



Offering Memorandum

125 ELBERT STREET  
ELBERTON, GA

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# Offering Highlights

<b>Offering Price</b>	\$683,333
<b>NOI</b>	\$46,125
<b>CAP Rate</b>	6.75%
<b>Building Size</b>	2,876 SF

## LEASE SUMMARY

<b>Lease Type</b>	NNN
<b>Lease Term Remaining</b>	14.2 years
<b>Lease Expiration</b>	8/15/2037
<b>Termination Option</b>	Every 5 years Next option 8.15.2027
<b>Rent Increase</b>	2% Annually
<b>Guarantor</b>	Corporate

## Property Detail Profile

### STRATEGIC LOCATION

- On main retail drag with numerous national tenants
- Located at a hard corner lighted intersection
- Right off heavily traveled College Ave

### STRONG INVESTMENT FUNDAMENTALS

- Absolute NNN Lease
- High yield property
- Annual 2% bumps
- Corporate Guarantee
- Bite Size deal



### Property Address:

125 Elbert St.  
Elberton, GA

Offering Price  
**\$683,333**

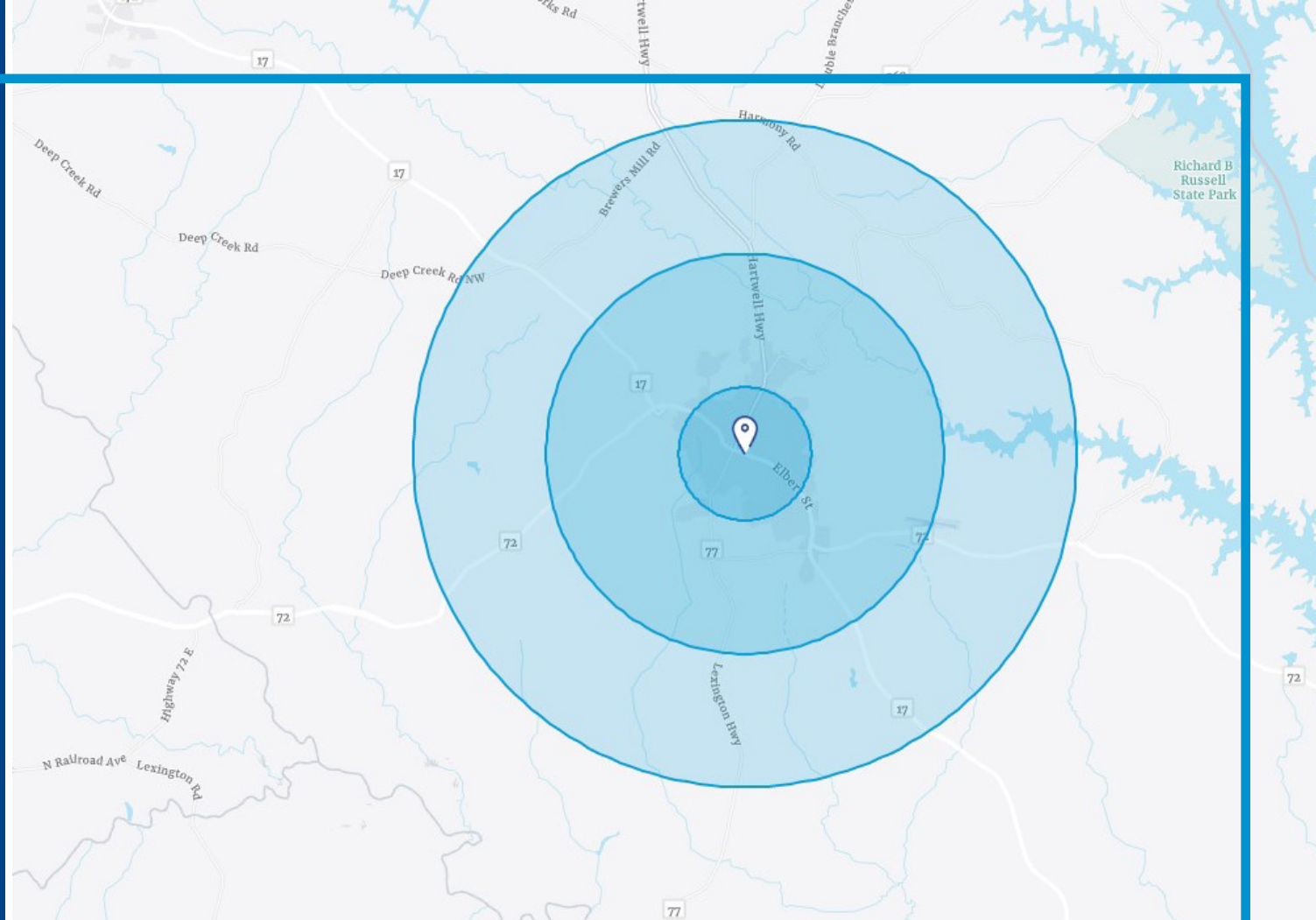
NOI  
**\$46,125**

CAP Rate  
**6.75%**





# Demographics



**1 mile**

**3 mile**

**5 mile**



**3,994**  
people



**7,809**  
people



**10,549**  
people



**1,643**  
Households



**3,239**  
Households



**4,442**  
Households



**\$64,557**  
average HHI



**\$66,831**  
average HHI



**\$66,050**  
average HHI

# Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 125 Elbert st. Elberton, GA. It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the property at 125 Elbert st. Elberton, GA. or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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