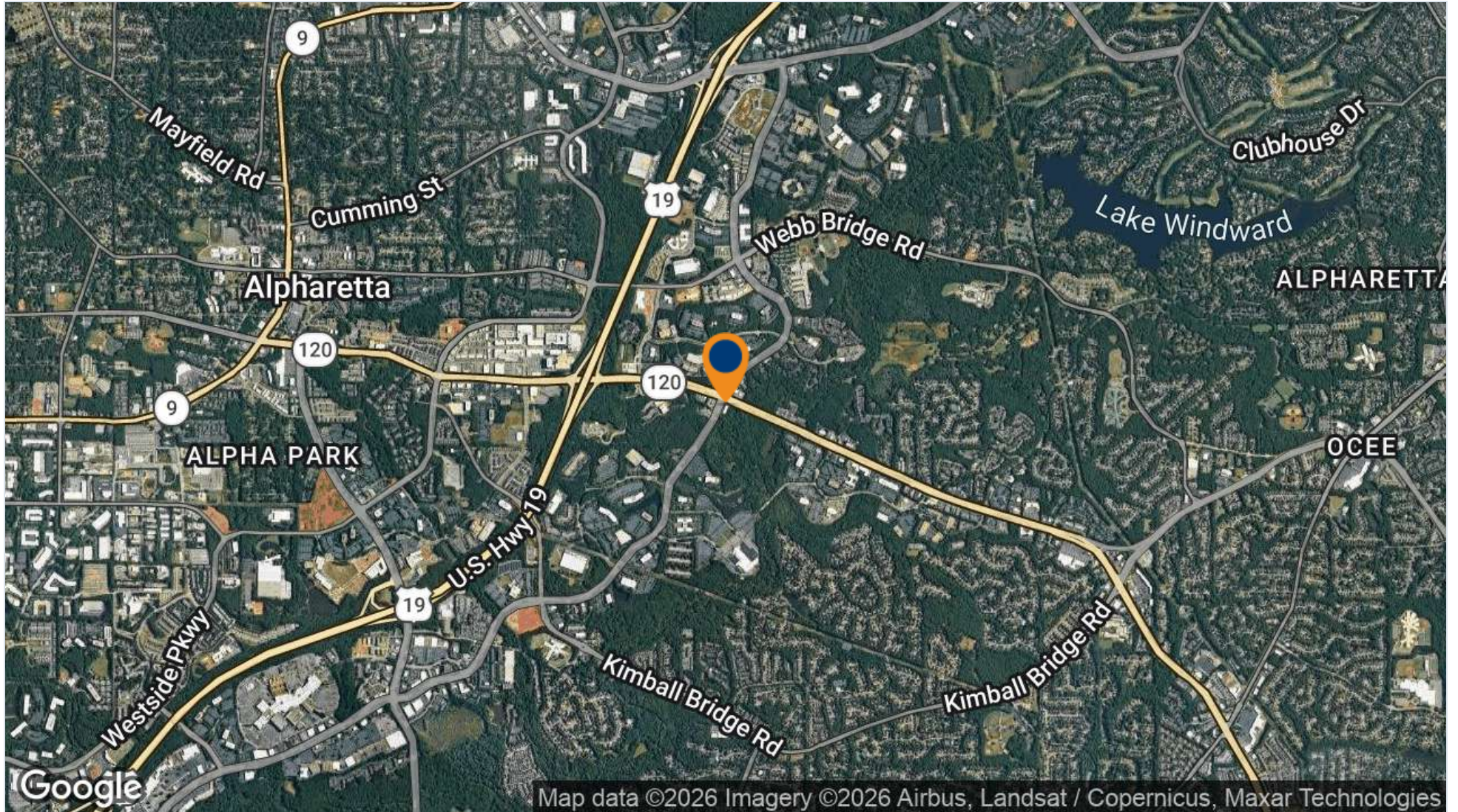
Term	Annual Base Rent	Rent Per SF/YR
12/01/25-11/31/26 - Current	\$27,500	\$27.50
12/01/26-11/31/27	\$28,330	\$28.33
12/01/27-11/31/28	\$29,180	\$29.18
12/01/28-11/31/29	\$30,060	\$30.06
12/01/29-11/31/30	\$30,960	\$30.96
12/01/30-01/31/31	Partial Year	

Tenant is responsible for all interior maintenance and repairs, HVAC, utilities, janitorial services, non-structural components, and payment of its pro rata share of CAM, taxes, and insurance. Landlord is responsible for the roof, foundation, structural columns, exterior walls, and structural portions of the building, subject to applicable lease provisions.

Retailer Map



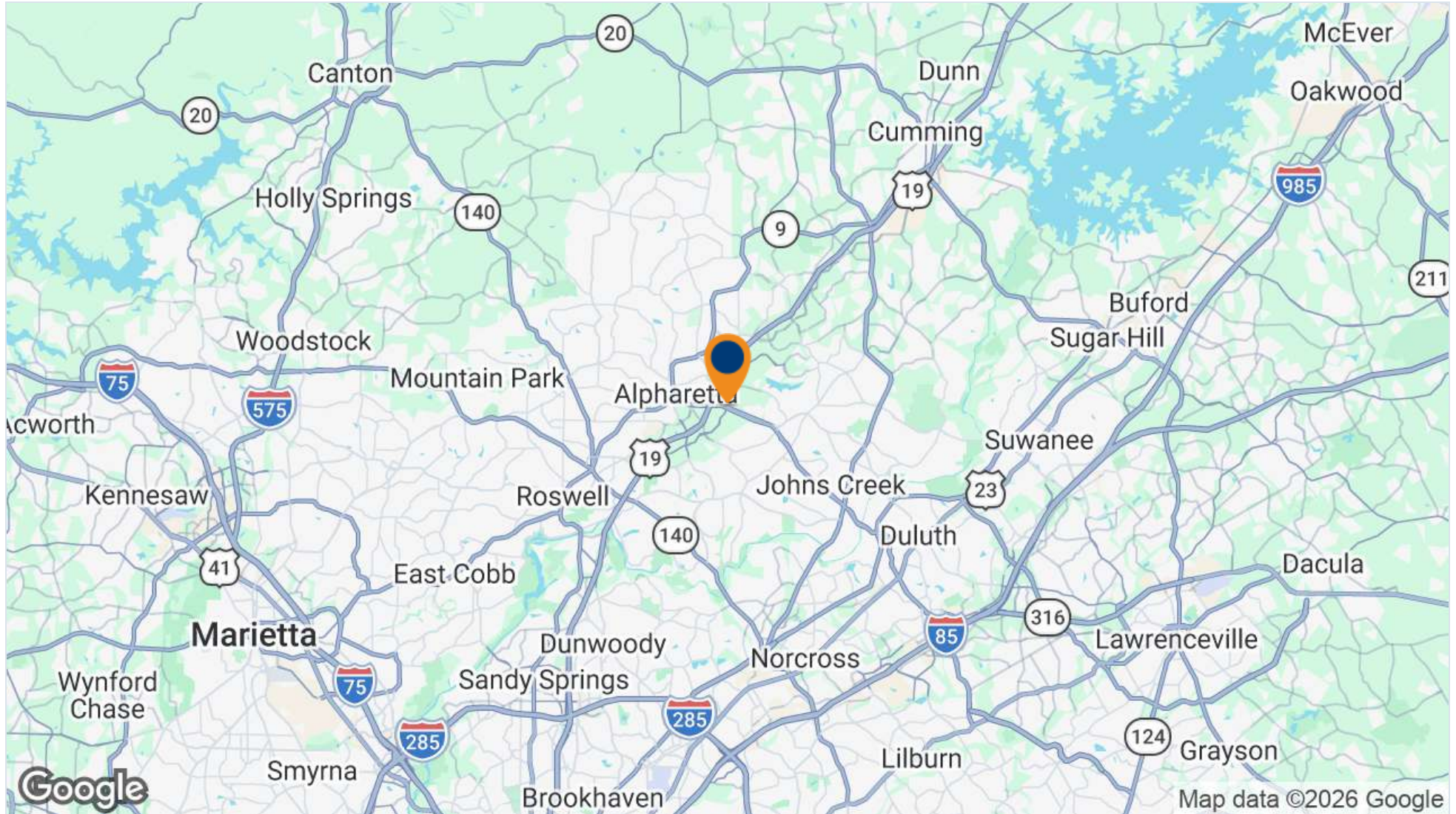
Aerial Map



Parcel Map

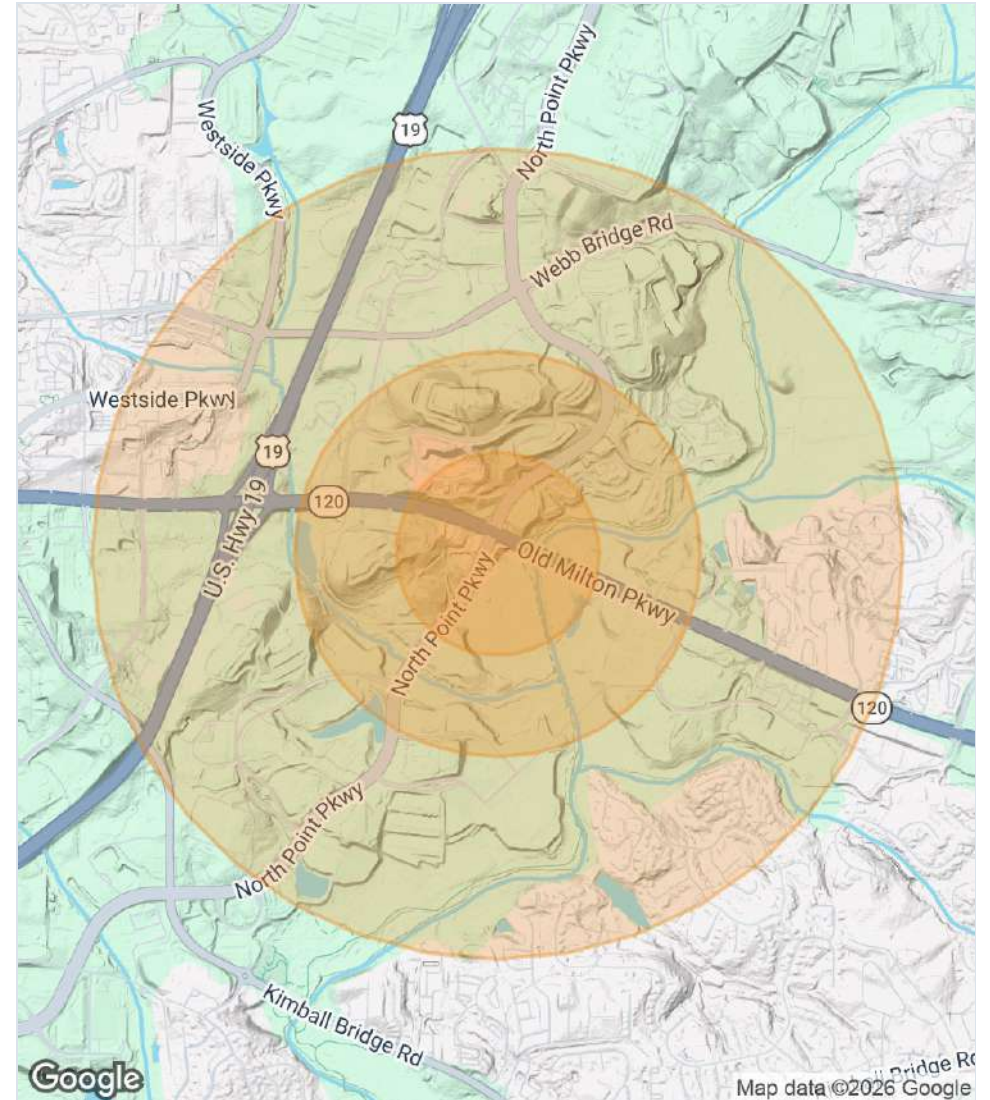


Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2024 Population	3,357	77,769	194,600
2020 Population	3,141	74,941	195,503
5 Year Projected	3,597	80,658	202,533
Households			
2024 Population	1,290	29,675	70,310
2020 Population	1,282	28,069	68,082
5 Year Projected	1,386	30,792	73,224
Income			
2024 Average Household Income	\$134,947	\$173,862	\$176,500
5 Year Projected	\$170,511	\$221,134	\$225,206



FULL-SERVICE COMMERCIAL REAL ESTATE

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Your goals drive us to maximize return on your investment.

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Communication. Responsiveness. Results.

Your needs inspire us to go above and beyond.

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Our team approach enables success.

LEASING

INVESTMENT SALES

PROPERTY MANAGEMENT

TENANT REPRESENTATION



GET IN TOUCH

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Advisor Biographies Page



Elliott Kyle

SVP | Partner

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Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breadth of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.



Chase Murphy

SVP | Partner

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404.812.8925

Chase Murphy is a Senior Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of \$750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of \$35,000,000. While under Chase's direction, the company impressively removed \$70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.

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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 Skyline Seven Real Estate in compliance with all applicable fair housing and equal opportunity laws.