



Offering Memorandum

FULLY-OCCUPIED NNN SHOPPING
CENTER | 7.4% CAP RATE



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Exclusively listed by Bull Realty, Inc.

DISCLAIMER

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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, suitability 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 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 on 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 Owner/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 Broker. 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. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.

EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

Bull Realty is pleased to offer the opportunity to acquire a five-tenant shopping center outparcel to The Mall at Stonecrest. Stonecrest Festival is a 17,540 SF shopping center situated on 1.64 acres and located just outside the mall's parking lot. It is 100% occupied with all NNN Leases. The center offers ± 120 surface parking spaces with additional parking nearby.

Stonecrest Festival comes with very limited management as there are 4 brand new tenants with NNN leases and guarantees and is surrounded by several well-known retail and restaurants. It is located right off I-20 and about 15 miles east of Atlanta.

The Mall at Stonecrest is a 1.2M SF, two-level, indoor/outdoor super regional shopping center set on 200 landscaped acres. The current mall occupancy is approximately 96.3%. A brand new development of Atlanta Sports City is proposed to break ground in 2019 and is slated to be a part of the mall and attract sports teams from around the globe.

PROPERTY HIGHLIGHTS

- 17,540 SF shopping center
- Outparcel to The Mall at Stonecrest
- 100% occupied
- 4 brand new leases
- All NNN guaranteed leases
- Diverse tenant mix
- ± 120 surface parking spaces
- 1.64 acre site
- Located right off I-20 (Exit 75)

PRICE | \$2,997,000

PROPERTY INFORMATION

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Property Address:	7300 Stonecrest Concourse, Lithonia, GA 30038
Property Name:	Stonecrest Festival
County:	DeKalb
Building Size:	17,540 SF
Year Built:	2004
Site Size:	1.64 Acres
No. Tenants:	5
Occupancy:	100%
Parking:	± 120 spaces
NOI:	\$221,754
Cap Rate:	7.4%
Lease Type:	NNN
Sale Price:	\$2,997,000



TENANT PROFILES

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SUITE 100

Barnacles currently operates 4 restaurant locations within metro-Atlanta. Their menu consists of casual bar food while offering a friendly community space to watch sporting events of all kinds.

SUITE 200

This local company offers a wide selection of cigars in a casual lounge environment.



SUITE 300

Mimosa Salon Suites offers professional salon space for stylists to bring their clientele. They offer weekly rental rates for private salon chairs. Their facility offers security access and affordable options for independent stylists.

SUITE 105

The Glitz Loft by Glitz of Atlanta is a private event planner and decorator company operating within metro-Atlanta. They specialize in styling high-end wedding, special occasion and celebratory events.



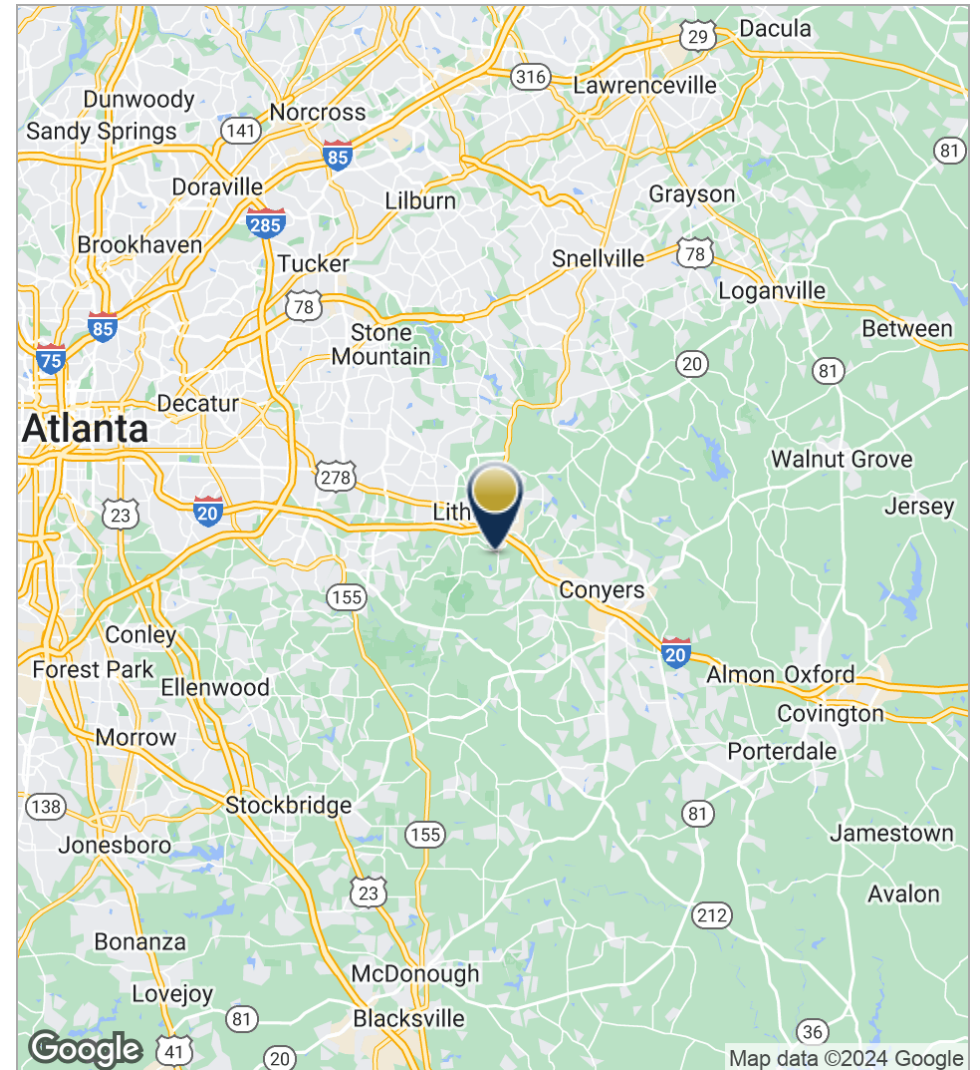
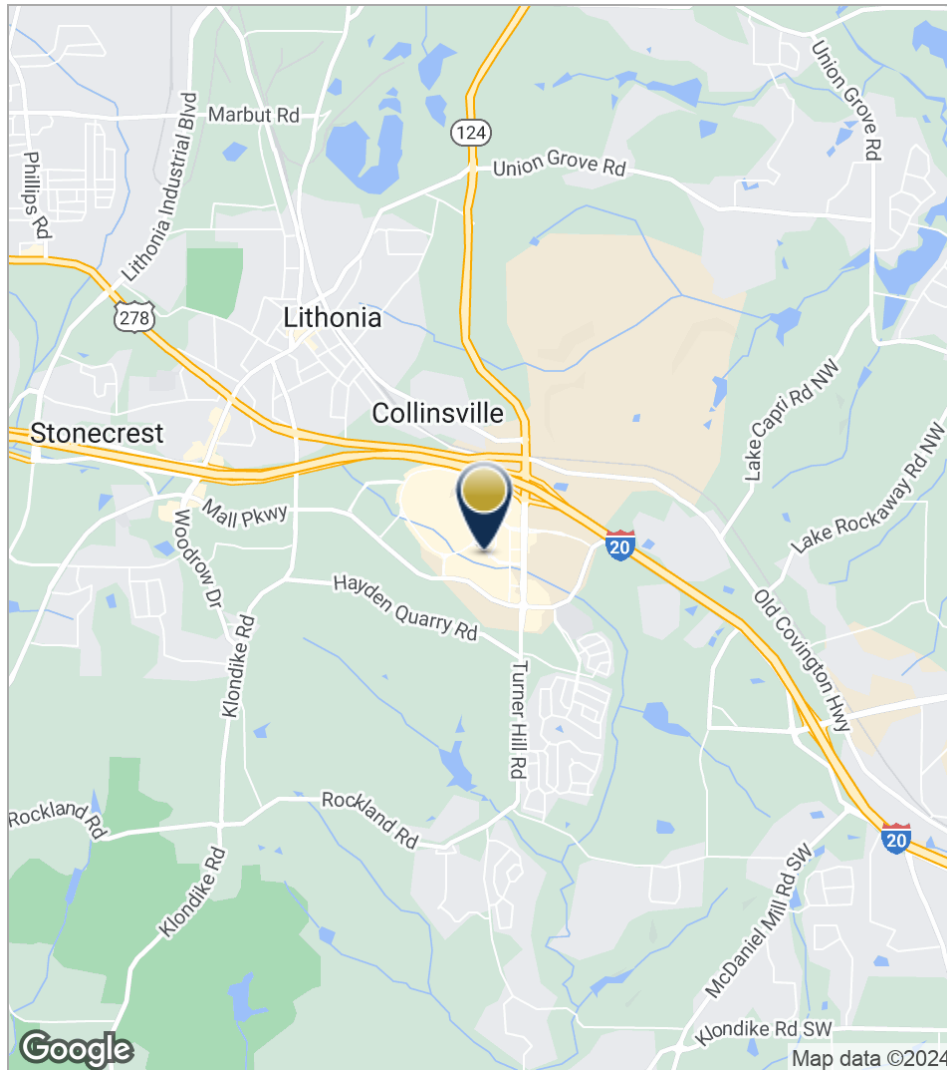
SUITE 106

Savvi Formalwear is the largest nationwide network of independent wedding formalwear specialists. As a premier brand, Savvi Formalwear has the latest designer fashions and designs. They offer a wide selection of men's formal tuxedo rentals, suit rentals and evening gowns.



LOCATION MAPS

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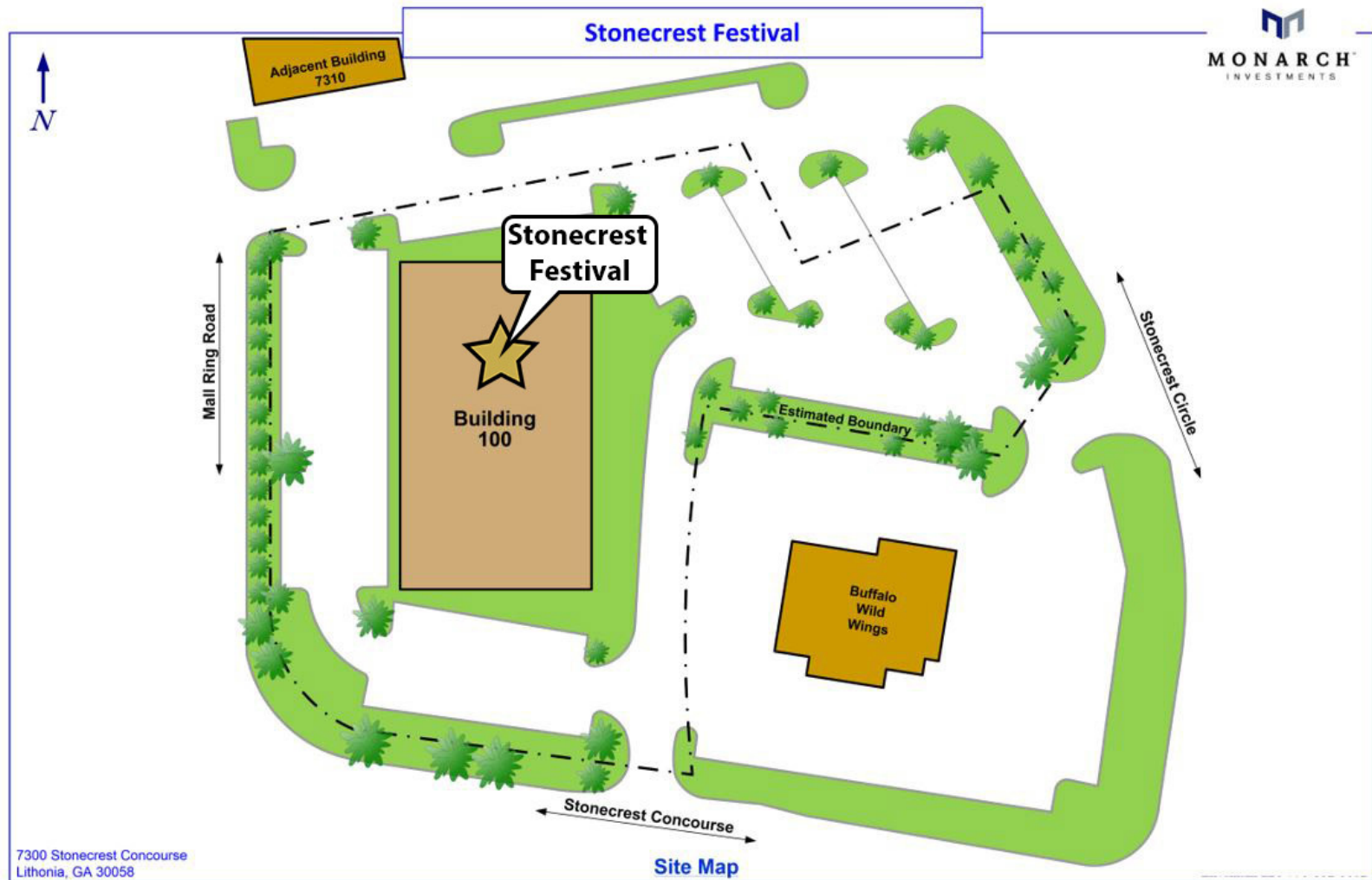
AERIAL RETAIL MAP

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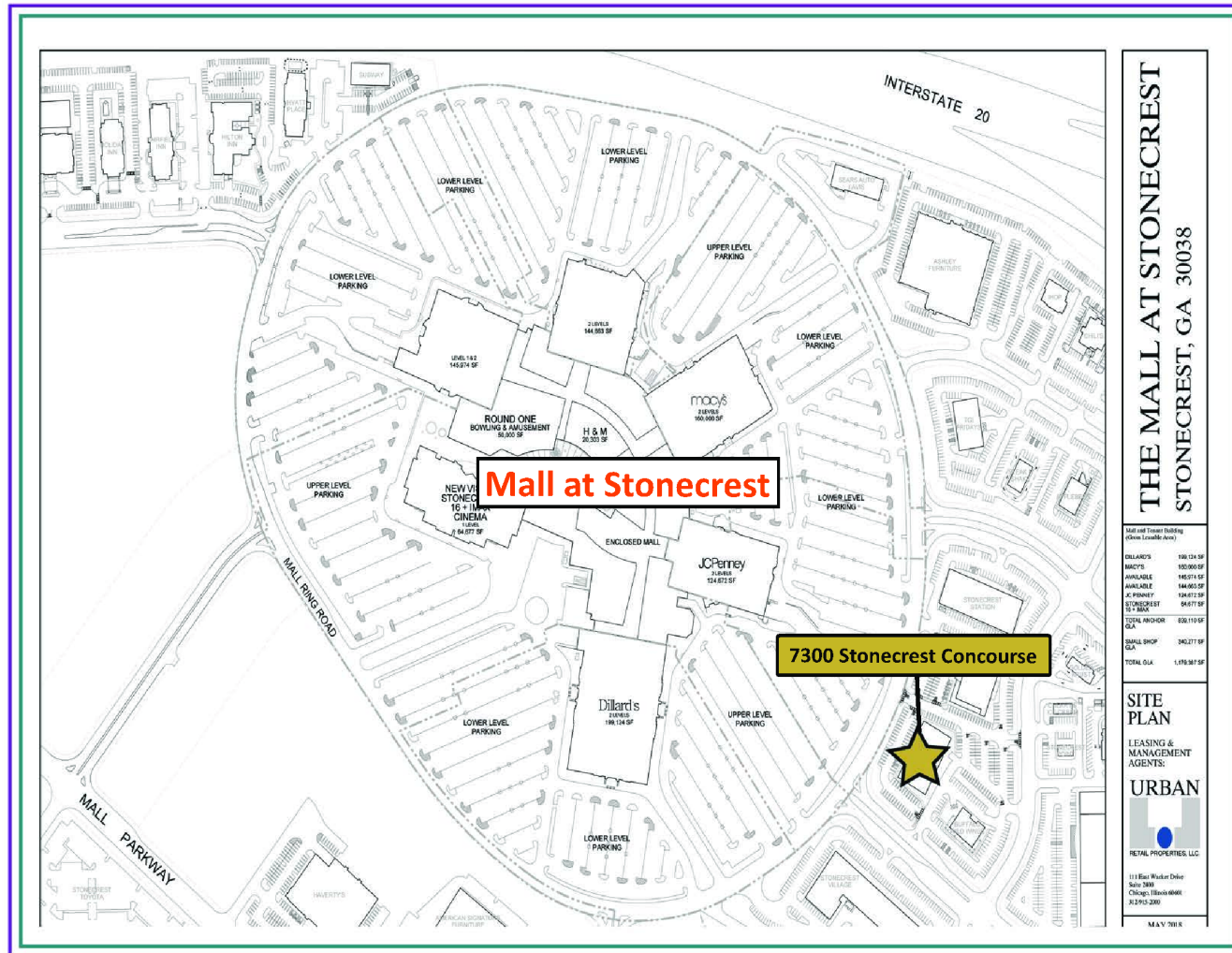
SITE PLAN

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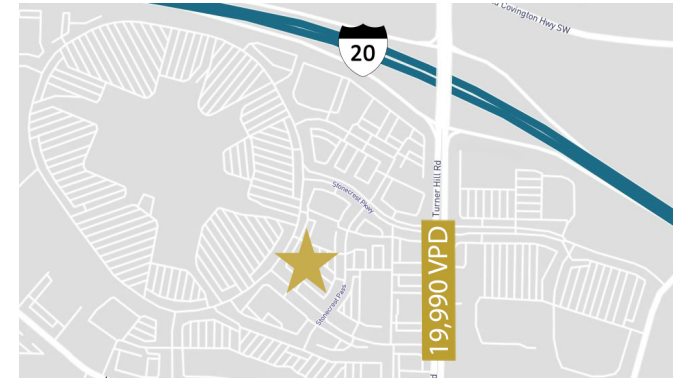
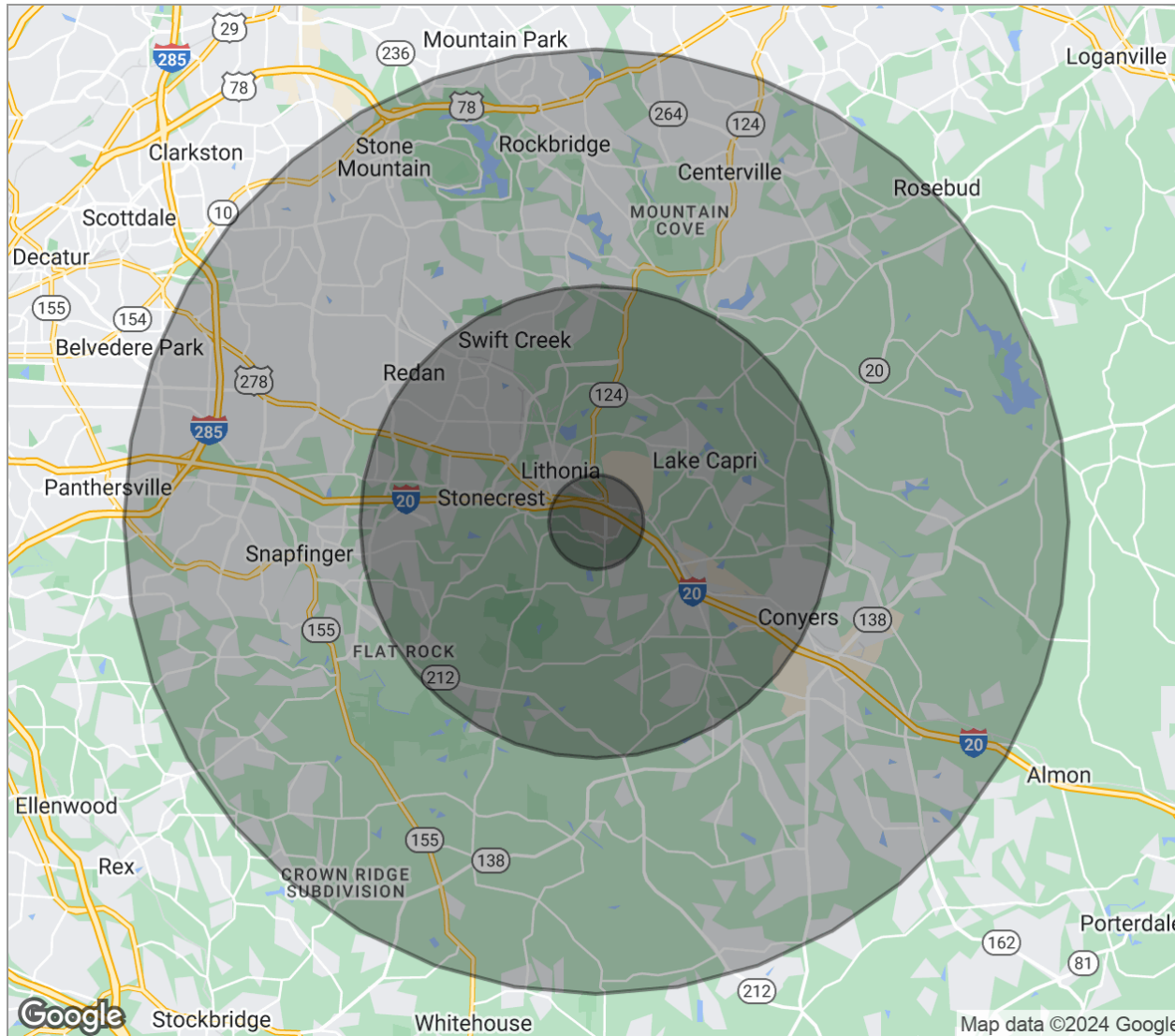
RETAILER MAP

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DEMOGRAPHICS & TRAFFIC COUNT

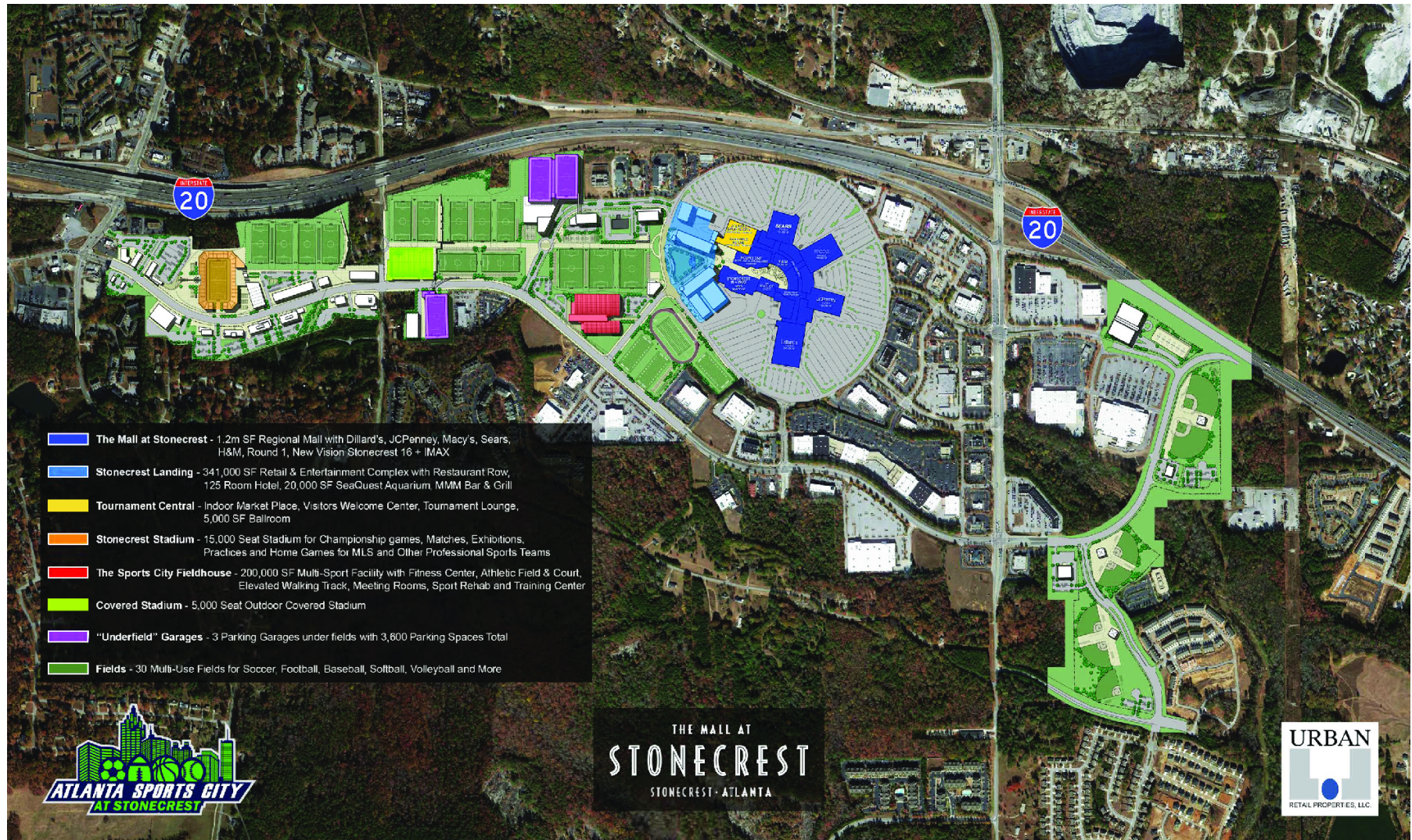
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	1 MILE
Total Population	5,550
Total Households	2,674
Average HH Income	\$64,851
	5 MILES
Total Population	98,118
Total Households	36,219
Average HH Income	\$61,583
	10 MILES
Total Population	425,603
Total Households	153,392
Average HH Income	\$71,047

PROPOSED UPCOMING DEVELOPMENT

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ATLANTA SPORTS CITY

Atlanta Sports City (ASC) at Stonecrest is a 190-acre sports and entertainment destination proposed in the newly established city of Stonecrest, Georgia. Adjacent to The Mall at Stonecrest, ASC would feature indoor and outdoor sports facilities, restaurants, retail shops, entertainment venues, an extreme sports area, meeting and event space, hotels and a 15,000-seat professional stadium.

ASC would also host a variety of sports and other activities including soccer, football, flag football, futsal, lacrosse, basketball, baseball, field hockey, tennis, volleyball, wrestling, cheerleading, fitness training, group events, field/court rental, and year-round camps. The state-of-the-art athletic facility would also host organized sports programs, training and open play and host numerous amateur and professional sporting events.

A sports themed promenade and a new grand entrance would connect the sports complex to the Mall at Stonecrest adding 250,000 SF of new retail, restaurants, attractions and green space.

Visitors and residents alike could take advantage of ASC's beautiful grounds through its walking and jogging paths, bike and skate rentals, and a children's playground and splash pad. The new development, set to draw millions of visitors to the area, may be completed in 2019.

Source: www.atlantasportcity.com





SUJAY DALAL

V.P. National Retail Group

Professional Background

Mr. Sujay Dalal is Vice President of the National Retail Group at Bull Realty with 15 plus years of real estate and client experience. Mr. Dalal's focus is in advising retailers, institutions, developers and individual investors regarding acquisition and disposition of multi-tenant and net-leased properties in the Southeast. He works in conjunction with the National Retail Group to provide advisory and execution expertise for existing and planned assets on behalf of Individual users, developers and corporate investors.

Mr. Dalal is a member of the International Council of Shopping Centers (ICSC) and Atlanta Commercial Board of Realtors (ACBR) to name but a few of the commercial real estate organizations that he participates with to further enhance his industry knowledge and build strong client relationships. He further enhances the value propositions and deal-making capabilities by leveraging upon the proven marketing platform, exposure and systems delivered by Bull Realty.

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Bull Realty is a commercial real estate sales, leasing, and advisory firm headquartered in Atlanta licensed in nine Southeast states. The firm was founded in 1998 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease sectors.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on Apple Podcast, all major podcast sites, YouTube and www.CREshow.com.

CONFIDENTIALITY AGREEMENT

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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 7300 Stonecrest Concourse. 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 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 Bull Realty, Incorporated 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 __/__/__

Receiving Party

Signature

Printed Name

Title

Company Name

Address

Email

Phone

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