



Underwriting Report - Retail Property

2076 Candler Rd

7,600 SF Retail Freestanding

Decatur, Georgia - Decatur/East Atl Submarket

PREPARED BY



Mike Bailey
Agent



SUBJECT PROPERTY

Property Details	1
------------------	---

MARKET SUMMARY

Atlanta Market Summary	7
Atlanta Economic Summary	8

PEER PROPERTIES

Peer Properties Summary	14
Peer Property Photos	17
Peer Property Details	19
Peer Property Comparison	28

LEASING ANALYTICS

Atlanta Vacancy Analytics	34
Rent Analytics	39
Absorption Analytics	41
Leasing Analytics	42

CONSTRUCTION

Overall Construction Summary	45
Atlanta Construction	46
Decatur/East Atl Construction	47
Construction Activity	50
Completed Construction Past 12 Months	55
Deliveries Past 12 Months Property Details	57
Under Construction Summary	61
Under Construction Property Details	62

SALE COMPS

Investment Trends	65
Sale Comp Details	70
Sales Volume	84
Sales Pricing	85
Cap Rates	87
Top Buyers & Sellers	88

DEMOGRAPHICS


Income and Spending	91
---------------------	----

APPENDIX

Historical Leasing Data	94
Historical Construction Data	96

Subject Property

2076 Candler Rd

2076 Candler Rd 
Decatur, GA 30032 - Decatur/East Atl



OWNER

Klopp Property Management LLC

TRAFFIC COUNTS

McAfee Rd/Willa Dr	6.3K
McAfee Rd/Candler Rd	6.8K
McAfee Road/Candler Rd	6.8K
Candler Rd/Melville Ave	22.7K

LOCATION

Location Score:	Excellent Location (80)
Walk Score®:	Somewhat Walkable (59)
Transit Score®:	Some Transit (41)

PROPERTY

Type:	Freestanding	Tenancy:	2 Tenants
Center:	-	Construction:	-
GLA:	7,600 SF	Land AC:	0.61 AC
Year Built/Renov	1996	Building FAR:	0.29
Floors:	1	Total Expenses:	-
Loading Docks:	-		
Parking	35 Surface Spaces are available; Ratio of 4.61/1000 SF		
Features:	-		
Frontage:	193' on Candler Rd (with 2 curb cuts)		

VACANCY

Current:	0%
Last Quarter:	0%
Year Ago:	0%
Peers:	47.1%
Submarket:	3.4%

NNN ASKING RENTS PER SF

Current:	\$16-20 (Est)
Last Quarter:	-
Year Ago:	-
Peers (Market Rent):	\$16.24
Submarket (Market Rent):	\$19.11

12 MO. LEASING SF ACTIVITY

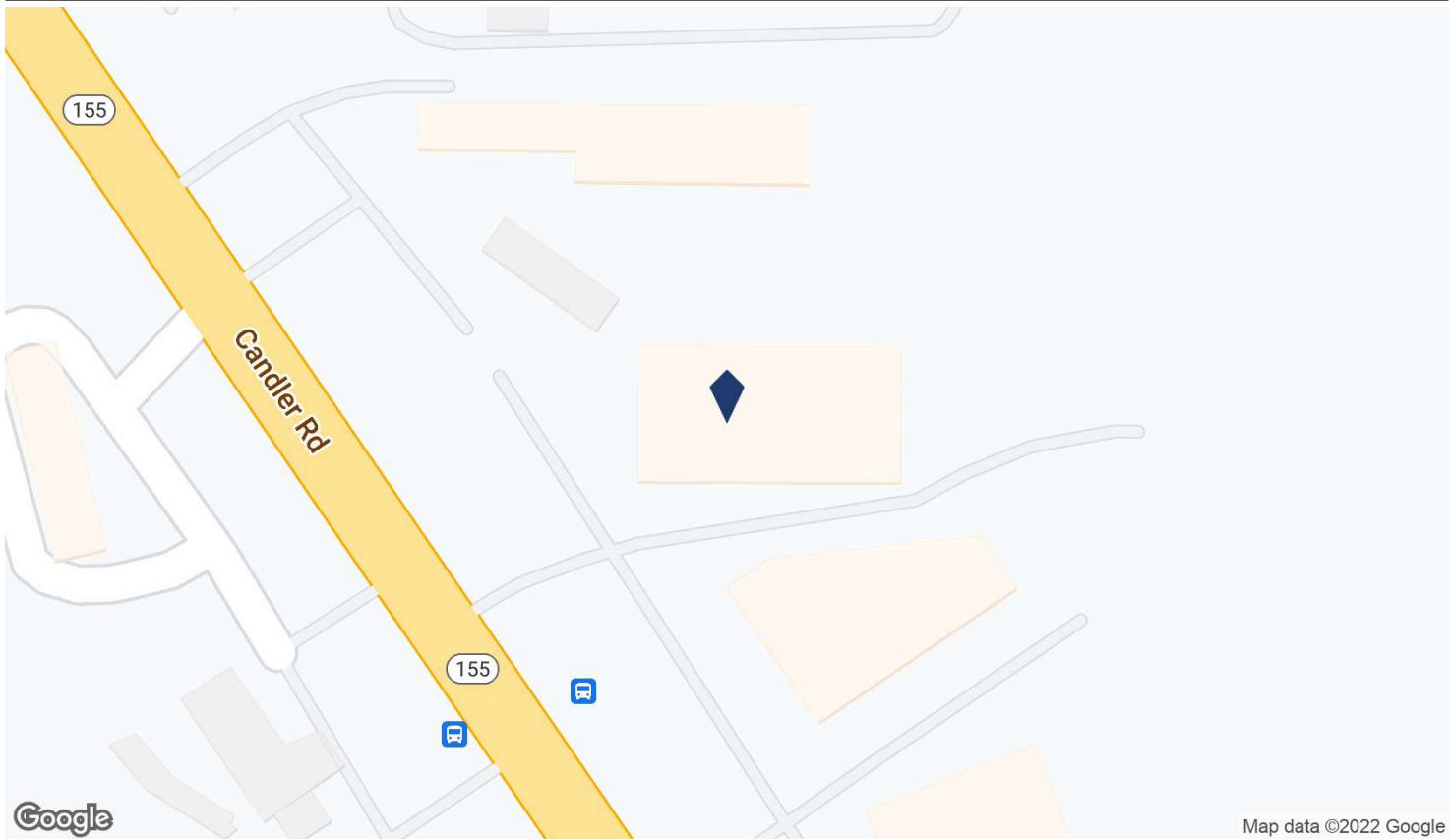
Property:	-
Peers Total:	1,500
Peers Count:	17
Peers Avg:	88
Submarket:	190,286

AVAILABLE SPACES

Currently No Available Spaces



SITE PLAN



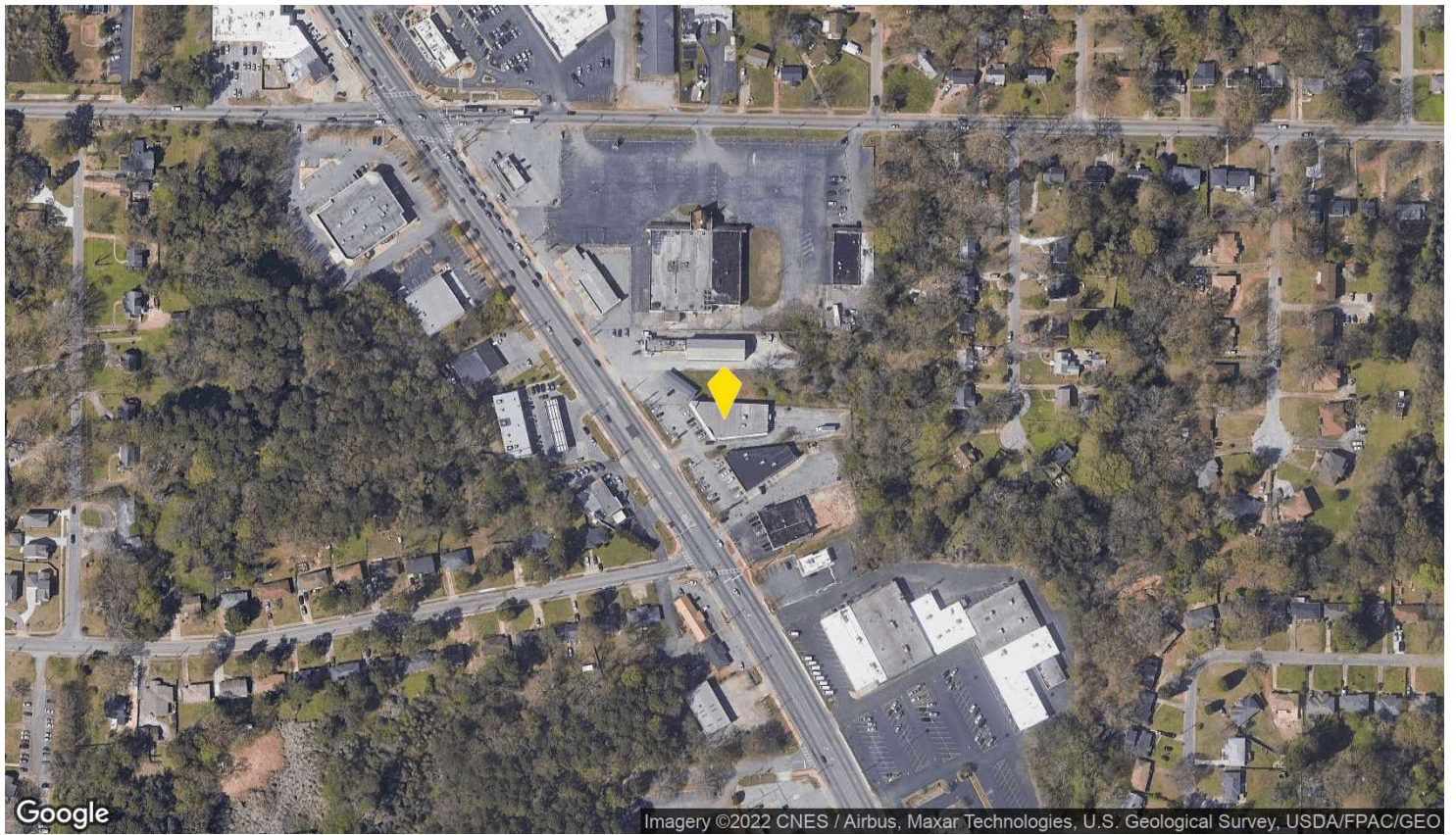
TENANTS

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Little Learners University	-	4,700	No	Apr 2020	Jan 2027
Five Dollar Barber Shop	-	2,800	No	Aug 2018	-

Subject Property

2076 Candler Rd

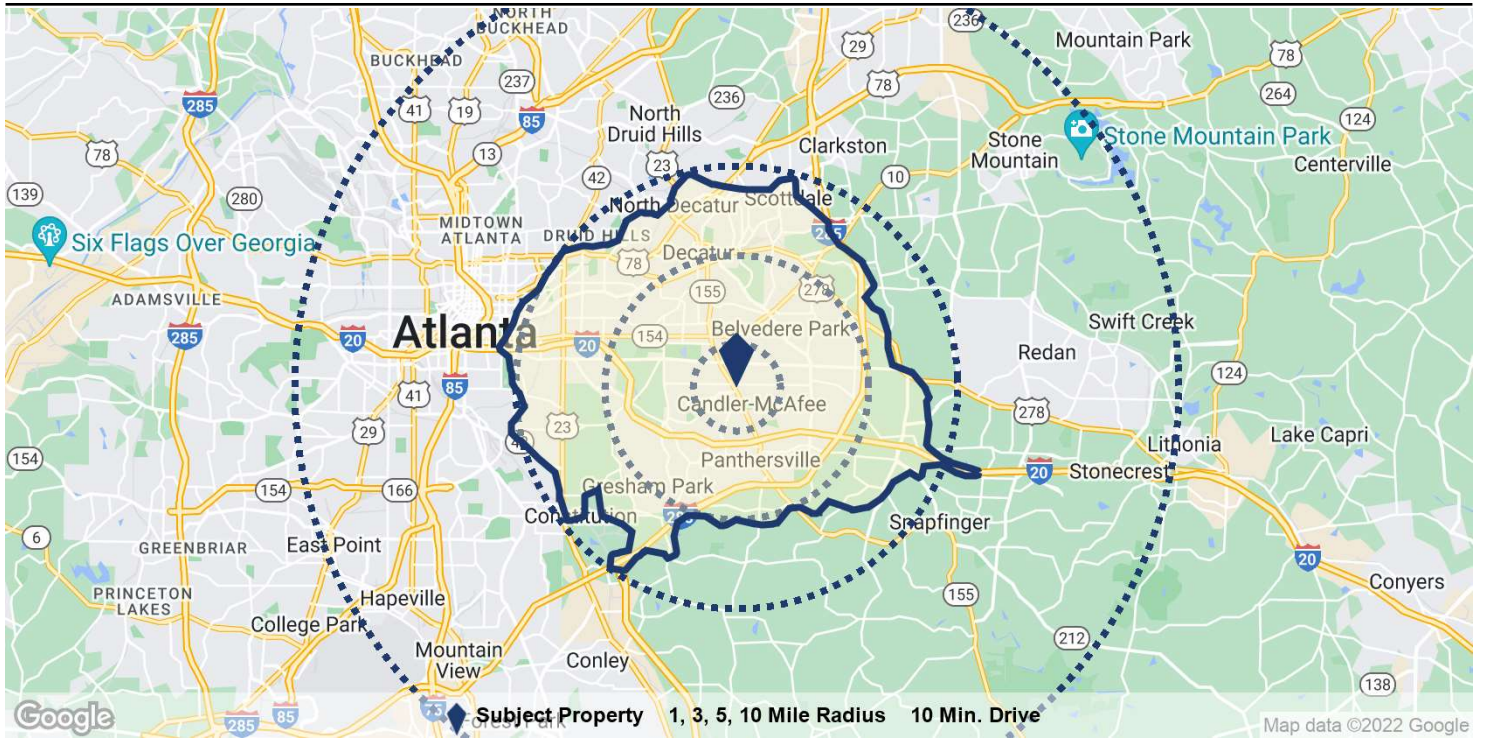
AERIAL VIEW



Google

Imagery ©2022 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

DEMOGRAPHICS

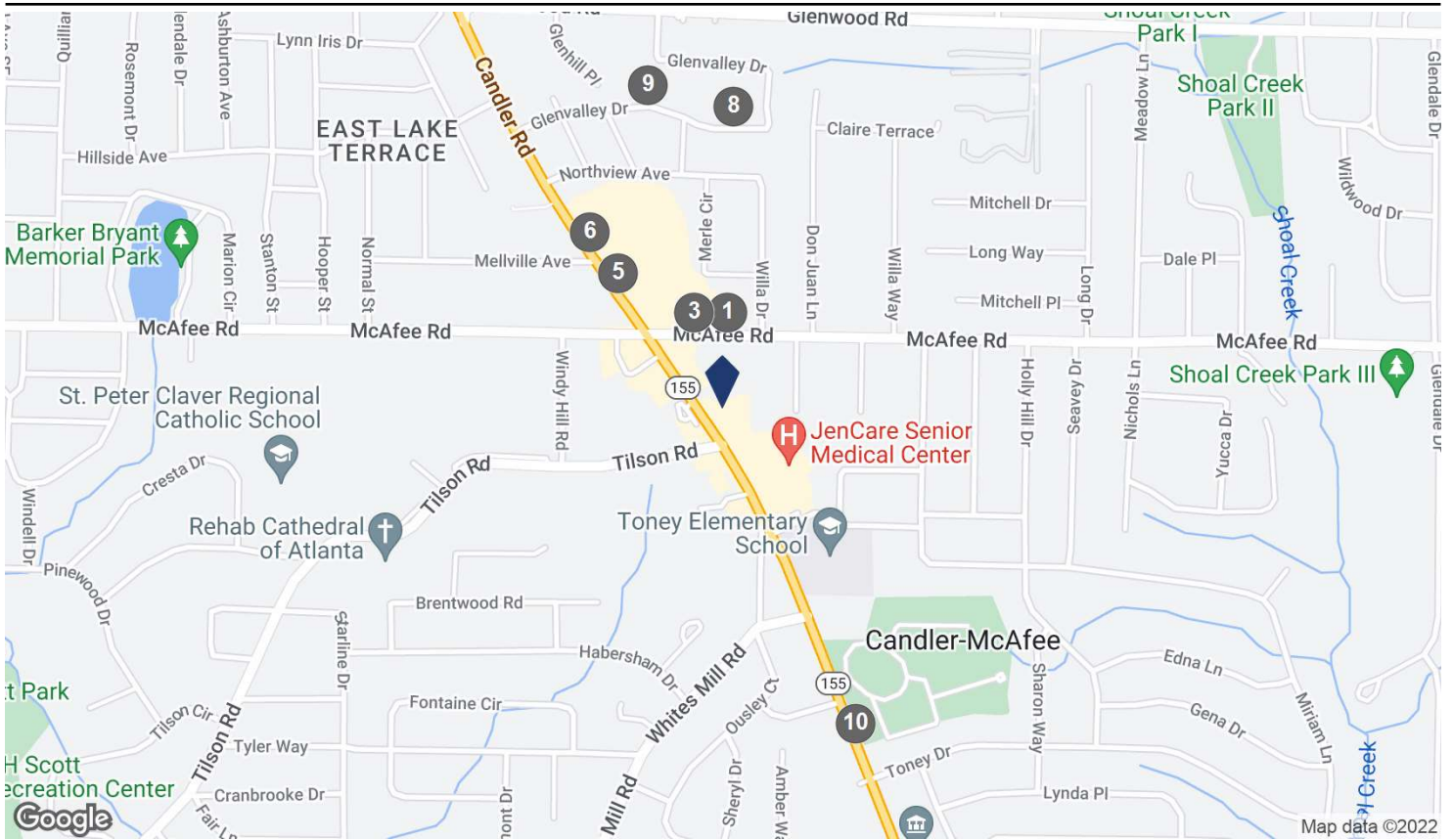


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	11,337	97,271	255,533	1,008,263	200,994
5 Yr Growth	3.3%	3.4%	3.6%	5.3%	3.2%
Median Age	39	38	38	37	38
5 Yr Forecast	40	40	40	39	39
White / Black / Hispanic	7% / 91% / 1%	20% / 77% / 1%	29% / 66% / 2%	34% / 57% / 6%	33% / 62% / 2%
5 Yr Forecast	7% / 91% / 1%	21% / 76% / 1%	29% / 65% / 2%	34% / 57% / 6%	33% / 62% / 2%
Employment	1,680	23,326	183,713	692,013	102,288
Buying Power	\$179.1M	\$2B	\$6.7B	\$27.1B	\$5.4B
5 Yr Growth	4.7%	5.6%	6.3%	8.3%	7.8%
College Graduates	19.2%	31.7%	38.8%	40.9%	43.1%
Household					
Households	4,258	37,903	102,757	413,594	83,085
5 Yr Growth	3.4%	3.4%	3.6%	5.6%	3.1%
Median Household Income	\$42,063	\$53,703	\$64,895	\$65,631	\$65,268
5 Yr Forecast	\$42,617	\$54,879	\$66,569	\$67,366	\$68,235
Average Household Income	\$56,522	\$82,368	\$93,870	\$94,515	\$96,643
5 Yr Forecast	\$57,422	\$84,280	\$95,962	\$96,642	\$100,304
% High Income (>\$75K)	25%	37%	44%	44%	45%
Housing					
Median Home Value	\$179,818	\$261,594	\$269,583	\$263,807	\$309,196
Median Year Built	1963	1966	1971	1979	1967
Owner / Renter Occupied	57% / 43%	58% / 42%	59% / 41%	51% / 49%	56% / 44%

Subject Property

2076 Candler Rd

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 McAfee Rd	Willa Dr - E	6,340	2017	0.11 mi
2 McAfee Rd	Candler Rd - W	6,768	2022	0.12 mi
3 McAfee Road	Candler Rd - W	6,778	2020	0.12 mi
4 Candler Rd	Mellville Ave - NW	22,663	2022	0.22 mi
5 Candler Road	Mellville Ave - NW	23,104	2020	0.22 mi
6 Candler Rd	Mellville Ave - SE	22,530	2017	0.29 mi
7 Glenvalley Dr	Canterbury St - W	378	2022	0.41 mi
8 Glenvalley Drive	Canterbury St - W	384	2020	0.41 mi
9 Glenvalley Dr	Canterbury St - E	396	2022	0.45 mi
10 Candler Rd	Toney Dr - SE	20,026	2022	0.52 mi





Market Summary

2076 Candler Rd

7,600 SF Retail Freestanding

Decatur, Georgia - Decatur/East Atl Submarket

PREPARED BY



Mike Bailey
Agent



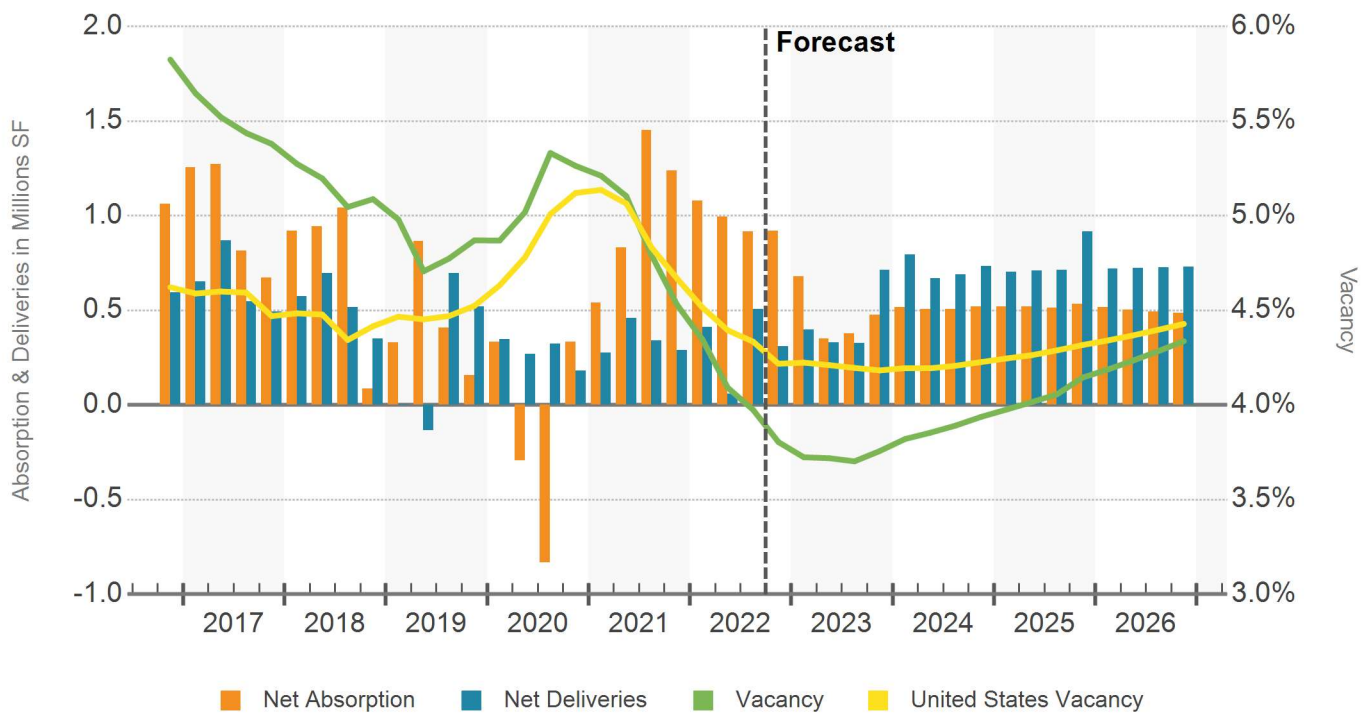
Few retail markets are enjoying more success, for either owners or tenants, than Atlanta at this point in 2022. Space is being absorbed quickly, and given a relatively shallow development landscape, pricing power remains with landlords. At least for now, tenants are willing to pay higher rents to be near Atlanta's varied pockets of strong buying power, growing population centers, and recovering office markets.

Sustained economic growth should continue to boost the Atlanta retail market in the near term. However, the metro is not immune to macro trends facing the retail sector, such as the rising share of e-commerce sales as

a percentage of total retail sales and the threat of additional store closures. While the owners of some of the region's underperforming malls are planning major redevelopment projects, retail centers in areas with below-average demographic profiles may find it difficult to backfill large-scale vacancies.

Investment activity is robust, and 2022 will likely challenge 2021 for an all-time high sales volume. The metro area is growing its investor demand base, with regional, national, and international buyers competing for assets, with prices rising and cap rates continuing to fall despite rising interest rates.

NET ABSORPTION, NET DELIVERIES & VACANCY



Atlanta has long since recovered all jobs lost in the pandemic, and its metro economy was on the cusp of 3 million non-farms jobs as the fourth quarter of 2022 opened. With all commercial real estate eyes nationally focused on the evolving office market, Atlanta's office sector and the demand drivers around it are a strength. Atlanta's aggregate office sector has grown a net 9% since Q1 2020, according to Oxford Economics, and office jobs are expected to grow 1% in 2023 and by a five-year average annual growth rate of 2.1% for 2022-2026.

Several large corporations are in the process of adding thousands of high-paying office jobs. For example, Microsoft, Google, FanDuel, Visa, Cisco, Micron, and Norfolk Southern are opening major offices in Midtown. In early 2022, Walmart announced it is opening a major tech hub in Atlanta. In other sizable recent moves, TK Elevator opened its North American headquarters at The Battery in Cumberland/Galleria; FinTech firm Deluxe Corporation added 700 new jobs at an innovation center in Central Perimeter, Papa Johns relocated its headquarters to Cumberland/Galleria, Mailchimp is expanding its local presence on the Eastside, Carvana is opening a major office in Central Perimeter, while Airbnb and Nike are each establishing East Coast hubs in West Midtown. These expansions follow several Fortune 500 firms setting up technology-related operations locally, including BlackRock, Facebook, Anthem, and Honeywell.

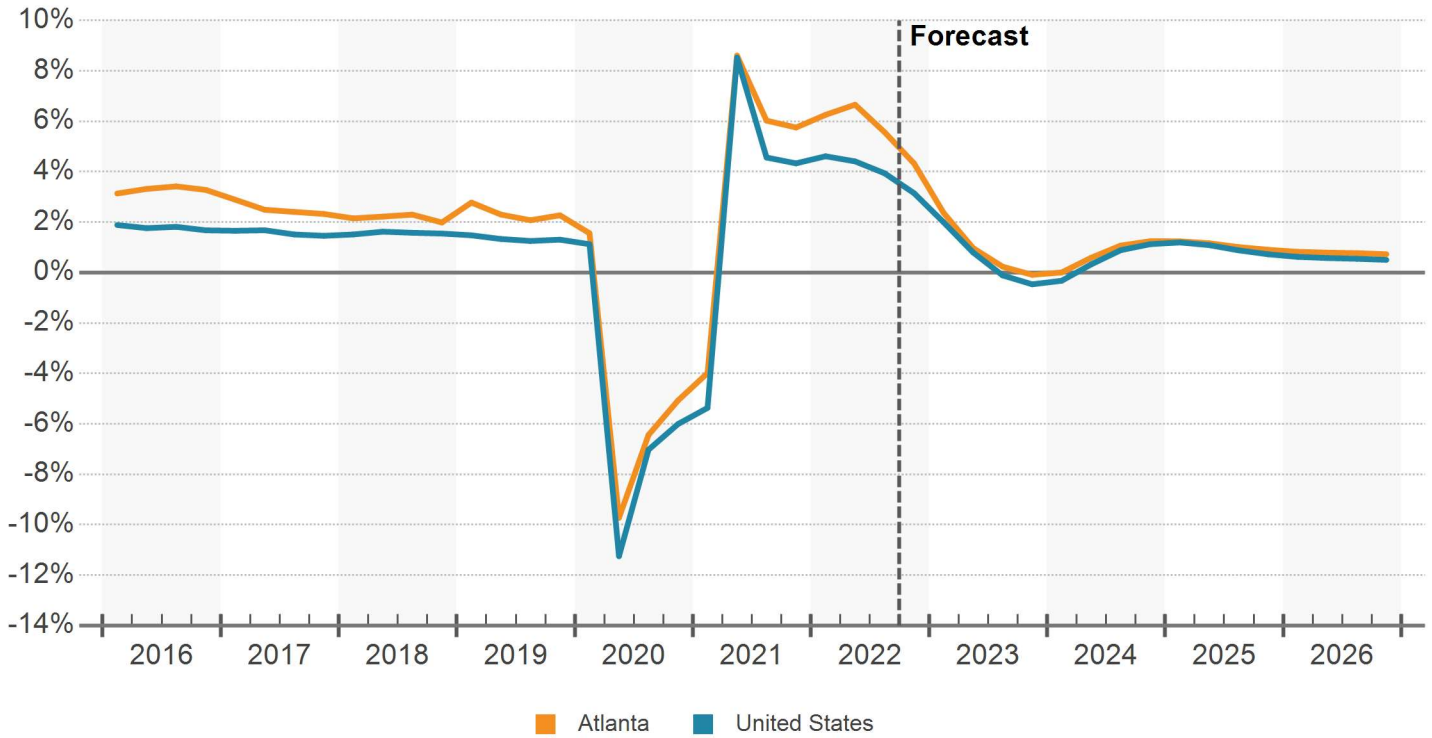
Atlanta has a lower concentration of education and health services employment than the national average, but that sector has seen substantial job growth over the past few years. Multiple healthcare systems are constructing new facilities, and the sector is poised to grow to adequately service the metro's growing population. Piedmont Hospital opened phase one of the \$450 million Piedmont Heart Institute tower in Buckhead early to treat coronavirus patients, Emory University Hospital Midtown is underway on its \$500 million Winship Cancer Institute tower, and Children's Healthcare of Atlanta is building a \$1.5 billion hospital and campus expansion in Brookhaven that will open in 2025.

Growth in the warehouse and distribution industry helped counterbalance to weakness in the leisure and hospitality sector caused by the pandemic. Hiring by firms like Amazon, Home Depot, HelloFresh, Freshly, Purple Mattress, and Goodyear, among others, has helped boost blue-collar job growth in recent quarters. Furthermore, the greater Atlanta region is emerging as a major electric vehicle manufacturing hub, boosting industrial demand and job growth in the coming years. SK Innovation's new facility in Commerce, just northeast of the Atlanta metro, will employ thousands at full build-out and could eventually serve as one of the world's largest hubs of electric vehicle battery manufacturing. And on the eastern fringe of the metro along I-20, Rivian announced it will build a new \$5 billion electric vehicle manufacturing plant, slated to employ 7,500 workers when fully staffed. Long term, Atlanta will continue to benefit from its standing as a major regional and national distribution hub and its proximity to the fast-growing Port of Savannah.

The presence of the well-connected Hartsfield-Jackson Atlanta International Airport is a significant factor in helping Atlanta attract residents and corporations. Atlanta's transportation and logistics hub status helped attract Norfolk Southern, which moved its corporate headquarters to Midtown in 2021. The firm is adding roughly 850 new jobs with an average salary north of \$100,000. The airport, along with generous tax incentives, has also helped the region's growing film and entertainment industry, which is responsible for \$3 billion in annual direct spending in the state.

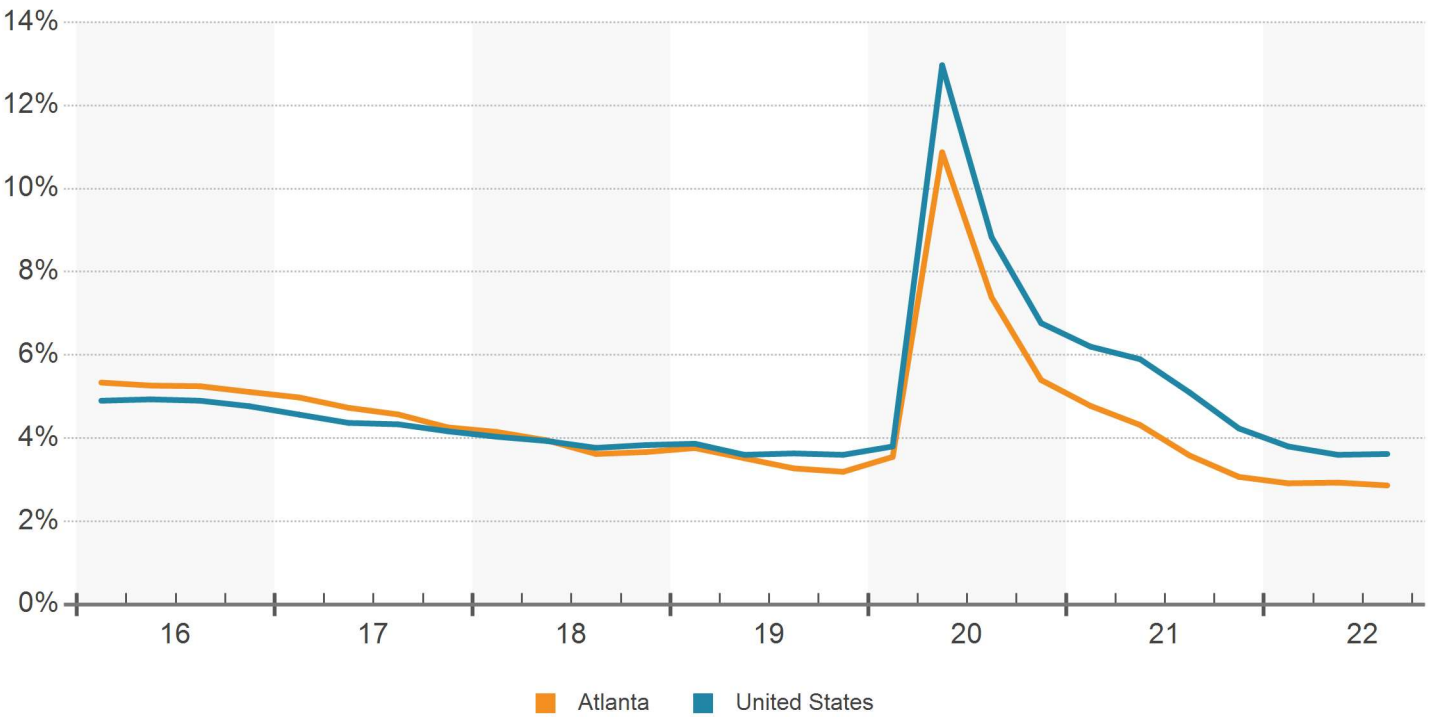
Atlanta boasts lower living and business costs than large East and West Coast metros, and this competitive advantage should continue to boost population and job growth in Atlanta. Atlanta has drawn some of the strongest in-migration in the country over the past few decades, and many employers have openly stated that moving all or a portion of their operations to Atlanta saved them millions without sacrificing access to high-quality labor.

JOB GROWTH (YOY)

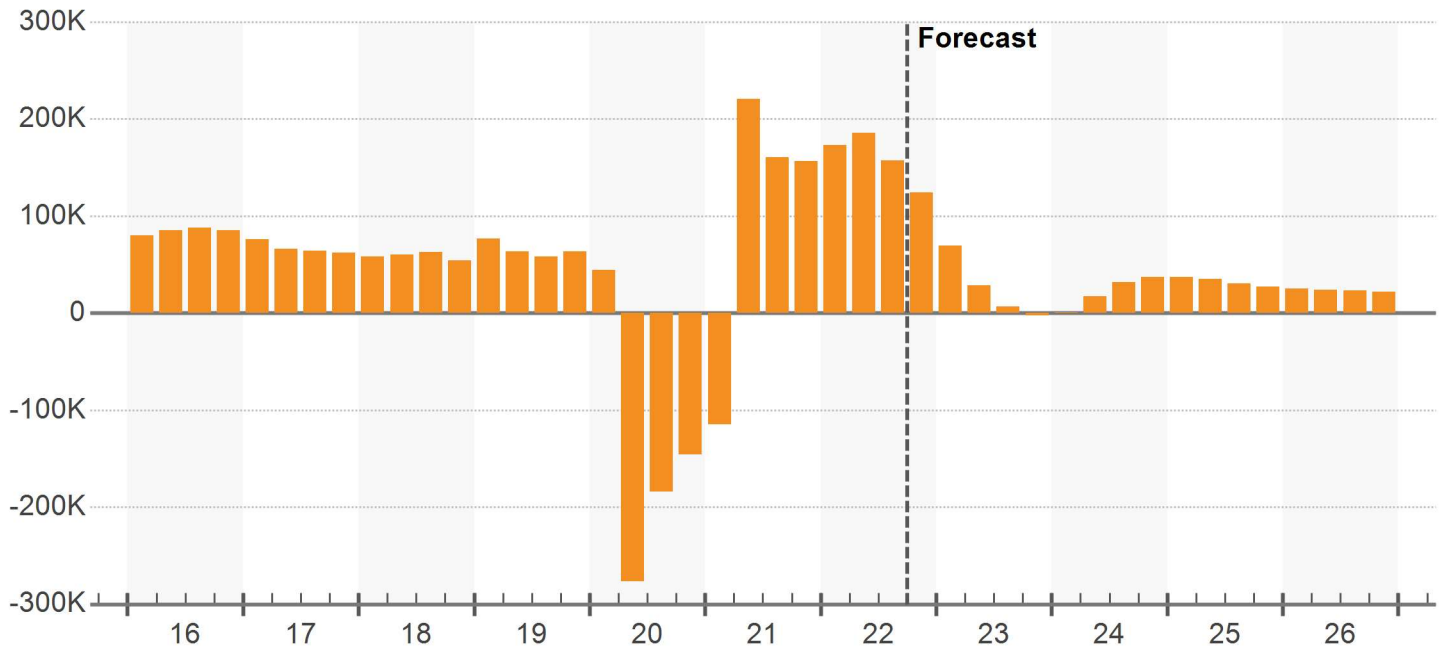


Source: Oxford Economics

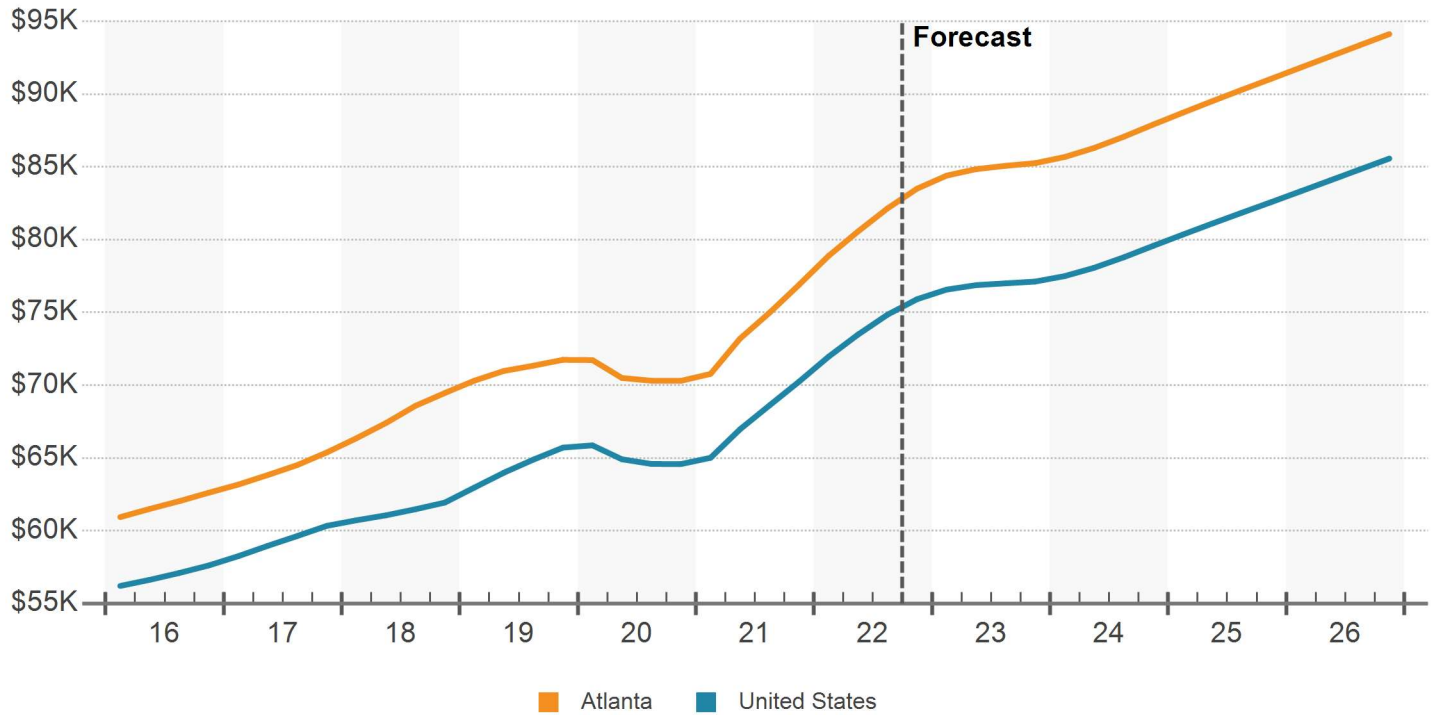
UNEMPLOYMENT RATE (%)



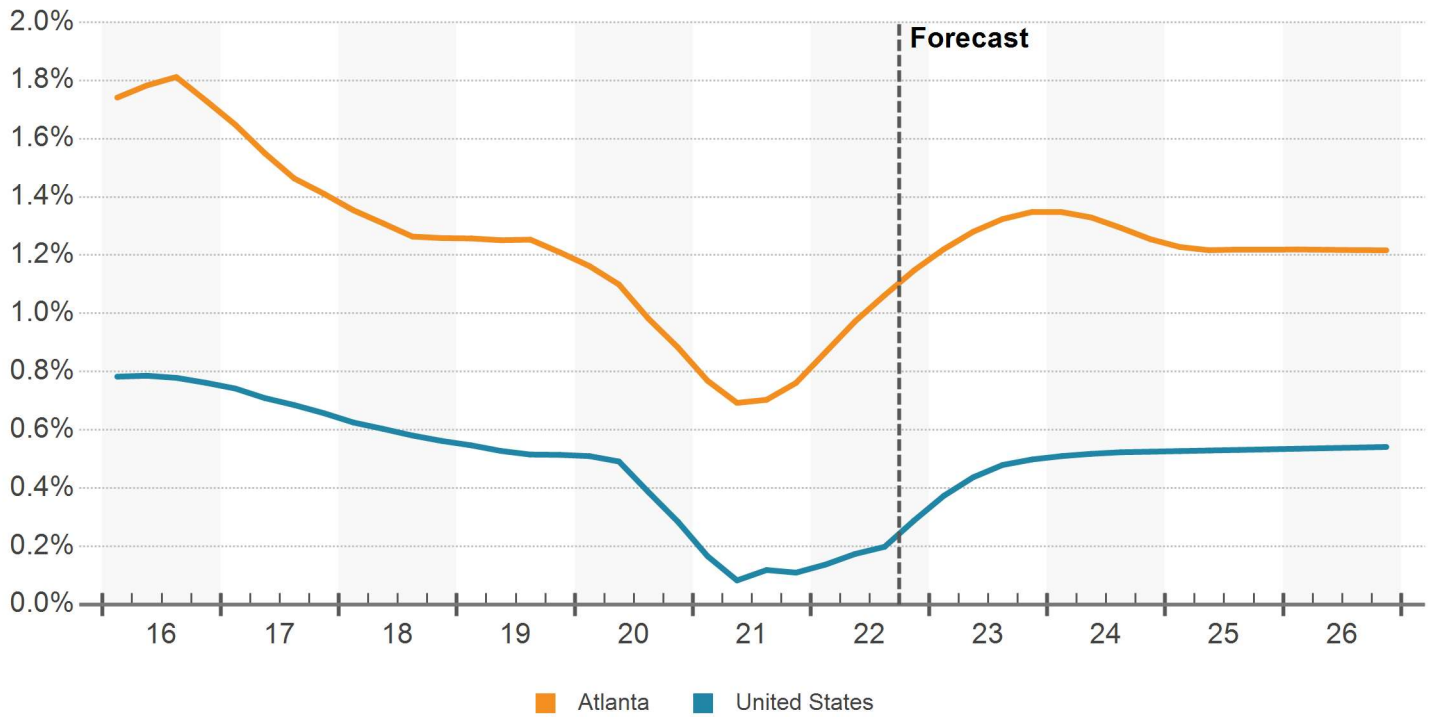
NET EMPLOYMENT CHANGE (YOY)



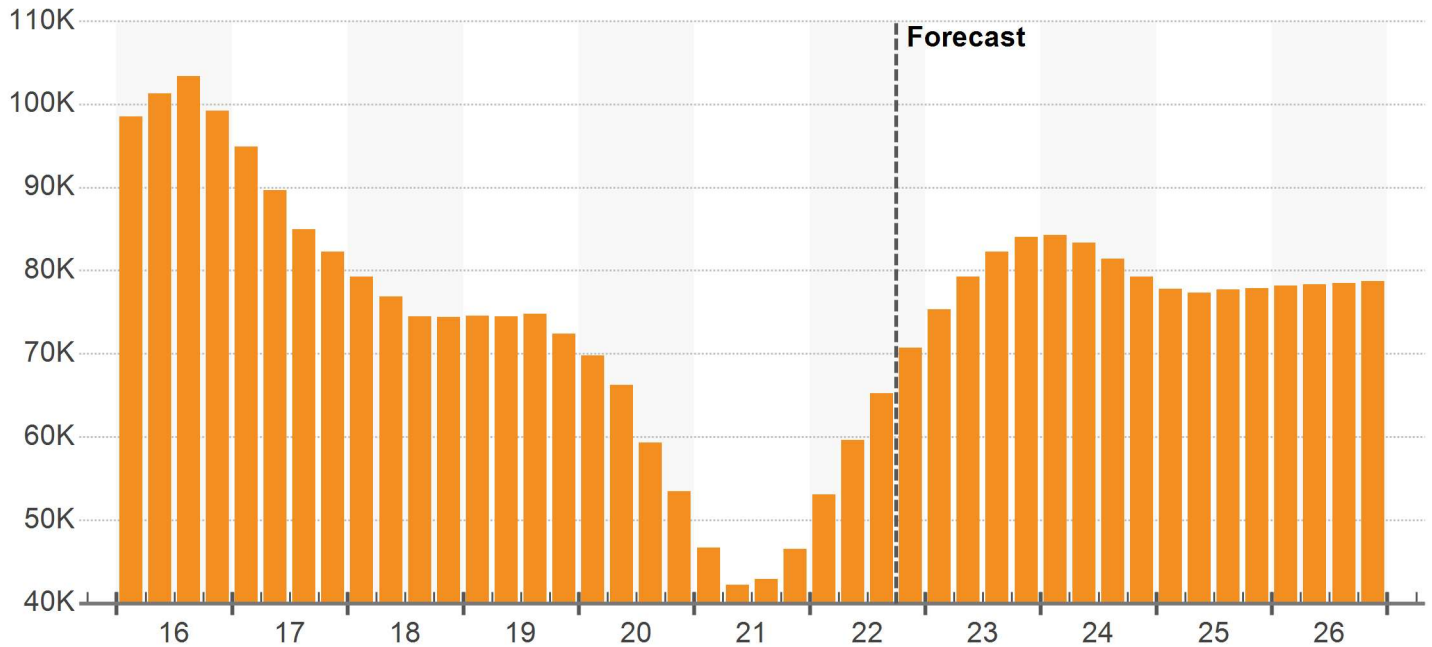
MEDIAN HOUSEHOLD INCOME



POPULATION GROWTH (YOY %)



NET POPULATION CHANGE (YOY)

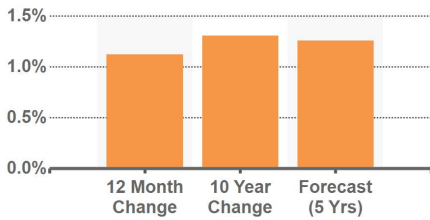


DEMOGRAPHIC TRENDS

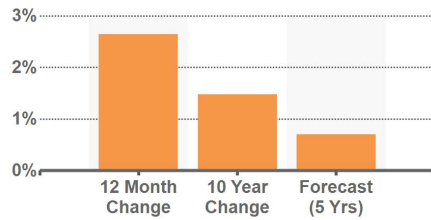
Demographic Category	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
	Metro	US	Metro	US	Metro	US	Metro	US
Population	6,222,764	332,819,406	1.1%	0.3%	1.3%	0.6%	1.3%	0.5%
Households	2,256,175	124,226,195	1.1%	0.2%	1.5%	0.7%	1.2%	0.5%
Median Household Income	\$83,035	\$75,543	8.9%	8.4%	4.3%	4.0%	3.1%	3.2%
Labor Force	3,225,664	164,956,875	2.6%	1.9%	1.5%	0.6%	0.7%	0.5%
Unemployment	2.9%	3.6%	-0.4%	-0.9%	-0.6%	-0.4%	-	-

Source: Oxford Economics

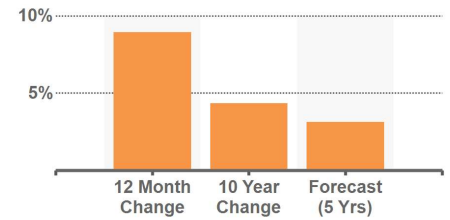
POPULATION GROWTH



LABOR FORCE GROWTH



INCOME GROWTH



Source: Oxford Economics



Peer Properties

2076 Candler Rd

7,600 SF Retail Freestanding

Decatur, Georgia - Decatur/East Atl Submarket

PREPARED BY



Mike Bailey
Agent



Peer Properties Summary

2076 Candler Rd

No. Peers

NNN Market Rent/SF

Availability Rate

Vacancy Rate

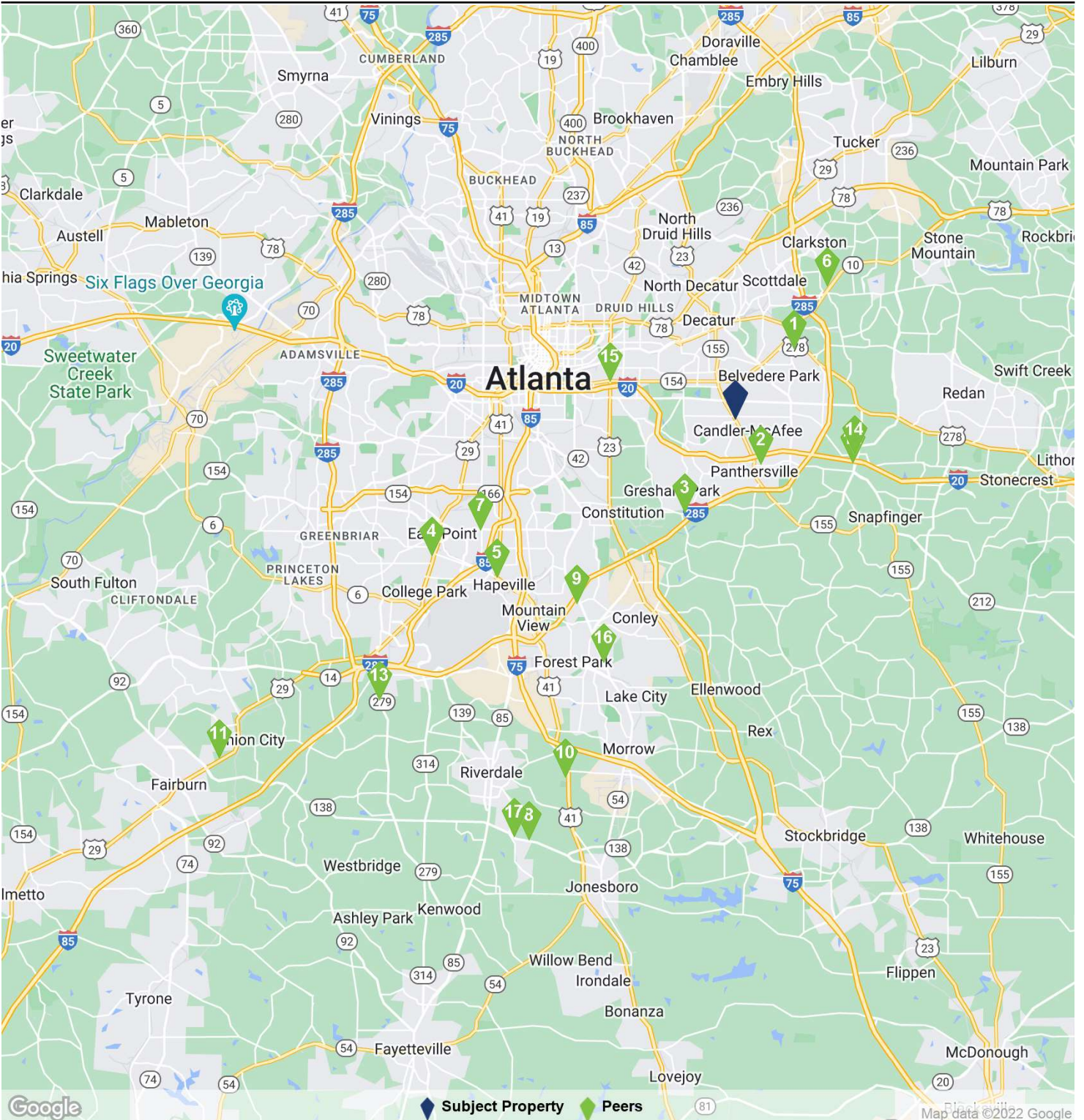
17

\$16.24

49.6%

47.1%

PEER LOCATIONS



Peer Properties Summary




2076 Candler Rd

Property Name / Address	Yr Blt/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
						Spcs	Avail %	Vac %	
1 3420 Covington Dr ★★★★★	1967/2021	2.8 mi	58	1,679	-	0	0%	100%	\$18 - 22 (Est.)
2 2988 Rainbow Dr ★★★★★	1974/-	1.6 mi	42	2,900	-	0	0%	100%	\$17 - 20 (Est.)
3 3338-3342 Clifton Chu... ★★★★★	1974/-	3.3 mi	25	5,011	-	0	0%	0%	\$16 - 20 (Est.)
2076 Candler Rd ★★★★★	1996/-	0.00 mi	80	7,600	-	0	0%	0%	\$16 - 20 (Est.)
4 3165 Main St ★★★★★	1949/-	10.3 mi	38	3,632	-	0	0%	0%	\$16 - 19 (Est.)
5 631 N Central Ave ★★★★★	1940/-	8.9 mi	36	5,500	-	1	100%	100%	\$16 - 19 (Est.)
6 Former Pizza Inn 4910 Memorial Dr ★★★★★	1976/-	5.0 mi	46	6,200	-	0	0%	100%	\$16 - 19 (Est.)
7 2720-2736 Sylvan Rd ★★★★★	1955/-	8.6 mi	8	7,750	-	0	0%	0%	\$15 - 18 (Est.)
8 47 Highway 138 SW ★★★★★	1987/-	14.5 mi	42	3,315	-	0	0%	0%	\$15 - 18 (Est.)
9 JDH Plaza of Ruskin 697 Ruskin Dr ★★★★★	2005/-	7.5 mi	3	8,636	-	2	27.8%	0%	\$15 - 18 (Est.)
10 6741 Tara Blvd ★★★★★	1965/-	12.3 mi	44	3,811	-	0	0%	100%	\$15 - 18 (Est.)
11 6641 Roosevelt Hwy ★★★★★	2006/-	19.1 mi	7	11,700	-	0	0%	0%	\$14 - 18 (Est.)
12 2641 Wesley Chapel Rd ★★★★★	1965/-	3.9 mi	30	2,000	-	0	0%	100%	\$14 - 18 (Est.)
13 Aaron's 5539 Old National Hwy ★★★★★	2001/-	14.0 mi	35	8,034	-	0	0%	100%	\$14 - 18 (Est.)
14 4231 Snapfinger Woo... ★★★★★	1992/-	3.8 mi	46	2,985	-	0	0%	100%	\$14 - 17 (Est.)

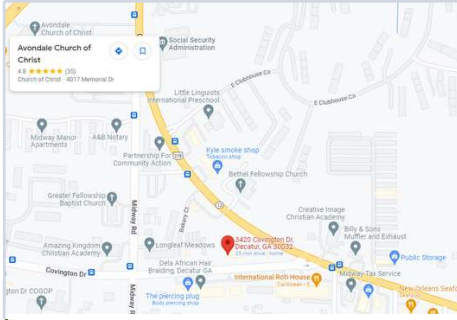


Peer Properties Summary

2076 Candler Rd

Property Name / Address	Yr Blt/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
						Spcs	Avail %	Vac %	
 1191-1199 Memorial D... 🔗 ★★★★★	1950/-	4.0 mi	75	7,322	-	1	100%	100%	\$16.00
 4894 Jonesboro Rd 🔗 ★★★★★	2007/-	8.6 mi	33	6,040	-	0	0%	0%	\$13 - 16 (Est.)
 283 Hwy 138 🔗 ★★★★★	1996/-	14.6 mi	18	10,800	-	0	0%	50.0%	\$12 - 15 (Est.)





1 3420 Covington Dr

1,679 SF / Vacancy Rate 100%
Rent/SF - \$18 - 22 (Est.)
 Owner: Allenwilliams Llc



2 2988 Rainbow Dr

2,900 SF / Vacancy Rate 100%
Rent/SF - \$17 - 20 (Est.)
 Owner: -



3 3338-3342 Clifton Church R...

5,011 SF / Vacancy Rate 0%
Rent/SF - \$16 - 20 (Est.)
 Owner: Lawrence Harold



Subject Property

2076 Candler Rd

7,600 SF / Vacancy Rate 0%
Rent/SF - \$16 - 20 (Est.)
 Owner: Klopp Property Management...



4 3165 Main St

3,632 SF / Vacancy Rate 0%
Rent/SF - \$16 - 19 (Est.)
 Owner: Kim Sung Won



5 631 N Central Ave

5,500 SF / Vacancy Rate 100%
Rent/SF - \$16 - 19 (Est.)
 Owner: Mustapha Elhaddad



6 Former Pizza Inn

4910 Memorial Dr
 6,200 SF / Vacancy Rate 100%
Rent/SF - \$16 - 19 (Est.)
 Owner: Klopp Property Management...



7 2720-2736 Sylvan Rd

7,750 SF / Vacancy Rate 0%
Rent/SF - \$15 - 18 (Est.)
 Owner: B & L Investment Group Llc



8 47 Highway 138 SW

3,315 SF / Vacancy Rate 0%
Rent/SF - \$15 - 18 (Est.)
 Owner: The Manashia Group LLC



Peer Property Photos

2076 Candler Rd



9 JDH Plaza of Ruskin [↻](#)

697 Ruskin Dr
 8,636 SF / Vacancy Rate 0%
Rent/SF - \$15 - 18 (Est.)
 Owner: KBMG Investment LLC
 ★★★★★



10 6741 Tara Blvd [↻](#)

3,811 SF / Vacancy Rate 100%
Rent/SF - \$15 - 18 (Est.)
 Owner: Kacur Costa & Angela
 ★★★★★



11 6641 Roosevelt Hwy [↻](#)

11,700 SF / Vacancy Rate 0%
Rent/SF - \$14 - 18 (Est.)
 Owner: James E Mann
 ★★★★★



12 2641 Wesley Chapel Rd [↻](#)

2,000 SF / Vacancy Rate 100%
Rent/SF - \$14 - 18 (Est.)
 Owner: -
 ★★★★★



13 Aaron's [↻](#)

5539 Old National Hwy
 8,034 SF / Vacancy Rate 100%
Rent/SF - \$14 - 18 (Est.)
 Owner: Joeanna, Inc.
 ★★★★★



14 4231 Snapfinger Woods Dr [↻](#)

2,985 SF / Vacancy Rate 100%
Rent/SF - \$14 - 17 (Est.)
 Owner: Tian N Hu-kuang
 ★★★★★



15 1191-1199 Memorial Dr SE [↻](#)

7,322 SF / Vacancy Rate 100%
NNN Rent/SF - \$16.00
 Owner: All Things Furniture
 ★★★★★



16 4894 Jonesboro Rd [↻](#)

6,040 SF / Vacancy Rate 0%
Rent/SF - \$13 - 16 (Est.)
 Owner: Eun Kyung Kim
 ★★★★★



17 283 Hwy 138 [↻](#)

10,800 SF / Vacancy Rate 50.0%
Rent/SF - \$12 - 15 (Est.)
 Owner: Srisai Properties, LLC
 ★★★★★



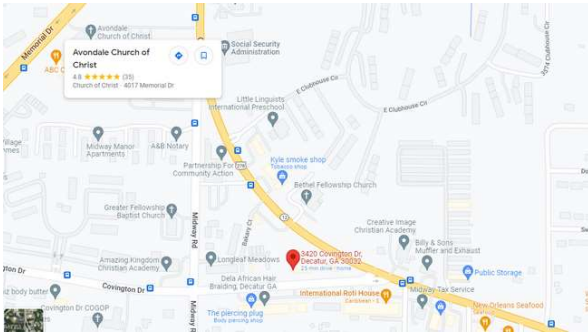
Peer Property Details

2076 Candler Rd

1 3420 Covington Dr



Distance to Subject Property: 2.8 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	0%
NNN Asking Rent:	\$17.97-21.96 (Est.)	\$16.01-19.57 (Est.)
Months To Lease:	-	16 mo
Time On Market:	-	-
Location Score:	Good Location (58)	Excellent Location (80)
Walk Score®:	Somewhat Walkable (55)	Somewhat Walkable (59)
Transit Score®:	Minimal Transit (0)	Some Transit (41)

PROPERTY

Type:	Bar/Nightclub	Tenancy:	Single
Center:	-	Construction:	-
GLA:	1,679 SF	Land AC:	-
Year Built/Renov	1967; Renov 2021	Building FAR:	-
Floors:	1	Total Expenses:	-
Loading Docks:	-		
Parking:	-		
Features:	24 Hour Access, Air Conditioning		
Frontage:	400' on Covington Highway (with 1 curb cut)		

AVAILABILITY

Spaces:	0
Square Feet	1,679
Range:	-
Max Contig:	-
% Sublet:	0%
CoStar Est:	\$17.97-21.96

2 2988 Rainbow Dr



Distance to Subject Property: 1.6 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	0%
NNN Asking Rent:	\$16.62-20.32 (Est.)	\$16.01-19.57 (Est.)
Months To Lease:	6 mo	16 mo
Time On Market:	-	-
Location Score:	Below National Avg (42)	Excellent Location (80)
Walk Score®:	Somewhat Walkable (63)	Somewhat Walkable (59)
Transit Score®:	Minimal Transit (0)	Some Transit (41)

PROPERTY

Type:	Freestanding	Tenancy:	2 Tenants
Center:	-	Construction:	-
GLA:	2,900 SF	Land AC:	0.46 AC
Year Built/Renov	1974	Building FAR:	0.14
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking:	20 Surface Spaces are available; Ratio of 6.90/1000 SF		
Features:	Bus Line, Drive Thru, Fenced Lot, Tenant Controlled HVAC		
Frontage:	106' on Rainbow Dr (with 1 curb cut)		

AVAILABILITY

Spaces:	0
Square Feet	2,900
Range:	-
Max Contig:	-
% Sublet:	0%
CoStar Est:	\$16.62-20.32



Peer Property Details

2076 Candler Rd

3 3338-3342 Clifton Church Rd SE

★★★★★

Distance to Subject Property: 3.3 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	0%
NNN Asking Rent:	\$16.45-20.10 (Est.)	\$16.01-19.57 (Est.)
Months To Lease:	-	16 mo
Time On Market:	-	-
Location Score:	Below National Avg (25)	Excellent Location (80)
Walk Score®:	Somewhat Walkable (57)	Somewhat Walkable (59)
Transit Score®:	Minimal Transit (0)	Some Transit (41)

PROPERTY

Type:	Strip Center	Tenancy:	1 Tenant
Center:	-	Construction:	Masonry
GLA:	5,011 SF	Land AC:	0.96 AC
Year Built/Renov	1974	Building FAR:	0.12
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	25 Surface Spaces are available; Ratio of 4.99/1000 SF		
Features:	Air Conditioning, Fenced Lot, Restaurant, Signage, Tenant Controlled HVAC		
Frontage:	168' on Clifton Church Rd (with 2 curb cuts)		

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$16.45-20.10

4 3165 Main St

★★★★★

Distance to Subject Property: 10.3 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	0%
NNN Asking Rent:	\$15.79-19.30 (Est.)	\$16.01-19.57 (Est.)
Months To Lease:	-	16 mo
Time On Market:	-	-
Location Score:	Below National Avg (38)	Excellent Location (80)
Walk Score®:	Somewhat Walkable (63)	Somewhat Walkable (59)
Transit Score®:	Good Transit (56)	Some Transit (41)

PROPERTY

Type:	Freestanding	Tenancy:	1 Tenant
Center:	-	Construction:	Masonry
GLA:	3,632 SF	Land AC:	0.33 AC
Year Built/Renov	1949	Building FAR:	0.25
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	8 Surface Spaces are available; Ratio of 2.20/1000 SF		
Features:	Bus Line, Signage		
Frontage:	140' on Main St (with 1 curb cut)		

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$15.79-19.30



Peer Property Details

2076 Candler Rd

5 631 N Central Ave [↻](#)

★★★★★

Distance to Subject Property: 8.9 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	0%
NNN Asking Rent:	\$15.00/SF/Yr	\$16.01-19.57 (Est.)
Months To Lease:	10 mo	16 mo
Time On Market:	3 mo	-
Location Score:	Below National Avg (36)	Excellent Location (80)
Walk Score®:	Very Walkable (87)	Somewhat Walkable (59)
Transit Score®:	Minimal Transit (0)	Some Transit (41)

PROPERTY

Type:	Storefront Retail/Office
Center:	-
GLA:	5,500 SF
Year Built/Renov	1940
Floors:	1
Loading Docks:	None
Parking	-
Features:	Bus Line
Frontage:	95' on Central Ave

Tenancy:	1 Tenant
Construction:	Masonry
Land AC:	0.13 AC
Building FAR:	1.00
Total Expenses:	-

AVAILABILITY

Spaces:	1
Square Feet	5,500
Range:	5,500
Max Contig:	5,500
% Sublet:	0%
Asking Rent:	\$15 mg

6 4910 Memorial Dr - Former Pizza Inn [↻](#)

★★★★★

Distance to Subject Property: 5.0 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	0%
NNN Asking Rent:	\$15.50-18.95 (Est.)	\$16.01-19.57 (Est.)
Months To Lease:	-	16 mo
Time On Market:	-	-
Location Score:	Below National Avg (46)	Excellent Location (80)
Walk Score®:	Somewhat Walkable (63)	Somewhat Walkable (59)
Transit Score®:	Minimal Transit (0)	Some Transit (41)

PROPERTY

Type:	Freestanding
Center:	-
GLA:	6,200 SF
Year Built/Renov	1976
Floors:	1
Loading Docks:	-
Parking	51 Surface Spaces are available; Ratio of 8.23/1000 SF
Features:	Air Conditioning
Frontage:	118' on Memorial Dr (with 2 curb cuts)

Tenancy:	2 Tenants
Construction:	Reinforced Concrete
Land AC:	0.64 AC
Building FAR:	0.22
Total Expenses:	-

AVAILABILITY

Spaces:	0
Square Feet	6,200
Range:	-
Max Contig:	-
% Sublet:	0%
Asking Rent:	\$14.21 mg



Peer Property Details

2076 Candler Rd

7 2720-2736 Sylvan Rd

★ ★ ★ ★ ★

Distance to Subject Property: 8.6 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	0%
NNN Asking Rent:	\$15.12-18.48 (Est.)	\$16.01-19.57 (Est.)
Months To Lease:	1 mo	16 mo
Time On Market:	-	-
Location Score:	Below National Avg (8)	Excellent Location (80)
Walk Score®:	Very Walkable (75)	Somewhat Walkable (59)
Transit Score®:	Some Transit (42)	Some Transit (41)

PROPERTY

Type:	Strip Center	Tenancy:	2 Tenants
Center:	-	Construction:	Masonry
GLA:	7,750 SF	Land AC:	-
Year Built/Renov	1955	Building FAR:	-
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	24 Surface Spaces are available; Ratio of 3.10/1000 SF		
Features:	Bus Line, Pylon Sign		
Frontage:	170' on Sylvan Rd		

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
Asking Rent:	\$10 negot

8 47 Highway 138 SW

★ ★ ★ ★ ★

Distance to Subject Property: 14.5 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	0%
NNN Asking Rent:	\$15.07-18.42 (Est.)	\$16.01-19.57 (Est.)
Months To Lease:	-	16 mo
Time On Market:	-	-
Location Score:	Below National Avg (42)	Excellent Location (80)
Walk Score®:	Car-Dependent (25)	Somewhat Walkable (59)
Transit Score®:	Minimal Transit (0)	Some Transit (41)

PROPERTY

Type:	Freestanding	Tenancy:	2 Tenants
Center:	-	Construction:	Masonry
GLA:	3,315 SF	Land AC:	0.39 AC
Year Built/Renov	1987	Building FAR:	0.20
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	15 Surface Spaces are available; Ratio of 4.52/1000 SF		
Features:	-		
Frontage:	191' on Ga-138 Hwy (with 2 curb cuts)		

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$15.07-18.42



Peer Property Details

2076 Candler Rd

9 697 Ruskin Dr - JDH Plaza of Ruskin [↻](#)

★★★★★

Distance to Subject Property: 7.5 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	0%
NNN Asking Rent:	\$16.00/SF/Yr	\$16.01-19.57 (Est.)
Months To Lease:	-	16 mo
Time On Market:	7 mo	-
Location Score:	Below National Avg (3)	Excellent Location (80)
Walk Score®:	Car-Dependent (34)	Somewhat Walkable (59)
Transit Score®:	Some Transit (31)	Some Transit (41)

PROPERTY

Type:	Strip Center	Tenancy:	6 Tenants
Center:	JDH Plaza of Ruskin	Construction:	Masonry
GLA:	8,636 SF	Land AC:	0.95 AC
Year Built/Renov	2005	Building FAR:	0.21
Floors:	1	Total Expenses:	-
Loading Docks:	-		
Parking	35 Surface Spaces are available; Ratio of 4.20/1000 SF		
Features:	-		
Frontage:	208' on Ruskin Dr (with 2 curb cuts)		

AVAILABILITY

Spaces:	2
Square Feet	2,400
Range:	1,200
Max Contig:	1,200
% Sublet:	0%
Asking Rent:	\$16 mg

10 6741 Tara Blvd [↻](#)

★★★★★

Distance to Subject Property: 12.3 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	0%
NNN Asking Rent:	\$14.72-17.99 (Est.)	\$16.01-19.57 (Est.)
Months To Lease:	-	16 mo
Time On Market:	-	-
Location Score:	Below National Avg (44)	Excellent Location (80)
Walk Score®:	Car-Dependent (44)	Somewhat Walkable (59)
Transit Score®:	Minimal Transit (0)	Some Transit (41)

PROPERTY

Type:	Freestanding	Tenancy:	1 Tenant
Center:	-	Construction:	-
GLA:	3,811 SF	Land AC:	0.45 AC
Year Built/Renov	1965	Building FAR:	0.19
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	20 Surface Spaces are available; Ratio of 5.25/1000 SF		
Features:	Pylon Sign		
Frontage:	145' on Flint Trl, 109' on Tara Blvd		

AVAILABILITY

Spaces:	0
Square Feet	3,811
Range:	-
Max Contig:	-
% Sublet:	0%
CoStar Est:	\$14.72-17.99



Peer Property Details

2076 Candler Rd

11 6641 Roosevelt Hwy [↻](#)

★★★★☆

Distance to Subject Property: 19.1 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	0%
NNN Asking Rent:	\$14.46-17.67 (Est.)	\$16.01-19.57 (Est.)
Months To Lease:	-	16 mo
Time On Market:	-	-
Location Score:	Below National Avg (7)	Excellent Location (80)
Walk Score®:	Car-Dependent (28)	Somewhat Walkable (59)
Transit Score®:	Some Transit (30)	Some Transit (41)

PROPERTY

Type:	Storefront	Tenancy:	3 Tenants
Center:	-	Construction:	Masonry
GLA:	11,700 SF	Land AC:	1.07 AC
Year Built/Renov	2006	Building FAR:	0.25
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	55 Surface Spaces are available; Ratio of 4.66/1000 SF		
Features:	Bus Line, Pylon Sign, Signage		
Frontage:	291' on Roosevelt Highway (with 1 curb cut)		

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$14.46-17.67

12 2641 Wesley Chapel Rd [↻](#)

★★★★☆

Distance to Subject Property: 3.9 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	0%
NNN Asking Rent:	\$14.40-17.60 (Est.)	\$16.01-19.57 (Est.)
Months To Lease:	-	16 mo
Time On Market:	-	-
Location Score:	Below National Avg (30)	Excellent Location (80)
Walk Score®:	Somewhat Walkable (59)	Somewhat Walkable (59)
Transit Score®:	Minimal Transit (0)	Some Transit (41)

PROPERTY

Type:	Strip Center	Tenancy:	1 Tenant
Center:	Flat Shoals Crossing	Construction:	Masonry
GLA:	2,000 SF	Land AC:	0.67 AC
Year Built/Renov	1965	Building FAR:	0.07
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	30 Surface Spaces are available; Ratio of 10.00/1000 SF		
Features:	-		
Frontage:	161' on Wesley Chapel Rd (with 2 curb cuts)		

AVAILABILITY

Spaces:	0
Square Feet	2,000
Range:	-
Max Contig:	-
% Sublet:	0%
CoStar Est:	\$14.40-17.60



Peer Property Details

2076 Candler Rd

13 5539 Old National Hwy - Aaron's 

Distance to Subject Property: 14.0 Miles

★★★★★



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	0%
NNN Asking Rent:	\$14.38-17.57 (Est.)	\$16.01-19.57 (Est.)
Months To Lease:	-	16 mo
Time On Market:	-	-
Location Score:	Below National Avg (35)	Excellent Location (80)
Walk Score®:	Somewhat Walkable (61)	Somewhat Walkable (59)
Transit Score®:	Minimal Transit (0)	Some Transit (41)

PROPERTY

Type:	Freestanding	Tenancy:	1 Tenant
Center:	-	Construction:	Masonry
GLA:	8,034 SF	Land AC:	0.87 AC
Year Built/Renov	2001	Building FAR:	0.21
Floors:	1	Total Expenses:	-
Loading Docks:	-		
Parking	21 Surface Spaces are available; Ratio of 2.61/1000 SF		
Features:	-		
Frontage:	-		

AVAILABILITY

Spaces:	0
Square Feet	8,034
Range:	-
Max Contig:	-
% Sublet:	0%
CoStar Est:	\$14.38-17.57

14 4231 Snapfinger Woods Dr 

Distance to Subject Property: 3.8 Miles

★★★★★



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	0%
NNN Asking Rent:	\$13.85-16.93 (Est.)	\$16.01-19.57 (Est.)
Months To Lease:	-	16 mo
Time On Market:	-	-
Location Score:	Below National Avg (46)	Excellent Location (80)
Walk Score®:	Somewhat Walkable (60)	Somewhat Walkable (59)
Transit Score®:	Minimal Transit (0)	Some Transit (41)

PROPERTY

Type:	Restaurant	Tenancy:	1 Tenant
Center:	-	Construction:	Masonry
GLA:	2,985 SF	Land AC:	1.18 AC
Year Built/Renov	1992	Building FAR:	0.06
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	46 Surface Spaces are available; Ratio of 15.41/1000 SF		
Features:	24 Hour Access, Bus Line, Restaurant, Signage		
Frontage:	235' on Snapfinger Woods Dr (with 2 curb cuts)		

AVAILABILITY

Spaces:	0
Square Feet	2,985
Range:	-
Max Contig:	-
% Sublet:	0%
CoStar Est:	\$13.85-16.93



Peer Property Details

2076 Candler Rd

15 1191-1199 Memorial Dr SE



Distance to Subject Property: 4.0 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	0%
NNN Asking Rent:	\$16.00/SF/Yr	\$16.01-19.57 (Est.)
Months To Lease:	-	16 mo
Time On Market:	6 mo	-
Location Score:	Excellent Location (75)	Excellent Location (80)
Walk Score®:	Very Walkable (77)	Somewhat Walkable (59)
Transit Score®:	Good Transit (51)	Some Transit (41)

PROPERTY

Type:	Freestanding	Tenancy:	1 Tenant
Center:	-	Construction:	Reinforced Concrete
GLA:	7,322 SF	Land AC:	0.68 AC
Year Built/Renov	1950	Building FAR:	0.25
Floors:	1	Total Expenses:	-
Loading Docks:	-		
Parking	12 Surface Spaces are available; Ratio of 1.64/1000 SF		
Features:	-		
Frontage:	152' on Memorial Dr., 51' on Parker St.		

AVAILABILITY

Spaces:	1
Square Feet	7,322
Range:	7,322
Max Contig:	7,322
% Sublet:	0%
Asking Rent:	\$16 nnn

16 4894 Jonesboro Rd



Distance to Subject Property: 8.6 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	0%
NNN Asking Rent:	\$12.74-15.57 (Est.)	\$16.01-19.57 (Est.)
Months To Lease:	-	16 mo
Time On Market:	-	-
Location Score:	Below National Avg (33)	Excellent Location (80)
Walk Score®:	Somewhat Walkable (66)	Somewhat Walkable (59)
Transit Score®:	Some Transit (36)	Some Transit (41)

PROPERTY

Type:	Freestanding	Tenancy:	3 Tenants
Center:	-	Construction:	Masonry
GLA:	6,040 SF	Land AC:	0.54 AC
Year Built/Renov	2007	Building FAR:	0.26
Floors:	1	Total Expenses:	-
Loading Docks:	-		
Parking	23 Surface Spaces are available; Ratio of 3.81/1000 SF		
Features:	-		
Frontage:	129' on Jonesboro Rd (with 1 curb cut)		

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$12.74-15.57



Peer Property Details

2076 Candler Rd

17 283 Hwy 138 

★★★★★

Distance to Subject Property: 14.6 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	50.0%	0%
NNN Asking Rent:	\$12.33-15.07 (Est.)	\$16.01-19.57 (Est.)
Months To Lease:	-	16 mo
Time On Market:	-	-
Location Score:	Below National Avg (18)	Excellent Location (80)
Walk Score®:	Car-Dependent (39)	Somewhat Walkable (59)
Transit Score®:	Minimal Transit (0)	Some Transit (41)

PROPERTY

Type:	Strip Center	Tenancy:	5 Tenants
Center:	-	Construction:	Metal
GLA:	10,800 SF	Land AC:	0.95 AC
Year Built/Renov	1996	Building FAR:	0.26
Floors:	1	Total Expenses:	-
Loading Docks:	-		
Parking	40 Surface Spaces are available; Ratio of 3.70/1000 SF		
Features:	Bus Line		
Frontage:	202' on Ga-138 Hwy (with 1 curb cut)		

AVAILABILITY

Spaces:	0
Square Feet	5,400
Range:	-
Max Contig:	-
% Sublet:	0%
CoStar Est:	\$12.33-15.07

Peer Property Comparison

2076 Candler Rd

Property Name / Address	Star Rating	NNN Asking Rent Per SF	Vacancy Rate
1 3420 Covington Dr	★★★★★	\$18 - 22(Est.) ↔	100% ↔
2 2988 Rainbow Dr	★★★★★	\$17 - 20(Est.) ↔	100% ↔
3 3338-3342 Clifton Chu...	★★★★★	\$16 - 20(Est.) ↔	0% ↔
2076 Candler Rd	★★★☆☆	\$16 - 20(Est.) ↔	0% ↔
4 3165 Main St	★★★★★	\$16 - 19(Est.) ↔	0% ↔
5 631 N Central Ave	★★★★★	\$16 - 19(Est.) ↔	100% ↔
6 Former Pizza Inn 4910 Memorial Dr	★★★★★	\$16 - 19(Est.) ↔	100% ↑
7 2720-2736 Sylvan Rd	★★★★★	\$15 - 18(Est.) ↔	0% ↔
8 47 Highway 138 SW	★★★★★	\$15 - 18(Est.) ↔	0% ↔
9 JDH Plaza of Ruskin 697 Ruskin Dr	★★★★★	\$15 - 18(Est.) ↔	0% ↔
10 6741 Tara Blvd	★★★★★	\$15 - 18(Est.) ↔	100% ↔
11 6641 Roosevelt Hwy	★★★★★	\$14 - 18(Est.) ↔	0% ↔
15 1191-1199 Memorial D...	★★★★★	\$16.00 ↔	100% ↔
12 2641 Wesley Chapel Rd	★★★★★	\$14 - 18(Est.) ↔	100% ↔
13 Aaron's 5539 Old National Hwy	★★★★★	\$14 - 18(Est.) ↔	100% ↔
14 4231 Snapfinger Woo...	★★★★★	\$14 - 17(Est.) ↔	100% ↔
16 4894 Jonesboro Rd	★★★★★	\$13 - 16(Est.) ↔	0% ↔
17 283 Hwy 138	★★★★★	\$12 - 15(Est.) ↔	50% ↔

Average

\$16.35

43.7%

(Arrows indicate trend over last quarter)



Peer Property Comparison

2076 Candler Rd

Property Name / Address	Star Rating	Availability Rate	Vacancy Rate
15 1191-1199 Memorial D...	★★★★★	100% ↔	100% ↔
12 2641 Wesley Chapel Rd	★★★★★	100% ↔	100% ↔
2 2988 Rainbow Dr	★★★★★	100% ↔	100% ↔
1 3420 Covington Dr	★★★★★	100% ↔	100% ↔
14 4231 Snapfinger Woo...	★★★★★	100% ↔	100% ↔
6 Former Pizza Inn 4910 Memorial Dr	★★★★★	100% ↑	100% ↑
13 Aaron's 5539 Old National Hwy	★★★★★	100% ↔	100% ↔
5 631 N Central Ave	★★★★★	100% ↔	100% ↔
10 6741 Tara Blvd	★★★★★	100% ↔	100% ↔
17 283 Hwy 138	★★★★★	50% ↔	50% ↔
9 JDH Plaza of Ruskin 697 Ruskin Dr	★★★★★	27.8% ↔	0% ↔
2076 Candler Rd	★★★☆☆	0% ↔	0% ↔
7 2720-2736 Sylvan Rd	★★★★★	0% ↔	0% ↔
4 3165 Main St	★★★★★	0% ↔	0% ↔
3 3338-3342 Clifton Chu...	★★★★★	0% ↔	0% ↔
8 47 Highway 138 SW	★★★★★	0% ↔	0% ↔
16 4894 Jonesboro Rd	★★★★★	0% ↔	0% ↔
11 6641 Roosevelt Hwy	★★★★★	0% ↔	0% ↔

Average

46%

43.7%

(Arrows indicate trend over last quarter)



Peer Property Comparison

2076 Candler Rd

Property Name / Address	Star Rating	NNN Asking Rent Per SF	Median Months on Market
1 3420 Covington Dr	★★★★★	\$18 - 22(Est.)	
2 2988 Rainbow Dr	★★★★★	\$17 - 20(Est.)	
3 3338-3342 Clifton Chu...	★★★★★	\$16 - 20(Est.)	
2076 Candler Rd	★★★☆☆	\$16 - 20(Est.)	
4 3165 Main St	★★★★★	\$16 - 19(Est.)	
5 631 N Central Ave	★★★★★	\$16 - 19(Est.)	3
6 Former Pizza Inn 4910 Memorial Dr	★★★★★	\$16 - 19(Est.)	
7 2720-2736 Sylvan Rd	★★★★★	\$15 - 18(Est.)	
8 47 Highway 138 SW	★★★★★	\$15 - 18(Est.)	
9 JDH Plaza of Ruskin 697 Ruskin Dr	★★★★★	\$15 - 18(Est.)	7
10 6741 Tara Blvd	★★★★★	\$15 - 18(Est.)	
11 6641 Roosevelt Hwy	★★★★★	\$14 - 18(Est.)	
15 1191-1199 Memorial D...	★★★★★	\$16.00	6
12 2641 Wesley Chapel Rd	★★★★★	\$14 - 18(Est.)	
13 Aaron's 5539 Old National Hwy	★★★★★	\$14 - 18(Est.)	
14 4231 Snapfinger Woo...	★★★★★	\$14 - 17(Est.)	
16 4894 Jonesboro Rd	★★★★★	\$13 - 16(Est.)	
17 283 Hwy 138	★★★★★	\$12 - 15(Est.)	

Average

\$16.35

6

(Arrows indicate trend over last quarter)



Peer Property Comparison

2076 Candler Rd

Property Name / Address	Star Rating	12 Mo. Leasing Activity in SF	12 Mo. Net Absorption in SF
7 2720-2736 Sylvan Rd	★★★★★	1,500	0
9 JDH Plaza of Ruskin 697 Ruskin Dr	★★★★★	0	1,200
2076 Candler Rd	★★★☆☆	0	0
15 1191-1199 Memorial D...	★★★★★	0	0
4 3165 Main St	★★★★★	0	0
3 3338-3342 Clifton Chu...	★★★★★	0	0
8 47 Highway 138 SW	★★★★★	0	0
16 4894 Jonesboro Rd	★★★★★	0	0
11 6641 Roosevelt Hwy	★★★★★	0	0
12 2641 Wesley Chapel Rd	★★★★★	0	(288)
1 3420 Covington Dr	★★★★★	0	(1,679)
2 2988 Rainbow Dr	★★★★★	0	(2,900)
14 4231 Snapfinger Woo...	★★★★★	0	(2,985)
6 Former Pizza Inn 4910 Memorial Dr	★★★★★	0	(3,700)
10 6741 Tara Blvd	★★★★★	0	(3,811)
17 283 Hwy 138	★★★★★	0	(5,400)
5 631 N Central Ave	★★★★★	0	(5,500)
13 Aaron's 5539 Old National Hwy	★★★★★	0	(8,034)
Average	83		(1,839)



Peer Property Comparison

2076 Candler Rd

Property Name / Address	Star Rating	NNN Asking Rent Per SF	Median Household Income (5 mi)
1 3420 Covington Dr	★★★★★	\$17.97-22.0(Est.)	\$55,487
2 2988 Rainbow Dr	★★★★★	\$16.62-20.3(Est.)	\$59,023
3 3338-3342 Clifton Chu...	★★★★★	\$16.45-20.1(Est.)	\$57,068
2076 Candler Rd	★★★☆☆	\$16.01-19.6(Est.)	\$64,895
4 3165 Main St	★★★★★	\$15.79-19.3(Est.)	\$40,014
5 631 N Central Ave	★★★★★	\$15.55-19.0(Est.)	\$38,472
6 Former Pizza Inn 4910 Memorial Dr	★★★★★	\$15.50-19.0(Est.)	\$57,024
7 2720-2736 Sylvan Rd	★★★★★	\$15.12-18.5(Est.)	\$38,889
8 47 Highway 138 SW	★★★★★	\$15.07-18.4(Est.)	\$51,233
9 JDH Plaza of Ruskin 697 Ruskin Dr	★★★★★	\$14.89-18.2(Est.)	\$42,628
10 6741 Tara Blvd	★★★★★	\$14.72-18.0(Est.)	\$48,461
11 6641 Roosevelt Hwy	★★★★★	\$14.46-17.7(Est.)	\$60,683
12 2641 Wesley Chapel Rd	★★★★★	\$14.40-17.6(Est.)	\$51,248
13 Aaron's 5539 Old National Hwy	★★★★★	\$14.38-17.6(Est.)	\$49,018
14 4231 Snapfinger Woo...	★★★★★	\$13.85-16.9(Est.)	\$51,391
15 1191-1199 Memorial D...	★★★★★	\$16	\$75,643
16 4894 Jonesboro Rd	★★★★★	\$12.74-15.6(Est.)	\$45,790
17 283 Hwy 138	★★★★★	\$12.33-15.1(Est.)	\$51,141

Average

\$16.35

\$52,117

(Arrows indicate trend over last quarter)





Leasing Analytics

2076 Candler Rd

7,600 SF Retail Freestanding

Decatur, Georgia - Decatur/East Atl Submarket

PREPARED BY



Mike Bailey
Agent



ATLANTA VACANCY OVERVIEW

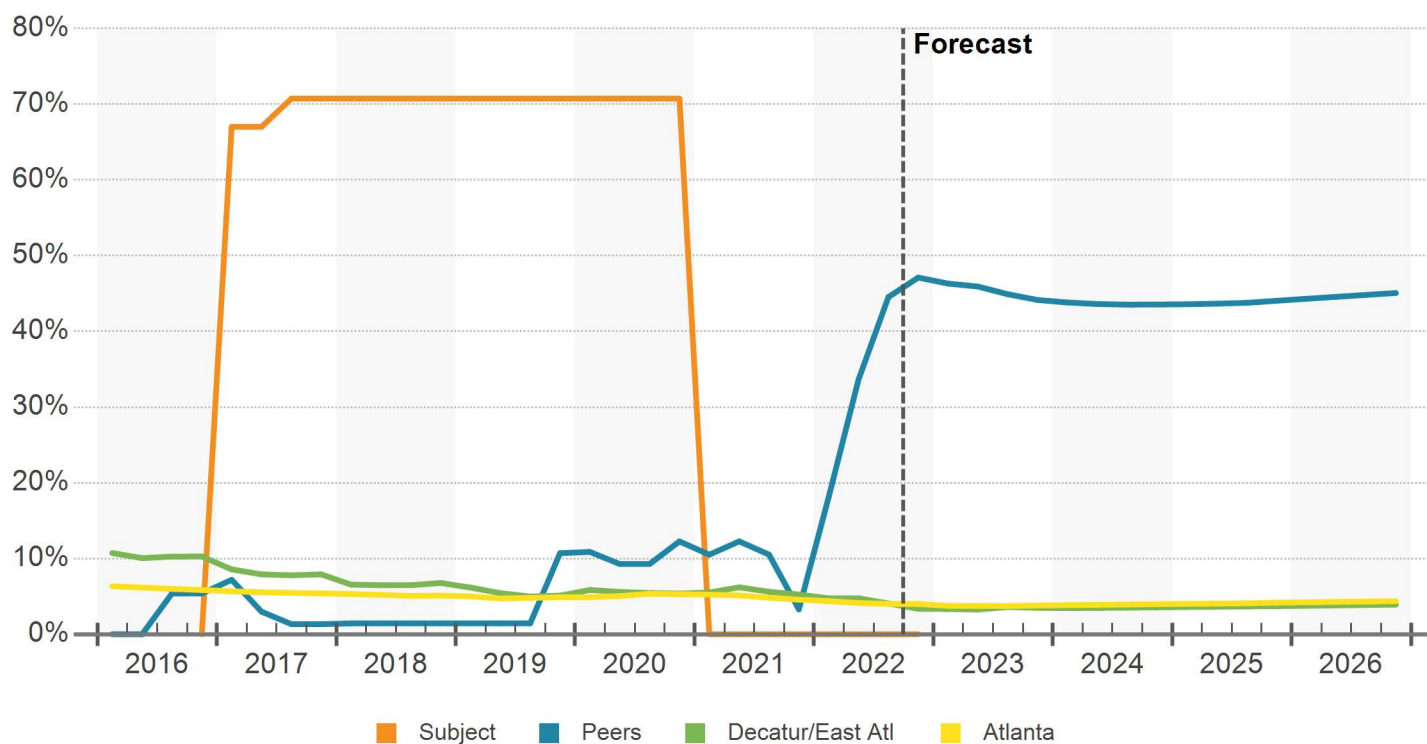
Atlanta retail demand has been back in positive territory for several quarters in a row and will end 2022 in the black. The only question is whether net absorption will clear 4 million SF for the second year in a row and for the seventh time in the past 10 years. The metro is one of the top markets in the country in terms of trailing 12-month net absorption, along with other major Sun Belt markets such as Dallas-Fort Worth and Houston. Thanks to the region's diverse economy, favorable demographic trends, and a lack of large-scale speculative supply, the metro's vacancy rate has trended downward in recent quarters. At 4.0%, Atlanta's retail vacancy rate is as low as it has been this century.

Annual population growth in Atlanta has roughly doubled the U.S. average on a percentage basis over the past decade, and median household income growth has also

outpaced the national average in recent years. These favorable demographic underpinnings have helped drive demand for retail space in Atlanta and will likely support the region's economic recovery over the next few quarters.

The region's fastest-growing pockets of affluence, concentrated in the northern suburbs, unsurprisingly will garner an outsized share of new retail demand. However, neighborhoods inside the perimeter should also continue to benefit from increased density and job growth stemming from major corporate relocations and expansions. The influx of high-paying office jobs in Midtown, West Midtown, and the Eastside should continue to boost buying power in those premier in-town areas.

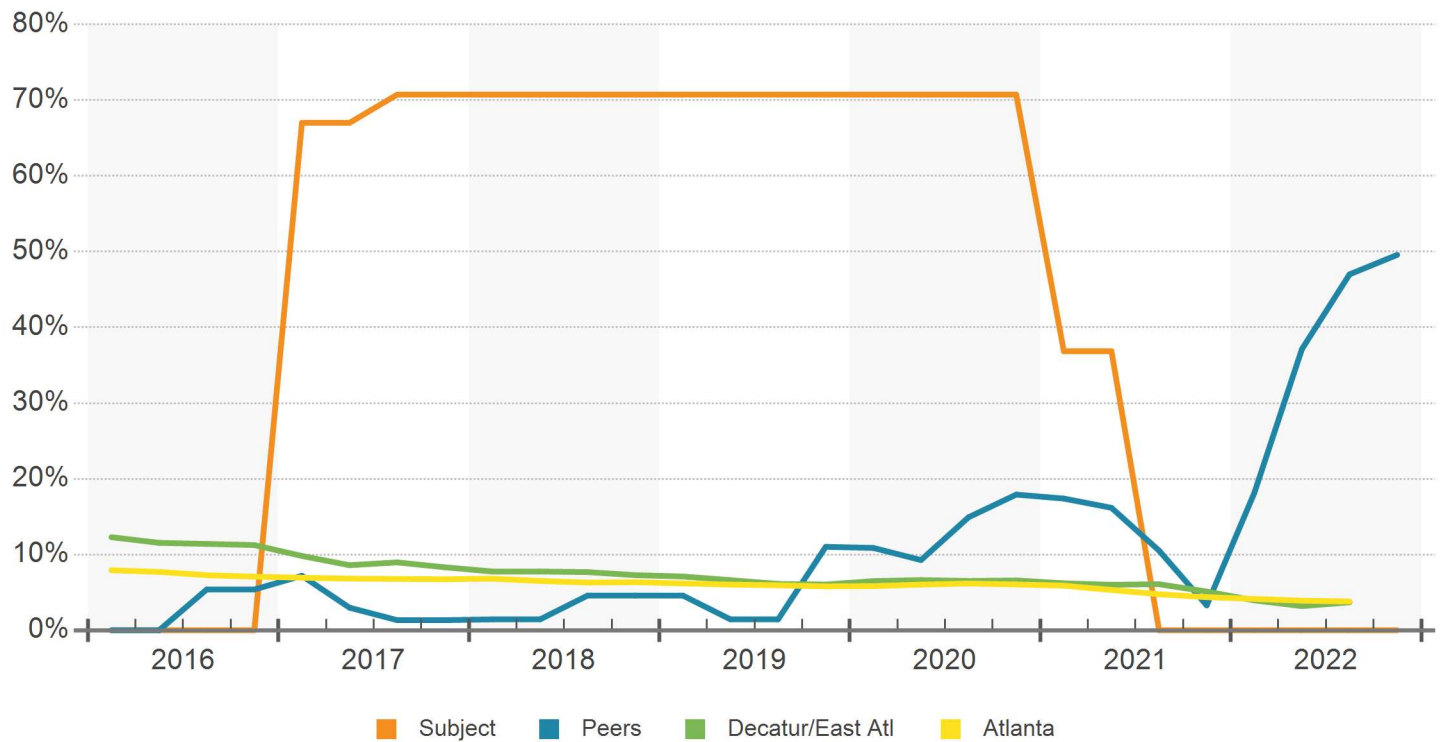
VACANCY RATE



VACANCY RATE

	Subject		Peers		Decatur/East Atl		Atlanta	
	Vacancy	Trend (YOY)	Vacancy	Trend (YOY)	Vacancy	Trend (YOY)	Vacancy	Trend (YOY)
2016	0%	0%	5.4%	-0.3%	10.3%	0.8%	5.9%	-0.5%
2017	70.7%	70.7%	1.3%	-4%	7.9%	-2.4%	5.4%	-0.4%
2018	70.7%	0%	1.4%	0.1%	6.8%	-1.1%	5.1%	-0.3%
2019	70.7%	0%	10.7%	9.3%	5.1%	-1.7%	4.9%	-0.2%
2020	70.7%	0%	12.3%	1.6%	5.4%	0.3%	5.3%	0.4%
2021	0%	-70.7%	3.3%	-9%	5.2%	-0.1%	4.6%	-0.7%
YTD	0%	0%	47.1%	43.8%	3.4%	-1.9%	4.0%	-0.6%
2023	Forecast >		47.1%	43.8%	3.3%	-1.9%	3.8%	-0.8%
2024			44.1%	-3%	3.5%	0.1%	4.0%	0.2%
2025			43.5%	-0.6%	3.6%	0.1%	4.2%	0.2%
2026			44.0%	0.5%	3.8%	0.2%	4.4%	0.2%

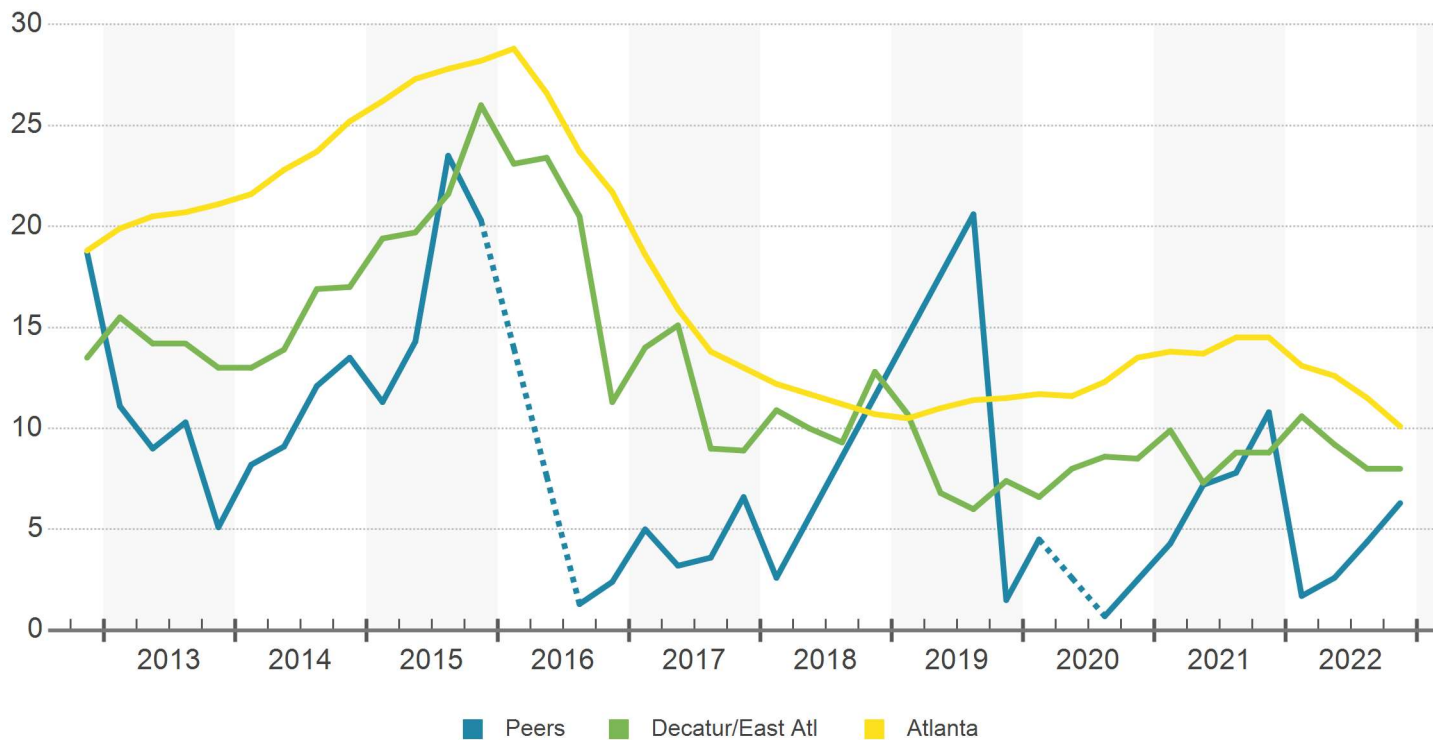
AVAILABILITY RATE



AVAILABILITY RATE

	Subject		Peers		Decatur/East Atl		Atlanta	
	Availability	Trend (YOY)	Availability	Trend (YOY)	Availability	Trend (YOY)	Availability	Trend (YOY)
2016	0%	0%	5.4%	-0.3%	11.3%	0.4%	7.1%	-0.8%
2017	70.7%	70.7%	1.3%	-4%	8.3%	-2.9%	6.7%	-0.3%
2018	70.7%	0%	4.6%	3.3%	7.3%	-1%	6.4%	-0.4%
2019	70.7%	0%	11.0%	6.4%	6.0%	-1.2%	5.8%	-0.6%
2020	70.7%	0%	17.9%	6.9%	6.6%	0.5%	6.1%	0.3%
2021	0%	-70.7%	3.3%	-14.6%	5.1%	-1.5%	4.4%	-1.7%
2022 YTD	0%	0%	49.6%	46.3%	-	-	-	-

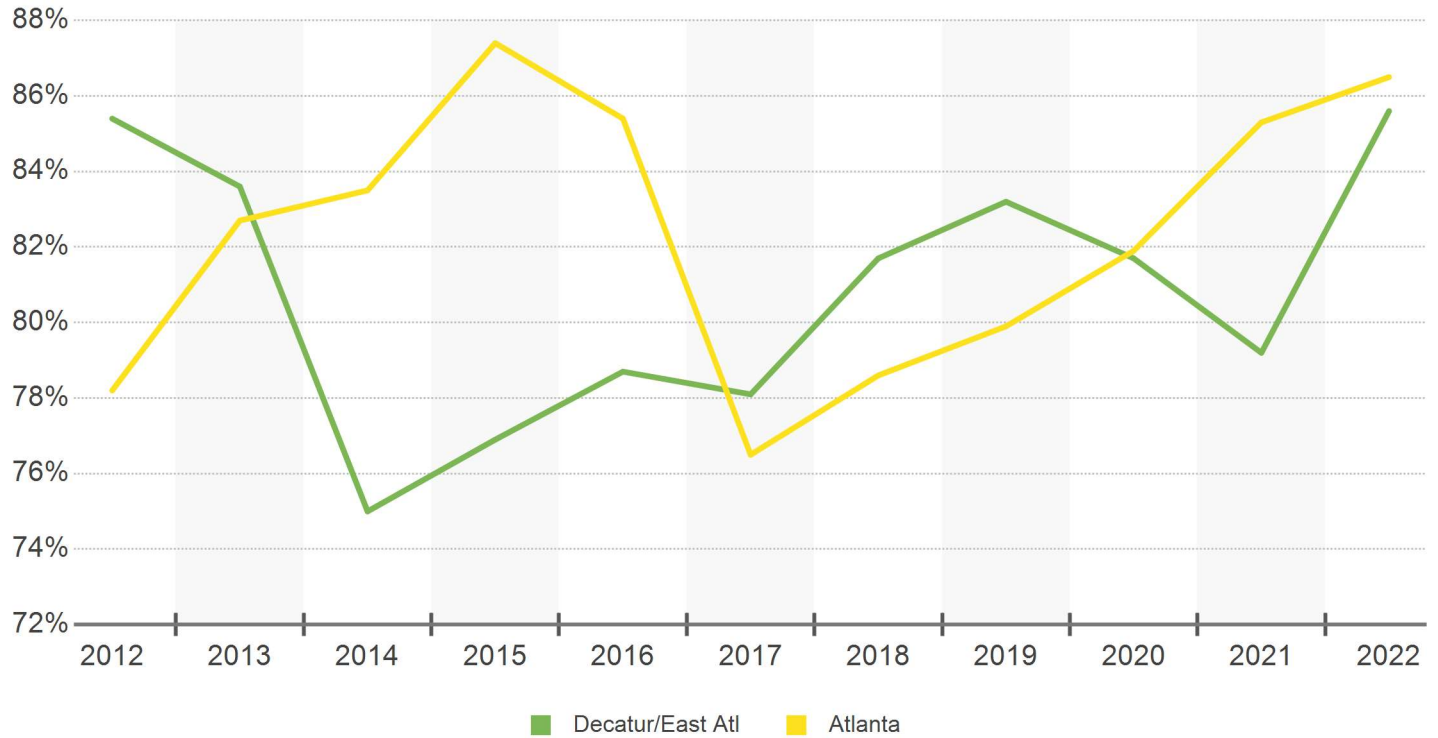
MEDIAN MONTHS ON MARKET



MEDIAN MONTHS ON MARKET

	Peers	Decatur/East Atl	Atlanta
2012	18.7	15.6	18.6
2013	6.7	14.2	20.5
2014	9.4	15.2	23.3
2015	17.3	21.7	27.4
2016	-	19.6	25.2
2017	3.6	11.7	15.3
2018	7.1	10.8	11.4
2019	14.6	7.7	11.1
2020	3.7	7.9	12.3
2021	6.7	8.7	14.1
2022	3.4	9.0	11.9

RENEWAL RATES



RENEWAL RATES

	Decatur/East Atl	Atlanta
2012	85.4%	78.2%
2013	83.6%	82.7%
2014	75.0%	83.5%
2015	76.9%	87.4%
2016	78.7%	85.4%
2017	78.1%	76.5%
2018	81.7%	78.6%
2019	83.2%	79.9%
2020	81.7%	81.9%
2021	79.2%	85.3%
2022	85.6%	86.5%

ATLANTA RENT TRENDS

A booming local economy and expanding number of new rooftops have retailers paying up to get space. Triple net asking rents have grown since mid-2020, and the metro is seeing overall rents increase at a record pace entering the final quarter of 2022. The metro has performed similarly to other fast-growing Sun Belt markets such as Nashville, Tampa, and Orlando. Trailing 12-month rent growth stands at 7.0%, compared to the national average of 4.1%.

Local demographic tailwinds have helped insulate Atlanta from structural limitations plaguing the larger sector. While the metro has felt the impact of store closures in recent years, overall retail fundamentals have improved

since the onset of the pandemic. Furthermore, the increase in consumer spending and the metro's robust economic recovery should boost retail rent growth prospects in the near term.

Buoyed by strong demographic trends and limited supply additions, the Buckhead/Lenox and Sandy Springs/North Central submarkets posted some of the best rent growth in the metro leading up to the pandemic. However, since the onset of the pandemic, exurban and south metro submarkets have generally outperformed the market average. These areas have seen little supply in recent years and mostly boast tight vacancy rates.

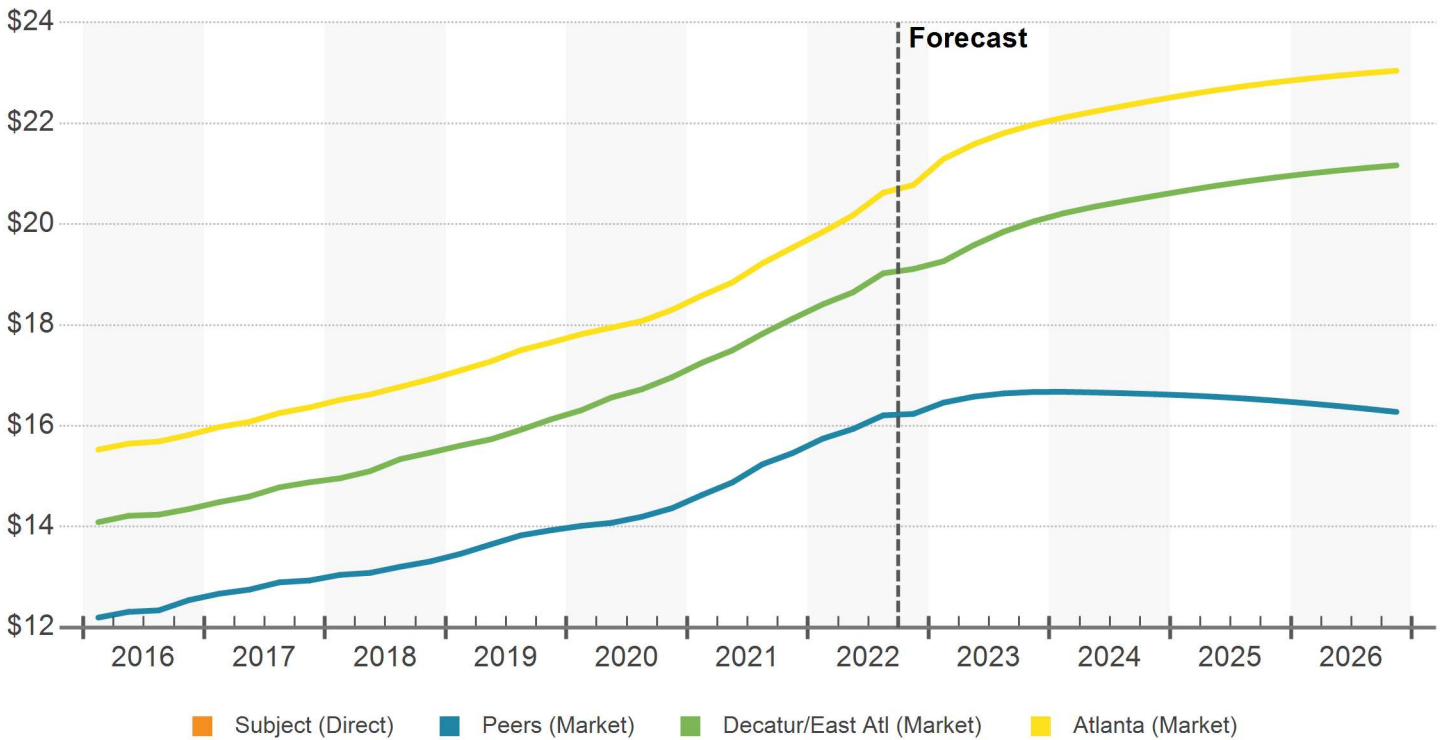
DECATUR/EAST ATL RENT TRENDS

Retail tenants pay \$19.10/SF triple net on average to reside in the Decatur/East Atl Submarket, a slight discount to the metro-wide norm.

Rents posted an astounding gain of 6.1% over the past 12 months, bolstering a submarket that experienced average annualized rent growth of 5.8% over the past three years.

The Decatur/East Atl Submarket has enjoyed a period of robust rent growth over a longer timeframe: Retail space here rents for 42.9% more today than it did a decade ago, several percentage points ahead of the corresponding 38.9% increase observed in the Atlanta metro at large.

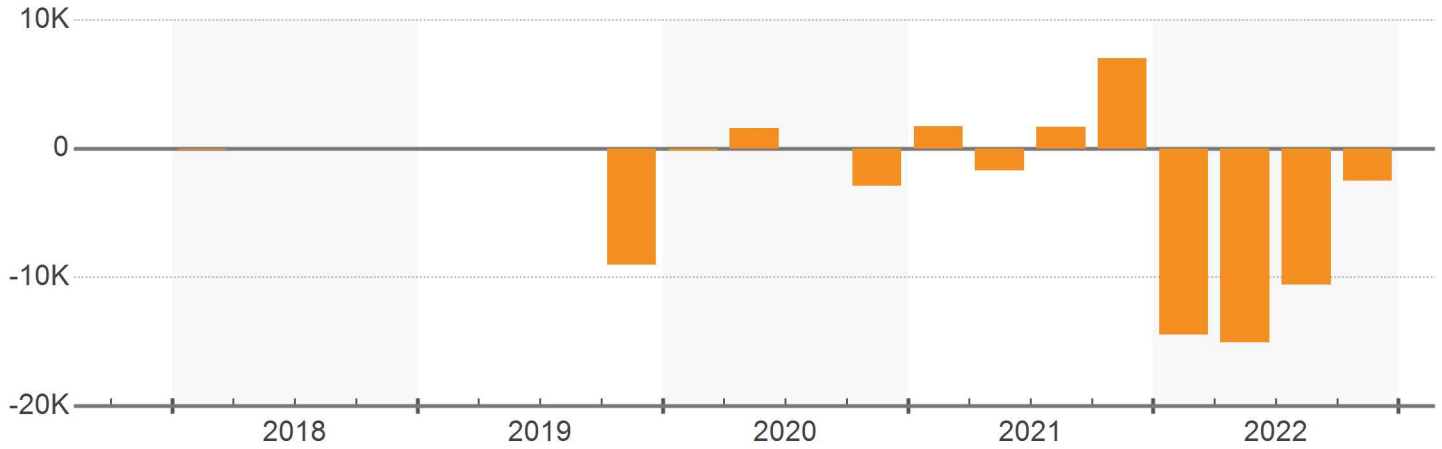
NNN RENT PER SQUARE FOOT



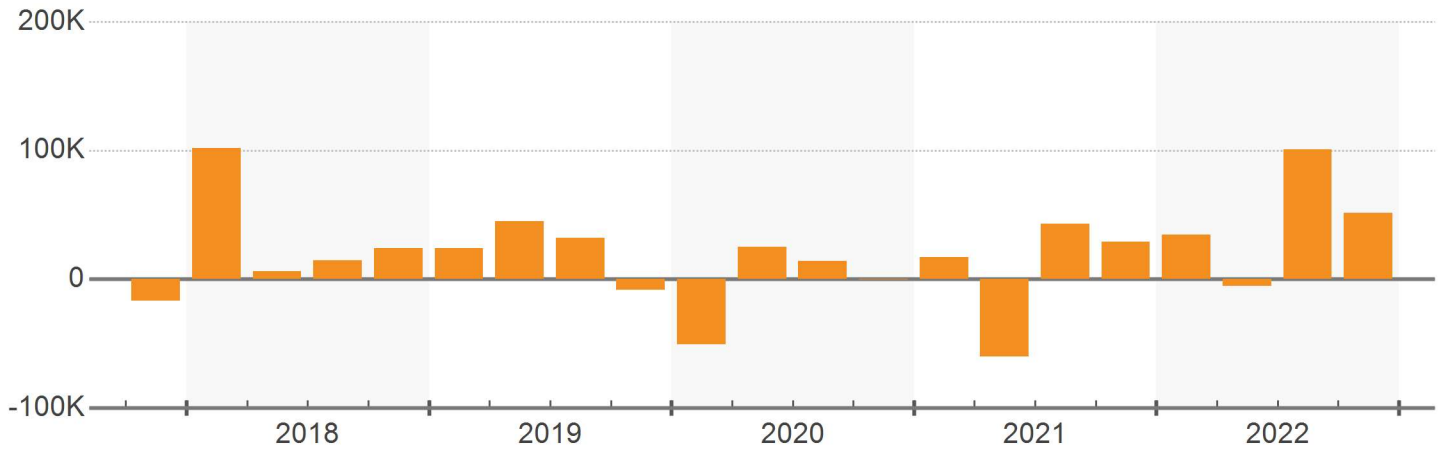
NNN RENT PER SQUARE FOOT

	Subject		Peers		Decatur/East Atl		Atlanta	
	Direct Rent	Trend (YOY)	Market Rent	Trend (YOY)	Market Rent	Trend (YOY)	Market Rent	Trend (YOY)
2016	-	-	\$12.54	2.6%	\$14.35	2%	\$15.82	1.9%
2017	-	-	\$12.93	3.1%	\$14.88	3.7%	\$16.36	3.4%
2018	-	-	\$13.31	2.9%	\$15.47	4%	\$16.93	3.4%
2019	-	-	\$13.93	4.6%	\$16.13	4.3%	\$17.65	4.3%
2020	-	-	\$14.37	3.1%	\$16.96	5.2%	\$18.30	3.7%
2021	-	-	\$15.46	7.6%	\$18.12	6.8%	\$19.53	6.7%
YTD	-	-	\$16.24	5%	\$19.11	5.4%	\$20.78	6.4%
2023			\$16.67	7.8%	\$19.26	6.3%	\$21.98	12.5%
2024		Forecast >	\$16.63	-0.3%	\$20.22	5%	\$22.46	2.2%
2025			\$16.50	-0.8%	\$20.66	2.2%	\$22.81	1.6%
2026			\$16.28	-1.3%	\$21.00	1.6%	\$23.04	1%

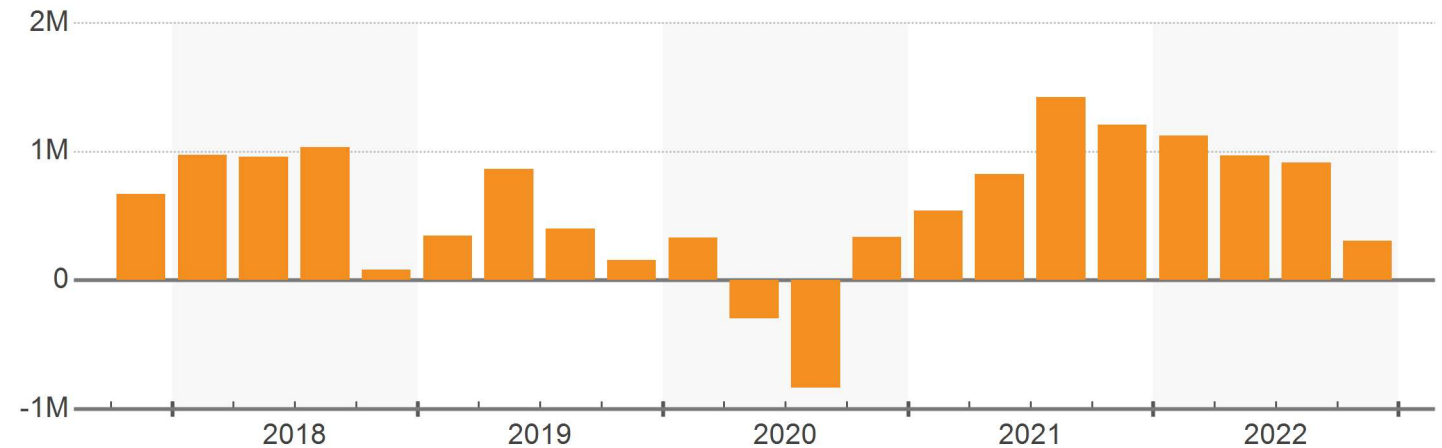
NET ABSORPTION IN PEERS IN SQUARE FEET



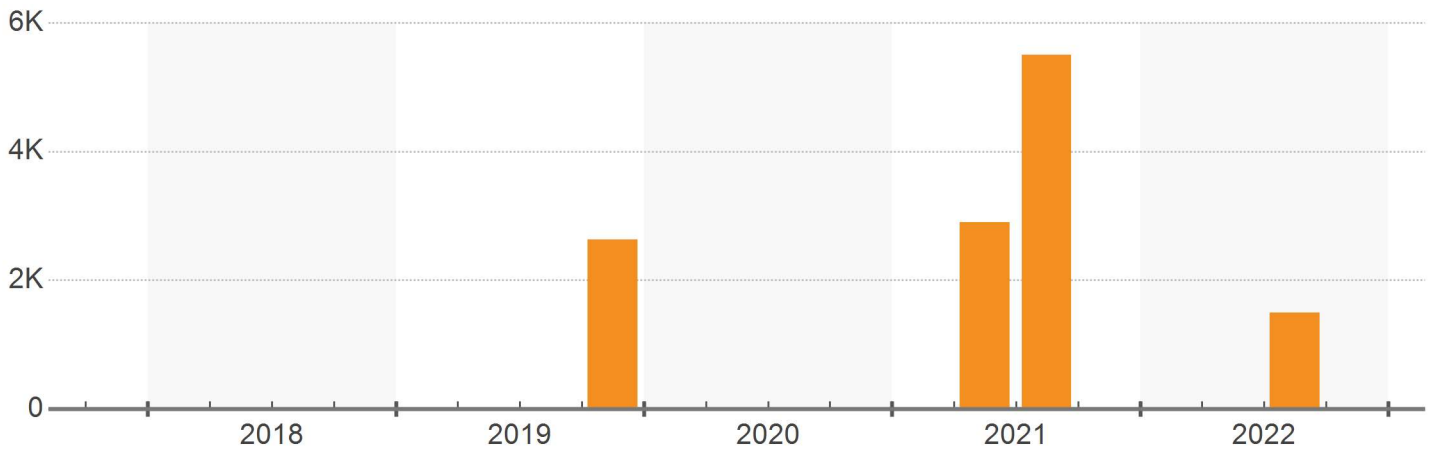
NET ABSORPTION IN DECATUR/EAST ATL SUBMARKET IN SQUARE FEET



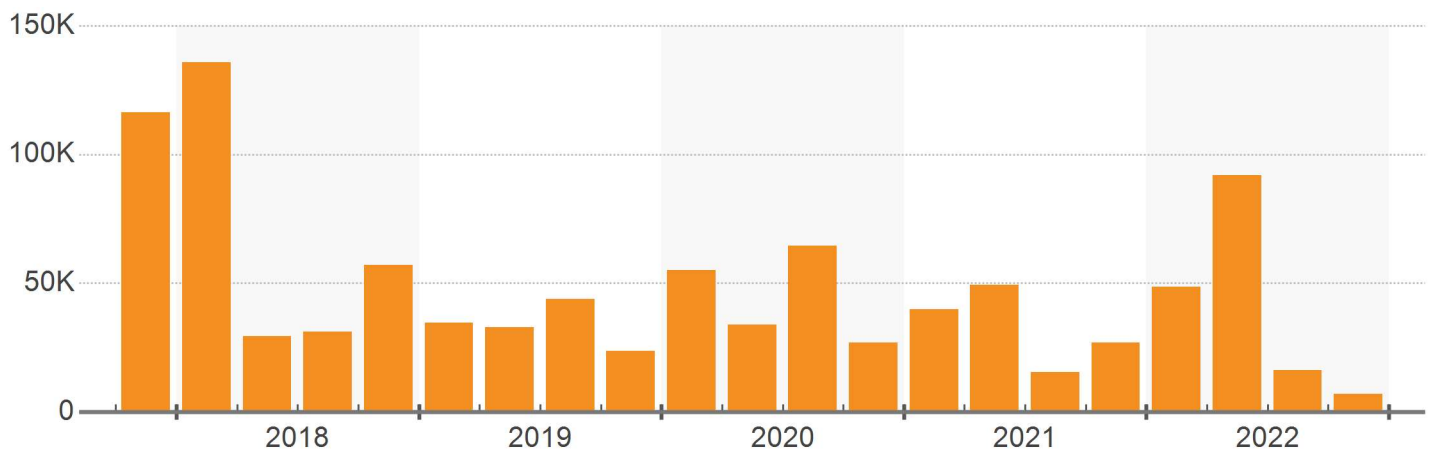
NET ABSORPTION IN ATLANTA IN SQUARE FEET



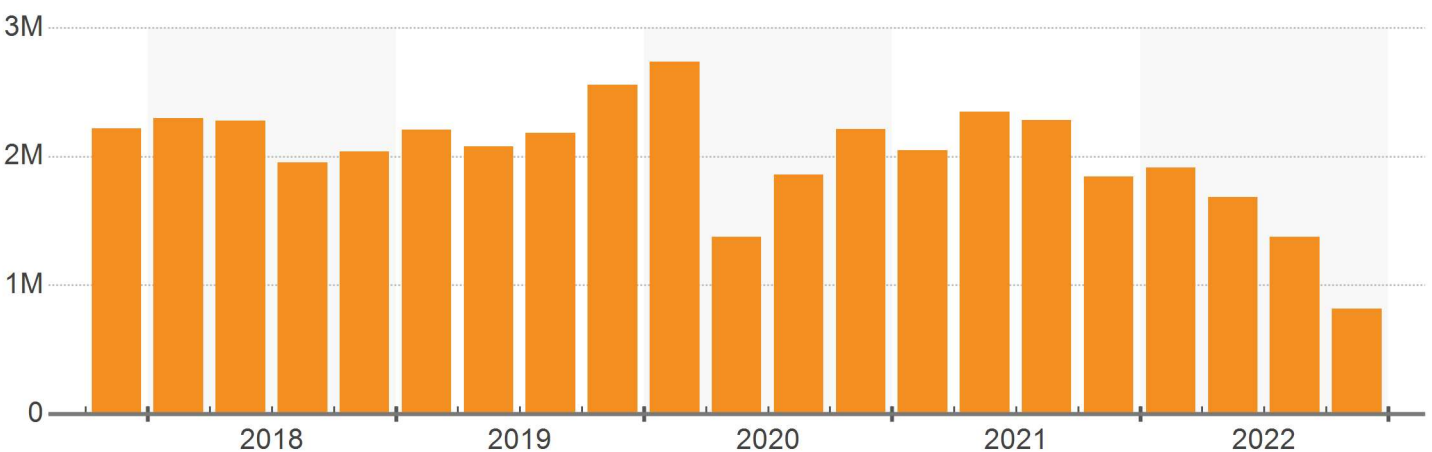
LEASING ACTIVITY IN PEERS IN SQUARE FEET



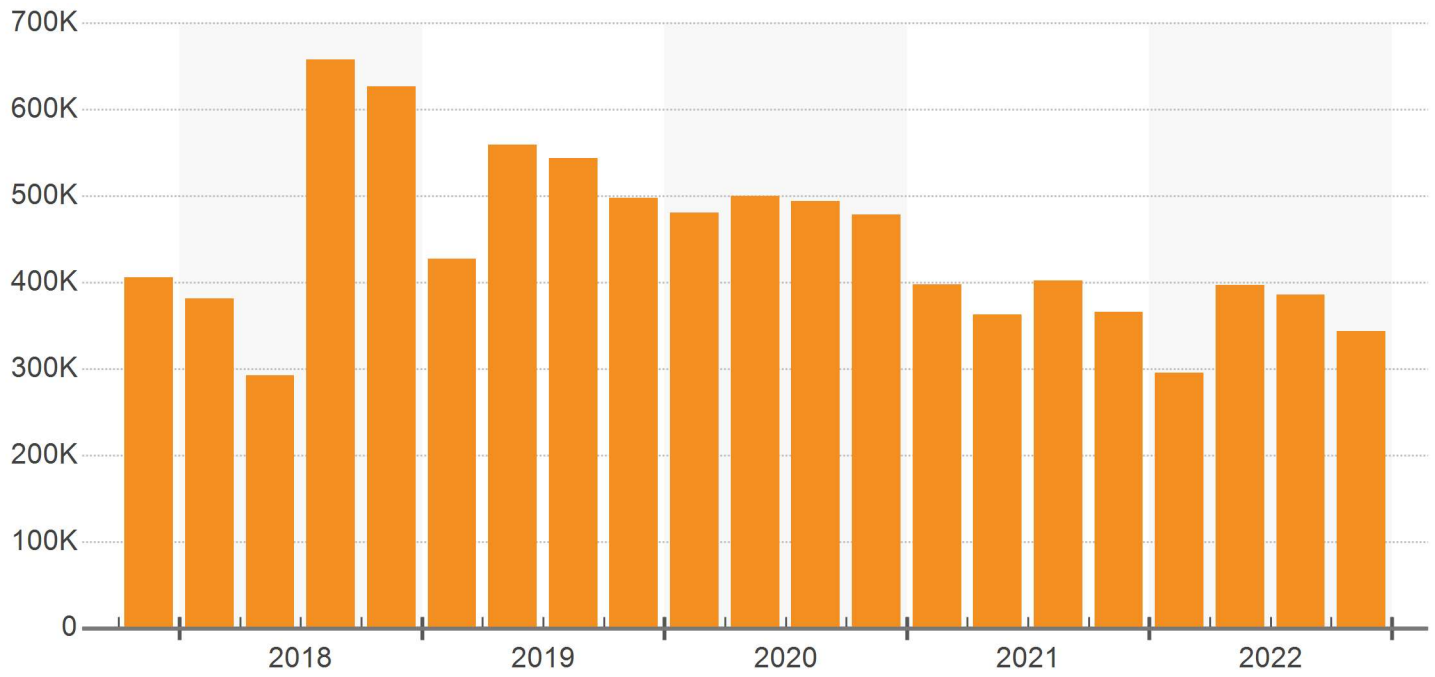
LEASING ACTIVITY IN DECATUR/EAST ATL SUBMARKET IN SQUARE FEET



LEASING ACTIVITY IN ATLANTA IN SQUARE FEET



SUBLEASE SPACE AVAILABLE IN ATLANTA IN SQUARE FEET





Construction

2076 Candler Rd

7,600 SF Retail Freestanding

Decatur, Georgia - Decatur/East Atl Submarket

PREPARED BY



Mike Bailey
Agent



Overall Construction Summary

2076 Candler Rd

All-Time Annual Avg. SF

129,992

Delivered SF Past 8 Qtrs

201,574

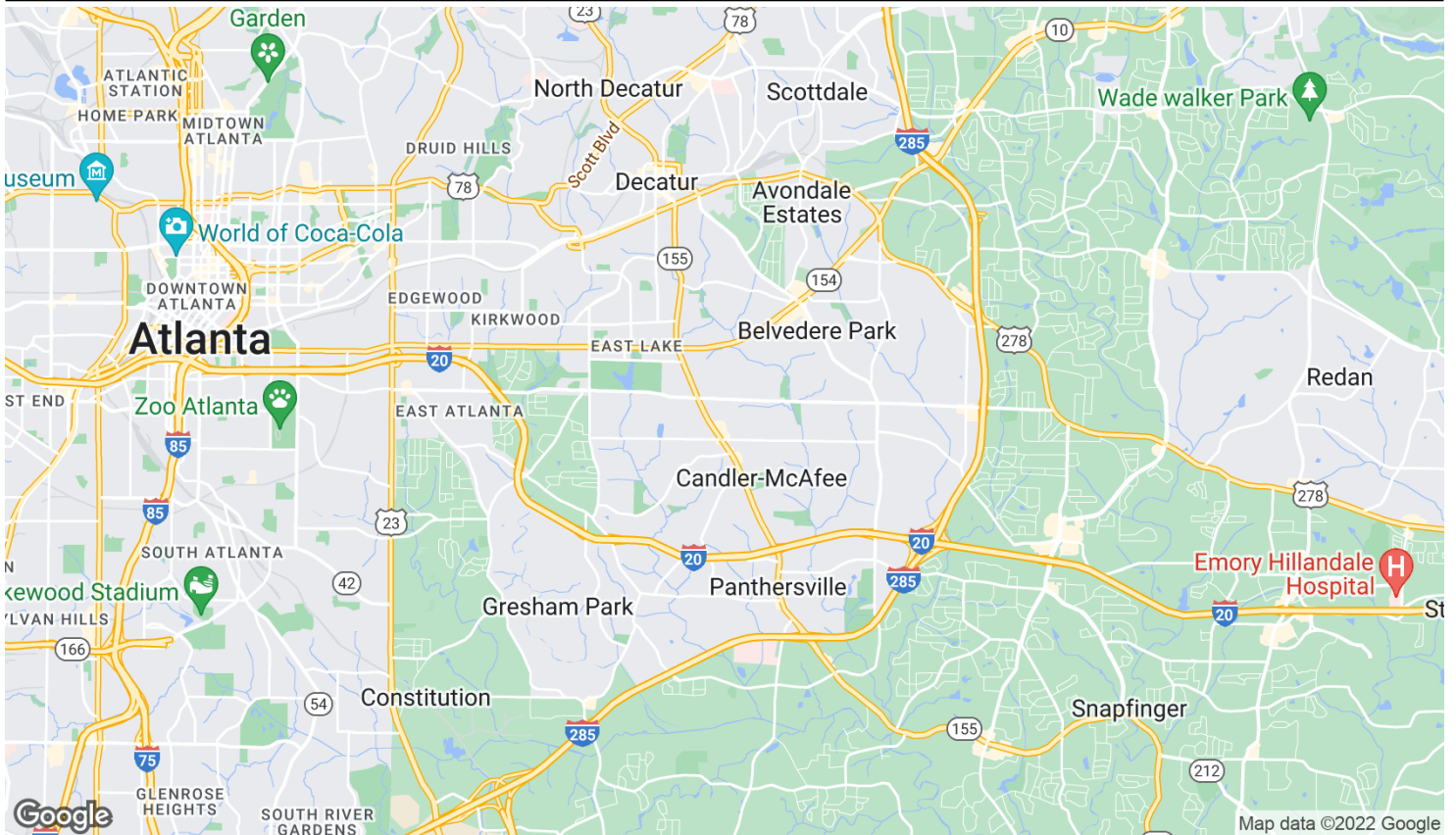
Delivered SF Next 8 Qtrs

60,053

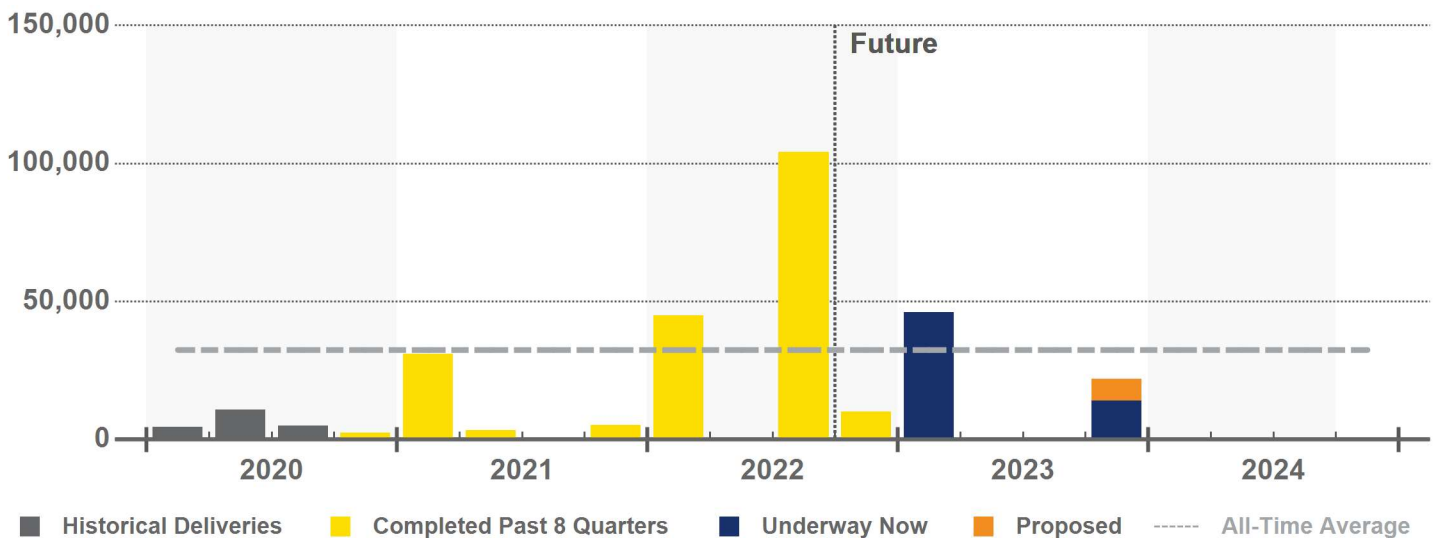
Proposed SF Next 8 Qtrs

8,000

PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



PAST & FUTURE DELIVERIES IN SQUARE FEET



Despite historically high rent growth and tight fundamentals, large-scale retail development remains limited around the region. The Atlanta market has about 1.8 million SF or 0.5% of its existing inventory under construction, in line with the national average of 0.5%.

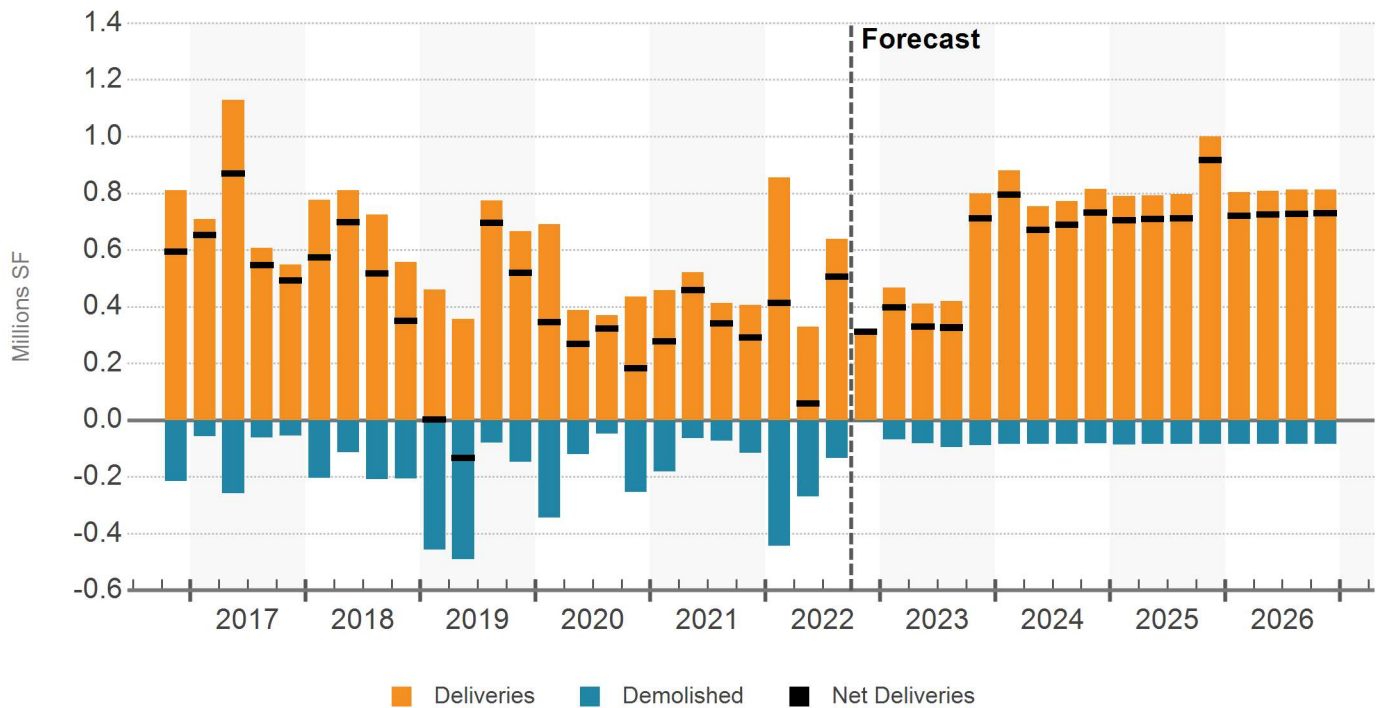
Recent development and projects in process are targeting both established retail corridors as well as particularly fast-growing, exurban submarkets. Walton County, with the 385,000-SF Monroe Pavilion project, and Suwanee/Buford, home to the mixed-use Exchange at Gwinnett, are leading the way in terms of recently delivered and under construction retail space.

Denser, more affluent locales such as Buckhead/Lenox, Midtown/Brookwood, and Roswell/Alpharetta have maintained notable but relatively modest construction pipelines of late. The CBD Submarket, which includes some gentrifying East Atlanta neighborhoods, has delivered a significant amount of retail in recent years.

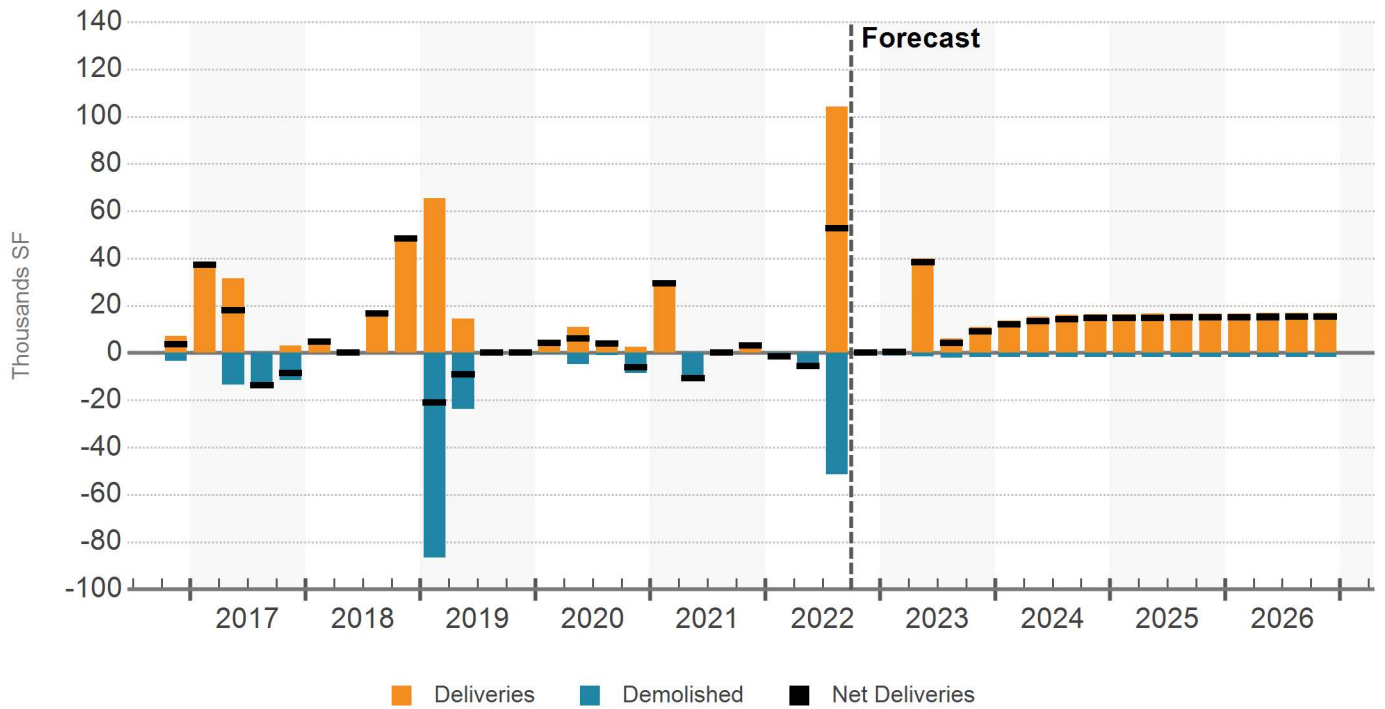
Most of the retail delivered in the CBD Submarket can be attributed to grocery store portions of mixed-use developments like Madison Yards (Publix) and 725 Ponce (Kroger).

Developers continue to target older, well-located retail centers for redevelopment plays, and many of these projects include multifamily components. For example, the 150,000-SF Roswell Shopping Center was demolished to make way for The Catherine, a 300-unit project from multifamily developer RangeWater Real Estate plus a 165,000-SF grocery-anchored project from Fuqua Development. Similarly, the 47,000-SF Roswell Plaza was demolished in mid-2020 to make way for SJ Collins' Southern Post mixed-use development in Roswell. Other major potential redevelopment plays include those for North Point Mall in Alpharetta, Gwinnett Place in Duluth, and North DeKalb Mall in Decatur.

DELIVERIES & DEMOLITIONS



DELIVERIES & DEMOLITIONS



Decatur/East Atl Construction

2076 Candler Rd

All-Time Annual Avg. Square Feet

69,436

Delivered Square Feet Past 8 Qtrs

138,976

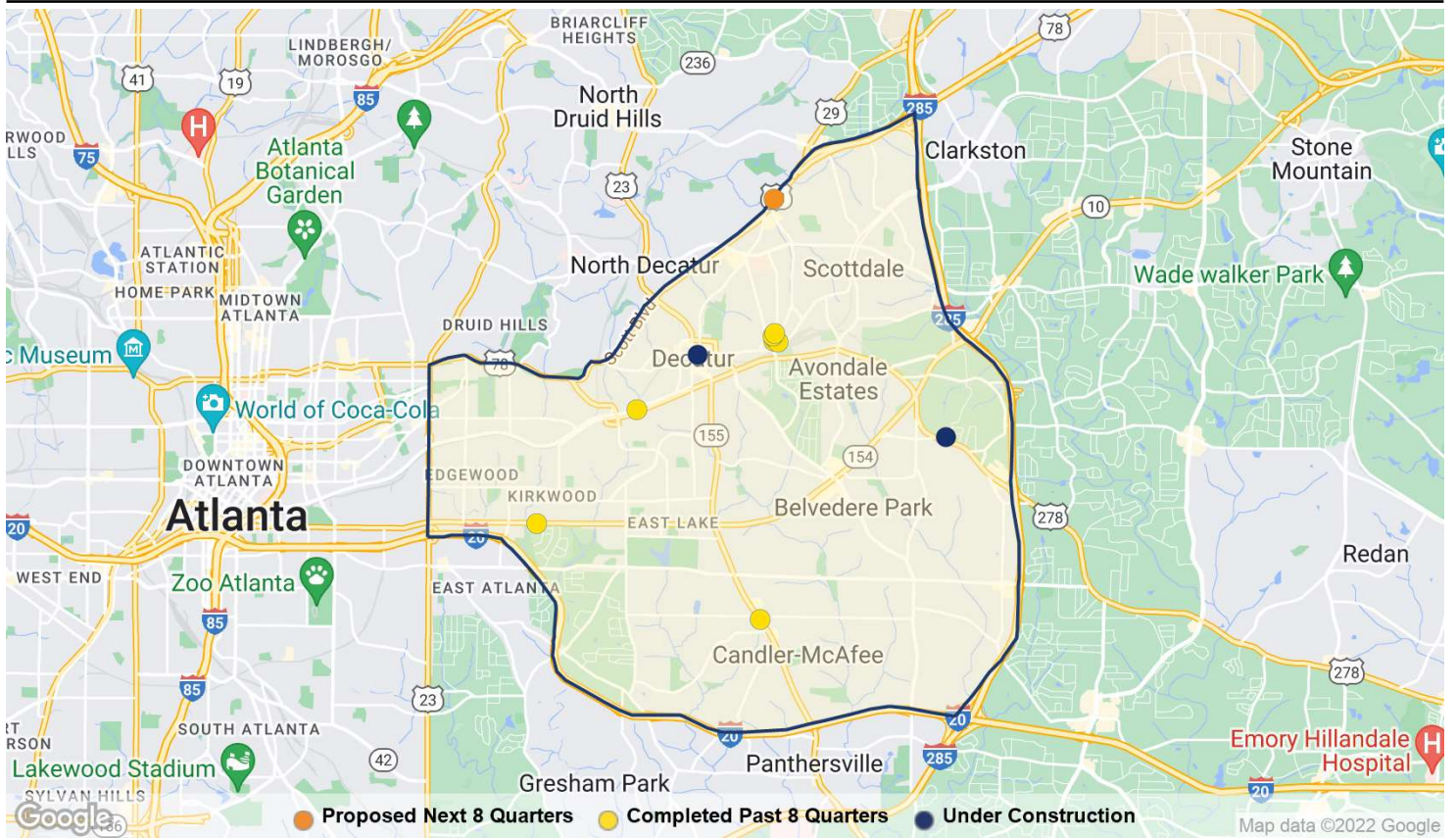
Delivered Square Feet Next 8 Qtrs

41,800

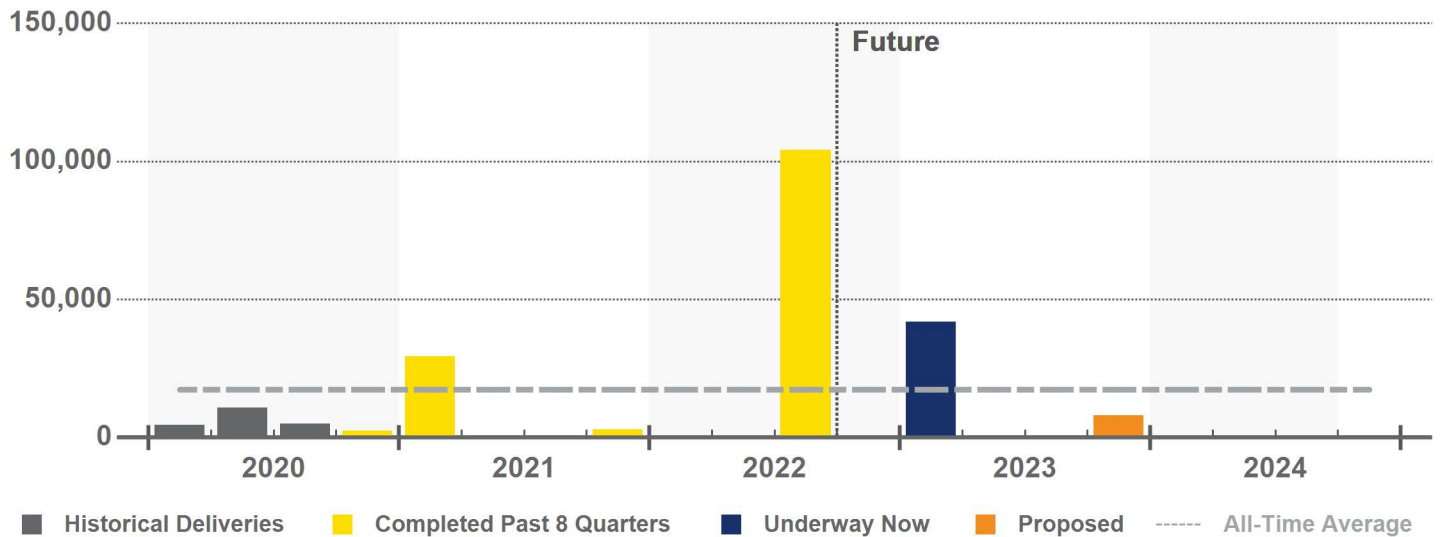
Proposed Square Feet Next 8 Qtrs

8,000

PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



PAST & FUTURE DELIVERIES IN SQUARE FEET



RECENT DELIVERIES

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1 Sam's Crossing 2700 E Ponce De Leon Ave	★ ★ ★ ★ ☆	12,000	1	Oct 2021	Sep 2022	- Donald C Wilmont
2 1 Grove Pl	★ ★ ★ ☆ ☆	54,560	4	Dec 2021	Sep 2022	Alliance Realty Services Alliance Realty Services
3 Lidl 1807 Memorial Dr	★ ★ ★ ★ ★	37,554	1	Nov 2020	Aug 2022	Lidl -
4 2050 Candler Rd	★ ★ ★ ☆ ☆	3,000	1	Jan 2021	Dec 2021	- Chris Atkinson
5 2720 E Ponce de Leon Ave	★ ★ ★ ☆ ☆	17,888	1	Sep 2020	Jan 2021	- -
6 175 N Arcadia Ave	★ ★ ★ ☆ ☆	7,482	1	Sep 2020	Jan 2021	- -
7 183 N Arcadia Ave	★ ★ ★ ☆ ☆	3,993	1	Sep 2020	Jan 2021	- -
8 Elle at Oakhurst 806 College	★ ☆ ☆ ☆ ☆	2,499	3	Jun 2020	Oct 2020	- -

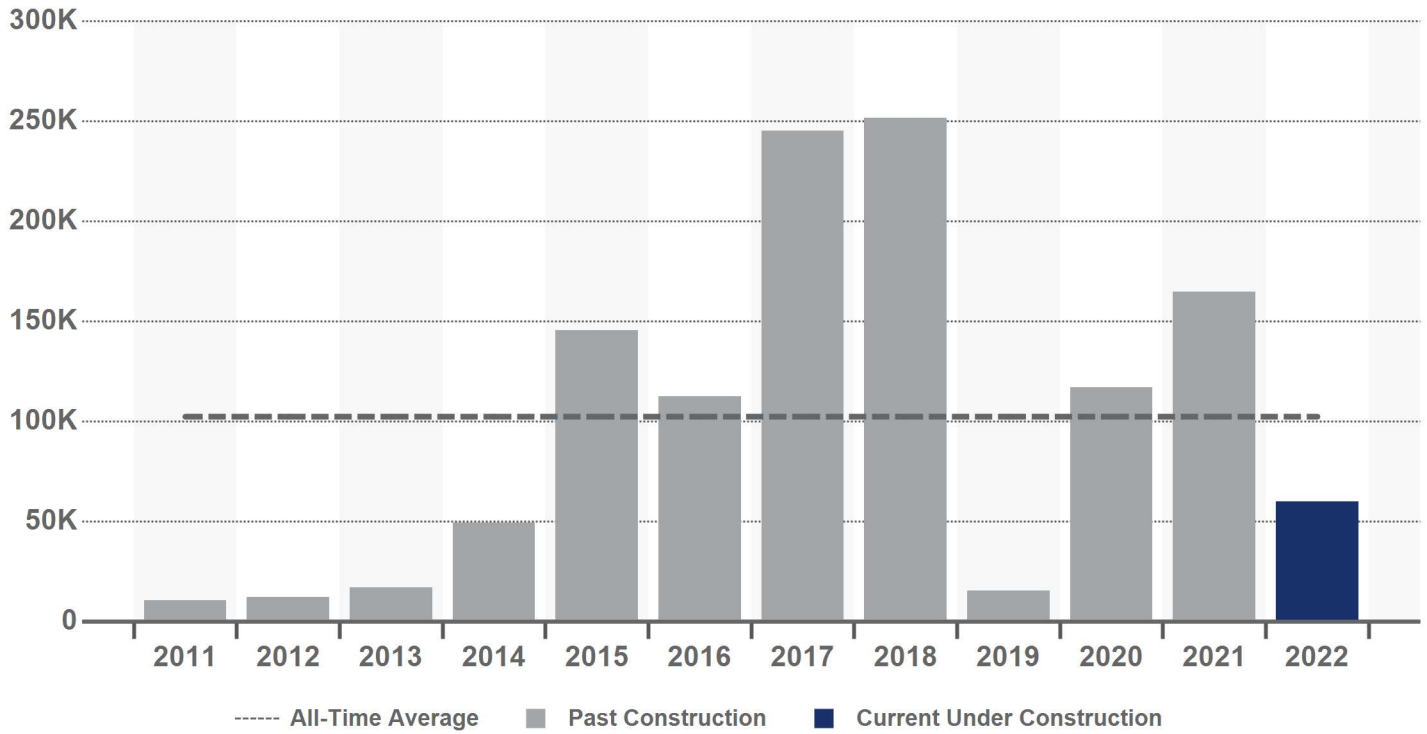
UNDER CONSTRUCTION

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1 3770 Covington Hwy	★ ★ ★ ☆ ☆	40,000	2	Jun 2022	Mar 2023	- Errol A Malcolm
2 429 Church St	★ ★ ★ ☆ ☆	1,800	1	Nov 2020	Jan 2023	- -

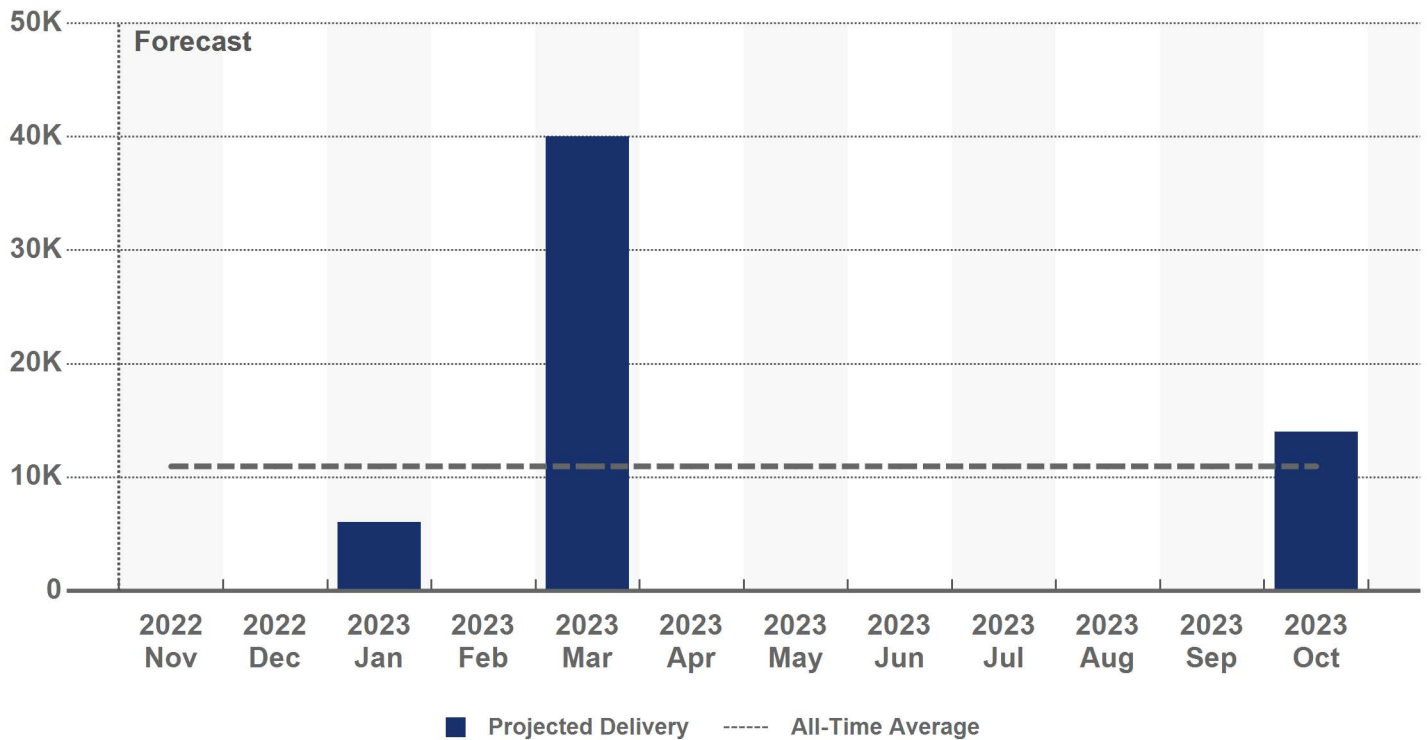
PROPOSED

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1 1849 Lawrenceville Hwy	★ ★ ★ ☆ ☆	8,000	1	Dec 2022	Dec 2023	- -

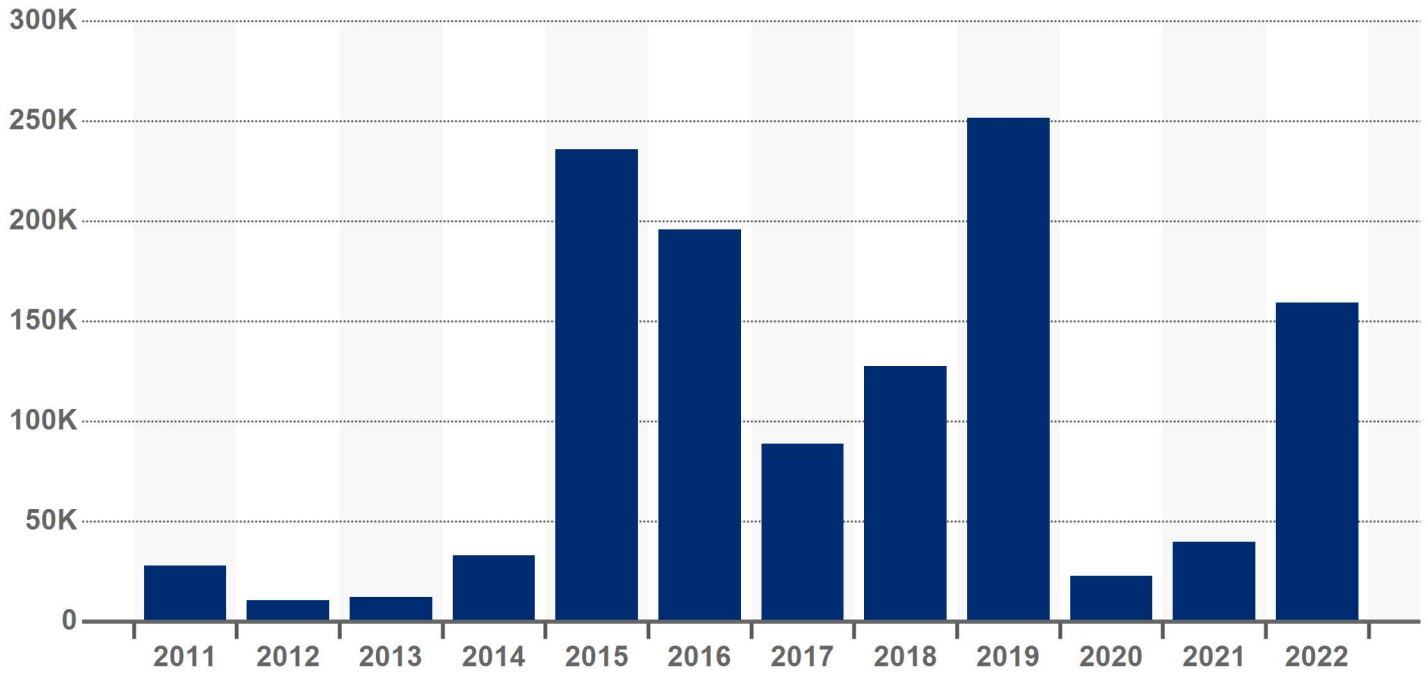
UNDER CONSTRUCTION IN SQUARE FEET (5 Mile Radius)



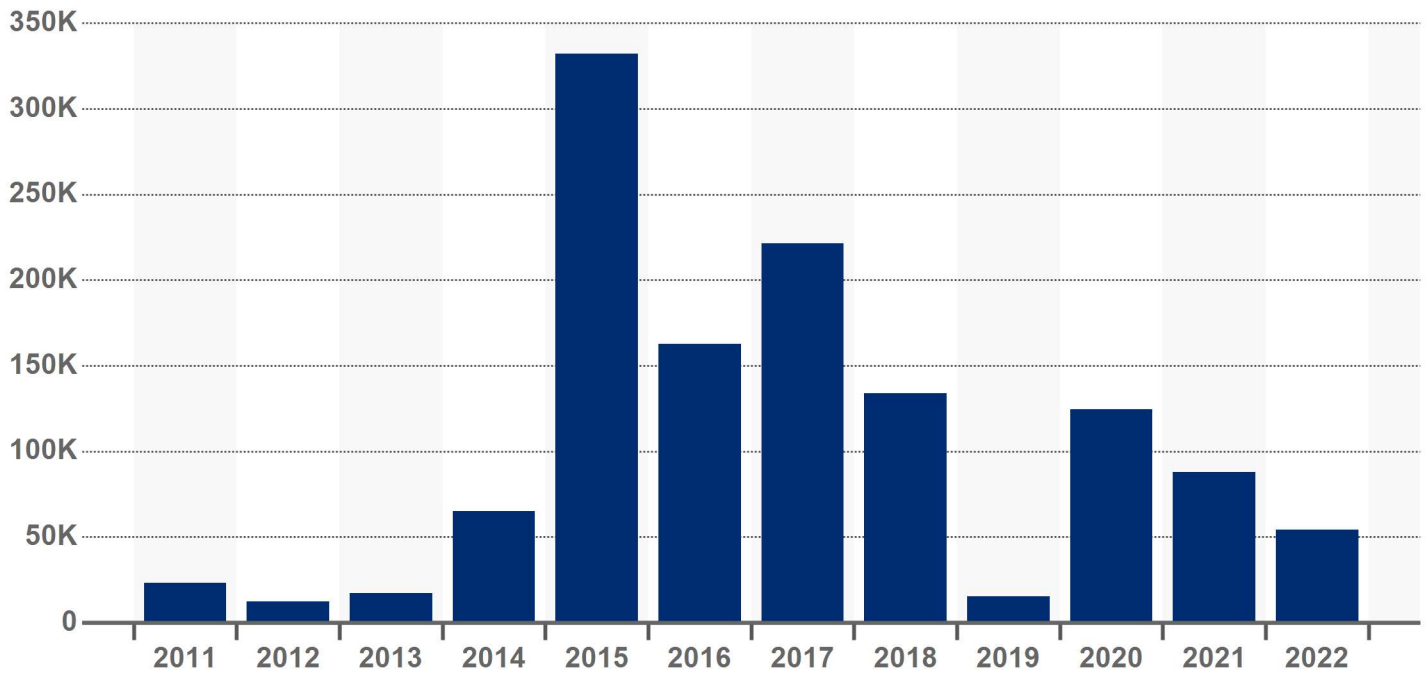
PROJECTED DELIVERIES IN SQUARE FEET (5 Mile Radius)



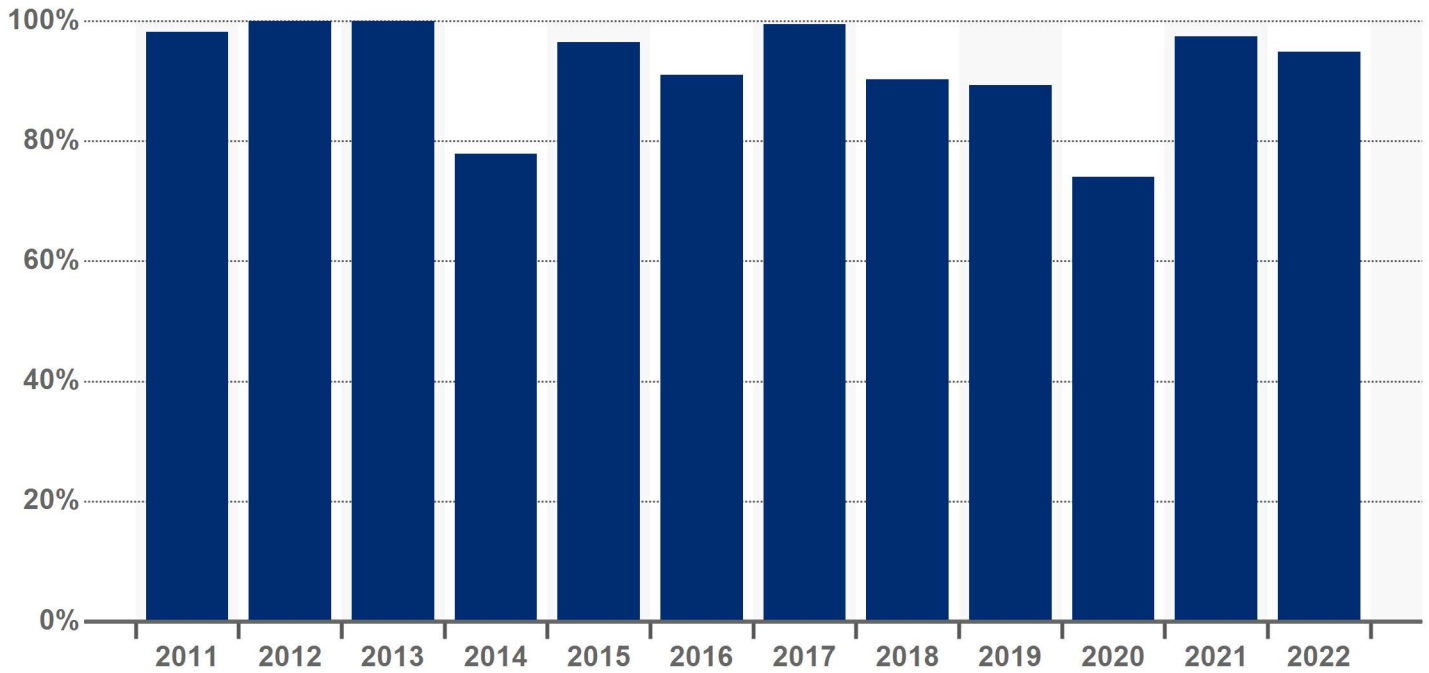
DELIVERIES IN SQUARE FEET (5 Mile Radius)



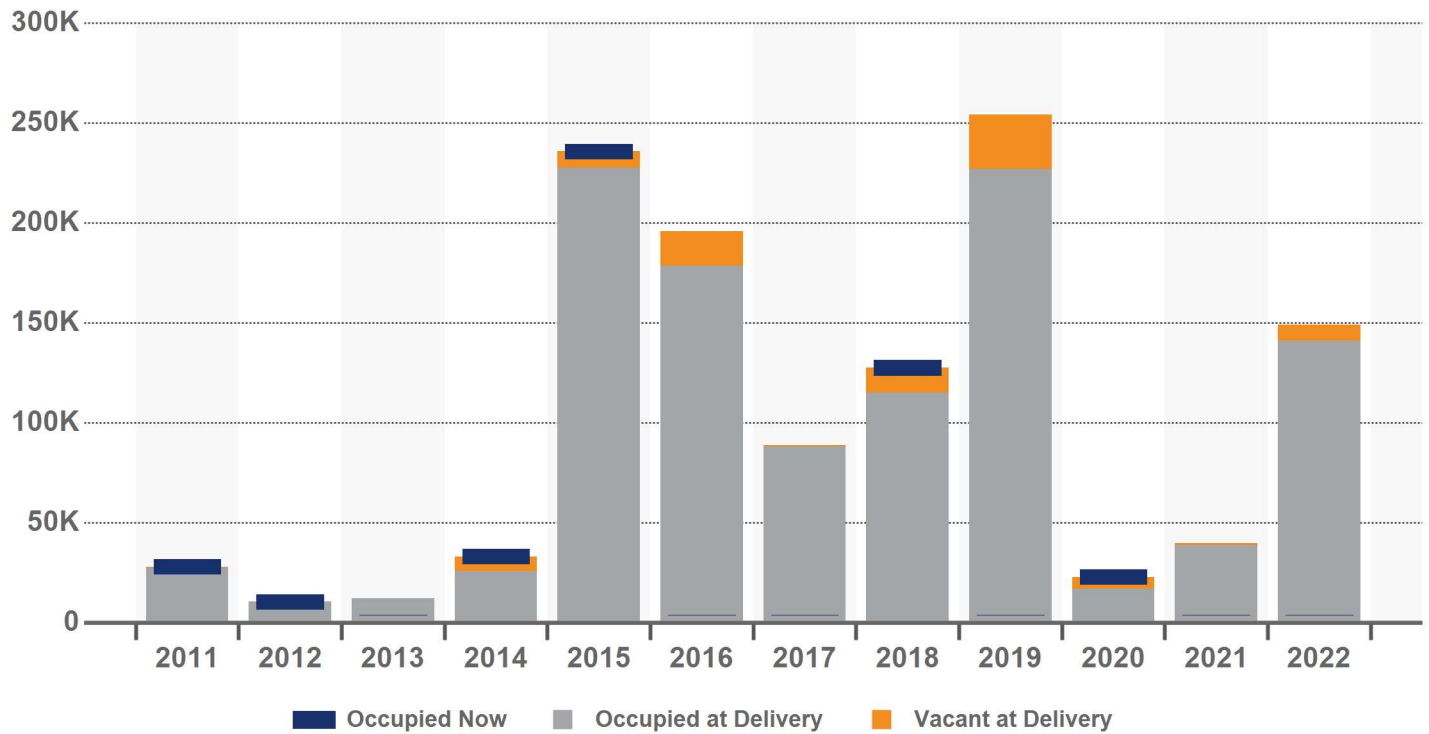
STARTS IN SQUARE FEET (5 Mile Radius)



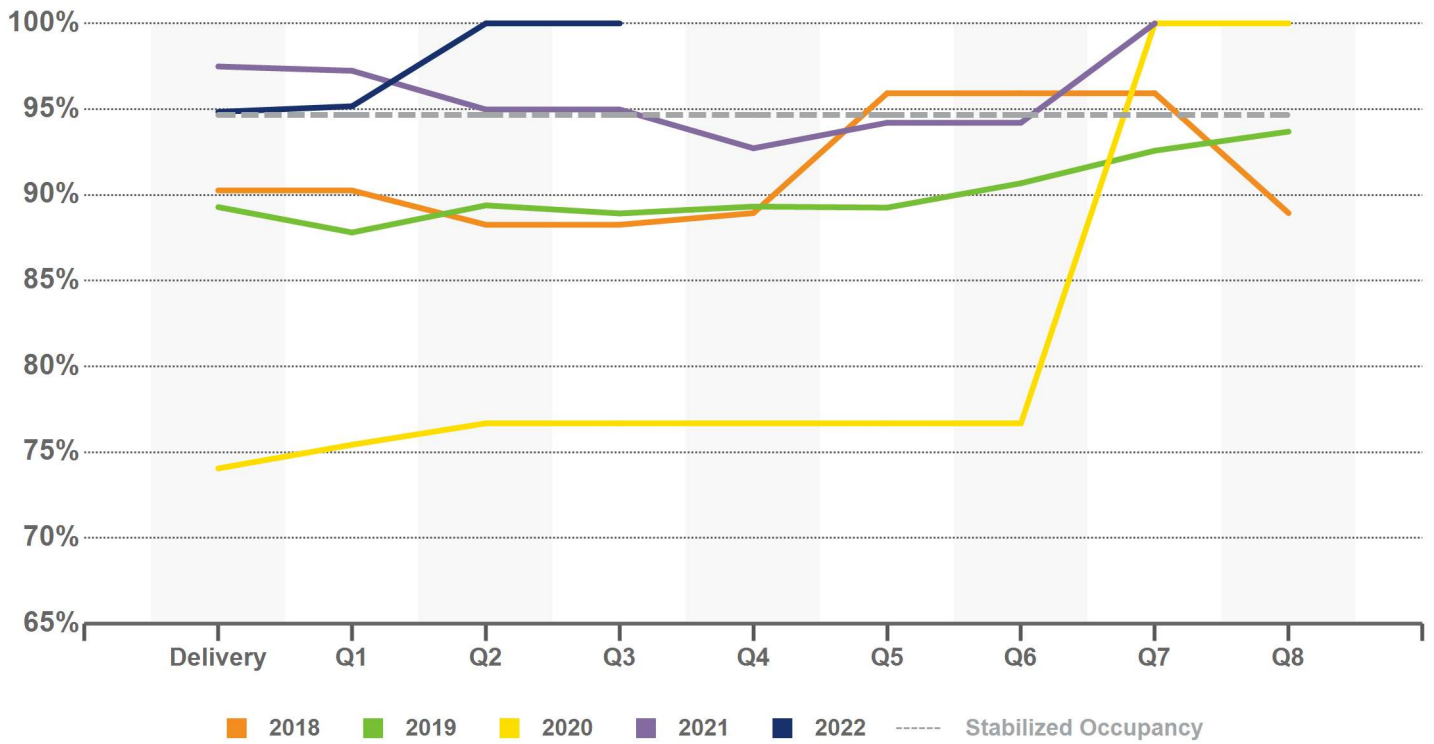
PERCENT OCCUPIED AT DELIVERY (5 Mile Radius)



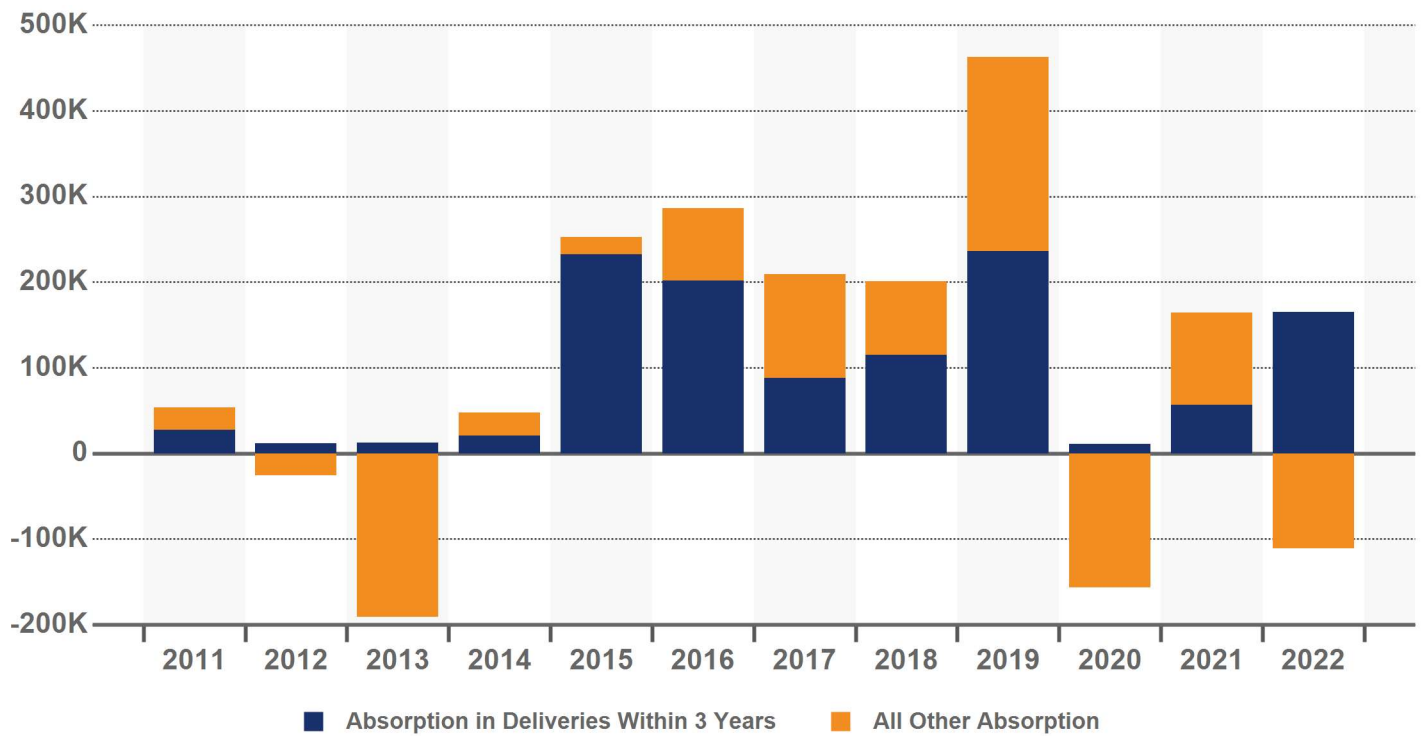
DELIVERIES AND OCCUPANCY IN SQUARE FEET (5 Mile Radius)



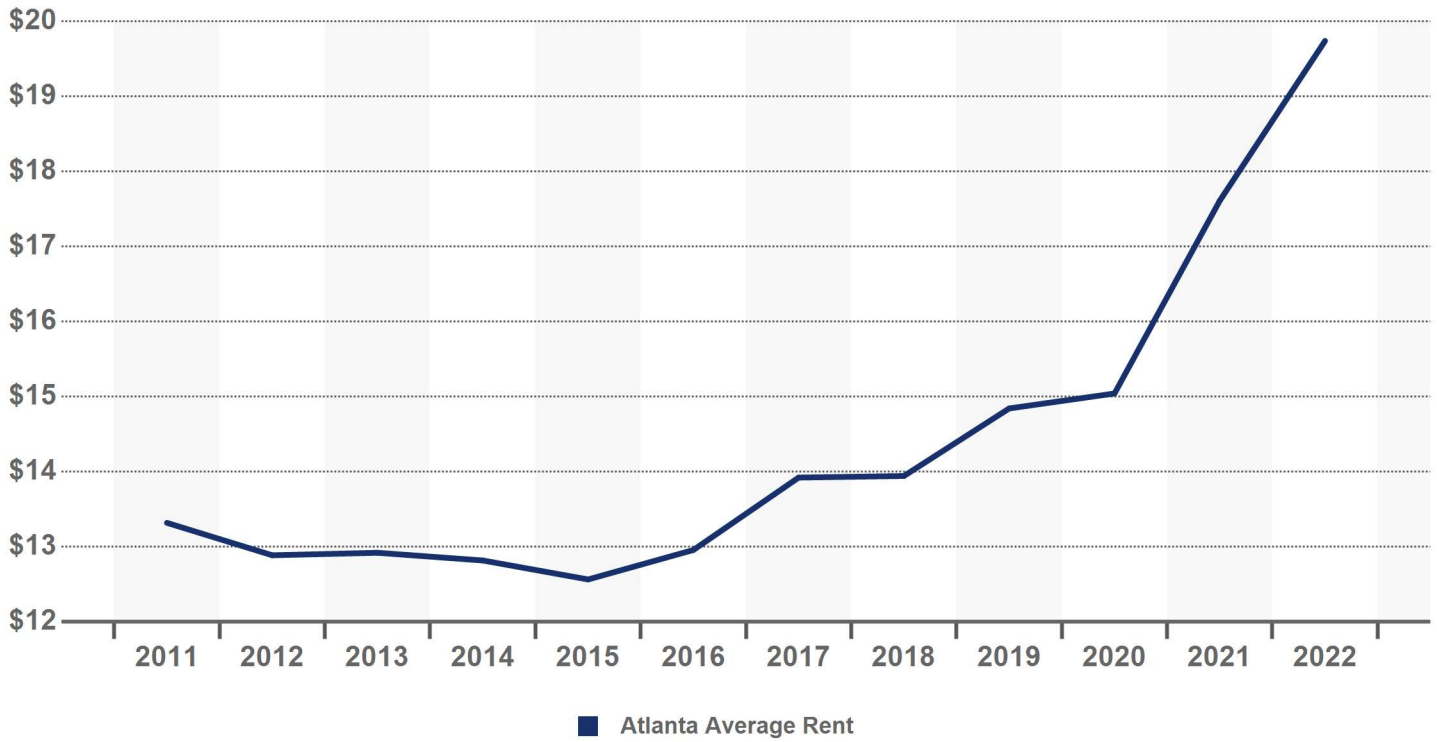
NEW CONSTRUCTION OCCUPANCY AFTER DELIVERY BY YEAR BUILT (5 Mile Radius)



NET ABSORPTION IN SQUARE FEET (5 Mile Radius)



NNN ASKING RENT PER SQUARE FOOT (5 Mile Radius)

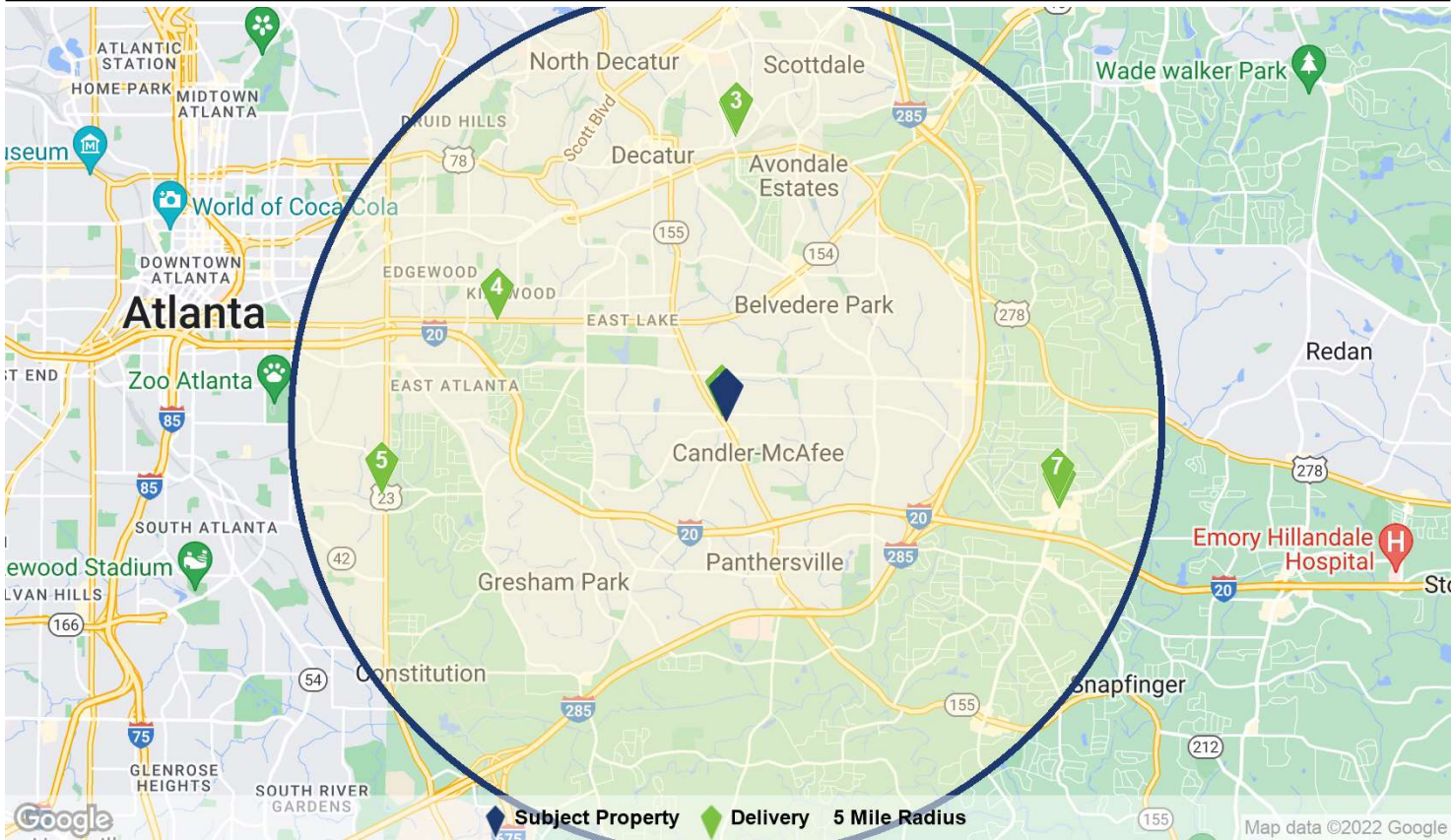


Completed Construction Past 12 Months

2076 Candler Rd

Properties	Square Feet	Percent Leased	NNN Asking Rent Per SF
7	164,544	98.4%	\$20.82

COMPLETED CONSTRUCTION PAST 12 MONTHS



CONSTRUCTION SUMMARY STATISTICS

	Low	Average	Median	High
GLA	2,330	23,506	12,000	54,560
Stories	1	2	1	4
Typical Floor SF	2,330	13,375	12,000	37,554
Leases Signed	0	0	0	3
Percent Leased	78.3%	98.4%	100%	100%
NNN Asking Rent Per SF	\$14.69	\$20.82	\$18.85	\$23.86
Star Rating	★★★★☆	★★★★☆ 3.6	★★★★☆	★★★★★



Completed Construction Past 12 Months

2076 Candler Rd

Property Name/Address	Rating	GLA	Stories	Complete	Leased	Developer/Owner
1 Chick fil A 2452 Wesley Chapel Rd	★ ★ ★ ★ ★	10,100	1	Nov 2022	100%	- -
2 Sam's Crossing 2700 E Ponce De Leon Ave	★ ★ ★ ★ ★	12,000	1	Sep 2022	78.3%	- Donald C Wilmont
3 1 Grove Pl	★ ★ ★ ★ ★	54,560	4	Sep 2022	100%	Alliance Realty Services Alliance Realty Services
4 Lidl 1807 Memorial Dr	★ ★ ★ ★ ★	37,554	1	Aug 2022	100%	Lidl -
5 1341 Moreland Ave SE	★ ★ ★ ★ ★	45,000	3	Jan 2022	100%	- -
6 2050 Candler Rd	★ ★ ★ ★ ★	3,000	1	Dec 2021	100%	- Chris Atkinson
7 2474 Wesley Chapel Rd	★ ★ ★ ★ ★	2,330	1	Dec 2021	100%	- -



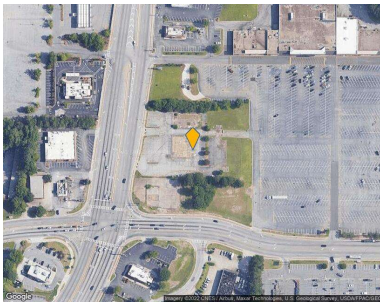
Deliveries Past 12 Months Property Details

2076 Candler Rd

1 2452 Wesley Chapel Rd - Chick fil A [↻](#)

★★★★★

Distance to Subject Property: 4.0 Miles



PROPERTY

Type:	-	Land Acres:	1.34 AC
GLA:	10,100 SF	Building FAR:	0.17
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	127' on Wesley Chapel Road		

CONSTRUCTION

Start Date:	Mar 2022
Completion:	Nov 2022
Build Time:	8 Months
Time Since Delivery:	0 Months

AVAILABILITY

Percent Leased:	100%
Square Feet	-
CoStar Est:	\$13-16

CONTACTS

Developer:	-
Owner:	-



2 2700 E Ponce De Leon Ave - Sam's Crossing [↻](#)

★★★★★

Distance to Subject Property: 3.3 Miles



PROPERTY

Type:	Storefront	Land Acres:	-
GLA:	12,000 SF	Building FAR:	-
Floors:	1	Construction:	-
Parking:	268 Surface Spaces are available; Ratio of 10.00/1000 SF		
Features:	Signage		
Frontage:	200' on Ponce Dr Leon Ave		

CONSTRUCTION

Start Date:	Oct 2021
Completion:	Sep 2022
Build Time:	11 Months
Time Since Delivery:	2 Months

AVAILABILITY

Percent Leased:	78.3%
Square Feet	2,600
CoStar Est:	\$21-26

CONTACTS

Developer:	-
Owner:	Donald C Wilmont



Deliveries Past 12 Months Property Details

2076 Candler Rd

3 1 Grove Pl [↻](#)

★★★★★

Distance to Subject Property: 3.3 Miles



PROPERTY

Type:	-	Land Acres:	9.70 AC
GLA:	54,560 SF	Building FAR:	0.13
Floors:	4	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Dec 2021
Completion:	Sep 2022
Build Time:	9 Months
Time Since Delivery:	2 Months

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$20-25



CONTACTS

Developer:	Alliance Realty Services
Owner:	Alliance Realty Services

4 1807 Memorial Dr - Lidl [↻](#)

★★★★★

Distance to Subject Property: 2.9 Miles



PROPERTY

Type:	Supermarket	Land Acres:	6.30 AC
GLA:	37,554 SF	Building FAR:	0.14
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Nov 2020
Completion:	Aug 2022
Build Time:	21 Months
Time Since Delivery:	3 Months

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$21-26



CONTACTS

Developer:	Lidl
Owner:	-

Deliveries Past 12 Months Property Details

2076 Candler Rd

5 1341 Moreland Ave SE



Distance to Subject Property: 4.0 Miles



PROPERTY

Type:	Storefront Retail/Office	Land Acres:	-
GLA:	45,000 SF	Building FAR:	-
Floors:	3	Construction:	-
Parking:	220 Surface Spaces are available; Ratio of 4.88/1000 SF		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Aug 2020
Completion:	Jan 2022
Build Time:	17 Months
Time Since Delivery:	10 Months

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$16-19



CONTACTS

Developer:	-
Owner:	-

6 2050 Candler Rd



Distance to Subject Property: 0.1 Miles



PROPERTY

Type:	Service Station	Land Acres:	1.06 AC
GLA:	3,000 SF	Building FAR:	0.06
Floors:	1	Construction:	-
Parking:	13 Surface Spaces are available; Ratio of 4.33/1000 SF		
Features:	-		
Frontage:	253' on Candler Road		

CONSTRUCTION

Start Date:	Jan 2021
Completion:	Dec 2021
Build Time:	11 Months
Time Since Delivery:	11 Months

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$17-21



CONTACTS

Developer:	-
Owner:	Chris Atkinson

Deliveries Past 12 Months Property Details

2076 Candler Rd

7 2474 Wesley Chapel Rd ↻



Distance to Subject Property: 3.9 Miles



PROPERTY

Type:	Freestanding	Land Acres:	0.92 AC
GLA:	2,330 SF	Building FAR:	0.06
Floors:	1	Construction:	-
Parking:	-		
Features:	Drive Thru, Signage, Signalized Intersection		
Frontage:	-		

CONSTRUCTION

Start Date:	Jun 2021
Completion:	Dec 2021
Build Time:	6 Months
Time Since Delivery:	11 Months

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$14-17



CONTACTS

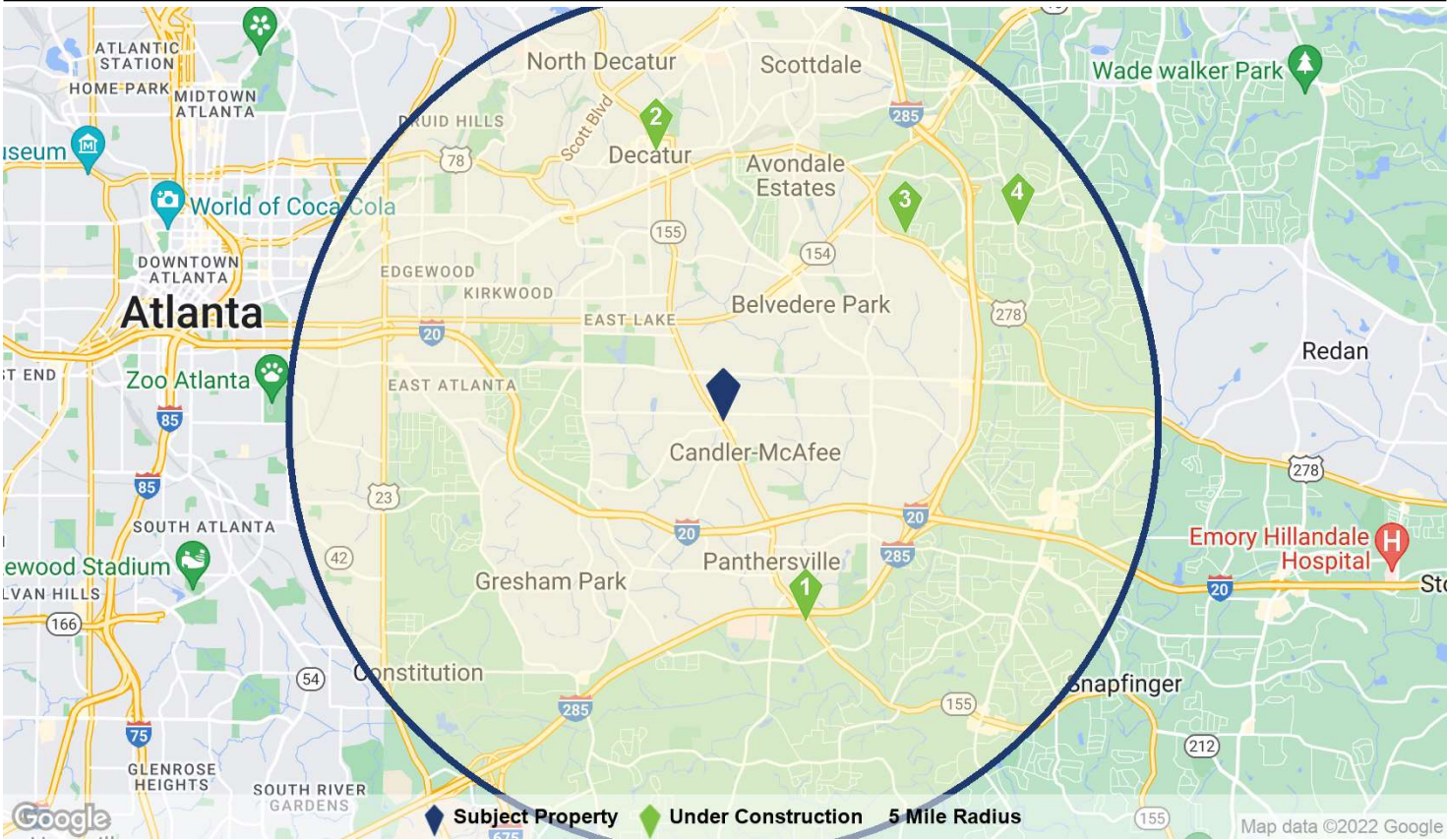
Developer:	-
Owner:	-

Under Construction Summary

2076 Candler Rd

Properties	Square Feet	Percent of Inventory	Released
4	60,053	0.4%	57.0%

UNDER CONSTRUCTION PROPERTIES



UNDER CONSTRUCTION SUMMARY STATISTICS

	Low	Average	Median	High
Building SF	1,800	15,013	9,126	40,000
Stories	1	1	1	2
Typical Floor SF	1,800	10,013	9,126	20,000
Preleasing	0%	57.0%	70.0%	100%
Estimated Delivery Date	January 2023	March 2023	January 2023	October 2023
Months to Delivery	2	4	3	11
Construction Period in Months	8	29	18	73
Star Rating	★★★★★	★★★★★ 3.0	★★★★★	★★★★★

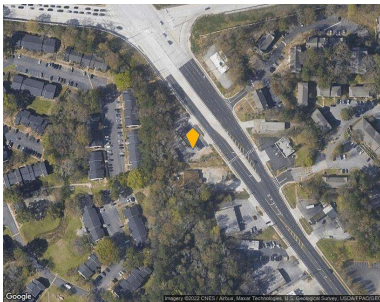


Under Construction Property Details

2076 Candler Rd

1 3805 Flat Shoals Pky - Circle K 
Distance to Subject Property: 2.5 Miles

★★★★★



PROPERTY

Type:	Service Station	Land Acres:	0.87 AC
GLA:	4,253 SF	Building FAR:	0.11
Floors:	1	Construction:	-
Parking:	9 Surface Spaces are available; Ratio of 2.12/1000 SF		
Features:	-		
Frontage:	117' on Flat Shoals Parkway		

CONSTRUCTION

Start Date:	May 2022
Completion:	Jan 2023
Build Time:	8 Months
Time Since Delivery:	2 Months

AVAILABILITY

Percent Leased:	100%
Square Feet	-
CoStar Est:	\$14-17

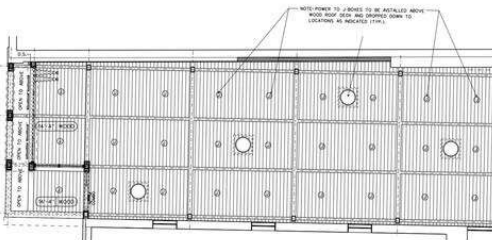
CONTACTS

Developer:	-
Owner:	-



2 429 Church St 
Distance to Subject Property: 3.2 Miles

★★★★★



PROPERTY

Type:	Restaurant	Land Acres:	-
GLA:	1,800 SF	Building FAR:	-
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Nov 2020
Completion:	Jan 2023
Build Time:	26 Months
Time Since Delivery:	2 Months

AVAILABILITY

Percent Leased:	0%
Square Feet	1,800
CoStar Est:	\$30-37

CONTACTS

Developer:	-
Owner:	-



Under Construction Property Details

2076 Candler Rd

3 3770 Covington Hwy



Distance to Subject Property: 3.0 Miles



PROPERTY

Type:	Storefront	Land Acres:	1.30 AC
GLA:	40,000 SF	Building FAR:	0.71
Floors:	2	Construction:	Masonry
Parking:	-		
Features:	Air Conditioning, Car Charging Station, Signalized Intersection		
Frontage:	500' on Covington Highway (with 3 curb cuts)		

CONSTRUCTION

Start Date:	Jun 2022
Completion:	Mar 2023
Build Time:	9 Months
Time Since Delivery:	4 Months

AVAILABILITY

Percent Leased:	40.0%
Square Feet	24,000
Asking Rent:	\$22.50 MG

CONTACTS

Developer:	-
Owner:	Errol A Malcolm



4 4163 Redan Rd - Indian Creek Village



Distance to Subject Property: 4.1 Miles



PROPERTY

Type:	Strip Center	Land Acres:	-
GLA:	14,000 SF	Building FAR:	-
Floors:	1	Construction:	-
Parking:	80 free Surface Spaces are available; Ratio of 2.35/1000 SF		
Features:	-		
Frontage:	313' on Redan Rd (with 1 curb cut)		

CONSTRUCTION

Start Date:	Sep 2017
Completion:	Oct 2023
Build Time:	73 Months
Time Since Delivery:	11 Months

AVAILABILITY

Percent Leased:	100%
Square Feet	-
CoStar Est:	\$13-16

CONTACTS

Developer:	Samir Properties, Inc.
Owner:	Samir Properties, Inc.





Sale Comps

2076 Candler Rd

7,600 SF Retail Freestanding

Decatur, Georgia - Decatur/East Atl Submarket

PREPARED BY



Mike Bailey
Agent



Sale Comparables

14

Avg. Cap Rate

6.5%

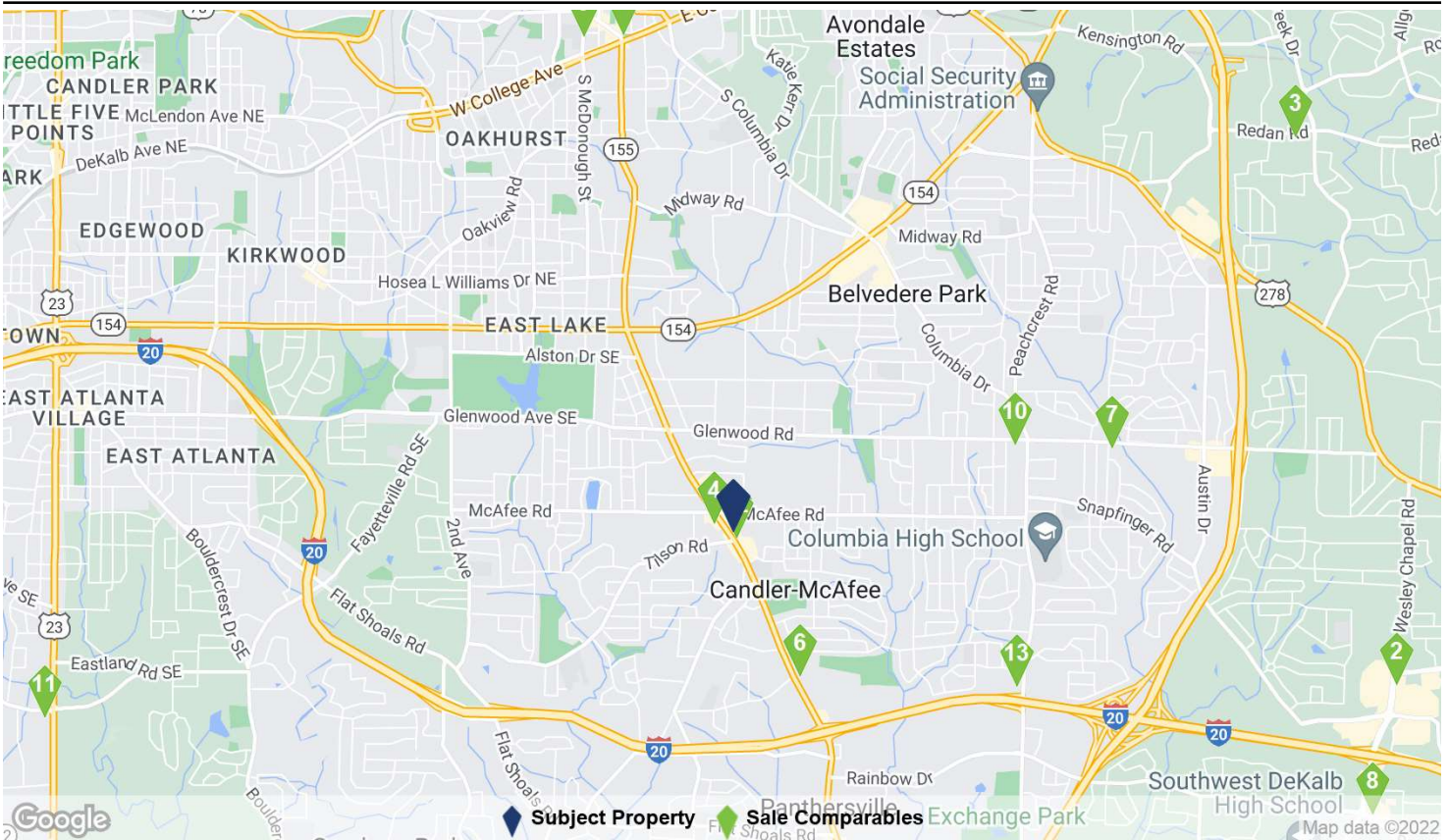
Avg. Price/SF

\$333

Avg. Vacancy At Sale

0%

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$995,000	\$2,588,147	\$1,756,513	\$6,415,000
Price/SF	\$157	\$333	\$262	\$1,283
Cap Rate	5.6%	6.5%	6.4%	7.9%
Time Since Sale in Months	1.5	11.0	10.7	19.3
Property Attributes	Low	Average	Median	High
Building SF	3,964	7,766	6,733	12,900
Stories	1	1	1	2
Typical Floor SF	3,964	7,366	6,376	12,900
Vacancy Rate At Sale	0%	0%	0%	0%
Year Built	1969	2000	1999	2020
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.8	★ ★ ★ ★ ★	★ ★ ★ ★ ★



Investment Trends

2076 Candler Rd

Property Name - Address	Property				Sale			
	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1 303 E Howard Ave	★★★★★	1980	3,964	0%	10/14/2022	\$1,385,000	\$349	-
2 Wesley Chapel Shops 2414 Wesley Chapel Rd	★★★★★	1999	6,510	0%	7/20/2022	\$1,025,000	\$157	-
3 4071 Redan Rd	★★★★★	2006	8,400	0%	7/13/2022	\$2,000,000	\$238	-
4 O'Reilly Auto Parts 2049 Candler Rd	★★★★★	2009	6,955	0%	6/6/2022	\$1,993,025	\$287	5.9%
5 Advance Auto Parts 2090 Candler Rd	★★★★★	1999	6,050	0%	2/25/2022	\$1,164,000	\$192	-
6 2458 Candler Rd	★★★★★	1997	10,594	0%	2/16/2022	\$3,034,000	\$286	-
5 Advance Auto Parts 2090 Candler Rd	★★★★★	1999	6,050	0%	1/11/2022	\$995,000	\$164	7.9%
7 4275 Glenwood Rd	★★★★★	2020	5,000	0%	12/30/2021	\$6,415,000	\$1,283	5.6%
8 Family Dollar 2480 Snapfinger Rd	★★★★★	2011	9,180	0%	12/23/2021	\$1,520,000	\$166	6.0%
9 217 N McDonough St	★★★★★	2008	11,657	0%	10/29/2021	\$5,925,925	\$508	6.7%
10 4037 Glenwood Rd	★★★★★	1999	10,125	0%	6/23/2021	\$3,767,109	\$372	-
11 CVS 1455 Moreland Ave	★★★★★	2008	12,900	0%	6/4/2021	\$4,600,000	\$357	7.1%
12 2100 Candler Rd	★★★★★	1969	5,331	0%	4/21/2021	\$1,010,000	\$189	-
13 2425 Columbia Dr	★★★★★	1990	6,007	0%	4/19/2021	\$1,400,000	\$233	-



ATLANTA INVESTMENT TRENDS

With one full quarter to go and investor sentiment bullish, Atlanta's retail market could set another single-year sales volume record. The metro set a new benchmark for annual deal volume in 2021, with more than \$4 billion worth of retail assets changing hands. This strength has carried into 2022, with \$4.4 billion of sales recorded over the past 12 months.

Atlanta offers one of the highest average cap rates among major metros, at about 6.9%, compared to the national average of 6.7%. Average cap rates in Atlanta are also above those in other major Sun Belt metros such as Dallas-Fort Worth, Austin, and Nashville.

Average pricing comes at a discount to the national benchmark, as well, averaging roughly \$210/SF compared to the U.S. average of \$240/SF. Atlanta's recently outsized rent growth and consistently low vacancy rate helped drive pricing higher in recent years, and same-store price growth has accelerated over the past few quarters.

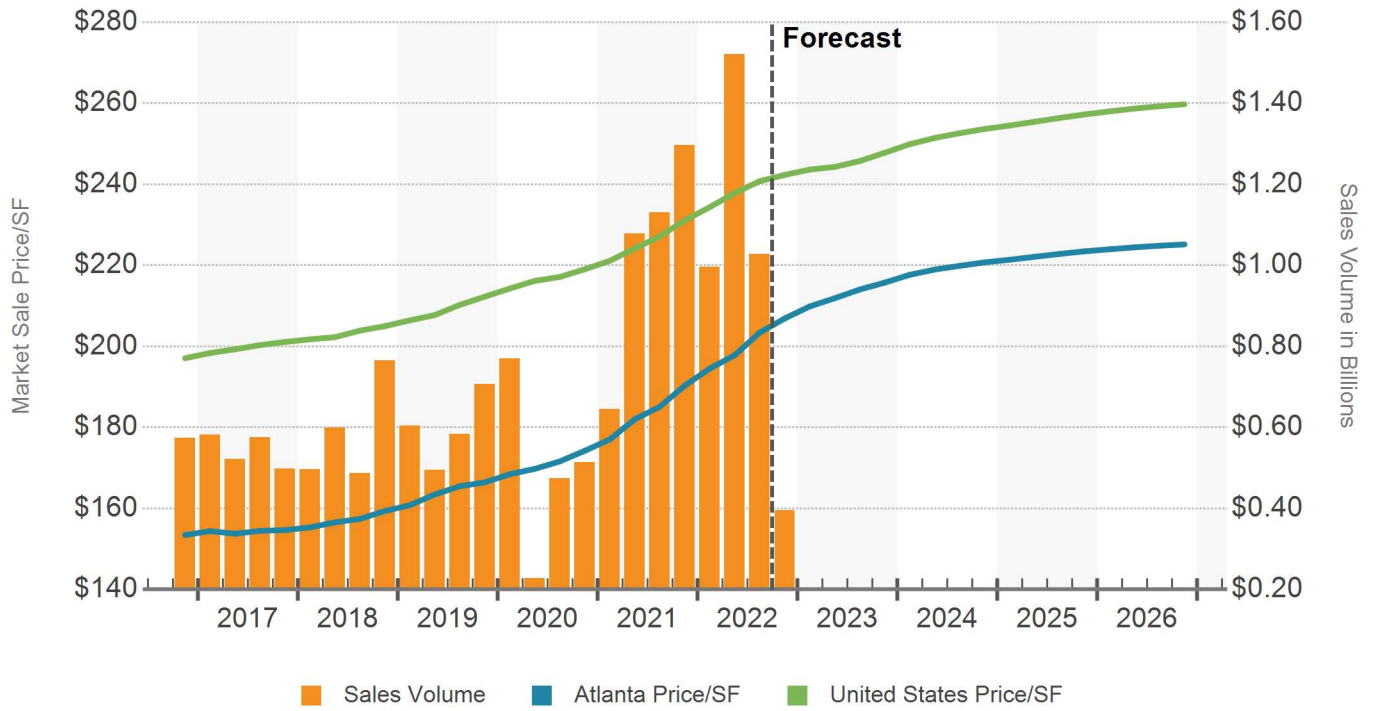
Grocery-anchored shopping centers in suburban and exurban counties have been particularly favored by investors of late due to a lack of supply compared to historical norms and strong demographic growth. Well-leased assets in Atlanta's affluent northern suburbs often fetch above-average pricing. For example, Los Angeles investment firm TSCG bought The Village at Peachtree

Corners, a neighborhood center in Norcross, at a cap rate of just over 4.25% in 22Q1. Built-in 1986, the 90,000-SF asset traded for \$230/SF and is anchored by Lidle and supported by Orange Theory among others. Renovated in 2008 and 25% vacant at the time of sale, 20,000 SF recently vacated by Tuesday Morning was backfilled by Popshelf, which had signed before the settlement.

In Roswell/Alpharetta, the 107,000-SF Connexion @ Holcomb Bridge changed hands in December 2021 for \$29.5 million (\$277/SF) at a 6.44% cap rate. Brixmor acquired the 1980s-era asset from DNA Partners while it was nearly fully leased. In a similar deal, a family-run investment firm out of California acquired the 95,000-SF Alpharetta Commons for \$24.6 million (\$260/SF) in May 2021. EDENS sold the 1990s-era property while it was nearly 100% leased. The Publix-anchored asset is only 2 miles from GA 400, at the intersection of Old Milton Parkway and Kimball Bridge Road.

Out-of-state buyers account for just over half of sales volume over the past year and have remained fairly active in the market in recent years. National firms such as Lincoln Property Company, Asana Partners, and Rainier Companies have acquired sizable assets in Atlanta over the past few years. Large locally based investors are also active in metro Atlanta, including Jamestown and Coro Realty.

SALES VOLUME & MARKET SALE PRICE PER SF

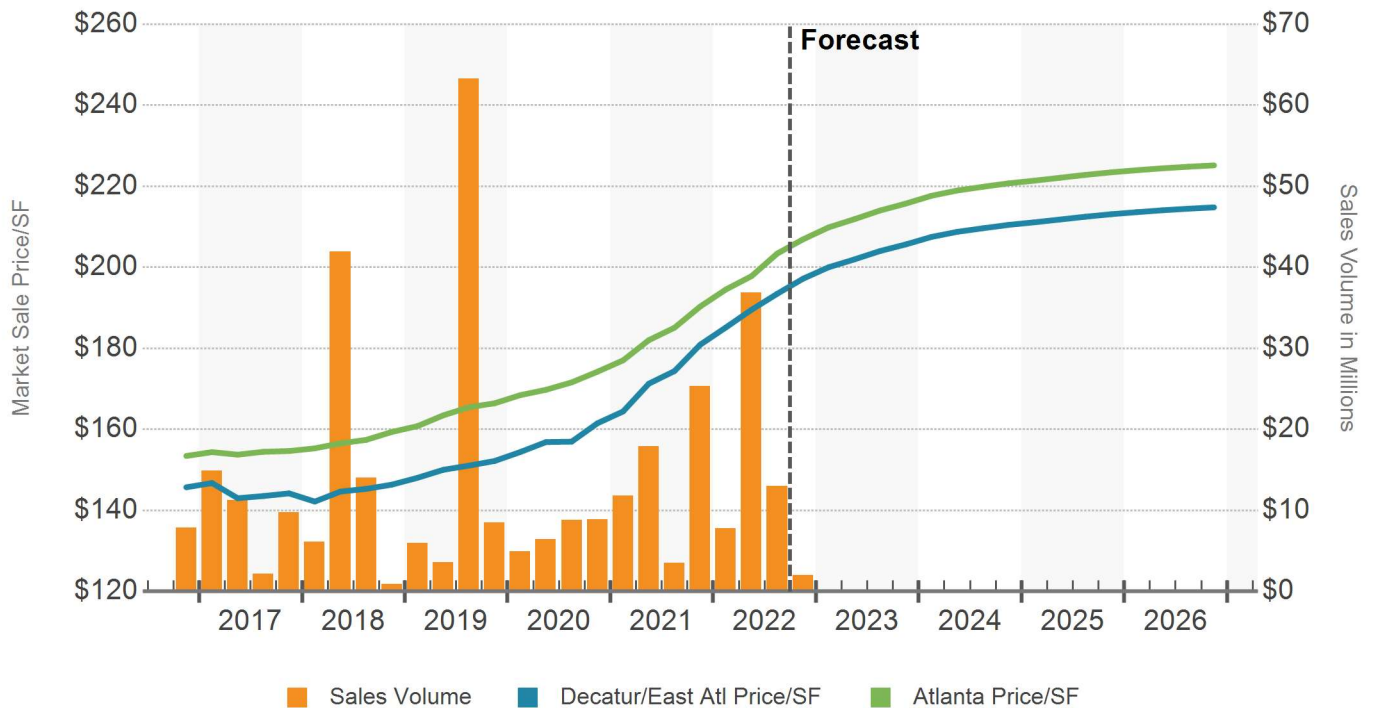


DECATUR/EAST ATL INVESTMENT TRENDS

Investors have been especially active in the capital markets in Decatur/East Atl, making it one of the most heavily traded submarkets in the region over the past several years. Historical trading trends have largely held true in the past 12 months. Annual sales volume has averaged \$56.6 million over the past five years, including a 12-month high of \$83.1 million over that stretch. The recorded transaction volume here reached \$68.7 million in the past year.

Market pricing, based on the estimated price movement of all properties in the submarket, sat at \$196/SF during the fourth quarter of 2022. That market price is up compared to the fourth quarter from last year, but the price still comes up short of the overall average for the Atlanta area. The market cap rate has shrunk since last year to 6.9%. That is the lowest cap rate in the past five years, which is the same as the metro's average.

SALES VOLUME & MARKET SALE PRICE PER SF



Sale Comp Details

2076 Candler Rd

1 303 E Howard Ave



Distance to Subject Property: 2.9 Miles



SALE

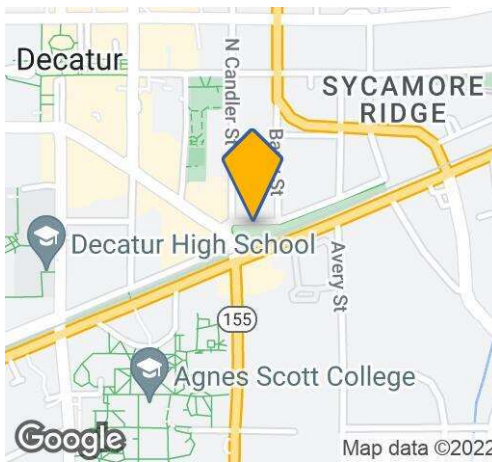
Sale Type:	Investment
Sale Date:	10/14/2022
Sale Price:	\$1,385,000
Price/SF:	\$349
Cap Rate:	-

OWNER:

Buyer:	Kimball House
Seller:	Decatur Downto...
Buyer Broker:	-
Listing Broker:	-

SALE TERMS

Sale Conditions:	-
Financing:	-



PROPERTY

Type:	Restaurant	Land Acres:	0.44 AC
Sale Vacancy:	0%	Construction:	-
Tenancy:	Single	Yr Built/Renov:	1980
GLA:	3,964 SF	Building FAR:	0.21
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	Surface Spaces @ 0/mo		
Features:	-		
Frontage:	294' on College Ave, 237' on Howard Ave		
For Sale:	Not For Sale		
Location Score:	Excellent Location (79)		
Walk Score®:	Walker's Paradise (91)		
Transit Score®:	Good Transit (54)		

SALE NOTES

On 10/14/2022, the property located at 303 E Howard Ave in Decatur, GA traded for \$1,385,000. The 3,964 square foot retail property was sold by the Decatur EDC.

LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Kimball House	Restaurant	3,964	No	Apr 2016	-



Sale Comp Details

2076 Candler Rd

2 2414 Wesley Chapel Rd - Wesley Chapel Shops ↻



Distance to Subject Property: 3.9 Miles



SALE

Sale Type:	Investment
Sale Date:	7/20/2022
Sale Price:	\$1,025,000
Price/SF:	\$157
Cap Rate:	-

OWNER:

Buyer:	Johnny Brown
Seller:	Don Marino
Buyer Broker:	-
Listing Broker:	-

SALE TERMS

Sale Conditions:	-
Financing:	-



PROPERTY

Type:	Freestanding	Land Acres:	0.97 AC
Sale Vacancy:	0%	Construction:	-
Tenancy:	Multi	Yr Built/Renov:	1999
GLA:	6,510 SF	Building FAR:	0.15
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	35 Surface Spaces are available; Ratio of 5.37/1000 SF		
Features:	-		
Frontage:	125' on Wesley Chapel Rd (with 2 curb cuts)		
For Sale:	Not For Sale		
Location Score:	Below National Avg (49)		
Walk Score®:	Somewhat Walkable (62)		
Transit Score®:	Minimal Transit (0)		

SALE NOTES

On the 20th of July 2022 the 6,510 square foot retail property at 2414 Wesley Chapel Road (known as the Wesley Chapel Shops) was sold for \$1,025,000 or approximately \$157.45 per square foot in an investment sale. This was an off-market transaction, because of this there is no accurate on-market time or initial asking price to report. The details surrounding this deal were sourced from public record.

LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Subway	Sub Sandwich	1,200	Yes	Mar 2016	-



Sale Comp Details

2076 Candler Rd

3 4071 Redan Rd



Distance to Subject Property: 4.0 Miles



SALE

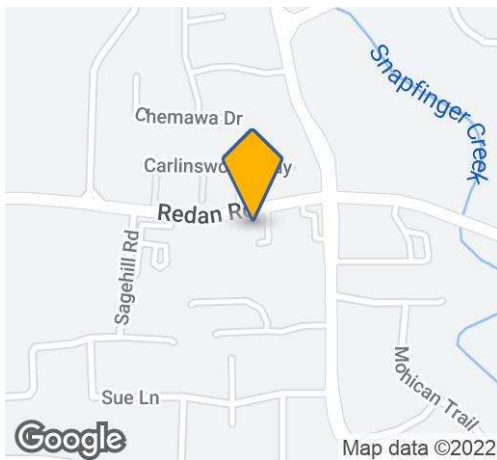
Sale Type:	Investment
Sale Date:	7/13/2022
Sale Price:	\$2,000,000
Price/SF:	\$238
Cap Rate:	-

OWNER:

Buyer:	Shaileshkumar P...
Seller:	Manoj Patel
Buyer Broker:	-
Listing Broker:	-

SALE TERMS

Sale Conditions:	-
Financing:	-



PROPERTY

Type:	Strip Center	Land Acres:	1.77 AC
Sale Vacancy:	0%	Construction:	-
Tenancy:	Multi	Yr Built/Renov:	2006
GLA:	8,400 SF	Building FAR:	0.11
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	40 free Surface Spaces are available; Ratio of 5.30/1000 SF		
Features:	-		
Frontage:	185' on Redan Rd (with 1 curb cut)		
For Sale:	Not For Sale		
Location Score:	Below National Avg (20)		
Walk Score®:	Car-Dependent (43)		
Transit Score®:	Minimal Transit (0)		

SALE NOTES

On the 13th of July 2022 the 8,400 square foot retail property at 4071 Redan Road in Stone Mountain, Georgia was sold for \$2,000,000 or approximately \$238.10 per square foot in an investment sale. This was an off-market transaction, because of this there is no accurate on-market time or initial asking price to report. The details surrounding this deal were sourced from public record.

Sale Comp Details

2076 Candler Rd

4 2049 Candler Rd - O'Reilly Auto Parts [↻](#)



Distance to Subject Property: 0.1 Miles



SALE

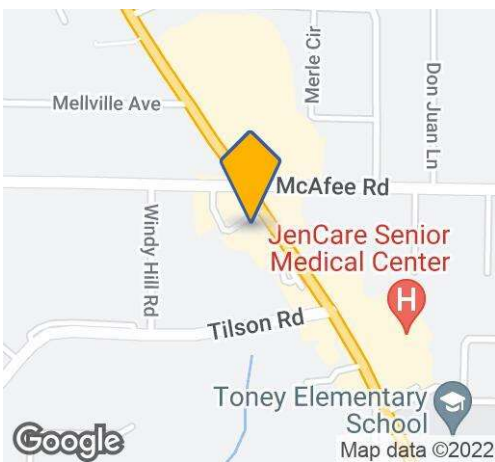
Sale Type:	Investment
Sale Date:	6/6/2022
Sale Price:	\$1,993,025
Price/SF:	\$287
Cap Rate:	5.9%

OWNER:

Buyer:	Exchange Right...
Seller:	CIM Group, LP
Buyer Broker:	-
Listing Broker:	CBRE - Brian Pfo...

SALE TERMS

Sale Conditions:	Investment Triple Net
Financing:	-



PROPERTY

Type:	Freestanding	Land Acres:	1.38 AC
Sale Vacancy:	0%	Construction:	Masonry
Tenancy:	Single	Yr Built/Renov:	2009
GLA:	6,955 SF	Building FAR:	0.12
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	37 free Surface Spaces are available; Ratio of 5.32/1000 SF		
Features:	-		
Frontage:	238' on Candler Rd		
For Sale:	Not For Sale		
Location Score:	Excellent Location (81)		
Walk Score®:	Somewhat Walkable (56)		
Transit Score®:	Some Transit (41)		

SALE NOTES

The single-tenant retail building sold, per public record, for \$1,993,025 or \$287 per square foot for the 6,955-square-foot building. The property is under a net lease to O'Reilly Auto Parts with approximately 7 years of lease term remaining. The in-place cap rate was 5.85%. There are three 5-year renewal options with 6% rent increases. The buyer paid cash at close. The buyer typically pools a number of single-tenant properties bought in separate deals together into a portfolio covered by large CMBS loans that close within a month or two after the purchases.

LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
O'Reilly Auto Parts	Automotive	6,955	Yes	Jan 2009	Jan 2029



Sale Comp Details

2076 Candler Rd

5 2090 Candler Rd - Advance Auto Parts

★★★★★

Distance to Subject Property: 0 Miles



SALE

Sale Type:	Investment
Sale Date:	2/25/2022
Sale Price:	\$1,164,000
Price/SF:	\$192
Cap Rate:	-

OWNER:

Buyer:	NETSTREIT Corp
Seller:	Gorgon Capital M...
Buyer Broker:	-
Listing Broker:	-

SALE TERMS

Sale Conditions:	-
Financing:	-



PROPERTY

Type:	Freestanding	Land Acres:	1.00 AC
Sale Vacancy:	0%	Construction:	-
Tenancy:	Single	Yr Built/Renov:	1999
GLA:	6,050 SF	Building FAR:	0.14
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	30 Surface Spaces are available; Ratio of 4.29/1000 SF		
Features:	-		
Frontage:	150' on Candler Rd.		
For Sale:	Not For Sale		
Location Score:	Excellent Location (79)		
Walk Score®:	Car-Dependent (49)		
Transit Score®:	Some Transit (41)		

SALE NOTES

On February 25th, 2022, the 6,050 square foot Class B General Retail Building at 2090 Candler Road in Decatur, Georgia was sold for \$1,164,000 or \$192.40 per square foot. The list details of the comp above were verified by public record.

LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Advance Auto Parts	Automotive	6,050	Yes	Apr 2006	-

Sale Comp Details

2076 Candler Rd

6 **2458 Candler Rd** ↻



Distance to Subject Property: 0.9 Miles



SALE

Sale Type:	Investment
Sale Date:	2/16/2022
Sale Price:	\$3,034,000
Price/SF:	\$286
Cap Rate:	-

OWNER:

Buyer:	Stablewood Prop...
Seller:	P Ronald Sabatin...
Buyer Broker:	-
Listing Broker:	-

SALE TERMS

Sale Conditions:	-
Financing:	-



PROPERTY

Type:	Drug Store	Land Acres:	1.00 AC
Sale Vacancy:	0%	Construction:	-
Tenancy:	Single	Yr Built/Renov:	1997
GLA:	10,594 SF	Building FAR:	0.24
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	30 free Surface Spaces are available; Ratio of 2.83/1000 SF		
Features:	Drive Thru		
Frontage:	194' on Candler Rd		
For Sale:	Not For Sale		
Location Score:	Below National Avg (9)		
Walk Score®:	Somewhat Walkable (63)		
Transit Score®:	Some Transit (43)		

SALE NOTES

This 10,594 sq ft retail building located at 2458 Candler Rd in Decatur, GA sold for \$3,034,000 or \$286.39 per sq ft. The seller was Philip Sabatino under the entity of P Ronald Sabatino Trust. It was not recorded as if they used a broker. The buy was Glenn Lowenstein un the entity os US-Stable-P1 2458CandlerRoad Decatur, LLC. It was not recorded as if they used a broker. Neither side was available for comment on this transaction.

LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
CVS Pharmacy	Drug Store	8,000	Yes	Jun 2009	-



Sale Comp Details

2076 Candler Rd

5 2090 Candler Rd - Advance Auto Parts



Distance to Subject Property: 0 Miles



SALE

Sale Type:	Investment
Sale Date:	1/11/2022
Sale Price:	\$995,000
Price/SF:	\$164
Cap Rate:	7.9%

OWNER:

Buyer:	-
Seller:	Newburger-Ande...
Buyer Broker:	-
Listing Broker:	Newburger-Ande...

SALE TERMS

Sale Conditions:	Investment Triple Net
Financing:	-



PROPERTY

Type:	Freestanding	Land Acres:	1.00 AC
Sale Vacancy:	0%	Construction:	-
Tenancy:	Single	Yr Built/Renov:	1999
GLA:	6,050 SF	Building FAR:	0.14
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	30 Surface Spaces are available; Ratio of 4.29/1000 SF		
Features:	-		
Frontage:	150' on Candler Rd.		
For Sale:	Not For Sale		
Location Score:	Excellent Location (79)		
Walk Score®:	Car-Dependent (49)		
Transit Score®:	Some Transit (41)		

SALE NOTES

On January 11th, 2022 the Class B Retail building sold for \$995,000 or \$164.46 per square foot. The building is located at 2090 Candler Road, Decatur, Georgia. These details were confirmed with the seller's brokers.


LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Advance Auto Parts	Automotive	6,050	Yes	Apr 2006	-



Sale Comp Details

2076 Candler Rd

7 4275 Glenwood Rd 
Distance to Subject Property: 2.2 Miles



SALE

Sale Type:	Investment
Sale Date:	12/30/2021
Sale Price:	\$6,415,000
Price/SF:	\$1,283
Cap Rate:	5.6%

OWNER:

Buyer:	Chris Atkinson
Seller:	Shams Nanji
Buyer Broker:	-
Listing Broker:	Marcus & Millich...

SALE TERMS

Sale Conditions:	Investment Triple Net
Financing:	1st Mortgage: First National Bank of Pennsylvania



PROPERTY

Type:	Service Station	Land Acres:	2.20 AC
Sale Vacancy:	0%	Construction:	-
Tenancy:	Single	Yr Built/Renov:	2020
GLA:	5,000 SF	Building FAR:	0.05
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	0 Surface Spaces are available		
Features:	-		
Frontage:	225' on Glenwood Road		
For Sale:	Not For Sale		
Location Score:	Below National Avg (39)		
Walk Score®:	Somewhat Walkable (53)		
Transit Score®:	Some Transit (38)		

SALE NOTES

On December 30th, 2021, recorded seller 205 Glenwood LLC sold a total of 5,000 SF at 4275 Glenwood Rd in Decatur, GA. The price was \$1,283 per SwFt. The recorded buyer is Cameron Circle Glenwood LLC.

LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Circle K	Convenience Market	5,000	Yes	Jun 2020	May 2040



Sale Comp Details

2076 Candler Rd

8 2480 Snapfinger Rd - Family Dollar [↻](#)



Distance to Subject Property: 4.0 Miles



SALE

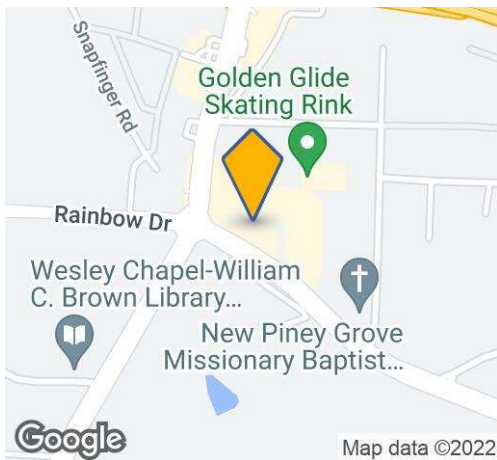
Sale Type:	Investment
Sale Date:	12/23/2021
Sale Price:	\$1,520,000
Price/SF:	\$166
Cap Rate:	6.0%

OWNER:

Buyer:	Greenleaf Manag...
Seller:	MBC Developme...
Buyer Broker:	-
Listing Broker:	Stan Johnson Co...

SALE TERMS

Sale Conditions:	Investment Triple Net
Financing:	-



PROPERTY

Type:	Freestanding	Land Acres:	1.92 AC
Sale Vacancy:	0%	Construction:	Masonry
Tenancy:	Single	Yr Built/Renov:	2011
GLA:	9,180 SF	Building FAR:	0.11
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	40 Surface Spaces are available; Ratio of 4.36/1000 SF		
Features:	-		
Frontage:	152' on Snapfinger Rd, 98' on Wesley Chapel Rd		
For Sale:	Not For Sale		
Location Score:	Good Location (53)		
Walk Score®:	Car-Dependent (48)		
Transit Score®:	Minimal Transit (0)		

SALE NOTES

This 9,180 square foot family dollar store located at 2480 Snapfinger Rd sold for \$1,520,000 on 12/23/2021. The seller was MBC Grings Hill LP who was represented by Kermit Hairston and Emery Shane of Stan Johnson Company. The buyer was Greenleaf Management under the entity Greenleaf NNN N012 LLC and they did not use a broker. The details of this sale were confirmed by Kermit Hairston, Andrew Ziffer of Greenleaf Management, and public record.

LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Family Dollar	Dollar/Variety/Thrift	9,180	Yes	Nov 2011	-



Sale Comp Details

2076 Candler Rd

9 217 N McDonough St

★★★★★

Distance to Subject Property: 3.0 Miles



SALE

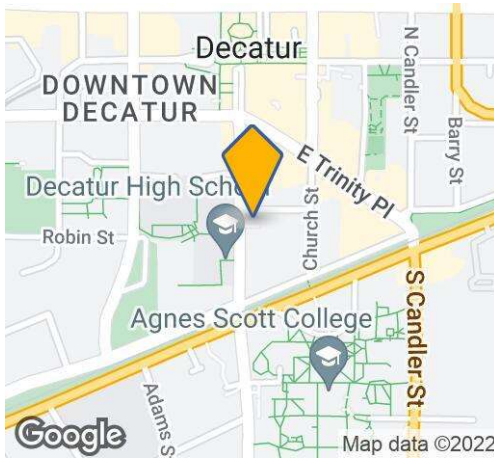
Sale Type:	Investment
Sale Date:	10/29/2021
Sale Price:	\$5,925,925
Price/SF:	\$508
Cap Rate:	6.7%

OWNER:

Buyer:	Tryon Capital
Seller:	LDC Investment...
Buyer Broker:	Matthews Real E...
Listing Broker:	Matthews Real E...

SALE TERMS

Sale Conditions:	Investment Triple Net
Financing:	1st Mortgage: Old Point National Bank



PROPERTY

Type:	Vetinarian/Kennel	Land Acres:	0.50 AC
Sale Vacancy:	0%	Construction:	Masonry
Tenancy:	Single	Yr Built/Renov:	2008
GLA:	11,657 SF	Building FAR:	0.54
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	20 free Surface Spaces are available; Ratio of 1.75/1000 SF		
Features:	-		
Frontage:	92' on McDonough St (with 1 curb cut)		
For Sale:	Not For Sale		
Location Score:	Excellent Location (81)		
Walk Score®:	Walker's Paradise (92)		
Transit Score®:	Good Transit (54)		

SALE NOTES

No conditions or exchanges were reported on the transaction.

LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
The Village Vets	Other Services	11,657	No	Mar 2021	-



Sale Comp Details

2076 Candler Rd



4037 Glenwood Rd ↻

Distance to Subject Property: 1.7 Miles



SALE

Sale Type:	Investment
Sale Date:	6/23/2021
Sale Price:	\$3,767,109
Price/SF:	\$372
Cap Rate:	-

OWNER:

Buyer:	Exchange Right...
Seller:	Stanley Propertie...
Buyer Broker:	-
Listing Broker:	-

SALE TERMS

Sale Conditions:	-
Financing:	1st Mortgage: Citi Real Estate Funding Inc.



PROPERTY

Type:	Drug Store	Land Acres:	1.58 AC
Sale Vacancy:	0%	Construction:	Masonry
Tenancy:	Single	Yr Built/Renov:	1999
GLA:	10,125 SF	Building FAR:	0.15
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	40 free Surface Spaces are available; Ratio of 3.95/1000 SF		
Features:	Air Conditioning, Drive Thru, Signage, Signalized Intersection		
Frontage:	294' on Glenwood Rd (with 2 curb cuts), Columbia Dr		
For Sale:	Not For Sale		
Location Score:	Below National Avg (27)		
Walk Score®:	Very Walkable (70)		
Transit Score®:	Minimal Transit (0)		

SALE NOTES

On June 23rd, 2021, Exchangeright NetLeased Trust purchased 4037 Glenwood Rd from Stanley Bob W Trust for \$3,767,109 per public record. 4037 Glenwood rd is a 10,125 square foot retail building whose current tenant is CVS pharmacy and their lease doesn't expire until 2037. This retail building delivered in 1999 sits on a 1.6 acre lot and has 40 available surface parking spots for their customers. This sales comparable was confirmed via public record. More information will be added as it becomes available.

LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
CVS Pharmacy	Drug Store	10,125	Yes	Feb 1999	Jan 2037



Sale Comp Details

2076 Candler Rd

11 **1455 Moreland Ave - CVS** 
Distance to Subject Property: 4.1 Miles



SALE

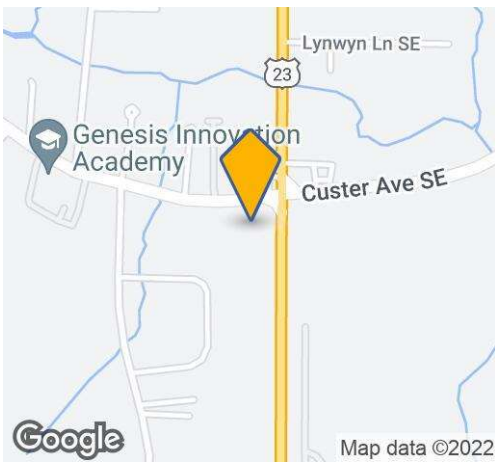
Sale Type:	Investment
Sale Date:	6/4/2021
Sale Price:	\$4,600,000
Price/SF:	\$357
Cap Rate:	7.1%

OWNER:

Buyer:	Farzana Kalvert
Seller:	Malon D. Mimms...
Buyer Broker:	-
Listing Broker:	-

SALE TERMS

Sale Conditions:	Investment Triple Net
Financing:	-



PROPERTY

Type:	Strip Center	Land Acres:	5.54 AC
Sale Vacancy:	0%	Construction:	-
Tenancy:	Multi	Yr Built/Renov:	2008
GLA:	12,900 SF	Building FAR:	0.05
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	40 free Surface Spaces are available; Ratio of 6.45/1000 SF		
Features:	-		
Frontage:	202' on Moreland Ave (with 2 curb cuts)		
For Sale:	Not For Sale		
Location Score:	Below National Avg (26)		
Walk Score®:	Somewhat Walkable (59)		
Transit Score®:	Minimal Transit (0)		

SALE NOTES

On June 4, 2021, the 12,900 square foot CVS building located at 1455 Moreland Avenue in Atlanta, Georgia sold for \$4.6 million. Robert Mimms of Mimms Enterprises sold the property to Ramani Ramarathnam of Scuben Cordes, LLC. This was an investment triple net sale. Ramani purchased the property to add to his portfolio. This information was verified by Ramani Ramarathnam of Scuben Cordes, LLC.

LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
CVS	Drug Store	6,200	Yes	Oct 2018	-
Wells Fargo Bank	Bank	4,500	No	Nov 2022	-



Sale Comp Details

2076 Candler Rd

12 2100 Candler Rd 

★★★★★

Distance to Subject Property: 0 Miles



SALE

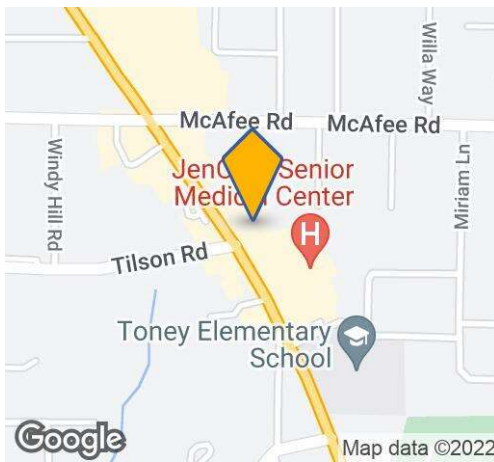
Sale Type:	Owner User
Sale Date:	4/21/2021
Sale Price:	\$1,010,000
Price/SF:	\$189
Cap Rate:	-

OWNER:

Buyer:	Maulik Patel
Seller:	Rajnikant Gangwal
Buyer Broker:	-
Listing Broker:	-

SALE TERMS

Sale Conditions:	-
Financing:	-



PROPERTY

Type:	Storefront	Land Acres:	0.69 AC
Sale Vacancy:	0%	Construction:	Reinforced Concrete
Tenancy:	Multi	Yr Built/Renov:	1969; Renov 2017
GLA:	5,331 SF	Building FAR:	0.18
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	12 Surface Spaces are available; Ratio of 2.25/1000 SF		
Features:	Air Conditioning		
Frontage:	106' on Candler Rd (with 1 curb cut)		
For Sale:	Not For Sale		
Location Score:	Good Location (51)		
Walk Score®:	Somewhat Walkable (59)		
Transit Score®:	Some Transit (41)		

SALE NOTES

On April 21st 2021, the 5,331 SF retail building located at 2100 Candler Rd in Decatur, GA was sold for \$1,010,000, or for \$189.46 per SF. The seller, Jai Shri Chamunda LLC, sold the building to Varni1 LLC. All information in the comparable report has been confirmed by the seller.

LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Convenience Store	-	1,984	No	Jan 2020	-
Hair Salon	-	1,716	No	Jan 2020	Dec 2022
Entrees	-	1,631	No	Jan 2020	Dec 2023

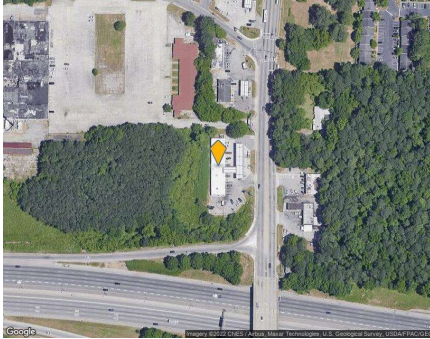
Sale Comp Details

2076 Candler Rd

13 2425 Columbia Dr



Distance to Subject Property: 1.9 Miles



SALE

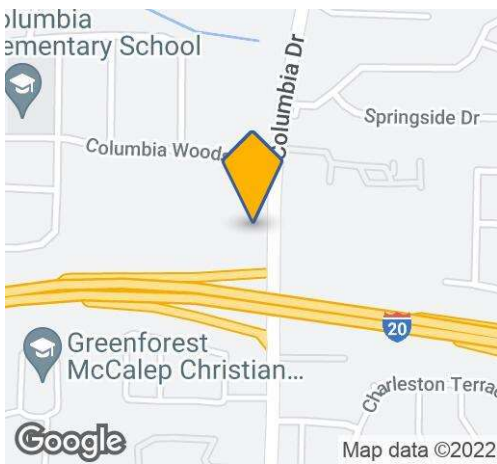
Sale Type:	Investment
Sale Date:	4/19/2021
Sale Price:	\$1,400,000
Price/SF:	\$233
Cap Rate:	-

OWNER:

Buyer:	Georgia Atlanta...
Seller:	Tejal M Patel
Buyer Broker:	-
Listing Broker:	-

SALE TERMS

Sale Conditions:	-
Financing:	-



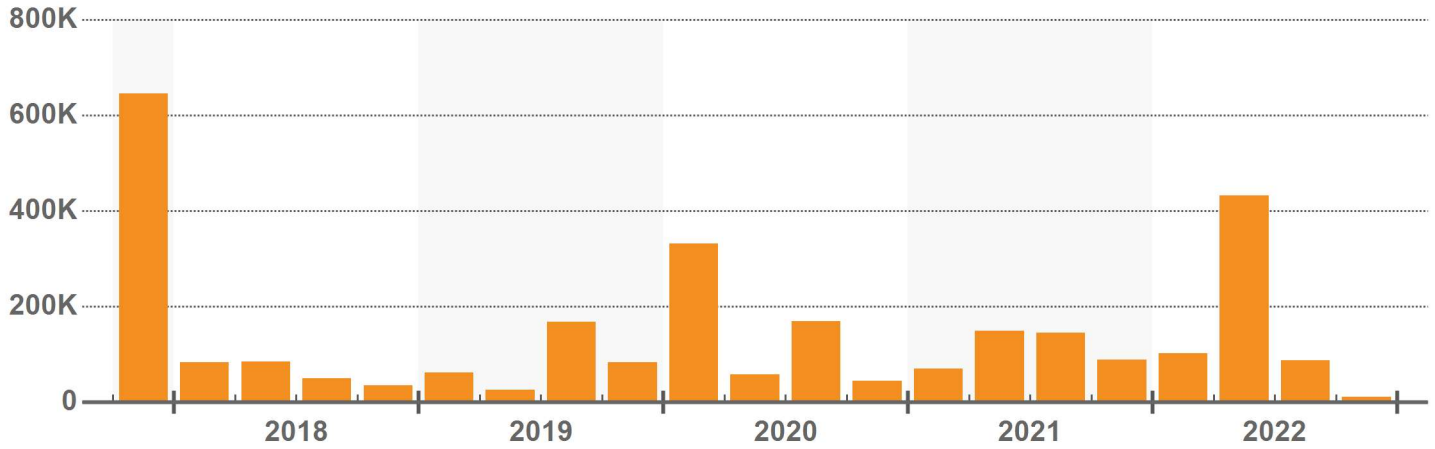
PROPERTY

Type:	Service Station	Land Acres:	1.10 AC
Sale Vacancy:	0%	Construction:	-
Tenancy:	-	Yr Built/Renov:	1990
GLA:	6,007 SF	Building FAR:	0.13
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	20 Surface Spaces are available; Ratio of 3.32/1000 SF		
Features:	-		
Frontage:	226' on Columbia Dr		
For Sale:	Not For Sale		
Location Score:	Below National Avg (44)		
Walk Score®:	Car-Dependent (22)		
Transit Score®:	Some Transit (35)		

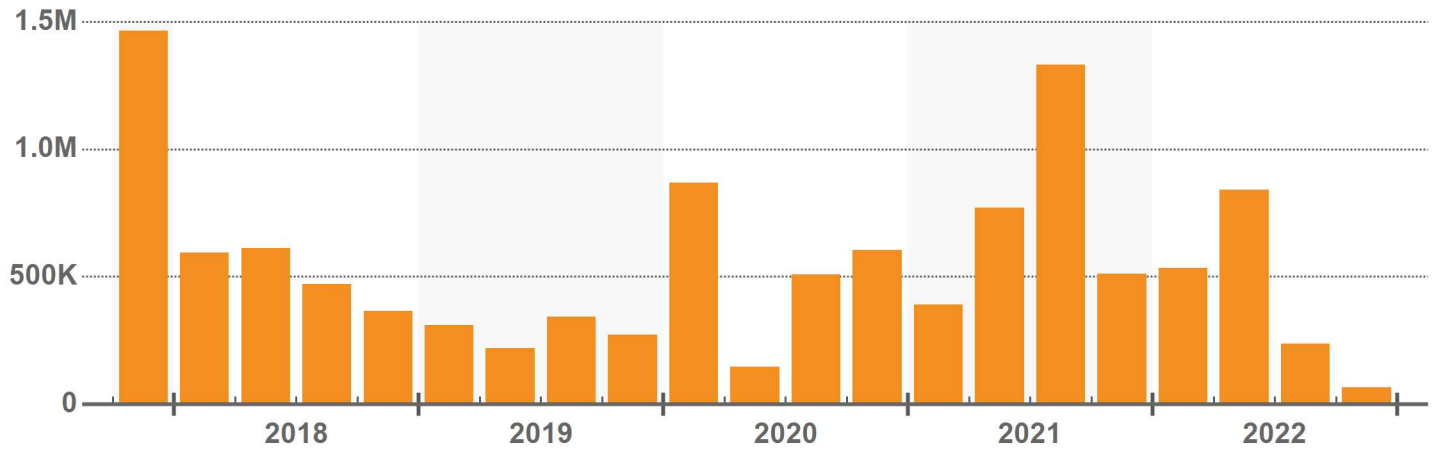
SALE NOTES

On April 19th, 2021, the 6,007 square foot General Retail Building at 2425 Columbia Drive in Decatur, Georgia was sold for \$1,400,000 or \$233.06 per square foot. The list details of the comp above were verified by the seller party.

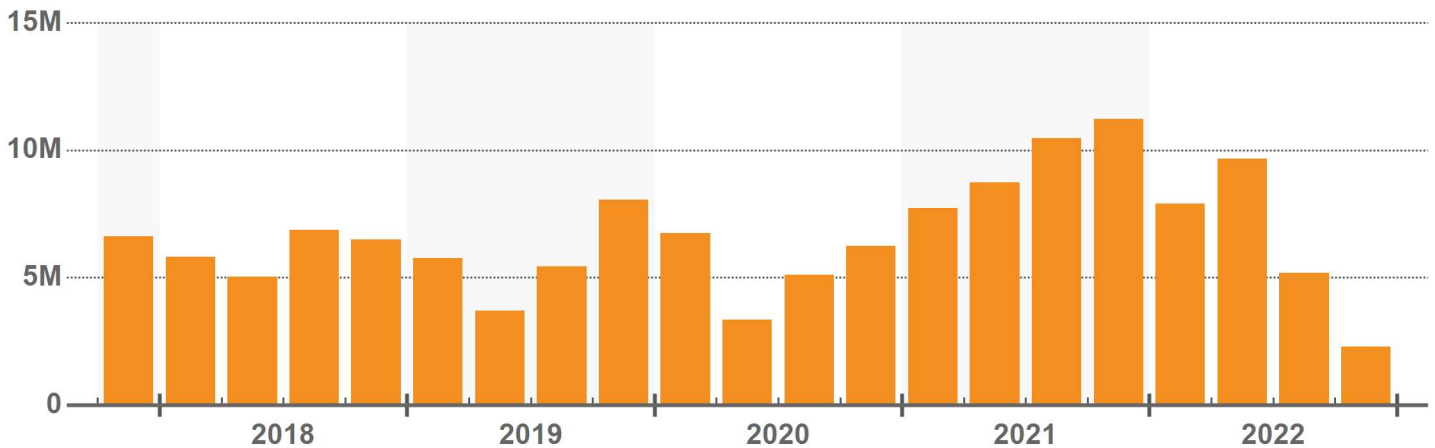
DECATUR/EAST ATL SUBMARKET SALES VOLUME IN SQUARE FEET



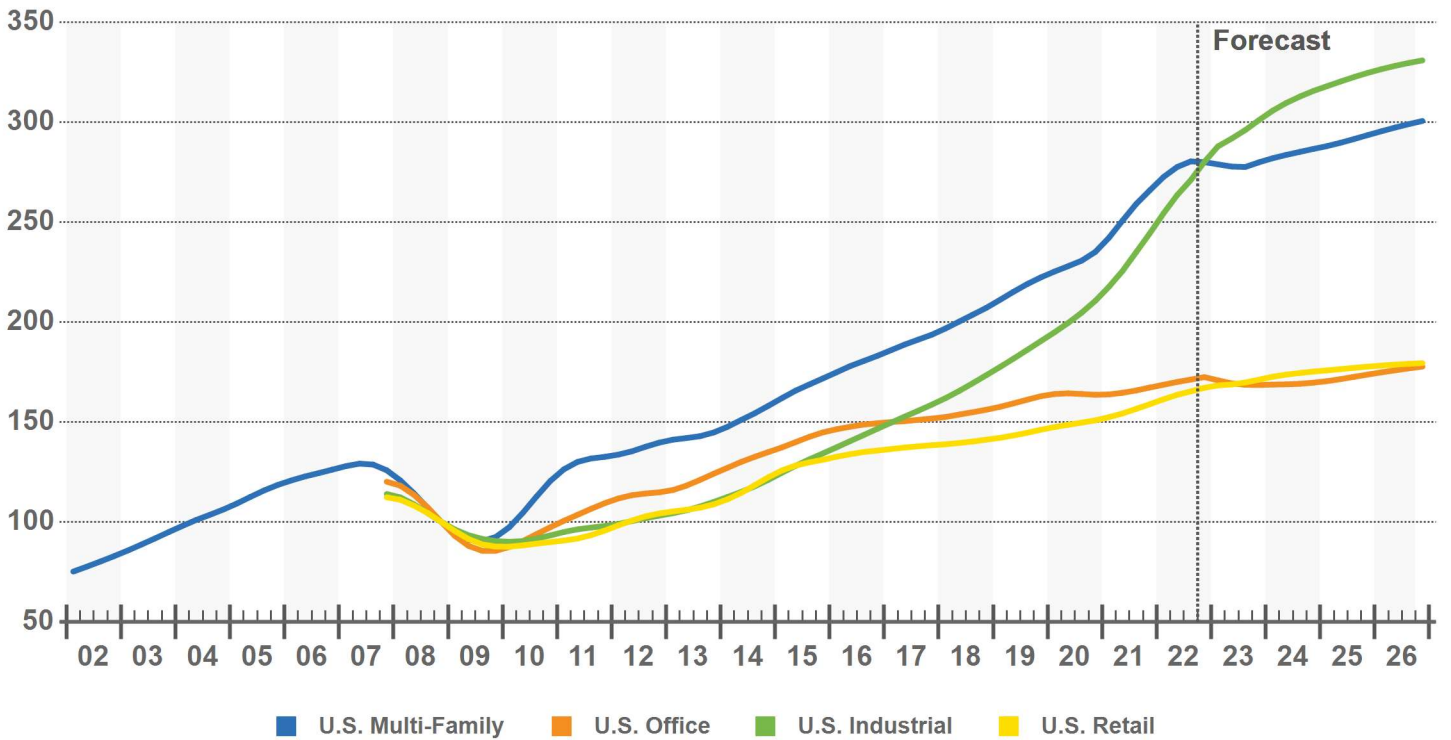
DEKALB SUBMARKET CLUSTER SALES VOLUME IN SQUARE FEET



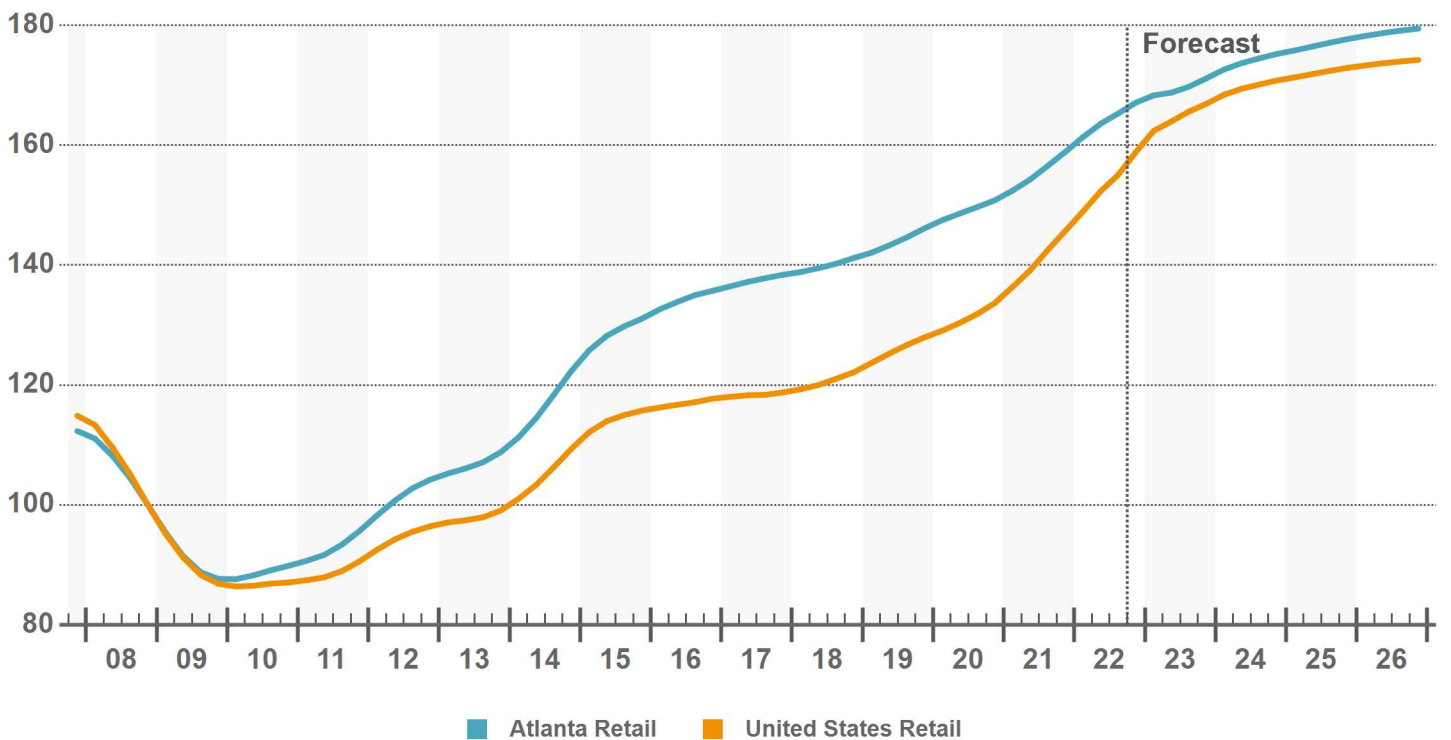
ATLANTA METRO SALES VOLUME IN SQUARE FEET



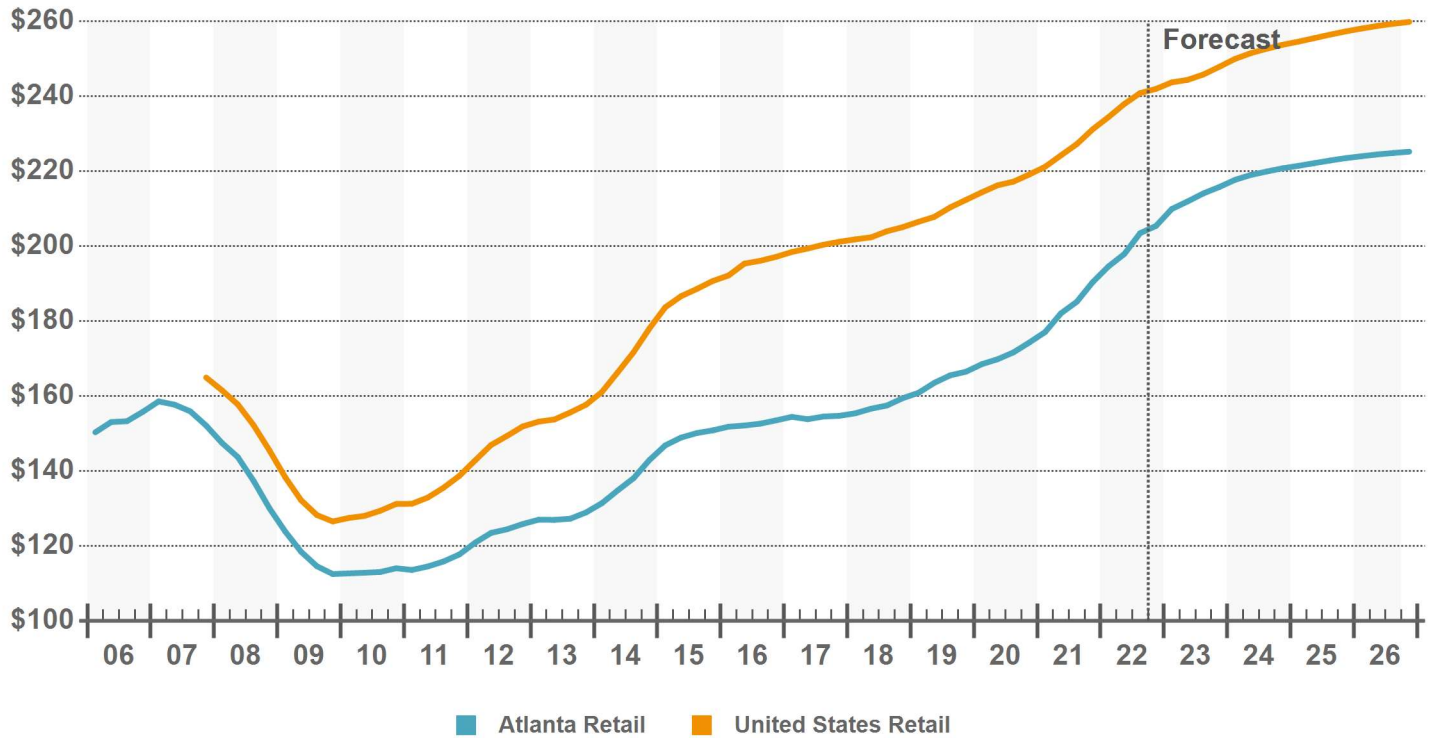
NATIONAL PRICE INDICES



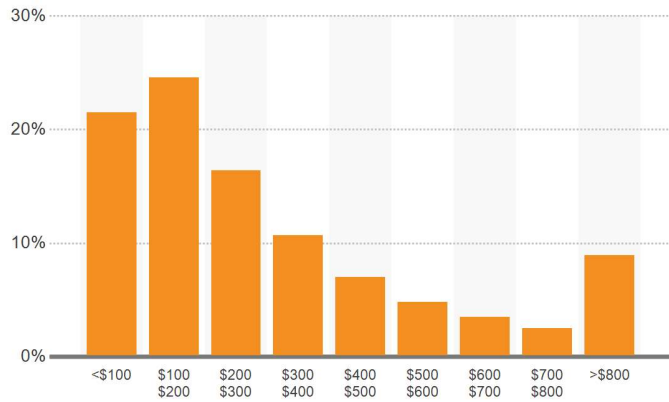
REGIONAL RETAIL PRICE INDICES



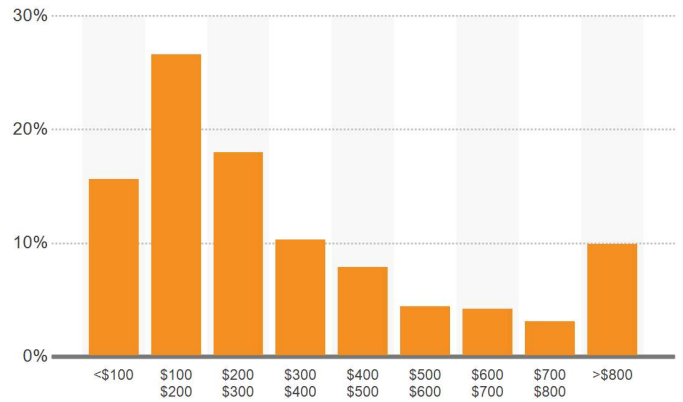
MARKET PRICE PER SF



UNITED STATES SALE PRICE PER SF DISTRIBUTION PAST 12 MONTHS



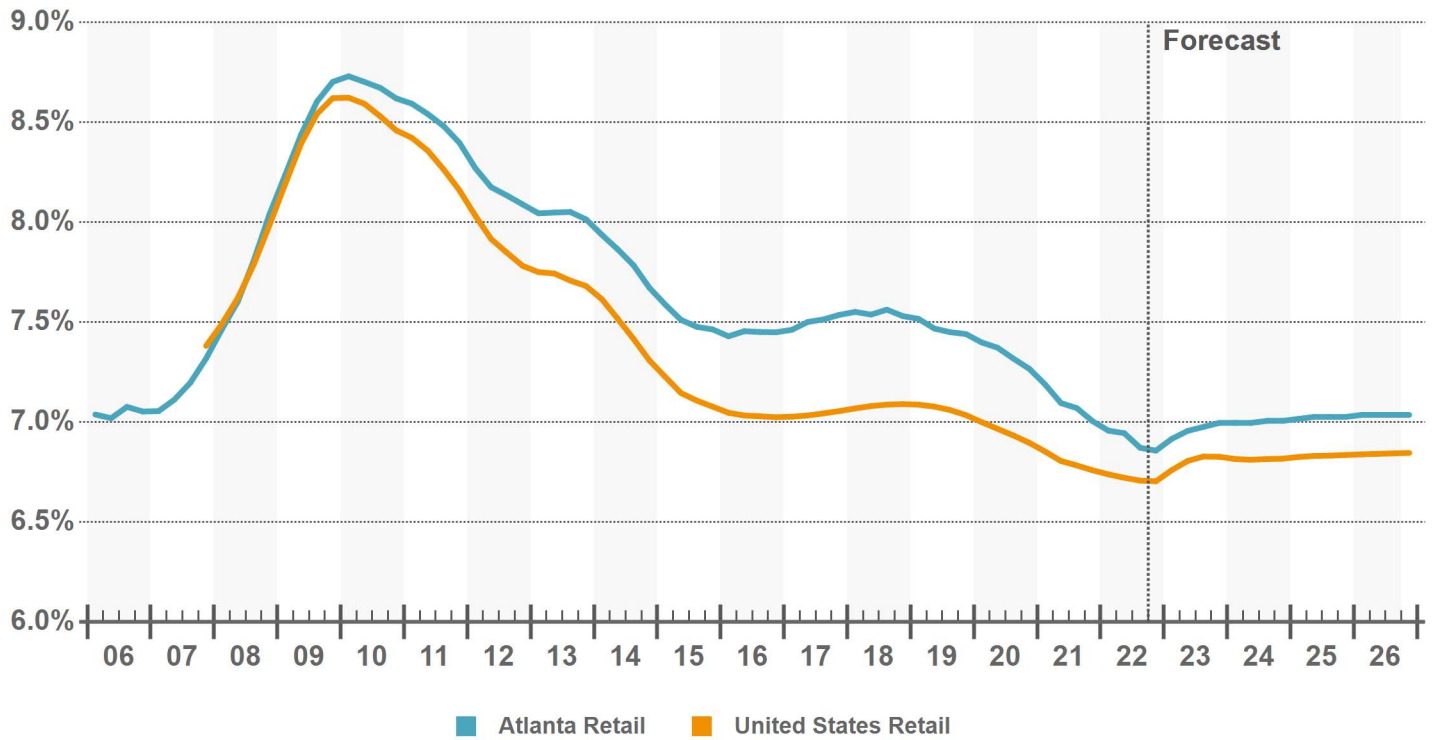
ATLANTA SALE PRICE PER SF DISTRIBUTION PAST 12 MONTHS



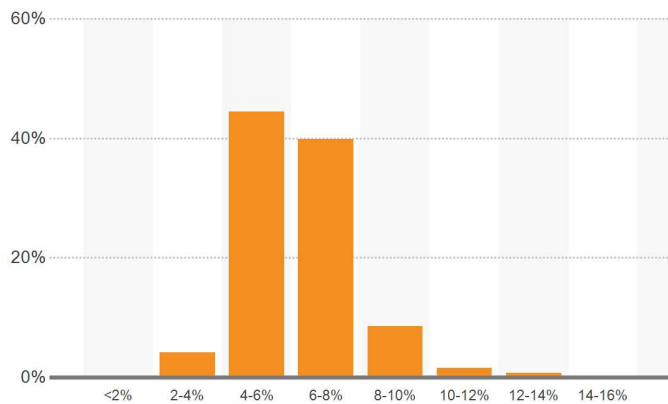
PRICE PER SF SUMMARY OF SALES IN PAST YEAR

Geography	Transactions	Low	Bottom 25%	Median	Average	Top 25%	High
United States	58,161	\$0.01	\$53	\$188	\$199	\$820	\$45,139
Atlanta	1,492	\$1.30	\$85	\$240	\$214	\$893	\$5,030
Dekalb	108	\$25	\$84	\$235	\$195	\$943	\$4,167
Decatur/East Atl	34	\$25	\$69	\$200	\$141	\$1,005	\$1,955
Selected Sale Comps	9	\$157	\$162	\$238	\$311	\$640	\$1,283

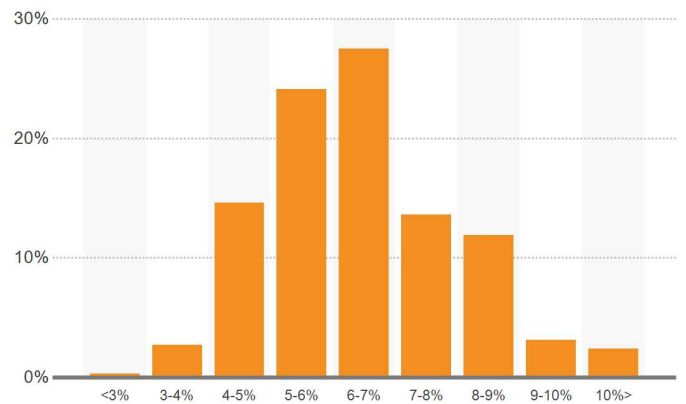
MARKET CAP RATE



UNITED STATES CAP RATE DISTRIBUTION PAST 12 MONTHS



ATLANTA CAP RATE DISTRIBUTION PAST 12 MONTHS



CAP RATE SUMMARY OF SALES IN PAST YEAR






Geography	Transactions	Low	Bottom 25%	Median	Average	Top 25%	High
United States	8,775	1.0%	4.3%	5.9%	6.1%	8.5%	31.4%
Atlanta	230	2.6%	4.4%	5.9%	6.1%	8.3%	16.7%
Dekalb	11	4.6%	5.3%	6.8%	6.8%	8.2%	8.7%
Decatur/East Atl	5	5.6%	5.7%	7.2%	7.0%	8.3%	8.7%
Selected Sale Comps	4	5.6%	5.6%	5.9%	6.3%	7.9%	7.9%

TOP ATLANTA RETAIL BUYERS PAST TWO YEARS

Company Name	Properties Bought			Properties Sold		
	Bldgs	SF	Volume	Bldgs	SF	Volume
Blackstone Inc.	35	1,775,086	\$376,177,884	2	431,707	\$74,932,000
Stockbridge Capital Group, LLC	16	415,667	\$167,839,447	11	472,590	\$68,999,999
Continental Realty Corporation	13	672,667	\$132,885,690	0	0	-
Asana Partners	17	562,461	\$131,674,636	0	0	-
CTO Realty Growth Inc.	20	298,119	\$125,909,029	1	7,800	\$3,555,556
North American Properties	13	443,930	\$108,793,954	0	0	-
Teachers Insurance and Annuity Assoc of A...	10	424,888	\$97,115,954	14	889,015	\$62,170,000
EDENS	4	719,866	\$86,000,000	2	515,376	\$98,465,000
Branch Properties, LLC	6	291,278	\$85,269,960	21	563,400	\$237,090,901
Serota Properties	7	465,993	\$82,000,000	0	0	-
Selig Enterprises	3	434,848	\$79,765,000	0	0	-
East Coast Acquisitions LLC	5	139,677	\$75,600,001	0	0	-
STRS Ohio CA Real Estate	1	420,832	\$73,865,000	0	0	-
Octave Holdings and Investments	11	472,823	\$71,149,999	0	0	-
Brixmor	3	359,321	\$68,620,000	5	410,187	\$25,014,781
Realty Income Corporation	80	995,316	\$67,214,630	3	21,916	\$4,275,000
Coro Realty Advisors, LLC	8	170,124	\$65,232,267	5	259,491	\$91,850,000
The Minaberry Family	10	303,120	\$65,150,001	0	0	-
Ziaur Rahman	9	369,971	\$58,749,999	0	0	-
STORE Capital Corporation	8	107,333	\$53,257,980	1	5,999	\$925,000
Spirit Realty Capital, Inc.	7	239,905	\$53,080,069	1	10,349	\$2,400,000
Acadia Realty Trust	9	352,199	\$50,671,999	0	0	-
Ares Management LLC	1	319,563	\$50,000,000	0	0	-
M Development, LLC	1	56,460	\$50,000,000	0	0	-
First National Realty Partners	3	394,459	\$49,910,000	0	0	-

 Purchased at least one asset in Decatur/East Atl Ret submarket

TYPES OF RETAIL ATLANTA BUYERS PAST TWO YEARS

Company Type	Buying Volume			Average Purchase		
	Bldgs	SF	Billions	Price/SF	Avg Price	
Private	1,792	29,001,868		\$5.76	\$198	\$3,211,554
Institutional	163	3,885,986		\$0.82	\$211	\$5,043,865
User	259	4,216,893		\$0.71	\$168	\$2,751,153
REIT/Public	227	4,989,507		\$0.67	\$133	\$2,934,515
Private Equity	78	4,060,226		\$0.67	\$163	\$8,534,445

\$0 \$1.50 \$3 \$4.50 \$6

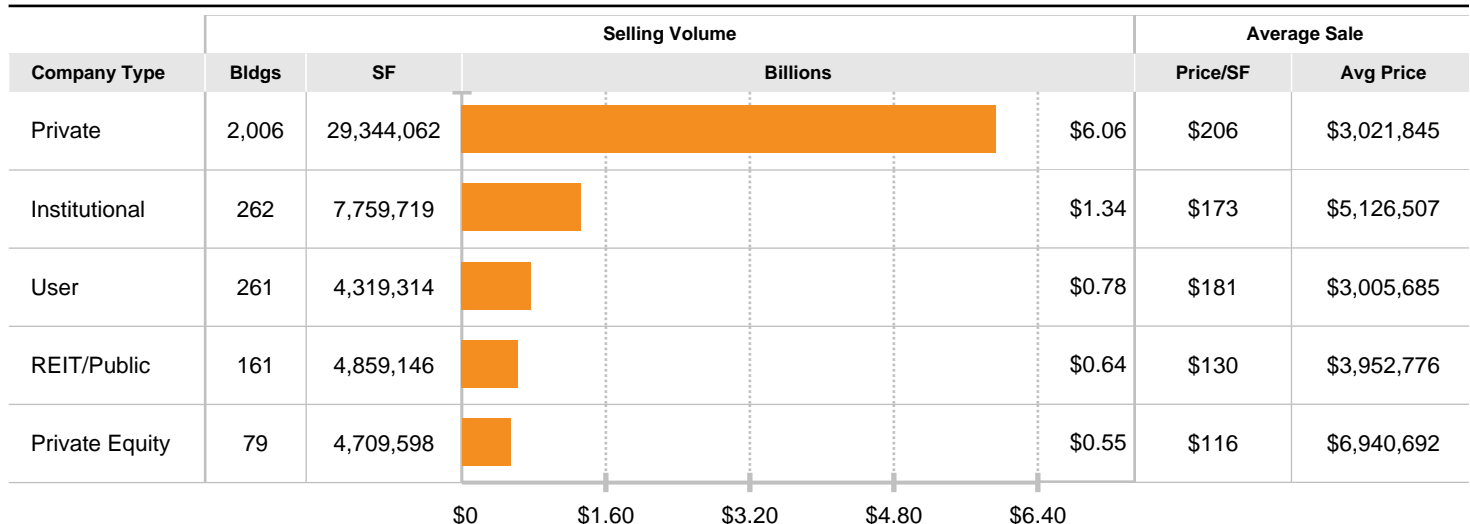


TOP ATLANTA RETAIL SELLERS PAST TWO YEARS

Company Name	Properties Sold			Properties Bought		
	Bldgs	SF	Volume	Bldgs	SF	Volume
Preferred Apartment Communities, Inc	24	1,219,431	\$254,367,485	0	0	-
Branch Properties, LLC	21	563,400	\$237,090,901	6	291,278	\$85,269,960
Fuqua Development, LLP	29	320,320	\$164,993,000	2	11,800	\$3,456,514
Site Centers Corp	28	1,393,388	\$135,031,069	5	97,575	\$43,750,000
AEW Capital Management	14	522,767	\$132,115,953	0	0	-
Sun Life Financial	10	487,248	\$121,810,399	0	0	-
EDENS	2	515,376	\$98,465,000	4	719,866	\$86,000,000
Olshan Properties	10	358,136	\$96,935,690	0	0	-
CIM Group, LP	24	787,013	\$94,736,721	0	0	-
Hackney Real Estate Partners	12	833,270	\$93,540,000	1	146,121	\$10,150,000
Coro Realty Advisors, LLC	5	259,491	\$91,850,000	8	170,124	\$65,232,267
Hendon Properties	11	598,149	\$90,100,000	4	49,221	\$500,000
The Ardent Companies	11	387,510	\$88,100,000	0	0	-
Fayez Sarofim & Co.	4	343,750	\$85,600,000	0	0	-
Harbert Management Corporation	7	465,993	\$82,000,000	0	0	-
Blackstone Inc.	2	431,707	\$74,932,000	35	1,775,086	\$376,177,884
J.P. Morgan Chase & Co.	1	420,832	\$73,865,000	2	12,419	\$7,785,000
Stockbridge Capital Group, LLC	11	472,590	\$68,999,999	16	415,667	\$167,839,447
Jamestown	3	391,981	\$68,009,082	0	0	-
Madison International Realty	13	444,213	\$62,661,069	0	0	-
Teachers Insurance and Annuity Assoc of A...	14	889,015	\$62,170,000	10	424,888	\$97,115,954
Kimco Realty Corporation	8	485,474	\$60,395,000	44	1,217,375	\$16,134,602
Lincoln Property Company	9	369,971	\$58,749,999	4	47,643	\$19,514,000
TPA Group LLC	3	205,759	\$58,096,307	1	156,263	\$11,750,000
Malon D. Mimms Company	8	359,532	\$57,092,495	7	72,900	\$19,077,238

■ Sold at least one asset in Decatur/East Atl Ret submarket

TYPES OF RETAIL ATLANTA SELLERS PAST TWO YEARS





Demographics

2076 Candler Rd

7,600 SF Retail Freestanding

Decatur, Georgia - Decatur/East Atl Submarket

PREPARED BY



Mike Bailey
Agent



Income & Spending Demographics

2076 Candler Rd

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2022 Households by HH Income	4,259		37,902		102,760		83,085	
<\$25,000	1,246	29.26%	8,540	22.53%	19,889	19.35%	16,519	19.88%
\$25,000 - \$50,000	1,219	28.62%	9,504	25.08%	22,152	21.56%	17,616	21.20%
\$50,000 - \$75,000	715	16.79%	5,883	15.52%	15,374	14.96%	11,956	14.39%
\$75,000 - \$100,000	483	11.34%	4,136	10.91%	12,932	12.58%	9,547	11.49%
\$100,000 - \$125,000	280	6.57%	2,542	6.71%	7,964	7.75%	6,388	7.69%
\$125,000 - \$150,000	111	2.61%	1,856	4.90%	6,126	5.96%	4,721	5.68%
\$150,000 - \$200,000	139	3.26%	2,234	5.89%	7,016	6.83%	6,374	7.67%
\$200,000+	66	1.55%	3,207	8.46%	11,307	11.00%	9,964	11.99%
2022 Avg Household Income	\$56,522		\$82,368		\$93,870		\$96,643	
2022 Med Household Income	\$42,063		\$53,703		\$64,895		\$65,268	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$97.8M		\$1B		\$3.1B		\$2.5B	
Total Apparel	\$6.2M	6.33%	\$60.9M	5.80%	\$170.4M	5.54%	\$136.9M	5.48%
Women's Apparel	\$2.4M	2.43%	\$23.9M	2.27%	\$67.2M	2.18%	\$54.2M	2.17%
Men's Apparel	\$1.2M	1.22%	\$11.8M	1.13%	\$34M	1.10%	\$27.5M	1.10%
Girl's Apparel	\$431K	0.44%	\$4.3M	0.41%	\$12M	0.39%	\$9.4M	0.38%
Boy's Apparel	\$333.5K	0.34%	\$3.2M	0.31%	\$8.8M	0.29%	\$6.8M	0.27%
Infant Apparel	\$338.2K	0.35%	\$3.1M	0.30%	\$8.6M	0.28%	\$6.9M	0.28%
Footwear	\$1.5M	1.55%	\$14.5M	1.38%	\$39.9M	1.30%	\$32M	1.28%

Total Entertainment & Hobbies	\$16M	16.34%	\$164.6M	15.68%	\$475M	15.44%	\$385.9M	15.46%
Entertainment	\$1.5M	1.57%	\$14.6M	1.39%	\$43.3M	1.41%	\$33.9M	1.36%
Audio & Visual Equipment/Service	\$4.2M	4.32%	\$40.8M	3.89%	\$114.5M	3.72%	\$92.5M	3.71%
Reading Materials	\$132.8K	0.14%	\$1.7M	0.16%	\$5.5M	0.18%	\$4.6M	0.18%
Pets, Toys, & Hobbies	\$1.9M	1.95%	\$22.9M	2.18%	\$70.4M	2.29%	\$58.3M	2.34%
Personal Items	\$8.2M	8.37%	\$84.6M	8.06%	\$241.3M	7.84%	\$196.7M	7.88%

Total Food and Alcohol	\$26.2M	26.78%	\$272.4M	25.95%	\$796.1M	25.87%	\$647.6M	25.94%
Food At Home	\$15.3M	15.68%	\$145.9M	13.90%	\$408.7M	13.28%	\$328.3M	13.15%
Food Away From Home	\$9.7M	9.95%	\$110.9M	10.56%	\$336.7M	10.94%	\$276.4M	11.07%
Alcoholic Beverages	\$1.1M	1.16%	\$15.6M	1.49%	\$50.6M	1.64%	\$42.9M	1.72%

Total Household	\$16.6M	16.92%	\$184.3M	17.56%	\$543.1M	17.65%	\$443.5M	17.77%
House Maintenance & Repair	\$4.2M	4.26%	\$40.4M	3.85%	\$112.9M	3.67%	\$88.7M	3.55%
Household Equip & Furnishings	\$6.2M	6.32%	\$68.1M	6.48%	\$201.5M	6.55%	\$164.4M	6.59%
Household Operations	\$4.7M	4.82%	\$54.6M	5.20%	\$161.7M	5.25%	\$134.1M	5.37%
Housing Costs	\$1.5M	1.51%	\$21.2M	2.02%	\$67M	2.18%	\$56.4M	2.26%



Income & Spending Demographics

2076 Candler Rd

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$24.4M	24.90%	\$258.9M	24.67%	\$756M	24.57%	\$603.8M	24.19%
Vehicle Purchases	\$10.9M	11.18%	\$118.5M	11.29%	\$347.8M	11.30%	\$272.4M	10.91%
Gasoline	\$7.7M	7.83%	\$73.3M	6.99%	\$206.3M	6.70%	\$164.5M	6.59%
Vehicle Expenses	\$616K	0.63%	\$7.2M	0.69%	\$21.5M	0.70%	\$18.1M	0.73%
Transportation	\$2.1M	2.13%	\$28M	2.67%	\$87.9M	2.86%	\$74.1M	2.97%
Automotive Repair & Maintenance	\$3.1M	3.13%	\$31.9M	3.03%	\$92.6M	3.01%	\$74.7M	2.99%
Total Health Care	\$4.2M	4.32%	\$44.3M	4.22%	\$130.1M	4.23%	\$106.1M	4.25%
Medical Services	\$2.1M	2.11%	\$23.7M	2.26%	\$71.9M	2.34%	\$59M	2.36%
Prescription Drugs	\$1.6M	1.61%	\$14.9M	1.42%	\$41.9M	1.36%	\$33.9M	1.36%
Medical Supplies	\$583.6K	0.60%	\$5.7M	0.55%	\$16.3M	0.53%	\$13.2M	0.53%
Total Education/Day Care	\$4.3M	4.40%	\$64.2M	6.11%	\$206.4M	6.71%	\$172.2M	6.90%
Education	\$2.9M	2.96%	\$41.7M	3.98%	\$133.3M	4.33%	\$110.8M	4.44%
Fees & Admissions	\$1.4M	1.44%	\$22.4M	2.14%	\$73.1M	2.37%	\$61.4M	2.46%





Appendix

2076 Candler Rd

7,600 SF Retail Freestanding

Decatur, Georgia - Decatur/East Atl Submarket

PREPARED BY



Mike Bailey
Agent



Historical Leasing Data

2076 Candler Rd

PEERS HISTORICAL LEASING DATA

Quarter	Available Space			NNN Rent Per Square Feet		Demand	
	SF	Availability	Vacancy	Market Rent	Rent Growth	Net Absorption SF	Leasing SF
QTD	48,231	49.6%	47.1%	\$16.24	0.2%	(2,500)	0
2022 Q3	45,731	47.0%	44.5%	\$16.21	1.7%	(10,600)	1,500
2022 Q2	36,131	37.1%	33.6%	\$15.94	1.2%	(15,086)	0
2022 Q1	17,645	18.1%	18.1%	\$15.75	1.9%	(14,445)	0
2021 Q4	3,200	3.3%	3.3%	\$15.46	1.5%	7,034	0
2021 Q3	10,234	10.5%	10.5%	\$15.24	2.4%	1,700	5,500
2021 Q2	15,734	16.2%	12.3%	\$14.88	1.7%	(1,712)	2,900
2021 Q1	16,922	17.4%	10.5%	\$14.63	1.8%	1,712	0
2020 Q4	17,434	17.9%	12.3%	\$14.37	1.2%	(2,912)	0
2020 Q3	14,522	14.9%	9.3%	\$14.20	0.9%	0	0
2020 Q2	9,022	9.3%	9.3%	\$14.08	0.4%	1,560	0
2020 Q1	10,582	10.9%	10.9%	\$14.02	-	(160)	0

DECATUR/EAST ATL SUBMARKET HISTORICAL LEASING DATA

Quarter	Available Space			NNN Rent Per Square Feet		Demand	
	SF	Availability	Vacancy	Market Rent	Rent Growth	Net Absorption SF	Leasing SF
QTD	266,713	3.6%	3.4%	\$19.11	0.4%	51,645	6,913
2022 Q3	272,237	3.7%	4.1%	\$19.02	2.0%	100,755	16,073
2022 Q2	237,142	3.2%	4.8%	\$18.65	1.3%	(5,531)	91,938
2022 Q1	291,717	3.9%	4.8%	\$18.41	1.6%	34,790	48,547
2021 Q4	377,423	5.1%	5.2%	\$18.12	1.7%	29,126	26,815
2021 Q3	445,107	6.1%	5.6%	\$17.83	1.9%	43,049	15,501
2021 Q2	440,332	6.0%	6.2%	\$17.50	1.4%	(60,197)	49,444
2021 Q1	455,141	6.2%	5.5%	\$17.25	1.7%	16,872	39,903
2020 Q4	482,690	6.6%	5.4%	\$16.96	1.4%	(411)	26,951
2020 Q3	475,513	6.5%	5.4%	\$16.72	1.0%	14,248	64,428
2020 Q2	482,619	6.6%	5.6%	\$16.56	1.5%	24,927	33,967
2020 Q1	472,244	6.5%	5.9%	\$16.31	-	(50,691)	55,033



Historical Leasing Data

2076 Candler Rd

DEKALB SUBMARKET CLUSTER HISTORICAL LEASING DATA

Quarter	Available Space			NNN Rent Per Square Feet		Demand	
	SF	Availability	Vacancy	Market Rent	Rent Growth	Net Absorption SF	Leasing SF
QTD	1,505,048	5.0%	5.7%	\$20.37	0.7%	130,408	69,170
2022 Q3	1,234,850	4.1%	6.1%	\$20.23	1.9%	79,340	106,870
2022 Q2	1,240,954	4.1%	6.3%	\$19.85	1.4%	(76,644)	230,954
2022 Q1	1,273,317	4.3%	6.2%	\$19.57	1.6%	211,608	146,959
2021 Q4	1,401,361	4.7%	6.6%	\$19.26	1.7%	(47,360)	141,995
2021 Q3	1,637,609	5.5%	6.4%	\$18.95	1.9%	297,867	125,648
2021 Q2	2,009,528	6.7%	7.3%	\$18.59	1.4%	(114,592)	167,298
2021 Q1	1,987,109	6.7%	6.9%	\$18.33	1.6%	153,321	141,296
2020 Q4	2,398,718	8.0%	7.3%	\$18.04	1.3%	128,668	163,647
2020 Q3	2,507,916	8.4%	8.4%	\$17.81	0.8%	(285,020)	164,586
2020 Q2	2,371,536	7.9%	7.4%	\$17.67	1.0%	(102,502)	74,367
2020 Q1	2,229,406	7.5%	7.0%	\$17.50	-	(50,801)	213,175

ATLANTA METRO HISTORICAL LEASING DATA

Quarter	Available Space			NNN Rent Per Square Feet		Demand	
	SF	Availability	Vacancy	Market Rent	Rent Growth	Net Absorption SF	Leasing SF
QTD	14,042,922	3.8%	4.0%	\$20.78	0.7%	305,837	818,071
2022 Q3	14,074,883	3.8%	4.0%	\$20.62	2.2%	914,455	1,376,102
2022 Q2	14,451,490	3.9%	4.1%	\$20.18	1.7%	966,706	1,684,019
2022 Q1	15,296,047	4.1%	4.4%	\$19.84	1.6%	1,122,238	1,915,616
2021 Q4	16,139,416	4.4%	4.6%	\$19.53	1.6%	1,209,417	1,843,009
2021 Q3	17,562,624	4.8%	4.8%	\$19.22	2.0%	1,424,442	2,280,234
2021 Q2	19,630,973	5.3%	5.1%	\$18.84	1.4%	825,332	2,348,682
2021 Q1	21,705,004	5.9%	5.2%	\$18.58	1.6%	542,498	2,050,427
2020 Q4	22,266,868	6.0%	5.3%	\$18.30	1.2%	333,862	2,213,327
2020 Q3	22,713,449	6.2%	5.4%	\$18.08	0.7%	(834,814)	1,861,142
2020 Q2	22,148,937	6.0%	5.0%	\$17.95	0.7%	(294,992)	1,374,064
2020 Q1	21,362,650	5.8%	4.9%	\$17.82	-	331,819	2,736,048



Historical Construction Data

2076 Candler Rd

5 MILE RADIUS HISTORICAL CONSTRUCTION DATA

Quarter	Inventory			Deliveries			Under Construction		
	Bldgs	Bldg SF	Vacancy	Bldgs	Bldg SF	Leased	Bldgs	Bldg SF	Preleased
QTD	1,515	14,379,548	5.6%	1	10,100	0.0%	4	60,053	57.0%
2022 Q3	1,514	14,369,448	5.8%	3	104,114	97.5%	5	70,153	63.2%
2022 Q2	1,512	14,316,834	6.3%	0	0	0.0%	8	174,267	97.5%
2022 Q1	1,514	14,326,044	5.9%	1	45,000	57.8%	6	130,014	94.6%
2021 Q4	1,517	14,285,554	4.9%	2	5,330	0.0%	6	164,914	80.1%
2021 Q3	1,515	14,280,224	5.3%	0	0	0.0%	5	89,684	76.8%
2021 Q2	1,515	14,280,224	5.7%	2	3,450	0.0%	5	89,684	76.8%
2021 Q1	1,515	14,287,500	5.6%	4	31,081	96.8%	6	90,804	77.1%
2020 Q4	1,511	14,256,419	5.8%	1	2,499	0.0%	8	117,085	83.8%
2020 Q3	1,512	14,262,552	5.6%	1	5,000	0.0%	6	78,580	73.6%
2020 Q2	1,513	14,260,631	5.6%	2	10,875	82.2%	2	7,499	100%
2020 Q1	1,513	14,254,422	5.9%	1	4,500	0.0%	3	15,875	100%

DECATUR/EAST ATL SUBMARKET HISTORICAL CONSTRUCTION DATA

Quarter	Inventory			Deliveries			Under Construction		
	Bldgs	Bldg SF	Vacancy	Bldgs	Bldg SF	Leased	Bldgs	Bldg SF	Preleased
QTD	769	7,331,971	3.4%	0	0	0.0%	2	41,800	38.3%
2022 Q3	769	7,331,971	4.1%	3	104,114	97.5%	2	41,800	38.3%
2022 Q2	767	7,279,357	4.8%	0	0	0.0%	5	145,914	97.0%
2022 Q1	768	7,285,007	4.8%	0	0	0.0%	4	105,914	93.4%
2021 Q4	769	7,286,462	5.2%	1	3,000	0.0%	4	105,914	87.0%
2021 Q3	768	7,283,462	5.6%	0	0	0.0%	3	42,354	95.8%
2021 Q2	768	7,283,462	6.2%	0	0	0.0%	3	42,354	95.8%
2021 Q1	770	7,294,188	5.5%	3	29,363	96.6%	3	42,354	95.8%
2020 Q4	767	7,264,825	5.4%	1	2,499	0.0%	4	66,917	100%
2020 Q3	768	7,270,958	5.4%	1	5,000	0.0%	4	31,862	100%
2020 Q2	768	7,267,037	5.6%	2	10,875	82.2%	2	7,499	100%
2020 Q1	768	7,260,828	5.9%	1	4,500	0.0%	3	15,875	100%



Historical Construction Data

2076 Candler Rd

DEKALB SUBMARKET CLUSTER HISTORICAL CONSTRUCTION DATA

Quarter	Inventory			Deliveries			Under Construction		
	Bldgs	Bldg SF	Vacancy	Bldgs	Bldg SF	Leased	Bldgs	Bldg SF	Preleased
QTD	2,663	29,803,373	5.7%	0	0	0.0%	9	326,241	17.9%
2022 Q3	2,663	29,803,373	6.1%	3	104,114	97.5%	6	87,241	56.7%
2022 Q2	2,669	29,783,870	6.3%	0	0	0.0%	6	159,914	97.2%
2022 Q1	2,672	29,812,312	6.2%	5	100,411	66.1%	5	119,914	94.2%
2021 Q4	2,668	29,713,356	6.6%	1	3,000	0.0%	10	220,325	78.3%
2021 Q3	2,667	29,710,356	6.4%	1	13,302	0.0%	8	142,765	74.9%
2021 Q2	2,666	29,697,054	7.3%	3	40,898	0.0%	9	156,067	77.0%
2021 Q1	2,665	29,666,882	6.9%	3	29,363	96.6%	12	196,965	81.8%
2020 Q4	2,662	29,637,519	7.3%	2	26,149	20.2%	11	206,290	83.5%
2020 Q3	2,664	29,844,028	8.4%	3	19,180	97.4%	11	191,885	82.3%
2020 Q2	2,662	29,825,927	7.4%	2	10,875	82.2%	6	60,329	100%
2020 Q1	2,662	29,819,718	7.0%	5	36,932	98.6%	7	68,705	100%

ATLANTA METRO HISTORICAL CONSTRUCTION DATA

Quarter	Inventory			Deliveries			Under Construction		
	Bldgs	Bldg SF	Vacancy	Bldgs	Bldg SF	Leased	Bldgs	Bldg SF	Preleased
QTD	28,485	368,499,721	4.0%	17	279,857	87.0%	84	1,819,873	71.2%
2022 Q3	28,469	368,224,752	4.0%	33	638,201	79.0%	89	1,751,732	85.3%
2022 Q2	28,457	367,719,435	4.1%	41	328,677	92.9%	100	1,971,694	84.1%
2022 Q1	28,436	367,660,454	4.4%	49	855,241	85.7%	128	2,099,260	84.0%
2021 Q4	28,438	367,248,125	4.6%	27	406,728	89.4%	141	2,462,675	84.9%
2021 Q3	28,421	366,955,751	4.8%	31	413,852	90.7%	114	2,144,752	75.9%
2021 Q2	28,405	366,615,869	5.1%	48	521,403	88.7%	111	2,115,682	76.7%
2021 Q1	28,372	366,157,856	5.2%	39	457,838	95.5%	135	2,345,383	75.8%
2020 Q4	28,349	365,881,582	5.3%	46	435,985	87.3%	132	2,262,316	74.1%
2020 Q3	28,311	365,699,905	5.4%	38	370,714	94.1%	152	2,487,113	76.4%
2020 Q2	28,277	365,377,072	5.0%	32	388,902	84.8%	135	1,826,442	87.8%
2020 Q1	28,262	365,095,868	4.9%	59	690,046	89.1%	119	1,624,513	95.5%

