



PROPERTY DESCRIPTION

The Opportunity- This offering presents a rare chance to acquire a well-positioned, income-producing asset in the Savannah market at an attractive 11.25% cap rate. The property is anchored by MCI/OnBrand24, a proven and established tenant that has operated in the space since 2018 and just signed a new 10-year lease, demonstrating their long-term commitment to this location.

With an absolute NNN lease structure, investors enjoy true passive income with zero landlord responsibilities, making this an ideal option for both institutional and private investors seeking stable cash flow.

PROPERTY HIGHLIGHTS

- - 51,800 SF renovated office building
- - Asking \$100 / SF- well below today's replacement cost
- - 100% occupancy with stable Absolute NNN lease structure
- - New 10 year Lease with 3% annual escalations

OFFERING SUMMARY

Sale Price:	\$5,180,000
Number of Units:	1
Lot Size:	1.19 Acres
Building Size:	51,800 SF
NOI:	\$583,018.07
Cap Rate:	11.26%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,066	34,629	99,342
Total Population	5,202	83,256	248,853
Average HH Income	\$64,198	\$82,339	\$92,470

Building Name	14045 Aberorn Street
Property Type	Office
Property Subtype	Office Building
APN	20863 01003
Building Size	51,800 SF
Lot Size	1.19 Acres
Building Class	B
Year Built	2005
Year Last Renovated	2021
Number of Floors	1
Average Floor Size	51,800 SF

Highlights:

Absolute NNN Lease: No Landlord Responsibilities- completely hands-off investment.

New 10-Year Term: Stability and long-term income with a tenant who has been in place for 7+ years proving commitment to location.

Attractive Yield: \$583,018.07 annual Net Operating Income at an 11.25% cap rate.

Strategic Location: Positioned on Abercorn Street, Savannah's busiest commercial corridor.

Established Operations Hub: Tenant's long-term occupancy highlights the property's strategic value as both a real estate asset and a key employee commuter hub.



- 51,800 SF renovated office building
- Zoned B-C Community Business
- 100% occupancy with stable Absolute NNN lease structure
- Built in 2005, renovated in 2021
- Prime location in Savannah, GA
- Strategic access and unparalleled amenities
- Durable cash flow and protection against expense inflation
- Long-term income growth with annual increases
- In-place rents escalate by $\pm 30\%$ over 10-year lease term
- Asking well below replacement cost.



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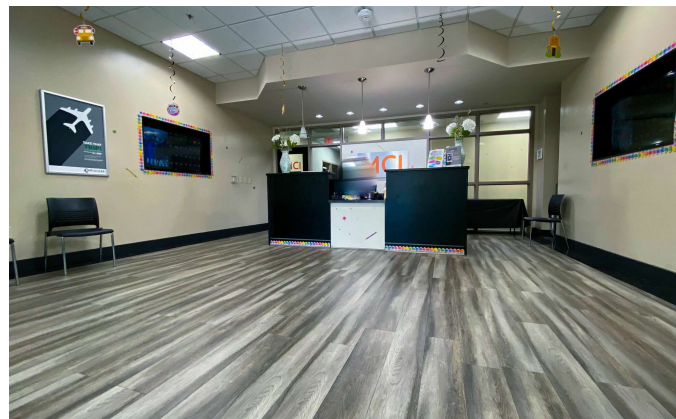
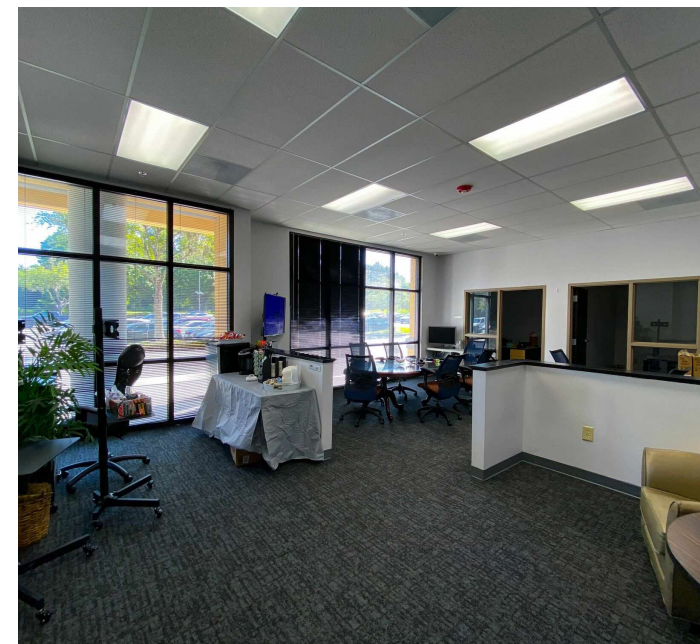
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LOCATION DESCRIPTION

Location Advantage

Savannah continues to experience strong economic growth driven by The Port of Savannah, a booming manufacturing sector, and robust logistics and distribution activity. Abercorn Street serves as a major retail and commercial artery, providing high visibility and accessibility for both employees and customers. This central location supports strong labor force recruitment and retention for the tenant.

Savannah, Georgia
14045 ABERORN STREET



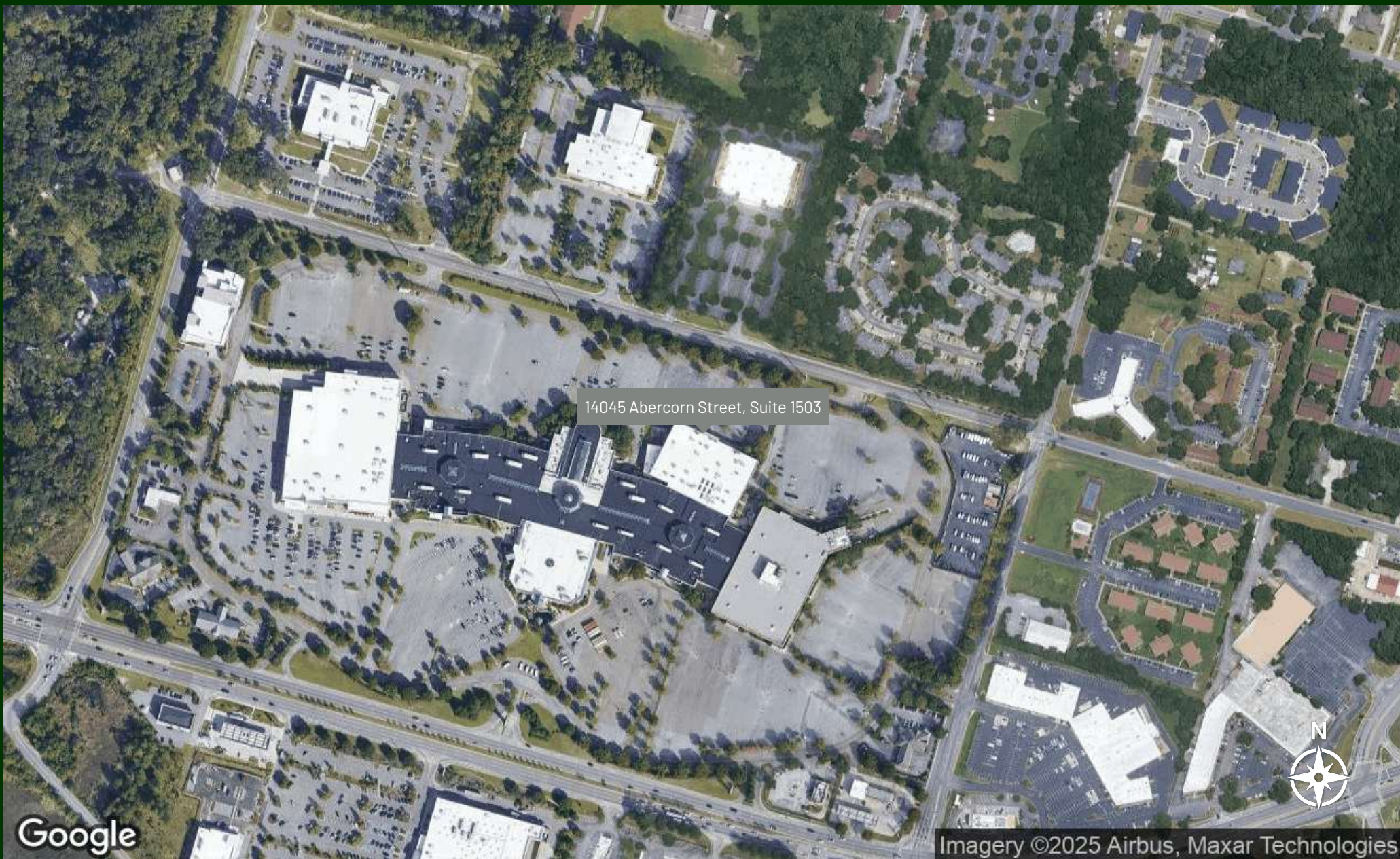
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HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,066	34,629	99,342
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$64,198	\$82,339	\$92,470
Average House Value	\$216,205	\$275,515	\$370,109

Demographics data derived from AlphaMap

