

OFFICE INVESTMENT OPPORTUNITY IN HIGH-GROWTH AEROTROPOLIS SUBMARKET

MCKENZIE SUITES

JONESBORO GA | AEROTROPOLIS ATLANTA

124-122-120-118 N. MCDONOUGH STREET



MCKENZIE SUITES

Marcus and Millichap is pleased to exclusively offer to qualified investors the opportunity to acquire McKenzie Suites (the “Property” or “Asset”), a value-add office investment portfolio located in the Aerotropolis Atlanta Submarket. Aerotropolis Atlanta is ideally positioned near \$66 Billion economic powerhouse Hartsfield-Jackson International Airport. The Asset sits in Downtown Jonesboro, a member municipality of Aerotropolis Atlanta, and is minutes away from Tara Boulevard, an active corridor with 55,100 AADT, and a region set for rapid transformation as proposed by civic leaders and residents.

The Property is positioned as executive suites and leased to a diversified roll of small business owners. **The Jonesboro office market boasts a +96% occupancy rate for office assets, being evidenced by current landlords ability to rapidly lease upon acquisition in 2020, and generate a remarkable +500% increase to annualized gross income within first year of ownership.** Jonesboro stands to be the beneficiary of planned and recently delivered development projects related to the updated “Framework Plan”.

McKenzie Suites provide investors with the opportunity to create significant and immediate value via light renovations and lease-up, as well as a seamless transition by partnering with current management.

VALUE-ADD OFFICE INVESTMENT WITH UPSIDE POTENTIAL

\$66 Billion

of economic growth generated by Hartsfield-Jackson International Airport

Aerotropolis Atlanta Alliance developed to spur economic growth south of atlanta and surrounding areas - member municipalities collaborating, providing incentives (tax credits, reductions, etc.) for investment community - “open to work environment, flexibility with zoning laws and permitting”

McKenzie Suites Positioned for Value-add Business Plan

Asset is positioned for value-add investment plan to help move the needle on rents, or, reletting to long-term single tenant

Partner with Experienced owner/operator

Opportunity for seamless transition and near-term management partner

+96% Occupancy Rate for Jonesboro Office Assets

High tenant demand for entrepreneurs & small business owners with space requirements in Jonesboro Trade Area

Stagnant Construction Pipeline

Promoting scarcity for office executive suites or commercial office space for small business owners & users in Jonesboro

Downtown Jonesboro Open for Business

Economic development and incentive packages set for historic downtown area - McKenzie Office Suites at the center of it all

McKenzie Suites: Executive Office Suites in Downtown Jonesboro

HIGHLIGHTS

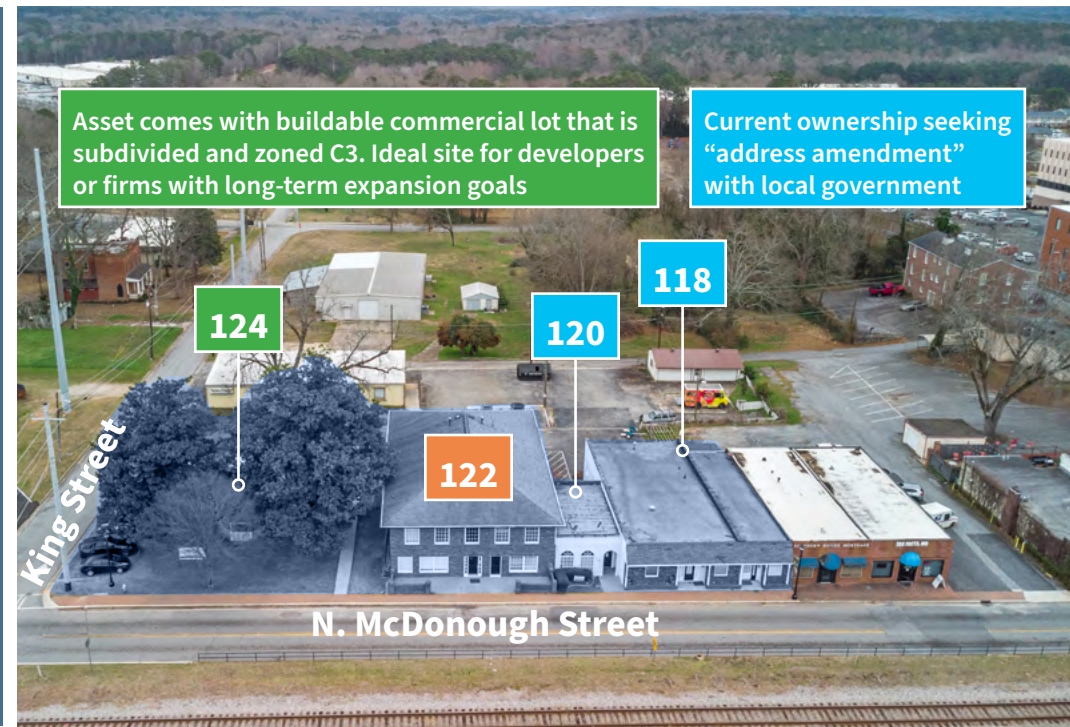
- Value-add investment opportunity with ability to lease-up remaining spaces and push rents, or, reposition asset to attract long-term users
- Currently operated as collaborative space for small business owners with flexibility in lease terms, creating competitive environment for space use and opportunities for repositioning to single-users, such as legal industry tenant
- Landlord and management were able to purchase and revitalize the Property during the pandemic, increasing annualized gross income by +500% within first year of ownership. Management is open to staying on board as property and leasing manager for seamless transition
- High demand for office space in Jonesboro Trade Area with nearly 3% market vacancy*

*Note: M&M Research & CoStar Research - Atlanta Office & Aerotropolis Atlanta Class B & C Assets



Executive Suites Model Ideal for Capturing Today's Tenant Demand

- Model caters to large entrepreneurial tenant base experiencing growth in a business-friendly area
- Diversified rent roll with wide array of business sectors, including healthcare uses, mitigates downside risk
- Minimal improvements needed for re-leasing
- "Stickiness" for many of the in-place tenants
- Shorter-term leases provide ability for rents to roll up quickly in improving markets



Aerotropolis Atlanta: A Region set for High Growth Opportunities

Aerotropolis Atlanta represents a geographical region south of Atlanta aimed at transforming the municipalities surrounding Hartsfield-Jackson Atlanta International Airport into a premier business and residential hub.

Hartsfield-Jackson is the state's largest employer, with more than **63,000 employees**

Since 1998, Hartsfield-Jackson has been the **busiest airport in the world for 23 out of 24 yrs**

Hartsfield-Jackson serves more than **150 U.S. destinations** and more than 70 international destinations in 43 countries

Hartsfield-Jackson averages **286,000 passengers a day**

On average, there are **2,100 arrivals and departures daily**

**Note: M&M Research & CoStar Research - Atlanta Office & Aerotropolis Atlanta Class B & C Assets
Data Sources: M&M Research, CoStar, AeroATL.org, ATL.com*



\$50 Million investment to connect Atlanta Beltline to Flint River Trail Network

Nearly 21% mark-to-market rent growth potential and 24% sale \$PSF spread for Aerotropolis Atlanta Office vs. Atlanta CBD Office*



Delta Airlines HQ



Porsche North America HQ

Jonesboro Trade Area Presents First Mover Advantage for Value-Add or Opportunistic Investors

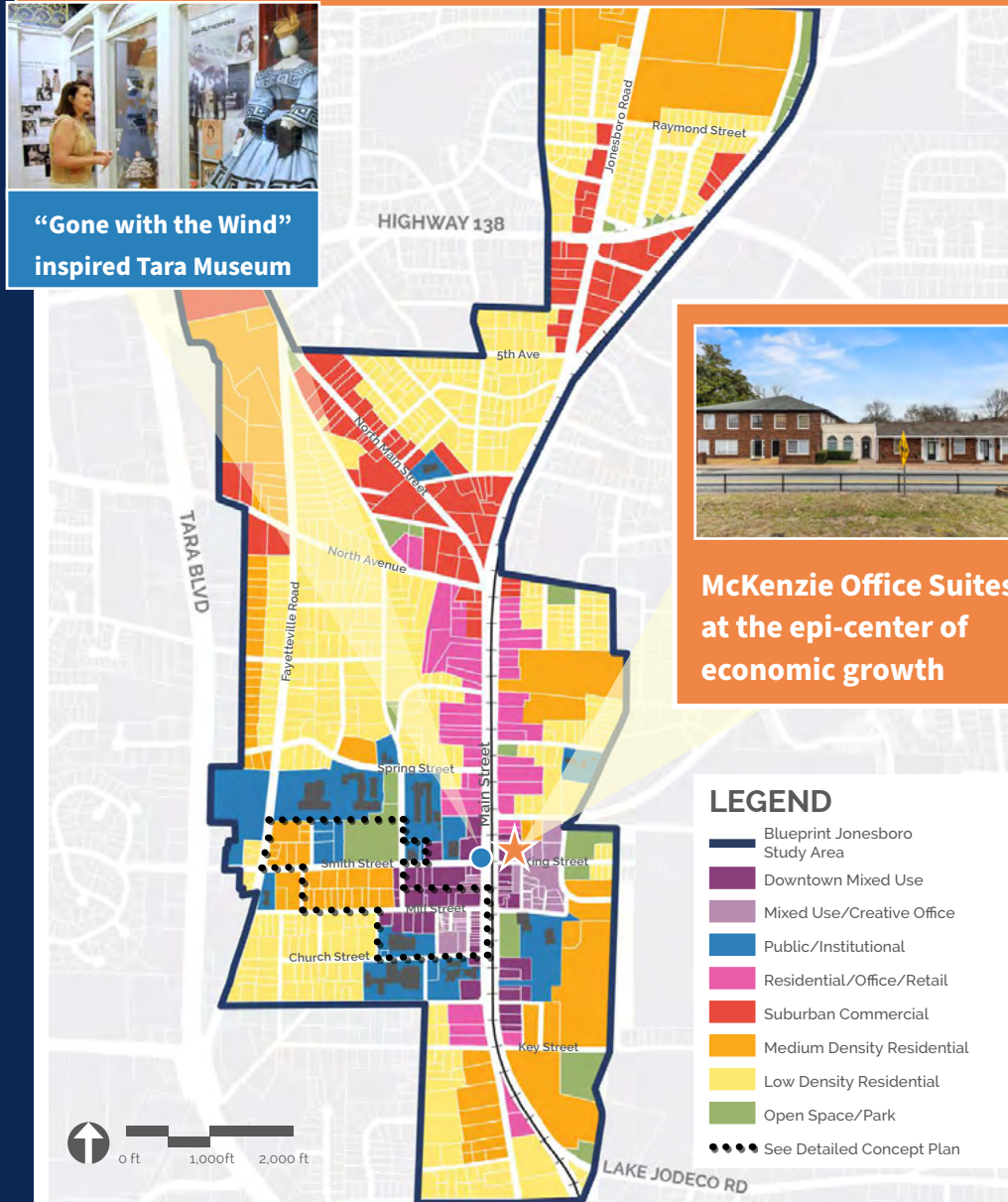
Key Initiatives & Economic Development Strategies:

- City Revitalization (Blueprint Jonesboro):**
 The Framework Plan is intended to be a general guide for the character of redevelopment within the area
- Broad Street Plaza:**
 A major project that has transformed formerly neglected areas into a central business hub, with the goal of attracting new businesses to Downtown Jonesboro
- Incentives & Zones:**
 The city uses Enterprise Zones to offer property tax exemptions and reduced fees for businesses. A Rural Zone designation also provides tax credits for investments in the downtown area
- Clayton County Partnership:**
 The city works with the county's Community & Economic Development Department to support business growth and land management

Jonesboro, GA's H1 (Historic District) zoning aims to maintain the area's historic character by allowing mixed residential, retail, office, and service uses, encouraging adaptive reuse of historic buildings, and supporting low-density housing in line with the Livable Centers Initiative Study.



"Gone with the Wind" inspired Tara Museum



McKenzie Office Suites at the epi-center of economic growth

FRAMEWORK PLAN OVERVIEW

Downtown Mixed Use

- A walkable mix of restaurants, shops, offices, civic buildings, and commercial uses, including renovated and adaptive reuse of historic structures

Mixed Use/ Creative Office

- A mix of small scale art studios, maker spaces, loft offices, urban residences, restaurants, bars or a microbrewery, and shops

Public/ Institutional

- Public facilities such as schools, government buildings, churches, and museums

Residential/ Office/ Retail

- Adaptive reuse of historic houses to accommodate a mix of businesses

Suburban Commercial

- A mix of shops and restaurants in an attractive suburban form

Medium Density Residential

- Apartments, condominiums, senior housing, cottages, townhouses, and other similar residences compatible with a small town feel

Low Density Residential

- Historic and new single-family houses on larger lots

Open Space/ Park

- Parks, wooded land, and cemeteries



McKenzie Suites Serve as a Unique Opportunity for Investors Seeking a Well-Positioned Asset in a High-Growth Market



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