

OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

NORTHLAKE MANOR CONDOMINIUMS

3593 WOODBRIAR CIR, TUCKER, GA 30084

OFFERING MEMORANDUM

NORTHLAKE MANOR CONDOMINIUMS

TUCKER, GA

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

BROKERAGE TEAM



CONNOR KERNS

Vice President & Associate Director

DIRECT (404) 445-1090

MOBILE (419) 733-5906

connor.kerns@matthews.com

License No. 408600 (GA)



AUSTIN GRAHAM

Vice President & Associate Director

DIRECT (404) 445-1091

MOBILE (407) 463-9752

austin.graham@matthews.com

License No. 408272 (GA)

BILL PEDERSEN

BROKER OF RECORD

License No. 80041 (GA)

TABLE OF CONTENTS



NORHTLAKE MANOR CONDOMINIUMS

4

PROPERTY OVERVIEW

10

FINANCIAL OVERVIEW

16

RENT AND SALES
COMPARABLES

22

AREA OVERVIEW

PROPERTY OVERVIEW

01



PROPERTY SUMMARY

THE OPPORTUNITY

Matthews Real Estate Investment Services™ is proud to offer Northlake Manor Condominiums located at 3593 Woodbriar Circle, Tucker, GA 30084. This 47-unit fractured-condominium that consists of (12) One Bedroom/One Bathrooms (17) Two Bedrooms/Two Bathrooms, and (18) Three Bedrooms/Two Bathrooms. There are 90-units total in the whole complex. This asset is situated in the desirable Tucker area, next to the proposed Tucker Downtown Master Plan Redevelopment. Northlake Manor Condominiums also benefits from its strategic location just off Interstate-285 which provides convenient access to major highways and connects residents easily to the broader Atlanta metropolitan area. The city of Tucker is an evolving suburban market with a growing demand for rental properties, local amenities including parks, shopping centers, and schools. This presents an investor with the opportunity to purchase a very clean and well-kept asset. There are other condo units selling individually for \$200k+. This creates a unique opportunity to increase value after the acquisition through prospective sales or a refinance on the individual condo units. This 47-unit fractured condo sale presents the buyer with an ability to purchase these units at a tax-adjusted 6.5% tax adjusted cap rate while having the opportunity to stabilize this asset at a 7.28% cap rate once all the rents are bumped up to the market rent level already being achieved on other units.

PROPERTY HIGHLIGHTS

- 47-Units, Built in 1975
- Gross Building Square Footage of 46,213
- Average Unit: 983 SF
- Consists of: (12) One Bedroom/One Bathrooms (17) Two Bedrooms/Two Bathrooms, and (18) Three Bedrooms/Two Bathrooms
- Current Avg Rents: \$1,330 | Market Avg Rents: \$1,414
- Lot Size: 5.34 Acres
- Density: 9 Units/AC
- APN: Multiple
- Utilities included in HOA
- HOA Fees (Budget Below)
- Granite Counter Tops, LTV Flooring, Upgraded Fixtures including Soft Close Cabinets.
- Stainless Steel Appliances – Stove, Microwave, Dishwasher & Refrigerator
- Central HVAC
- Ample Closet Space & Walk-In Pantry
- Cable Ready Units
- Outside Patio Porches & Balconies
- 24-units out of the 47 have been renovated



ATLANTA



+ 207,000 VPD

Public Storage

TARGET
LA FITNESS
Holiday Inn

BRIARCLIFF VILLAGE

DOLLAR TREE
Party City
SHOE CARNIVAL
CHASE
Orangetheory
Burlington
SMOOTHIE KING
T.J. MAXX
Michaels



FedEx

RaceTrac
Bojangles

Mae's SERVICE

STEELMART

LIBERATOR DISTRIBUTING

PINWOOD TOWNHOMES
174 UNITS

Tucker
Automobile Club of America

VISION METALS

BRAND VAUGHAN
LUMBER COMPANY EST. 1946
A Division of USL

SUBJECT PROPERTY
3593 Woodbriar Cir
TUCKER, GA

LAWRENCEVILLE HWY
+ 29,400 VPD

O'Reilly
AUTO PARTS



INTERIOR PHOTOS

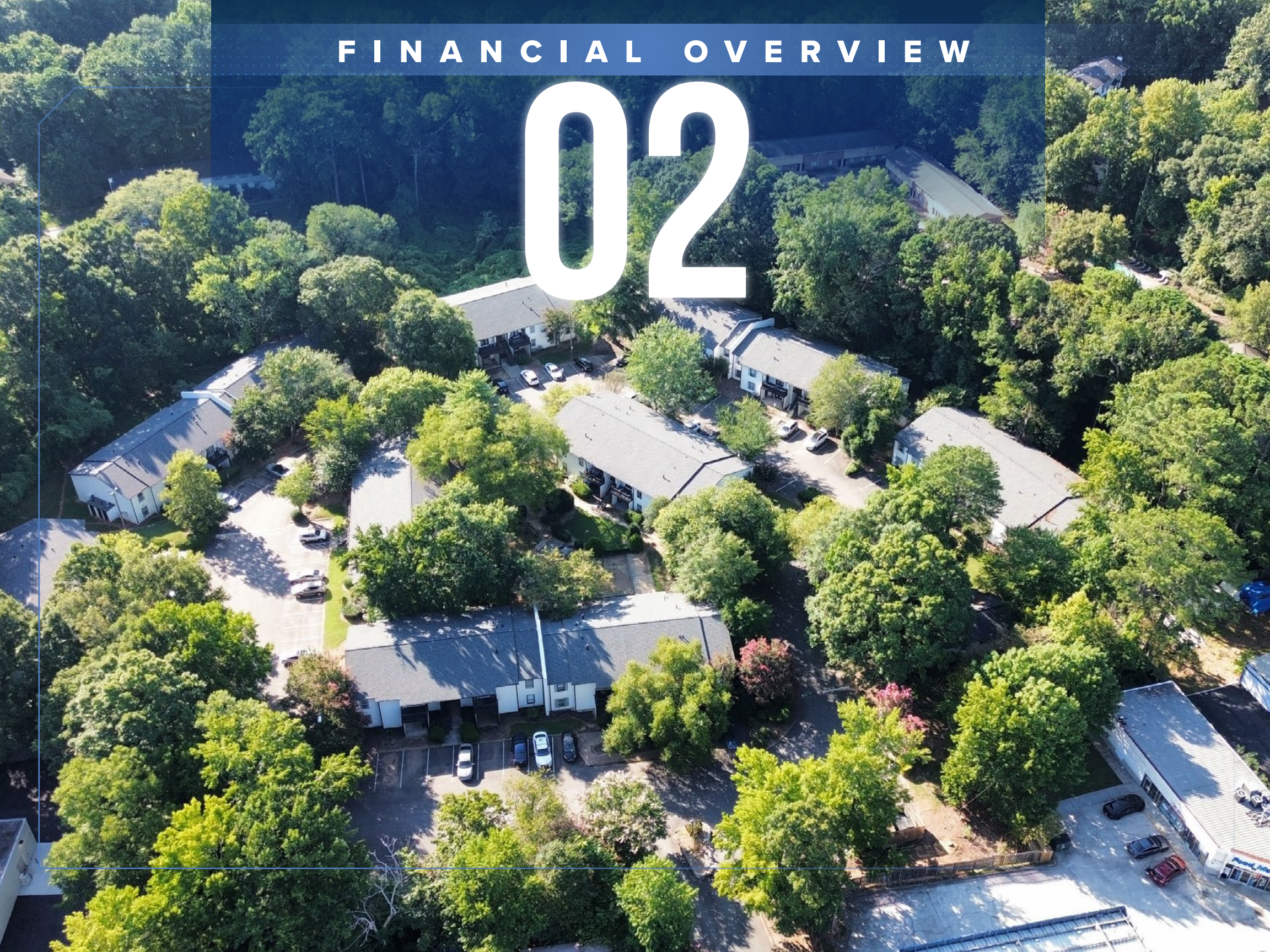






FINANCIAL OVERVIEW

02



UNIT MIX & SCHEDULED INCOME

PROPERTY OVERVIEW

Address	3593 Woodbriar Circle
City, State, Zip	Tucker, GA 30084
County	DeKalb
Number of Units	47
Year Built	1975
APN	18-187-07-093
Gross SF	±46,213 SF
Average SF Per Unit	±983 SF
Lot Size (Acres)	±5.34 AC



PRICING SUMMARY

LIST PRICE	PRICE/UNIT	PRICE/SF	CURRENT		PRO FORMA		MARKET	
			CAP RATE	GRM	CAP RATE	GRM	CAP RATE	GRM
\$6,525,000	\$138,830	\$141.19	7.18%	7.71	6.75%	7.71	7.56%	7.23

UNIT MIX & SCHEDULED INCOME

TOTAL UNITS	UNIT MIX	UNIT MIX %	AVG. SQUARE FEET	AVG. RENT P.S.F	CURRENT AVG RENT	CURRENT MONTHLY RENT	MARKET RENT	MARKET RENT P.S.F.	MARKET MONTHLY RENT
12	1x1	26%	693	\$1.68	\$1,166	\$13,988	\$1,225	\$1.77	\$14,700
17	2x2	36%	914	\$1.41	\$1,285	\$21,845	\$1,350	\$1.48	\$22,950
18	3x2	38%	1,242	\$1.19	\$1,483	\$26,693	\$1,600	\$1.29	\$28,800
Scheduled Monthly Rent:					\$1,330.34	\$62,526	\$1,414		\$66,450
Scheduled Yearly Rent:						\$750,312			\$797,400

ANNUAL OPERATING SUMMARY

	CURRENT		YEAR 1 PRO FORMA W/ ADJUSTED TAXES		MARKET	
Scheduled Gross Income:	\$750,312		\$750,312	Current Rent	\$797,400	6% Upside
Less Vacancy Reserve:	\$37,516	5.0%	\$37,516	5.0%	\$39,870	5.0%
Other Income (Utility - Water):	\$36,173		\$36,173		\$45,840	
Other Income (Late Fee, Deposits, etc):	\$59,735		\$59,735		\$59,735	
Gross Operating Income:	\$808,704		\$808,704		\$863,105	
Expenses:	\$339,947	45.3%	\$368,016	49.05%	\$369,920	46.39%*
Net Operating Income:	\$468,757		\$440,688		\$493,185	
Loan Payments:	\$352,584		\$352,584		\$352,584	
Pre-Tax Cash Flow:	\$116,173	6.6%	\$88,104	5.03%	\$140,600	8.02%**
Plus Principal Reduction:	\$55,918		\$55,918		\$55,918	
Total Return Before Taxes:	\$172,091	9.82%	\$144,022	8.22%	\$196,518	11.21%**

* As a percent of Scheduled Gross Income

** As a percent of Down Payment

Laundry & Other Income are 2023 Actual

PRO FORMA ANNUAL OPERATING EXPENSES

	PRO FORMA ESTIMATES	% OF SGI	CURRENT	PER UNIT	*PRO FORMA	PER UNIT	MARKET	PER UNIT	% OF SGI
Property Taxes	4.493% x Sale Price x 40%	11.09%	\$89,666	\$1,908	\$105,548	\$2,316	\$105,548	\$2,246	13.2%
Off-Site Management	3.5% x GOI	2.95%	\$23,869	\$508	\$28,305	\$602	\$30,209	\$643	3.8%
Insurance	Actual 2023-24 (HOA)	0.79%	\$6,406	\$136	\$6,406	\$136	\$6,406	\$136	0.8%
Reserves	\$250 x Units	0.00%	\$0	\$0	\$11,750	\$250	\$11,750	\$250	1.5%
HOA Expense	Actual (1)\$248(2)\$325(3)\$378	22.71%	\$183,660	\$3,908	\$183,660	\$3,908	\$183,660	\$3,908	23.0%
Repairs & Maintenance	\$300 x Units (Exterior - HOA)	1.64%	\$13,243	\$282	\$14,100	\$300	\$14,100	\$300	1.8%
Landscaping	\$0 per month (HOA)	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
Utilities - Telephone/Cable/Internet	Actual 2023-24	0.22%	\$1,803	\$38	\$1,803	\$38	\$1,803	\$38	0.2%
Utilities - Electricity (Interior)	Actual 2023-24 (HOA)	0.13%	\$1,064	\$23	\$1,064	\$23	\$1,064	\$23	0.1%
Pest Control	\$65 x units	0.65%	\$5,220	\$111	\$3,055	\$65	\$3,055	\$65	0.4%
Trash & Recycling Service	Actual 2023-24 (HOA)	0.07%	\$576	\$12	\$576	\$12	\$576	\$12	0.1%
General Admin	\$250 x units	1.79%	\$14,441	\$307	\$11,750	\$250	\$11,750	\$250	1.5%
Total Expenses		42.04%	\$339,947	\$7,233	\$368,016	\$7,901	\$369,920	\$7,871	46.4%
			<u>Current</u>	<u>Per Unit</u>	<u>% of SGI</u>				
Non-controllable expenses: Taxes, Ins., Reserves:			\$96,072	\$2,044	12.8%	* Pro Forma / Mkt Property Taxes Adjusted to 90%			
Total Expense without Taxes			\$250,281	\$5,325	33.36%	Highlighted Pro Forma Expenses are Estimates			

FINANCING

Loan Amount	\$4,772,000	Terms:	30
Down Payment:	27%	\$1,753,000	Interest: 6.25%
Yearly Pmt:	\$352,584	Monthly Pmt:	\$29,382
Debt Coverage:	1.25		

RENT ROLL

UNIT	MIX	RENT	SF	RENT SF	MARKET RENT	MARKET RENT SF	MARKET RENT SF
1	3595-A	1x1	\$1,226.00	\$693.00	\$1,225.00	\$1.77	\$1
2	3595-B	1x1	\$1,184.00	\$693.00	\$1,225.00	\$1.77	-\$41
3	3595-C	1x1	\$1,176.00	\$693.00	\$1,225.00	\$1.77	-\$49
4	3595-E	1x1	\$1,225.00	\$693.00	\$1,225.00	\$1.77	\$0
5	3595-F	1x1	\$1,199.00	\$693.00	\$1,225.00	\$1.77	-\$26
6	3595-J	1x1	\$1,176.00	\$693.00	\$1,225.00	\$1.77	-\$49
7	3595-K	1x1	\$1,089.00	\$693.00	\$1,225.00	\$1.77	-\$136
8	3595-M	1x1	\$1,008.00	\$693.00	\$1,225.00	\$1.77	-\$217
9	3597-A	3x2	\$1,605.00	\$1,242.00	\$1,600.00	\$1.29	\$5
10	3597-C	3x2	\$1,561.00	\$1,242.00	\$1,600.00	\$1.29	-\$39
11	3597-D	3x2	\$1,529.00	\$1,242.00	\$1,600.00	\$1.29	-\$71
12	3597-E	3x2	\$1,445.00	\$1,242.00	\$1,600.00	\$1.29	-\$155
13	3597-G	3x2	\$1,229.00	\$1,242.00	\$1,600.00	\$1.29	-\$371
14	3597-H	3x2	\$1,513.00	\$1,242.00	\$1,600.00	\$1.29	-\$87
15	3599-B	3x2	\$1,429.00	\$1,242.00	\$1,600.00	\$1.29	-\$171
16	3599-D	3x2	\$1,459.00	\$1,242.00	\$1,600.00	\$1.29	-\$141
17	3599-F	3x2	\$1,550.00	\$1,242.00	\$1,600.00	\$1.29	-\$50
18	3599-H	3x2	\$1,597.00	\$1,242.00	\$1,600.00	\$1.29	-\$3
19	3601-A	3x2	\$1,429.00	\$1,242.00	\$1,600.00	\$1.29	-\$171
20	3601-C	3x2	\$1,240.00	\$1,242.00	\$1,600.00	\$1.29	-\$360
21	3601-E	3x2	\$1,425.00	\$1,242.00	\$1,600.00	\$1.29	-\$175
22	3601-F	3x2	\$1,519.00	\$1,242.00	\$1,600.00	\$1.29	-\$81
23	3603-A	2x2	\$1,226.00	\$928.00	\$1,350.00	\$1.45	-\$124
24	3603-B	2x2	\$1,298.00	\$928.00	\$1,350.00	\$1.45	-\$52

RENT ROLL

UNIT	MIX	RENT	SF	RENT SF	MARKET RENT	MARKET RENT SF	MARKET RENT SF
25	3603-E	2x2	\$1,277.00	\$928.00	\$1,350.00	\$1.45	-\$73
26	3603-F	2x2	\$1,234.00	\$928.00	\$1,350.00	\$1.45	-\$116
27	3603-G	2x2	\$1,226.00	\$928.00	\$1,350.00	\$1.45	-\$124
28	3603-H	2x2	\$1,251.00	\$928.00	\$1,350.00	\$1.45	-\$99
29	3603-J	2x2	\$1,226.00	\$928.00	\$1,350.00	\$1.45	-\$124
30	3603-L	2x2	\$1,348.00	\$928.00	\$1,350.00	\$1.45	-\$2
31	3603-N	2x2	\$1,298.00	\$928.00	\$1,350.00	\$1.45	-\$52
32	3603-O	2x2	\$1,218.00	\$928.00	\$1,350.00	\$1.45	-\$132
33	3603-P	2x2	\$1,298.00	\$928.00	\$1,350.00	\$1.45	-\$52
34	3605-B	3x2	\$1,599.00	\$1,242.00	\$1,600.00	\$1.29	-\$1
35	3605-D	3x2	\$1,599.00	\$1,242.00	\$1,600.00	\$1.29	-\$1
36	3605-H	3x2	\$1,464.00	\$1,242.00	\$1,600.00	\$1.29	-\$136
37	3605-I	3x2	\$1,501.00	\$1,242.00	\$1,600.00	\$1.29	-\$99
38	3607-B	1x1	\$1,174.00	\$693.00	\$1,225.00	\$1.77	-\$51
39	3607-C	1x1	\$1,175.00	\$693.00	\$1,225.00	\$1.77	-\$50
40	3607-E	1x1	\$1,206.00	\$693.00	\$1,225.00	\$1.77	-\$19
41	3607-F	1x1	\$1,150.00	\$693.00	\$1,225.00	\$1.77	-\$75
42	3607-I	2x2	\$1,218.00	\$928.00	\$1,350.00	\$1.45	-\$132
43	3609-A	2x2	\$1,449.00	\$693.00	\$1,350.00	\$1.95	\$99
44	3609-C	2x2	\$1,298.00	\$928.00	\$1,350.00	\$1.45	-\$52
45	3609-E	2x2	\$1,316.00	\$928.00	\$1,350.00	\$1.45	-\$34
46	3609-F	2x2	\$1,350.00	\$928.00	\$1,350.00	\$1.45	\$0
47	3609-G	2x2	\$1,314.00	\$928.00	\$1,350.00	\$1.45	-\$36
TOTALS		\$62,526.00	\$46,213.00	\$1.35	\$66,450.00	\$1.44	-\$1,547
AVERAGES		\$1,330.34	\$983.00	\$1.43	\$1,413.83	\$1.53	-\$97

RENT COMPARABLES

03

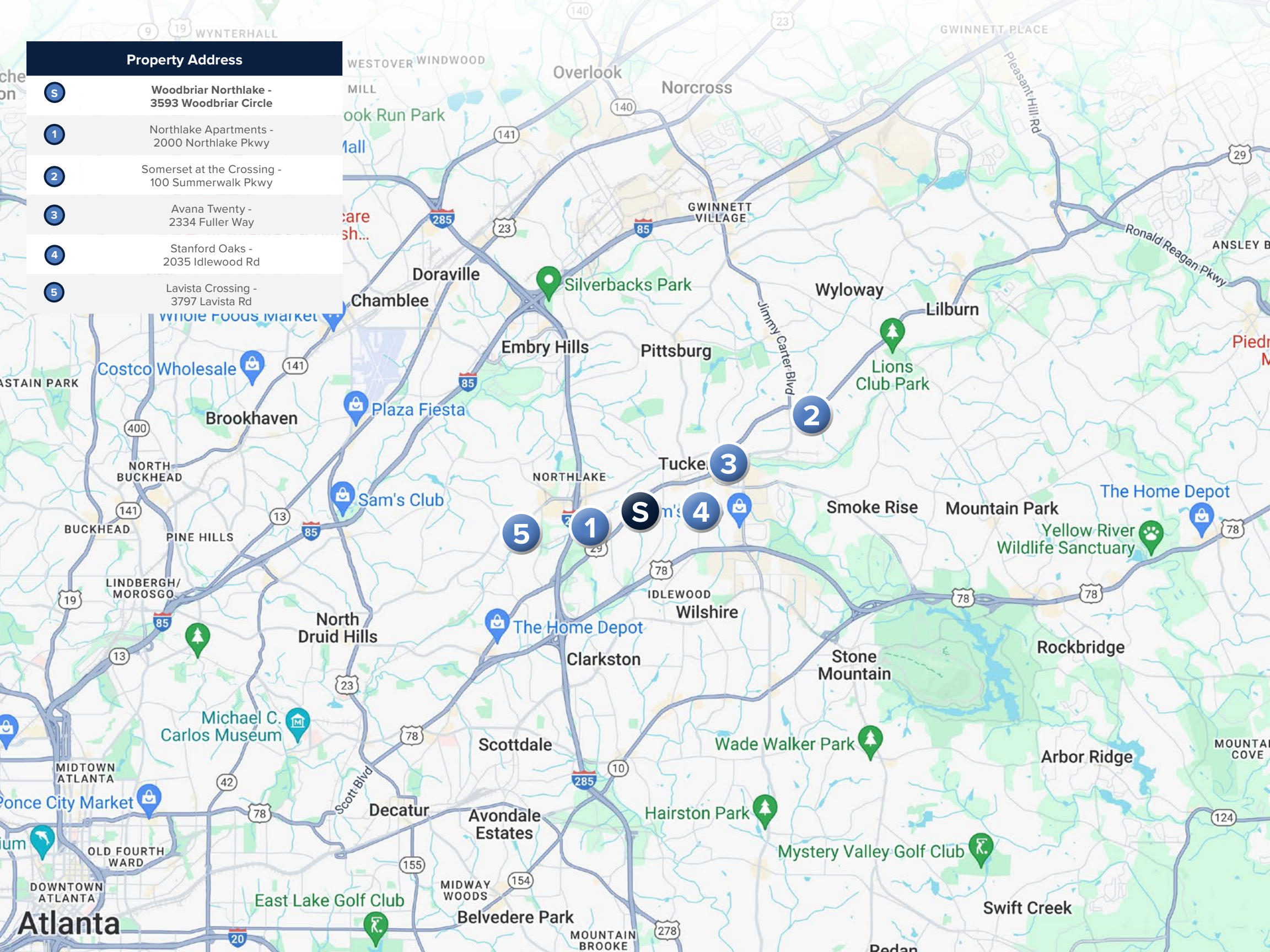


RENT COMPARABLES

	Property Name/ Street Address	City	Units	Building Size (SF)	Year Built	Unit Mix	Monthly Rent	SF	Rent/SG
S	Woodbriar Northlake - 3593 Woodbriar Circle	Tucker	47	46,213	1975	1+1 2+2 3+2	\$1,166 \$1,285 \$1,483	693 914 1,242	\$1.68 \$1.41 \$1.19
1	Northlake Apartments - 2000 Northlake Pkwy	Tucker	66	56,662	1971	1+1 2+1.5	\$1,175 \$1,400	672 1,032	\$1.75 \$1.36
2	Somerset at the Crossing - 100 Summerwalk Pkwy	Tucker	264	294,026	1983/2016 R	1+1 2+2 3+2	\$1,486 \$1,848 \$2,115	750 1,150 1,550	\$1.98 \$1.61 \$1.36
3	Avana Twenty - 2334 Fuller Way	Tucker	217	198,090	2001	1+1 2+2	\$1,624 \$2,030	880 1,215	\$1.85 \$1.67
4	Stanford Oaks - 2035 Idlewood Rd	Tucker	202	223,756	1968/1997 R	2+1.5 3+1.5	\$1,625 \$1,950	1,100 1,250	\$1.48 \$1.56
5	Lavista Crossing - 3797 Lavista Rd	Tucker	240	285,584	1969/2023 R	1+1 2+2 3+2	\$1,325 \$1,495 \$1,773	750 1,150 1,350	\$1.77 \$1.30 \$1.31
Averages:						1 Beds 2 Beds 3 Beds	\$1,403 \$1,680 \$1,946	763 1,129 1,383	\$1.84 \$1.48 \$1.41

Property Address

- S** Woodbriar Northlake - 3593 Woodbriar Circle
- 1** Northlake Apartments - 2000 Northlake Pkwy
- 2** Somerset at the Crossing - 100 Summerwalk Pkwy
- 3** Avana Twenty - 2334 Fuller Way
- 4** Stanford Oaks - 2035 Idlewood Rd
- 5** Lavista Crossing - 3797 Lavista Rd



SALES COMPRABLES

04

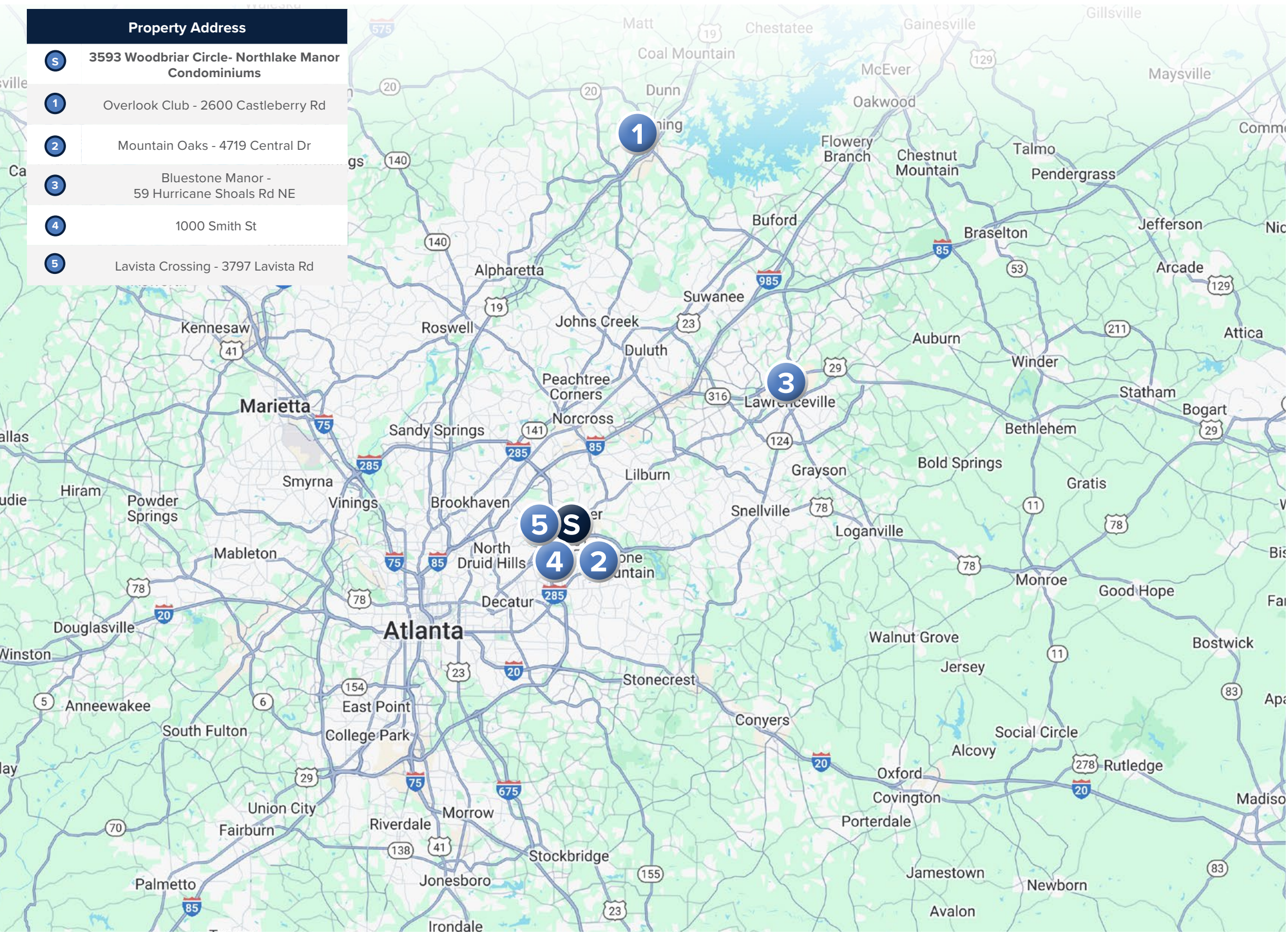


SALES COMPARABLES

	Property Name/ Street Address	City	Sale Price	Price Per Unit	Sale Date	Units	Building Size (SF)	Per Square Foot	Year Built/ Renovated	10 Yr	Cap Rate	Notes
S	3593 Woodbriar Circle	Tucker	\$6,525,000.00	\$138,830.00	TBD	47	46,213	\$141.19	1975	3.996%	6.75%/7.71%	Avg Rents: \$1,330 - Mix of 1, 2 & 3 Beds Market avg: \$1,413
1	Overlook Club 2600 Castleberry Rd	Cumming	\$8,360,000	\$130,625.00	6/17/2024	64	44,134	\$189.42	1988/1996	4.585%	6.1%/7.8%	\$1,083 in place rents Market Rents: \$1,387 - All 1 beds (diff sized) - will put \$1.3M into capex
2	Mountain Oaks 4719 Central Dr	Stone Mountain	\$15,450,000.00	\$91,964.29	6/2/2024	168	198,600	\$77.79	1972/2018	4.365%	-	Avg Rents: \$1,175 - Mix of 1, 2 & 3 Bed Units
3	Bluestone Manor 59 Hurricane Shoals Rd NE	Lawrenceville	\$6,825,000.00	\$142,187.50	5/1/2024	48	41,280	\$165.33	1971	4.248%	6.50%/7.47%	Avg Rent: \$1,375 - Duplex's - Mix of 1, 2 & 3 Beds - pushing up to \$1550-1600
4	1000 Smith St	Clarkston	\$2,090,000.00	\$116,111.11	5/8/2024	18	11,062	\$188.94	1968	4.560%		Avg Rents: \$1,250
5	Lavista Crossing 3797 Lavista Rd	Tucker	\$31,750,000.00	\$132,291.67	3/8/2024	240	285,584	\$111.18	1969/2023	4.002%		Avg Rents: \$1,350 - Mix of 1, 2, & 3 Beds
Averages:				\$122,635.91				\$146.53				

Property Address

- S** 3593 Woodbriar Circle- Northlake Manor Condominiums
- 1** Overlook Club - 2600 Castleberry Rd
- 2** Mountain Oaks - 4719 Central Dr
- 3** Bluestone Manor - 59 Hurricane Shoals Rd NE
- 4** 1000 Smith St
- 5** Lavista Crossing - 3797 Lavista Rd



AREA OVERVIEW

05



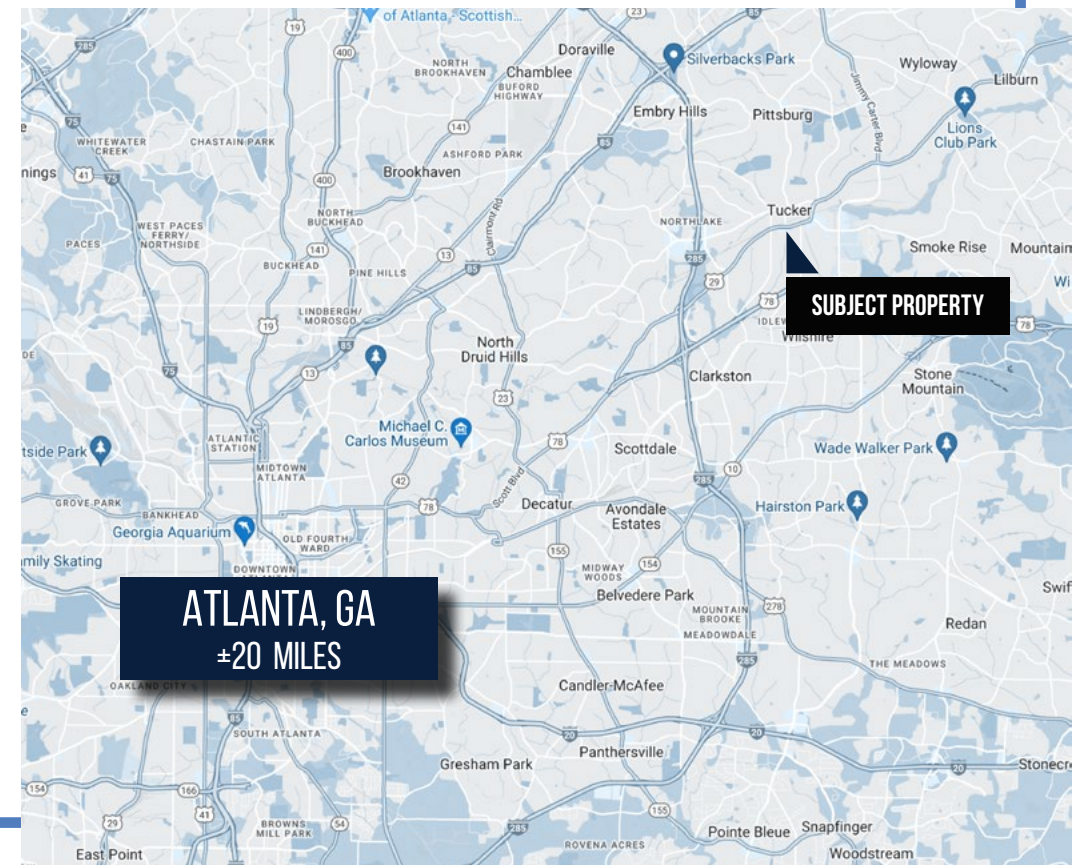
NEIGHBORHOOD OVERVIEW

TUCKER, GA

Located in DeKalb County, Tucker is about 15 miles northeast of downtown Atlanta. It is one of the largest and oldest unincorporated communities in the state. The community centers around Main Street which is comprised of locally owned shops and restaurants. Every year, the city hosts the Tucker Day festival where residents and visitors enjoy a parade, arts, crafts, food and live music. The city has several beautiful parks with recreational activities for the whole family on top of all the attractions the Atlanta metropolitan area has to offer



DEKALB COUNTY



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	6,521	76,550	250,978
2023 Population	6,896	84,301	282,261
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2010 Households	2,733	30,407	94,327
2023 Households	2,881	33,336	104,990
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Average HH Income	\$111,583	\$95,651	\$82,714



ATLANTA, GA

Atlanta is the capital of and the most populous city in the U.S. state of Georgia, the cultural and economic center of the Atlanta metropolitan area, and the ninth-largest metropolitan area in the United States. Atlanta has a diversified economy with healthy concentrations in transportation/logistics, media, information technology, entertainment, tourism, financial services, government, and education and healthcare. Atlanta is home to 30 headquarters of Fortune 500/1000 companies.

Atlanta is an “alpha-” or “world city”, exerting a significant impact upon commerce, finance, research, technology, education, media, art, and entertainment. It ranks 36th among world cities and 8th in the nation with a gross domestic product of \$270 billion. Atlanta’s economy is considered diverse, with dominant sectors including logistics, professional and business services, media operations, and information technology.

Atlanta is home to professional franchises for three major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, and the Atlanta Falcons of the National Football League. Due to the more than 30 colleges and universities located in the city, Atlanta is considered a center for higher education.



#2 MOVING DESTINATION IN THE NATION



#2 METRO AREA FOR BUSINESS CLIMATE



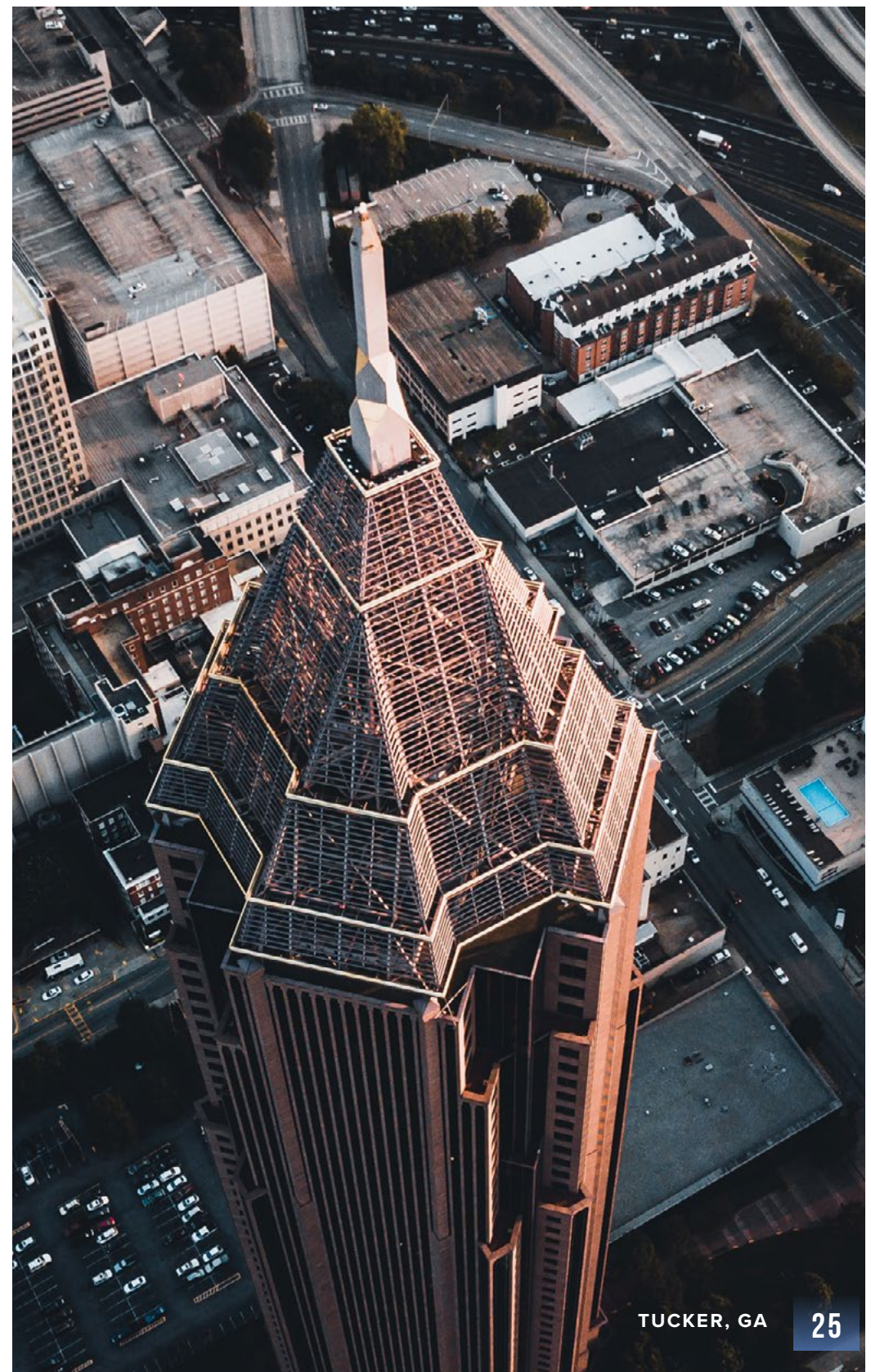
#3 CITY FOR REAL ESTATE CONDITIONS

ECONOMY

Metro Atlanta is recognized as an international gateway and the economic engine of the Southeast. [The metro area has the ninth largest population in the country with over 6.14 million residents.](#) As the largest economy of all metros in the region, metro Atlanta offers diverse businesses and services, with dominant sectors including logistics, professional and business services, media operations, and information technology. Being a trade and transportation hub of the southeast, the city's economy is driven by the service, communications, retail trade, manufacturing, finance, and insurance industries. [The Atlanta metropolitan economy is the 10th largest in the country and has a GDP of \\$399.13 billion.](#) The area is home to major corporations like Coca-Cola, The Home Depot, Chick-Fil-A, and UPS. Atlanta has a total of 16 Fortune 500 companies. Additionally, the Hartsfield- Jackson Atlanta International Airport serves as a major component to its economic growth and is one of the busiest airports in the world where Delta Air Lines is the city's largest employer.

[The economy of Atlanta employs about 257,000 people.](#) The largest industries include Professional, Scientific, & Technical Services, Educational Services, and Health Care & Social Assistance. The highest paying industries are Information (\$88,911), Finance & Insurance (\$81,761), and Professional, Scientific, & Technical Services (\$80,082). The state's top domestic production includes Motorized vehicles (\$68.9B), Mixed Freight (\$63.5B), and Electronics (\$51.2B). Georgia's most common trade partners are Florida, Tennessee, and North Carolina.

GLOBAL HEADQUARTERS



TOURISM

Atlanta is home to world-class technology community – from startups to FORTUNE 500 companies with strengths in FinTech, cybersecurity, IoT/mobile, health IT, digital media, and supply chain. Headquartered in Atlanta’s Technology Square, the Advanced Technology Development Center (ATDC) is a startup incubator at Georgia Tech that helps technology entrepreneurs in Georgia launch and build successful companies. ATDC serves as the hub for technology entrepreneurship in Georgia. ATDC Select is a three-year incubator program for high potential technology companies. In addition, ATDC provides services open to all technology entrepreneurs in Georgia. According to Forbes, ATDC is one of the twelve business incubators changing the world.



SUPPLY CHAIN & ADVANCED MANUFACTURING

Atlanta is the global logistics hub for the Southeast with an extensive intermodal network of air, road, rail, and port. Atlanta ranks 5th in the nation for metro area transportation and logistics employment and is the 6th largest U.S. industrial real estate market. Strengths include supply chain management software, distribution services, food processing, aerospace, and automotive.

#1 METRO AREA TECH HUB

- Business Facilities, “2020 Metro Rankings Report”

#3 BEST CITY FOR YOUNG ENTREPRENEURS

- Forbes

#4 METRO AREA FOR STEM PROFESSIONALS

- WalletHub, 2020

MAJOR EMPLOYERS

COMPANY	# OF EMPLOYEES
Delta Air Lines	34,500
Emory University/Emory Healthcare	32,091
The Home Depot	16,510
Northside Hospital	16,000
Piedmont Healthcare	15,900
Publix Super Markets	15,591
WellStar Health Systems	15,353
The Kroger Co.	15,000
AT&T	15,000
UPS	14,594
Marriot International	12,000
Children’s Healthcare of Atlanta	9,000
Cox Enterprises	8,894
Center for Disease Control and Prevention (CDC)	8,403
The Coca-Cola Company	8,000

Source: Metro Atlanta Chamber

MUSEUMS & ART

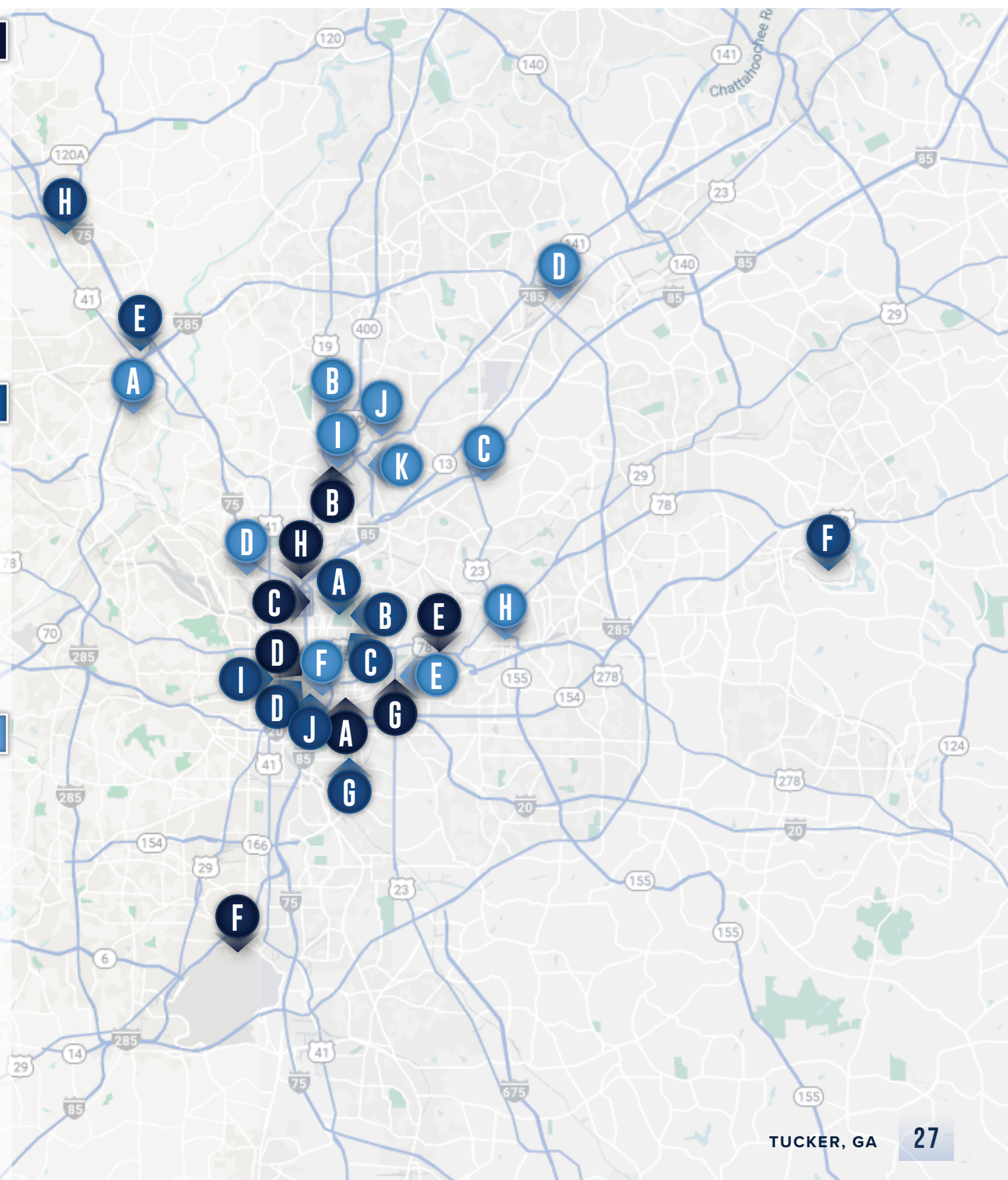
- A** MLK JR. NATIONAL HISTORIC PARK
- B** ATLANTA HISTORY CENTER
- C** FOX THEATRE
- D** NATIONAL CENTER FOR HUMAN RIGHTS
- E** FERNBANK MUSEUM
- F** DELTA FLIGHT MUSEUM
- G** JIMMY CARTER LIBRARY AND MUSEUM
- H** HIGH MUSEUM OF ART

TO DO

- | | |
|-----------------------------------|---|
| A PIEDMONT PARK | H CHATTAHOOCHEE RIVER NATIONAL RECREATION AREA |
| B ATLANTA BOTANICAL GARDEN | I MERCEDES BENZ STADIUM |
| C ATLANTA BELTLINE | J SKYVIEW ATLANTA |
| D CENTENNIAL OLYMPIC PARK | |
| E TRUIST PARK | |
| F STONE MOUNTAIN PARK | |
| G ATLANTA ZOO | |

SHOPPING

- | | |
|--|---------------------------|
| A CUMBERLAND MALL | I BUCKHEAD STATION |
| B ROSWELL-WIEUCA CENTER | J PHIPPS PLAZA |
| C BRIARCLIFF SHOPPING CENTER | K LENOX SQUARE |
| D BUFORD HIGHWAY FARMERS MARKET | |
| E EDGEWOOD RETAIL DISTRICT | |
| F ATLANTIC STATION | |
| G THE DISTRICT AT HOWELL MILL | |
| H TOCO HILLS SHOPPING CENTER | |



CONFIDENTIALITY AGREEMENT AND DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3593 Woodbriar Cir, Tucker, GA 30084** (“Property”). The 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 Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ 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 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 Owner or Matthews Real Estate Investment Services 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 of this Offering Memorandum.

OFFERING MEMORANDUM

NORTHLAKE MANOR CONDOMINIUMS



CONNOR KERNS

Vice President & Associate Director

DIRECT (404) 445-1090

MOBILE (419) 733-5906

connor.kerns@matthews.com

License No. 408600 (GA)



AUSTIN GRAHAM

Vice President & Associate Director

DIRECT (404) 445-1091

MOBILE (407) 463-9752

austin.graham@matthews.com

License No. 408272 (GA)

BILL PEDERSEN

BROKER OF RECORD

License No. 80041 (GA)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES