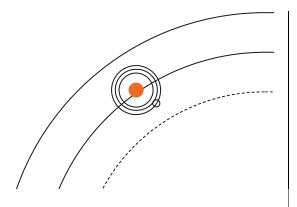
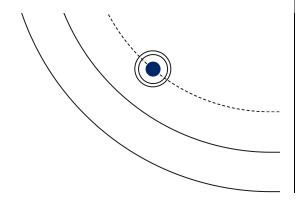


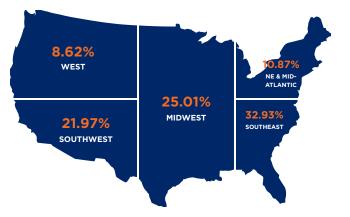


SVN TRANSACTION VOLUME



SVN® transaction volume USA | 2023





TRANSACTION VOLUME

united states national distribution*

CORE SERVICES

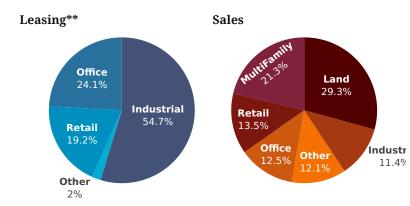
- Sales
- Leasing
- · Property Management
- · Corporate Services
- · Accelerated Sales
- Capital Markets
- · Tenant Representation

SPECIALTY PRACTICES

- · Hospitality
- Office
- Industrial
- Retail
- Land
- Special Purpose
- Multifamily
- · Capital Markets

PRODUCT TYPE

national distribution by product volume***



^{*}DATA BASED ON US SALES

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\$14.9B

TRANSACTIONS

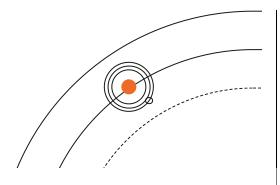
TOTAL VALUE OF SALES & LEASE

^{**}Leasing includes both Landlord and Tenant Representation.

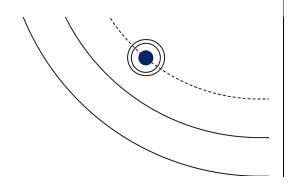
^{***}The statistics in this document were compiled from all transactions reported by our franchisees in 2023.

They are not audited.

SVN BENCHMARKS



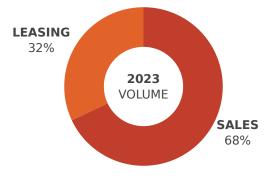
SVN® benchmarks USA | 2023



THE SVN* ORGANIZATION is over 2,000 commercial real estate Advisors and staff strong. SVN has more offices in the United States than any other commercial real estate firm, with continuing expansion across the globe.

We believe in the power of **COLLECTIVE STRENGTH** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, crossmarket, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities.

Our unique and progressive business model is **built on the power of collaboration and transparency, and supported by an open and inclusive culture.** We proactively promote properties and share fees with the entire industry, allowing us to build lasting connections, create superior wealth for our clients, and **prosper together.**



20

OFFICE OWNERS

2,200ADVISORS & STAFF

\$14.9B

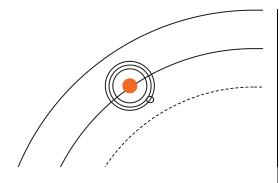
TOTAL VALUE OF SALES & LEASE TRANSACTIONS

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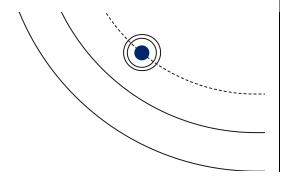
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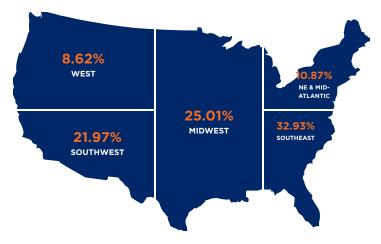


SVN BENCHMARKS



SVN® benchmarks USA | 2023





TRANSACTION VOLUME

united states national distribution*

CORE SERVICES

- Sales
- Leasing
- Property Management
- · Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

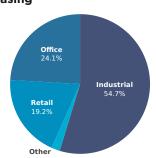
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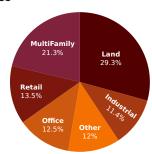
PRODUCT TYPE

national distribution by product volume***

Leasing**



Sales



*DATA BASED ON US SALES

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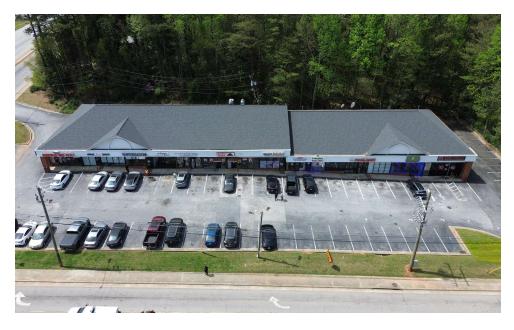
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PROPERTY SUMMARY





SALE PRICE:	\$2,300,000
NUMBER OF UNITS:	13
LOT SIZE:	1.84 Acres
BUILDING SIZE:	15,000 SF
YEAR BUILT	1988
ZONING	Neighborhood Shopping (NS)
NOI:	\$148,615.00
CAP RATE:	6.46%



PROPERTY DESCRIPTION

Introducing an exceptional retail strip center investment opportunity in Stone Mountain, GA: 414 N Hairston Rd. This impressive property features a 15,000 SF building housing 13 units on 1.84 acres, built in 1988 and currently boasting a 90%+ occupancy rate. Zoned Neighborhood Shopping (NS), this prime location offers 50 parking spaces, a prominent monument sign, and benefits from a well positioned signalized intersection with traffic counts of 29,000 on N Hairston, and 16,600 on Rockbridge (GDOT). There is two entry points for easy ingress and egress. The estimated NOI is \$140,334 with one current vacancy. Reach out to Jacob Bower or Derek Creviston to learn more.

PROPERTY DESCRIPTION





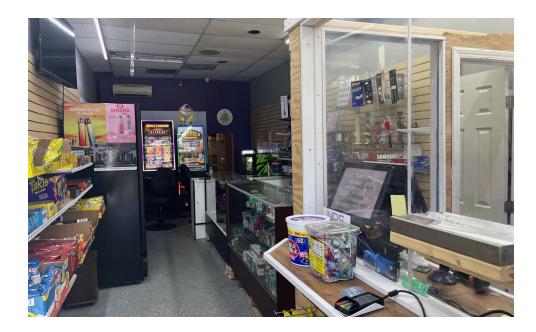
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LOCATION DESCRIPTION

Located at the intersection of Rockbridge Road and 414 North Hairston Road, this property is only 2.5 miles away from Stone Mountain. Its right across the street from the Rockbridge Crossing Shopping Center and an Advance Auto Parts. North Hairston road sees about 29,000 cars a day, and Rockbridge road sees about 16,600 at this intersection, according to GDOT. The site has two easy and accessibly points of ingress and egress.

COMPLETE HIGHLIGHTS





PROPERTY HIGHLIGHTS

- 15,000 SF building with 14 units
- NOI of \$140,334
- Built 1988
- Zoning Neighborhood Shopping (NS)
- 50 Parking Spaces
- Monument Sign
- Large Signalized Intersection
- 29,000 Cars per Day (GDOT)
- 90% Leased



AERIAL MAP



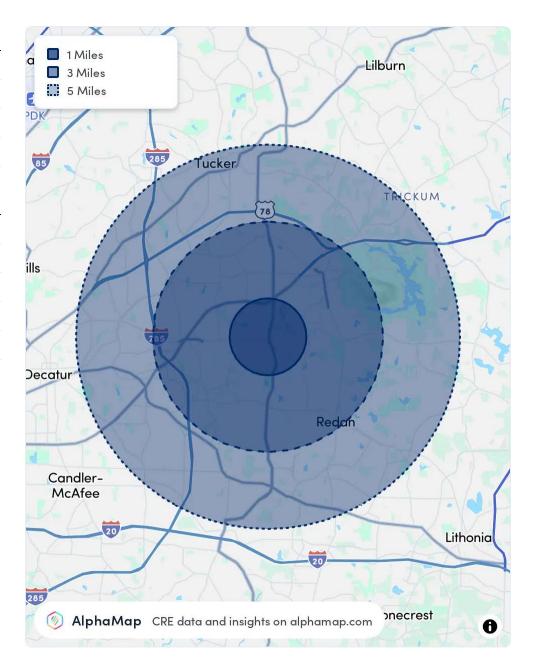


AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,511	102,889	215,791
AVERAGE AGE	38	38	39
AVERAGE AGE (MALE)	36	36	37
AVERAGE AGE (FEMALE)	39	39	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,803	36,705	80,278
PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$70,313	\$75,626	\$86,298
AVERAGE HOUSE VALUE	\$270,529	\$285,332	\$313,618
PER CAPITA INCOME	\$25,111	\$27,009	\$31,962

Map and demographics data derived from AlphaMap





ADVISOR BIO 1



DEREK CREVISTON

Advisor

dcreviston@svn.com

Direct: 770.298.7945 | Cell: 770.298.7945

GA #378984

PROFESSIONAL BACKGROUND

Derek Creviston serves as an advisor for SVN/Creviston Realty, Inc. specializing in the sale and lease of retail, industrial, office, land and multi-family properties in and around the Metro Atlanta area. With over 10 years of experience in the real estate and property management industry, Creviston has worked on a variety of projects, including commercial, industrial, medical retail, multi-family developments and office design. Derek is currently providing brokerage services for dozens of commercial clients.

Derek has an ownership interest in SVN/Creviston Realty and is currently active in the Metro Atlanta market, managing all types of commercial assets for his clients.

Prior to joining SVN/Creviston Realty, Derek worked with a durable medical equipment company managing the sale and distribution of equipment. Derek also served as a functional trainer for Neurosport Physical Therapy in The City of Marietta, GA. Derek played division 1 soccer at Indiana University as a two-time captain and was part of the 2012 national championship team.

- -SVN top 100 Advisors 2021
- -Atlanta Commercial Board of Realtors member

EDUCATION

University of Indiana

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ADVISOR BIO 2



JACOB BOWER

Associate Advisor

jacob.bower@svn.com

Direct: 770.992.5112 | Cell: 678.308.8742

GA #414707

PROFESSIONAL BACKGROUND

Jacob is a UGA graduate who serves as an associate advisor at Creviston Realty, focusing on the sale and lease of multi-family, industrial, retail, office, and land properties in and around Metro Atlanta. His education, focusing on the complexity of ongoing investment decisions and wealth management, has prepared him to help his clients make the best financial decisions for their future. Jacob is motivated to help his team and his clients in any way he can, and to have a great time doing it. In addition to real estate, he is passionate about tennis and music.

Prior to joining Creviston Realty, Jacob attended Georgia State University and then transferred to the University of Georgia to study business. He took a strong interest in real estate and wealth management while attending, and obtained his real estate license before graduating. He worked at a few residential real estate firms after graduating, but is thrilled to finally be working in Commercial Real Estate with SVN at Creviston Realty.

EDUCATION

Bachelor of Business Administration in Real Estate from UGA's Terry College of Business Minor in jazz music from UGA's Hugh Hodgeson's school of music

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