AVAILABLE FOR SALE
SINGLE TENANT NET LEASED - 8.5% CAP RATE

OFFERING MEMORANDUM
COLUMBUS, GA

BULL REALTY
Asset & Occupancy Solutions
TCN WORLDWIDE REAL ESTATE SERVICES

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CONTACT INFORMATION

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HIGHLIGHTS & FINANCIAL OVERVIEW

PROPERTY HIGHLIGHTS

- ±22,436 SF Industrial distribution facility available "close-in" to city center.
- Net lease with 5+ years remaining with 2% annual rent increases and options.
- Strong guarantor, The Parts House, US subsidiary to multinational parent company, Marubeni (Tokyo, Japan).
- Longstanding operations of 18+ years at this location.
- Limited landlord responsibilities: Roof and structure.

MORE ABOUT COLUMBUS

- Georgia's 2nd largest city located just 90 minutes from Atlanta.
- Robust economy and home to Aflac, Synovus, Pratt & Whitney. Tech & call centers coming in as well.
- Home to Fort Benning (formerly known as Fort Moore), one the largest US Army training facilities in the United States.
- Low cost of living and 2.7% unemployment rate!

PRICING

- AVAILABLE FOR SALE at $1,845,000 / 8.5% Cap Rate.
- Also available as part of a 4 location GA Industrial Portfolio (OM Available Upon Request).

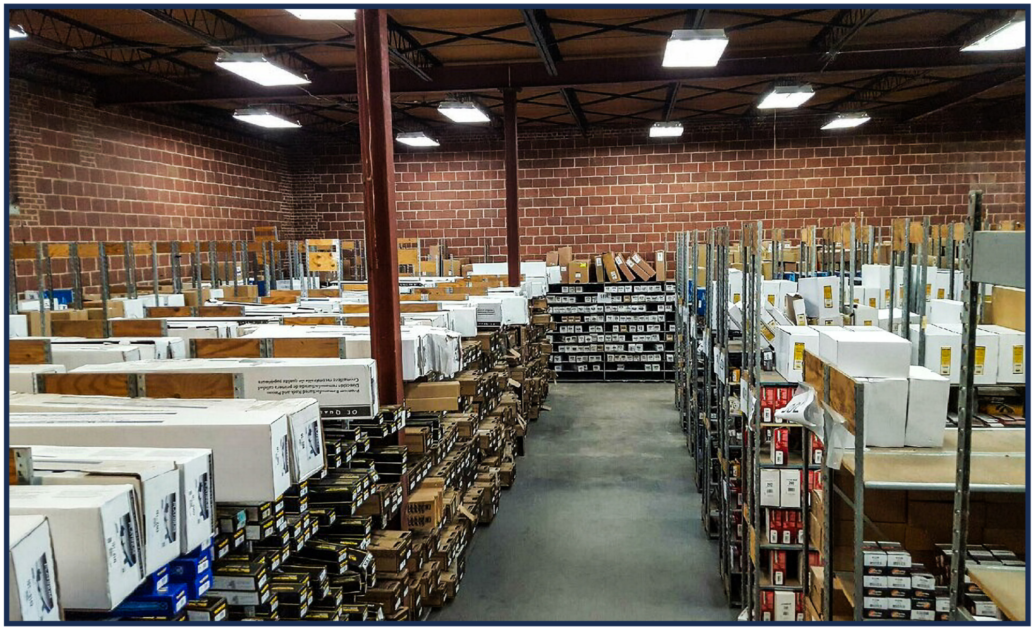
FINANCIAL OVERVIEW

ADDRESS	CITY	± GLA SF	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL NOI	BLENDED	ANNUAL INCREASES
4100 14th Ave.	Columbus	±22,436	$157,052	$160,193	$163,397	$166,665	$169,998	$817,305	$163,461	2.0%
Annual Cap Rate Progression			8.5%	8.6%	8.8%	9.0%	9.2%	Blended Average Cap Rate: 8.8%		

BULL REALTY Asset & Occupancy Solutions | TCN Worldwide Real Estate Services | TPH The Parts House

PROPERTY OVERVIEW

4100 14TH AVENUE, COLUMBUS, GEORGIA 31904



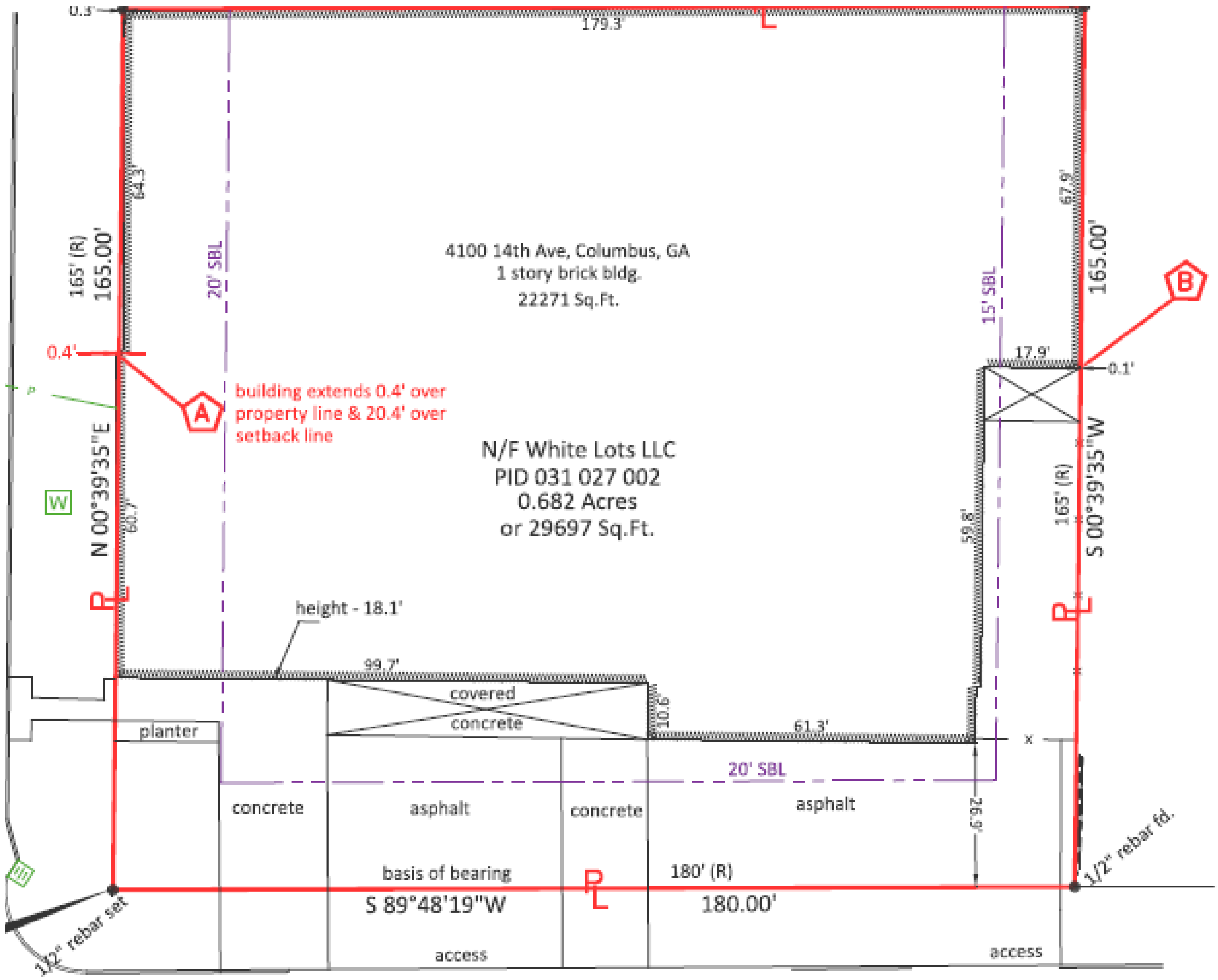
LEASE TERMS

RENT/SF BEGINNING 9/30/26	$7.00
ANNUAL RENT BEGINNING 9/30/26	$157,052
ADDITIONAL RENT INCREASES	2% / year beginning 9/30/2027
LEASE EXPIRATION	9/30/2031 (5+ years)
RENEWAL OPTIONS	Two 5-year options at FMV
TENANT LONGEVITY AT PROPERTY	2008 / 18 years
ROOF	TPO membrane in 2021
ZONING	GC
AVG. SUB-MARKET RENTS (PER COSTAR)	$7.65/SF

SITE INFORMATION

BUILDING SIZE	±22,436 SF
SITE SIZE	±0.68 Acres
YEAR BUILT	1955
LOADING	1 Dock
CLEAR HEIGHT	20’
OFFICE FINISH LEVEL %	7.69%
LANDLORD RESPONSIBILITIES	Roof & structure

SITE PLAN



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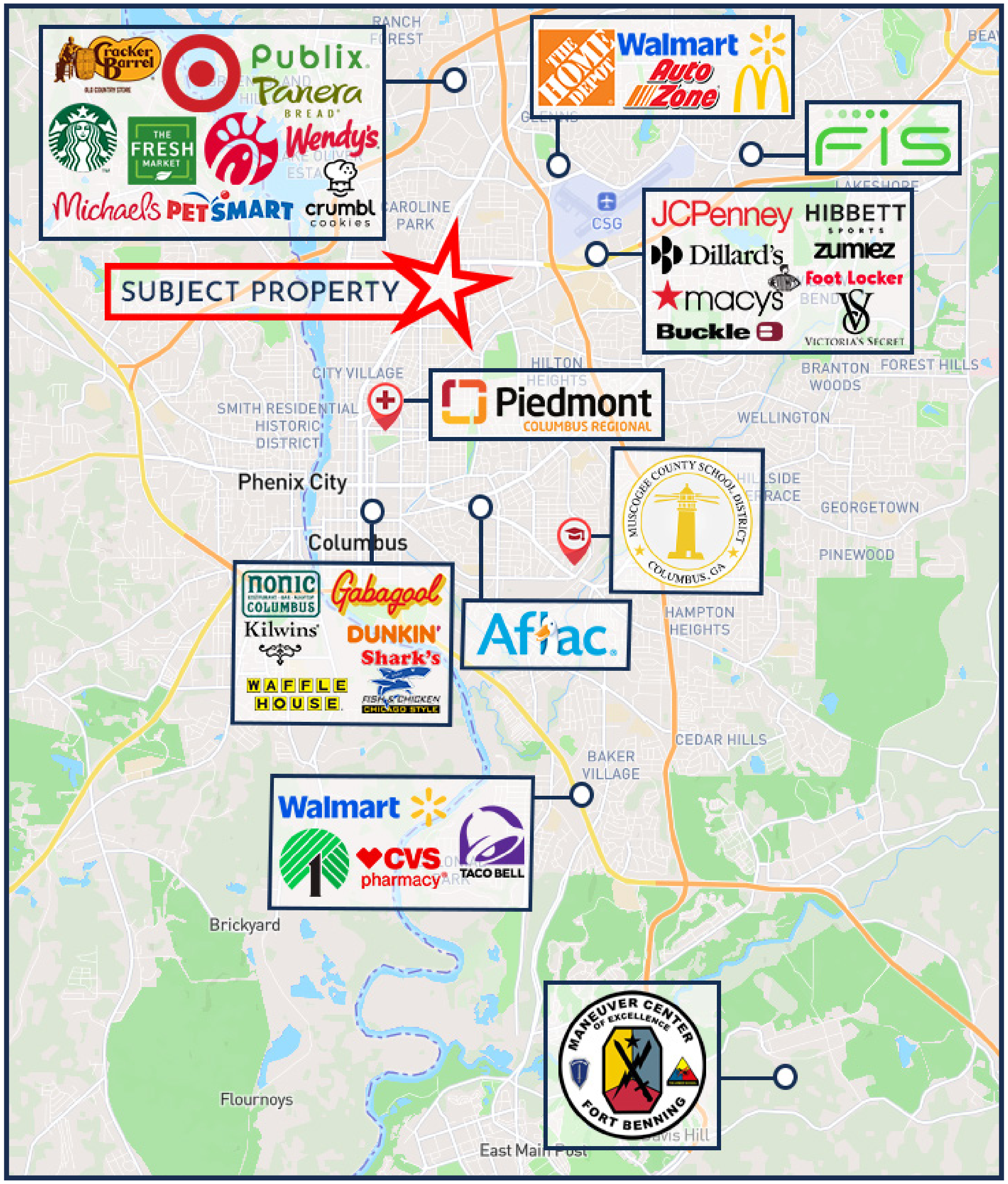
TPH THE PARTS HOUSE

ABOUT THE AREA

4100 14TH AVENUE, COLUMBUS, GEORGIA 31904



Columbus, Georgia, is a thriving city along the Chattahoochee River that offers a blend of Southern charm, outdoor recreation, and economic opportunity. Known for its vibrant Uptown district, rich military heritage, nationally recognized whitewater course, and convenient regional access, Columbus provides residents with an excellent quality of life. The community also features diverse shopping, dining, entertainment, and cultural attractions that make it an appealing place to live and work.

The local economy is anchored by major employers including Fort Benning (formerly known as Fort Moore), FIS, Muscogee County School District, Aflac, and Piedmont Columbus Regional. Together, these organizations provide strong employment opportunities and support Columbus's continued economic growth, stability, and regional importance.

MAJOR AREA EMPLOYERS

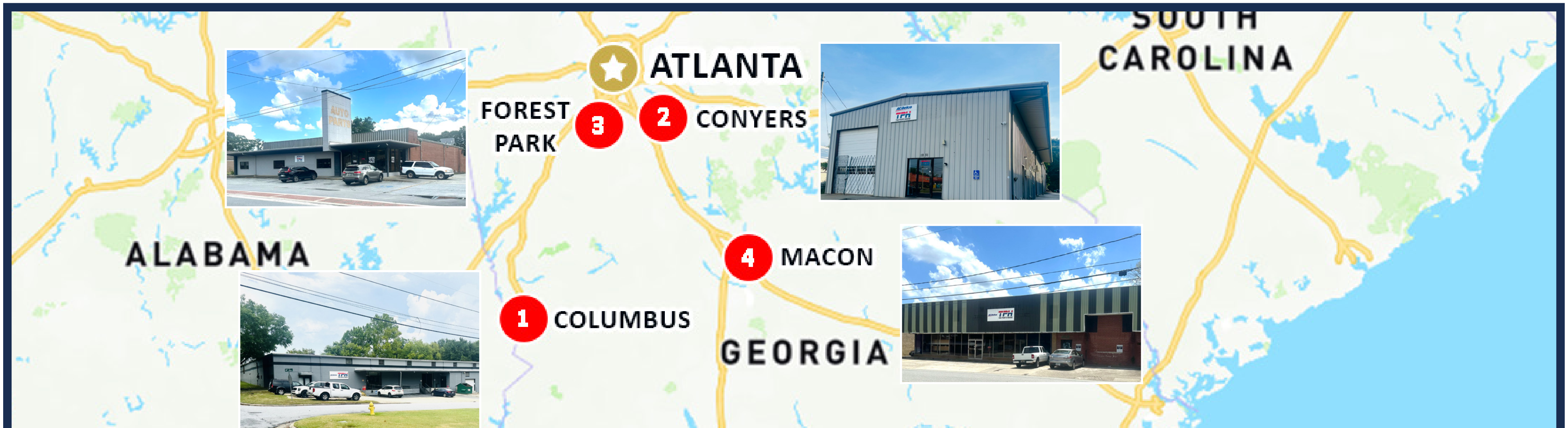
Maneuver Center of Excellence Fort Benning · FIS · Muscogee County School District Columbus, GA · Aflac · Piedmont Columbus Regional

POPULATION	3-MILES	5-MILES	10-MILES
2026 POPULATION	66,870	159,020	282,722
HOUSEHOLDS	**3-MILES**	**5-MILES**	**10-MILES**
2026 HOUSEHOLDS	29,309	68,383	115,397
AVERAGE INCOME	**3-MILES**	**5-MILES**	**10-MILES**
2026 AVERAGE INCOME	$78,878	$77,860	$83,812

ESRI 2026

GEORGIA METRO SINGLE TENANT 4 PROPERTY PORTFOLIO

AVAILABLE | 100% LEASED | 8% CAP RATE



#	ADDRESS	CITY	STATE	± GLA SF	YEAR BUILT	PARCEL SIZE
1	4100 14th Ave.	Columbus	GA	±22,436	1955	±0.68 Acres
2	1231 Green St. SE	Conyers	GA	±6,800	1999	±2.28 Acres
3	931 Main St.	Forest Park	GA	±11,595	1965	±1.50 Acres
4	356 Walnut St.	Macon	GA	±17,926	1945 / Ren. 1971	±0.49 Acres

$5,260,000 or $89.52/SF

Portfolio Price

8%

Starting Cap Rate

8.38%

Blended Average Cap Rate

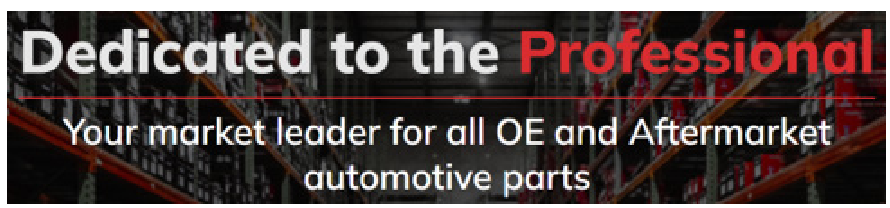
ABOUT THE TENANT

TPH is a wholesale distributor of automotive aftermarket parts and accessories, headquartered in Jacksonville, Florida and founded in 1970. Along with its sister company XL Parts, headquartered in Houston, Texas, they have 220 locations in the U.S. and Puerto Rico. They are a subsidiary of Marubeni America, headquartered in New York, which operates many diverse business units. TPH is part of the Construction, Industrial Machinery & Mobility business group.

CLICK TO VIEW WEBSITE

In 2017, Marubeni America invested in TPH. They are a wholly owned subsidiary of Marubeni, a Japanese diversified conglomerate, headquartered in Tokyo. Marubeni has 326 subsidiaries and 164 affiliated companies worldwide which include finished goods, financial products, commodities, raw materials, transportation, technical and other services.

CLICK TO VIEW WEBSITE



BROKER PROFILES

NANCY MILLER, CCIM, MBA

President, Net Lease Investment Group
Nancy@BullRealty.com
404-876-1640 x118

Nancy Miller joined Bull Realty in 2001. Her brokerage practice focuses on single tenant net lease and multi-tenant retail investment properties. Nancy is a partner with the firm and heads the National Net Lease Investment Group. Her focus includes working with investors, 1031 exchange transactions and developers throughout the US. She is an industry recognized savvy and knowledgeable investment expert. In the last 5+ years, she has brokered over 125 single tenant transactions. Nancy also publishes an electronic investor newsletter, and participates in a quarterly national retail industry survey done by Morgan Stanley. Periodically, Nancy contributes to Bull Realty's retail blogs and appears on the **Commercial Real Estate Show**, a national weekly commercial real estate radio show hosted and produced in Atlanta by Michael Bull, Bull Realty's founder and President.

Nancy has held a real estate license for over 25 years and is licensed in several states. She is a Life Member of the Atlanta Commercial Board of Realtors and a member of the International Council of Shopping Centers (ICSC). She also holds the prestigious CCIM designation and has a Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School, where she is a guest lecturer.

ADAM WILLHITE

V.P. Net Lease Investment Group
Adam@BullRealty.com
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Adam adds value for clients with single tenant net lease acquisitions, dispositions, 1031 exchanges and consulting. As a member of the prestigious ACBR Million Dollar Club, Adam utilizes Bull Realty's advanced marketing, research and database technology, delivering industry-leading client experience and results.

Prior to pursuing his passion of real estate and joining Bull Realty, Adam worked in the field of physician recruitment where he received multiple awards as his firm's 18-time top producer of the year.

Adam graduated with a BS from Kennesaw State University and is a longtime resident of downtown Atlanta. Adam is also active in dog rescue and volunteering to help preserve historic Atlanta landmarks.

OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

BULL REALTY
Asset & Occupancy Solutions

TCN
WORLDWIDE
REAL ESTATE SERVICES

ABOUT BULL REALTY

28
YEARS IN BUSINESS

LICENSED IN
8
SOUTHEAST STATES

ATL
HEADQUARTERED

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at **www.CREshow.com.**

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:
https://www.bullrealty.com

CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:
Receiving Party will receive confidential information regarding property referred to as 4100 14th Avenue, Columbus, Georgia 31904. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:
Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law
This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.
If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _______ day of _______________, 20__.

Receiving Party ____

Signature ____

Printed Name ____

Title____

Company Name ____

Address ____

Email ____

Phone ____

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50 Glenlake Parkway, Suite 600
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404-876-1640

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.