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EXECUTIVE SUMMARY

ADDRESS

7621 Tara Boulevard,
Jonesboro, GA 30236

SPECIFICATIONS

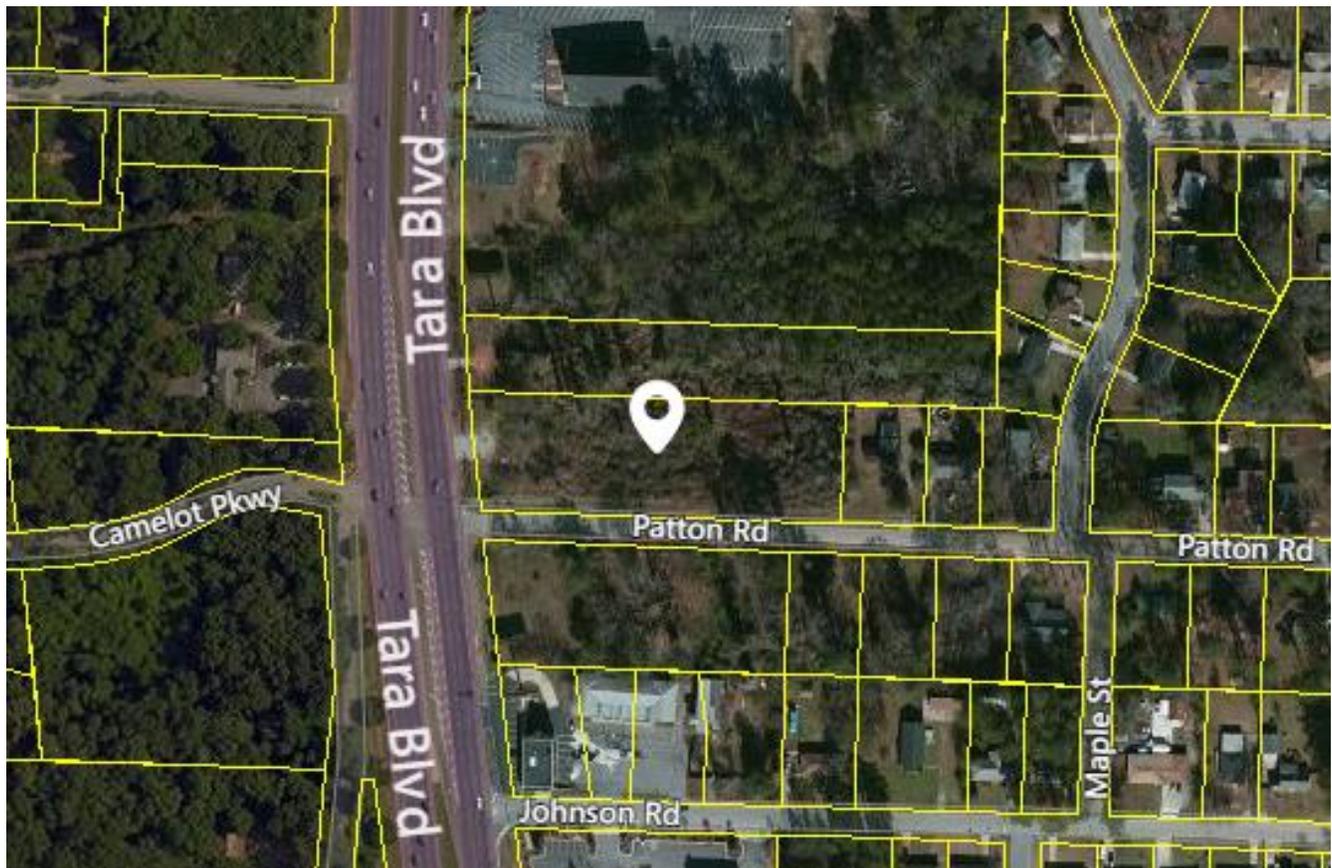
Property Type: Land
Land: 1.9 Acres



Profile

Coldwell Banker Commercial Metro Brokers is pleased to offer this commercial property zoned MX. The property location is only 20 minutes from downtown Atlanta in heart of Jonesboro. Nearby through fares Georgia Highway 54, Georgia State Routes 41 and 138, I-75 and I-285. The Hartsfield-Jackson Atlanta International Airport is only 5 miles from the subject property. Local demographics and commerce make the subject property ideal for retail use. In the identified area, the current year population is 170,459. In 2010, the Census count in the area was 164,772. The rate of change since 2010 was 0.54% annually. The five year projection for the population in the area is 176,254 a change of range of 0.67% annually. Currently, the population is 47.8% male and 52.2% female. Contact listing broker for additional information

PHOTOS



DETAILS

7118 Tara Boulevard
Jonesboro, GA 30236

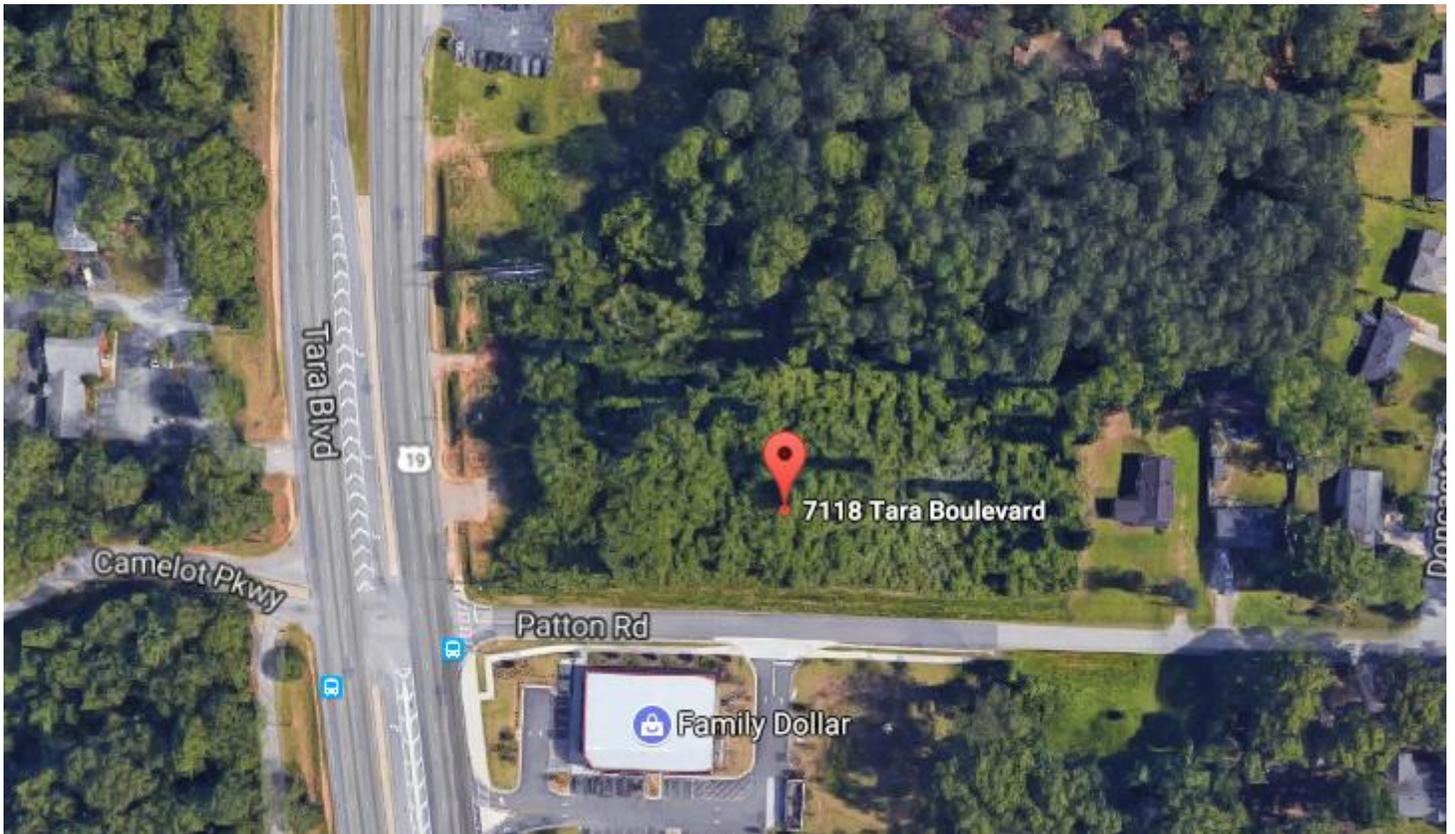
SPECIFICATIONS

Property Type: Land
Land: 1.9 Acres

ASKING

Price: \$375,000

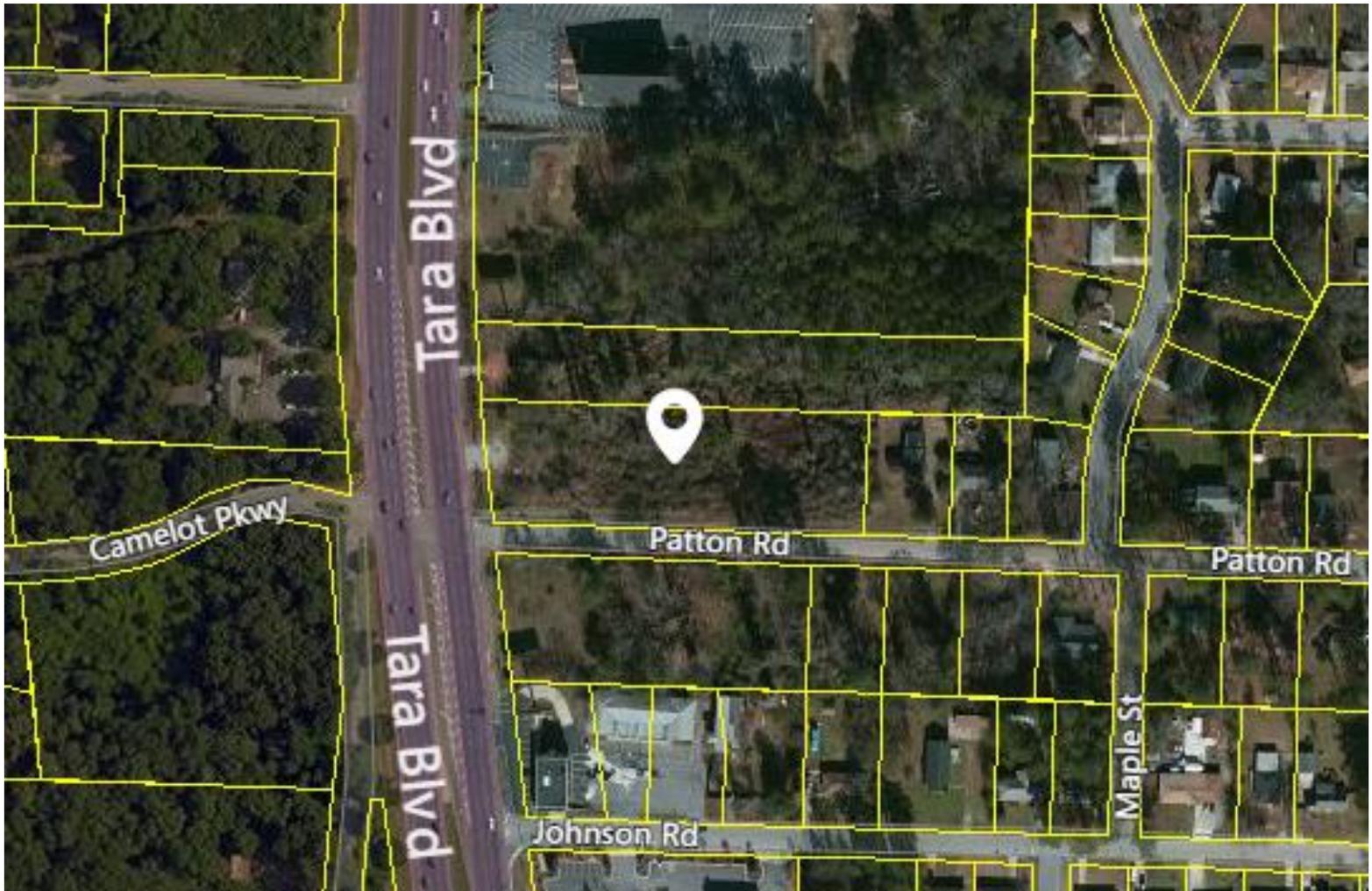
AERIALS



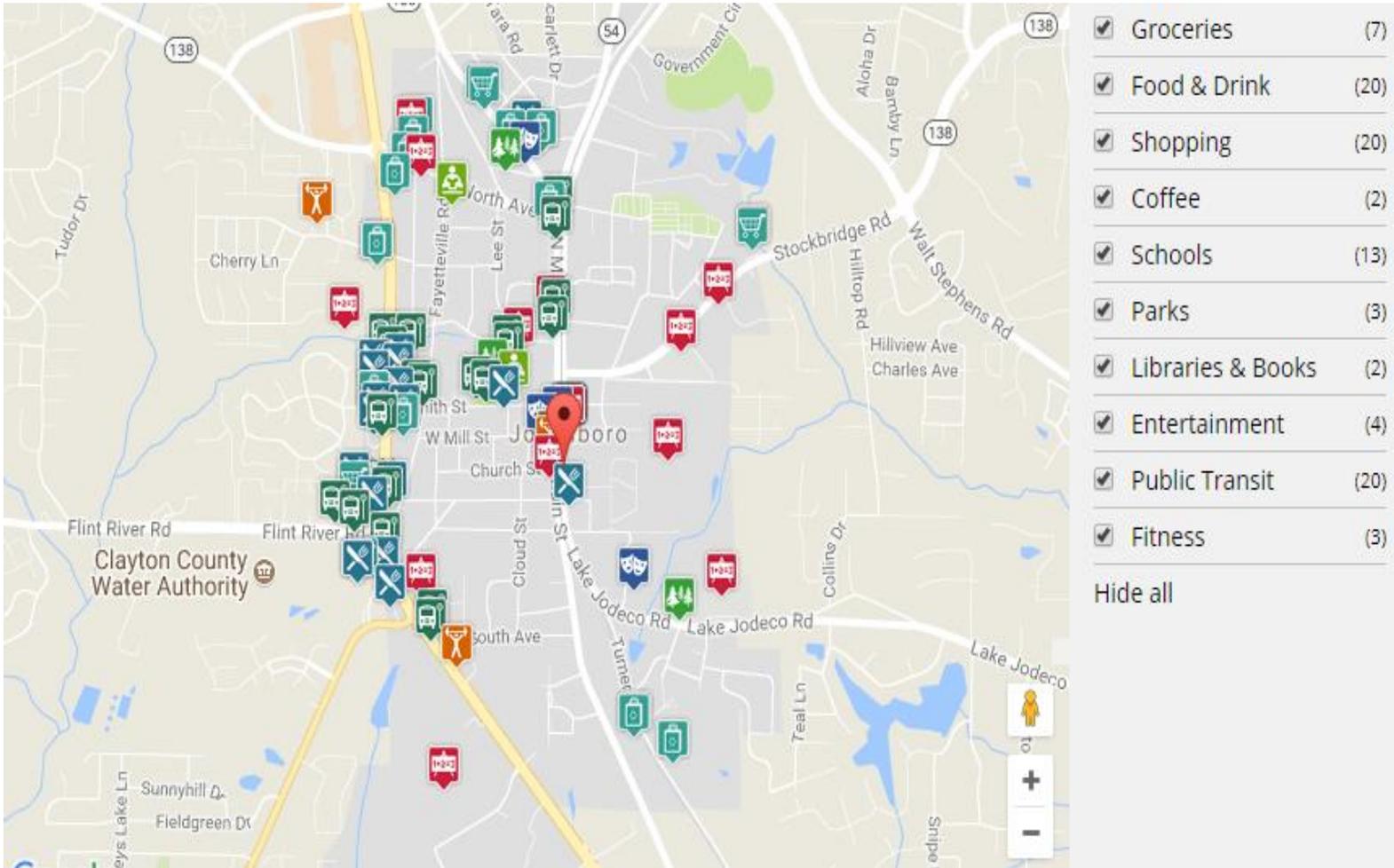
AERIALS



TAX MAP



NEARBY AMENITIES



MARKET OVERVIEW

Average Asking Rent \$24.21

- Up 0.7% from year-end 2016. ▲
- Has risen in every quarter since Q3 2013. ▲
- Expected to finish 2017 at \$24.70.

Average Vacancy Rate 18.2%

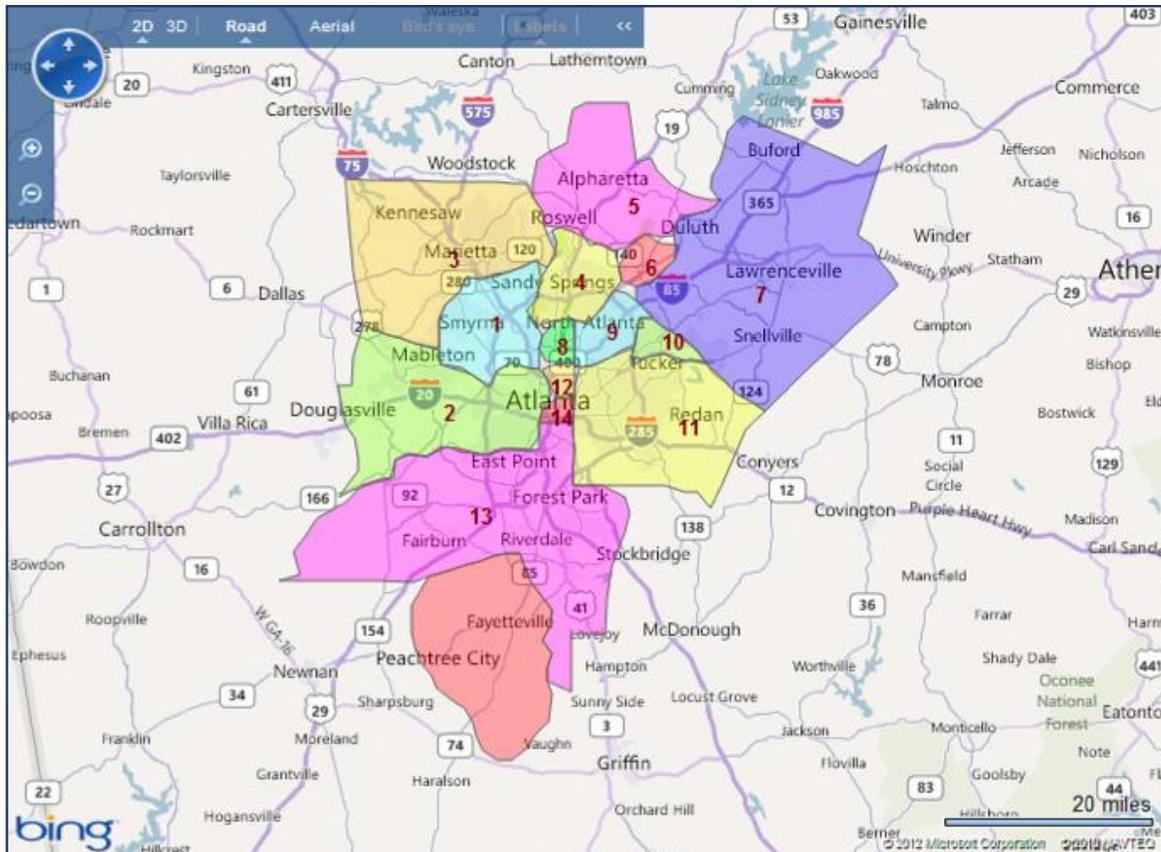
- Drifted upward by 30 basis points. ▲
- Among the 20 highest vacancies nationally.
- Expected to finish 2017 at 18.3%.

A comprehensive assessment of the Atlanta office market suggests that the primary concentrations of speculative office space are located in the North Central/Interstate 285/Georgia Route 400 submarket, representing 23.8 million square feet and 16.6% of the metropolitan inventory, followed by Cumberland/Interstate 75, with a 13.8% share, and Downtown (11.1%). Since the beginning of Q2 2007, the fastest growing area has been the Buckhead/Lenox submarket, adding 3.5 million square feet over that period, or 34.8% of total metropolitan office completions.

Reis is tracking office construction activity that will deliver 2.1 million square feet to the metro by the end of the year, and net total absorption will be positive 1.6 million square feet. As a result, the vacancy rate will continue to drift upward to finish the year at 18.3%. During 2018 and 2019, developers are anticipated to deliver a total of 2.9 million square feet. Office employment growth at the metro level during 2018 and 2019 is expected to average 1.4% annually, enough to facilitate an absorption rate averaging 1.6 million square feet per year. The market vacancy rate will finish 2018 at 18.1% and will fall 0.3 percentage points to 17.8% by year end 2019. Between now and year-end 2017 asking rents are expected to rise 2.0% to a level of \$24.70, while effective rents will increase by 1.9% to

MARKET OVERVIEW

METRO AREA SUBMARKETS



- | | | | |
|---|--------------------|----|-------------------|
| 1 | Cumberland/I-75 | 9 | NE Atlanta/I-85N |
| 2 | W Atl/I-20W/I-75 | 10 | Northlake/Stn Mtn |
| 3 | Marietta/E Cobb | 11 | E Atlanta/Decatur |
| 4 | N Central/I-285 | 12 | Midtown/Pershing |
| 5 | Roswell/Alpharetta | 13 | Airport/S Atlanta |
| 6 | Peachtree Corners | 14 | Downtown |
| 7 | NE Gwinnet/I-85 | 15 | Far South |
| 8 | Buckhead/Lenox | | |

SUB-MARKET OVERVIEW

Submarket	Inventory (Buildings)	Inventory (SF/Units)	Asking Rent \$	CRD %	Vac %	Free Rent (mos)	Expenses \$ (Commercial)	Expenses % (Apartment)	Lease Term (yrs)	Leasing Commission %	Tenant Improvements \$
N Central/I-285	176	23,831,000	\$25.34	-3.6	19.4	3.0	\$10.08		3.1	10.0	\$24.73
Roswell/Alpharetta	195	15,130,000	\$23.14	-3.9	16.8	2.7	\$8.34		2.1	8.8	\$20.61
Peachtree Corners	102	7,236,000	\$18.10	-4.6	25.7	3.0	\$6.57		2.2	9.5	\$15.73
NE Gwinnet/I-85	151	8,737,000	\$17.71	-3.7	21.4	2.8	\$6.83		3.4	7.8	\$17.83
Cumberland/I-75	153	19,907,000	\$24.18	-6.2	17.6	2.7	\$9.05		2.8	10.3	\$18.60
W Atl/I-20W/I-75	33	2,115,000	\$25.35	-4.7	14.2	1.7	\$8.34		1.7	8.6	\$24.57
Marietta/E Cobb	80	3,374,000	\$18.44	-4.6	18.1	3.5	\$8.64		1.7	8.4	\$18.72
E Atlanta/Decatur	51	2,096,000	\$21.63	-3.1	15.4	3.3	\$7.32		3.1	7.6	\$15.36
Midtown/Pershing	83	14,618,000	\$29.67	-0.7	13.2	1.8	\$13.49		5.2	8.0	\$24.82
Airport/S Atlanta	84	4,177,000	\$15.18	-7.6	26.1	2.4	\$5.83		2.7	10.1	\$15.95
Downtown	58	16,009,000	\$23.60	-6.9	22.4	4.5	\$10.86		4.3	8.5	\$21.29
Buckhead/Lenox	85	15,865,000	\$32.69	-4.8	14.0	2.4	\$13.31		2.9	9.0	\$31.50
Far South	36	942,000	\$17.97	-4.7	20.5	2.9	\$4.99		2.1	7.9	\$18.72
NE Atlanta/I-85N	81	8,485,000	\$19.49	-6.5	12.6	2.9	\$8.10		1.6	7.0	\$17.45
Northlake/Stn Mtn	24	1,318,000	\$18.17	-8.4	37.5	2.9	\$7.94		2.8	9.1	\$13.75

SUB-MARKET OVERVIEW

The Airport/South Atlanta submarket, one of fifteen distinct geographic concentrations within Atlanta, contains 4.2 million market rate rental square feet, or 2.9% of the metro's total inventory of office space. In the ten-year period beginning with Q2 2007, new additions to the submarket totaled 311,000 square feet, while 52,000 square feet were removed by developer activity. The net total gain of 259,000 square feet amounts to an annualized inventory growth rate of 0.6%, exceeding the metro growth rate by 0.1 percentage points over the same period.

- .Drifted upward by 20 basis points.
- .Expected to finish 2017 at 25.9%.
- .Up 0.7% from year-end 2016.
- .Fastest rate of increase in four quarters.
- .Expected to finish 2017 at \$15.34.

SUB-MARKET OVERVIEW

Asking and Effective Rent

During the first quarter of 2017, asking rents rose by 0.7% to an average of \$15.18, the lowest observed across the metro's fifteen submarkets. Since the same reporting period last year, asking rents have edged lower by 0.4%, down from \$15.24. The Airport/South Atlanta submarket's current asking rent levels are lower than the metro's average of \$24.21, while asking rent growth in the first quarter is equal to the metro average of 0.7%. Effective rents, which take into account concessions offered to new lessees, climbed more slowly, up by 0.5% during the first quarter.

Competitive Inventory, Employment, Absorption

Total employment in the Atlanta metropolitan area increased by 17,300 jobs during the first quarter, while in the dominant office-using industries, employment expanded by 5,600. Although quarterly employment changes may not have an immediate impact on lease rolls, it is prudent to consider longer-term economic and demographic performance as a factor affecting current demand for office space. Since the beginning of Q2 2007, the average growth rate for office-using employment in Atlanta has been 1.1% per year, representing the average annual addition of 9,100 jobs. Over the same time period, the metro posted an average annual absorption rate of 215,900 square feet. During the first quarter, metropolitan absorption totaled negative 286,000 square feet; in the Airport/South Atlanta submarket, 8,000 square feet were returned to the market. The first quarter's negative absorption in the submarket follows two consecutive quarters of positive absorption, amounting to 42,000 square feet. Over the last four quarters, submarket absorption totaled 42,000 square feet; by comparison, the average annual absorption rate recorded since the beginning of Q2 2007 is negative 8,300 square feet. The submarket's average vacancy rate drifted upward by 20 basis points during the first quarter to 26.1%, which is 2.3 percentage points higher than the long-term average, and 7.9 percentage points higher than the current metro average.

Outlook

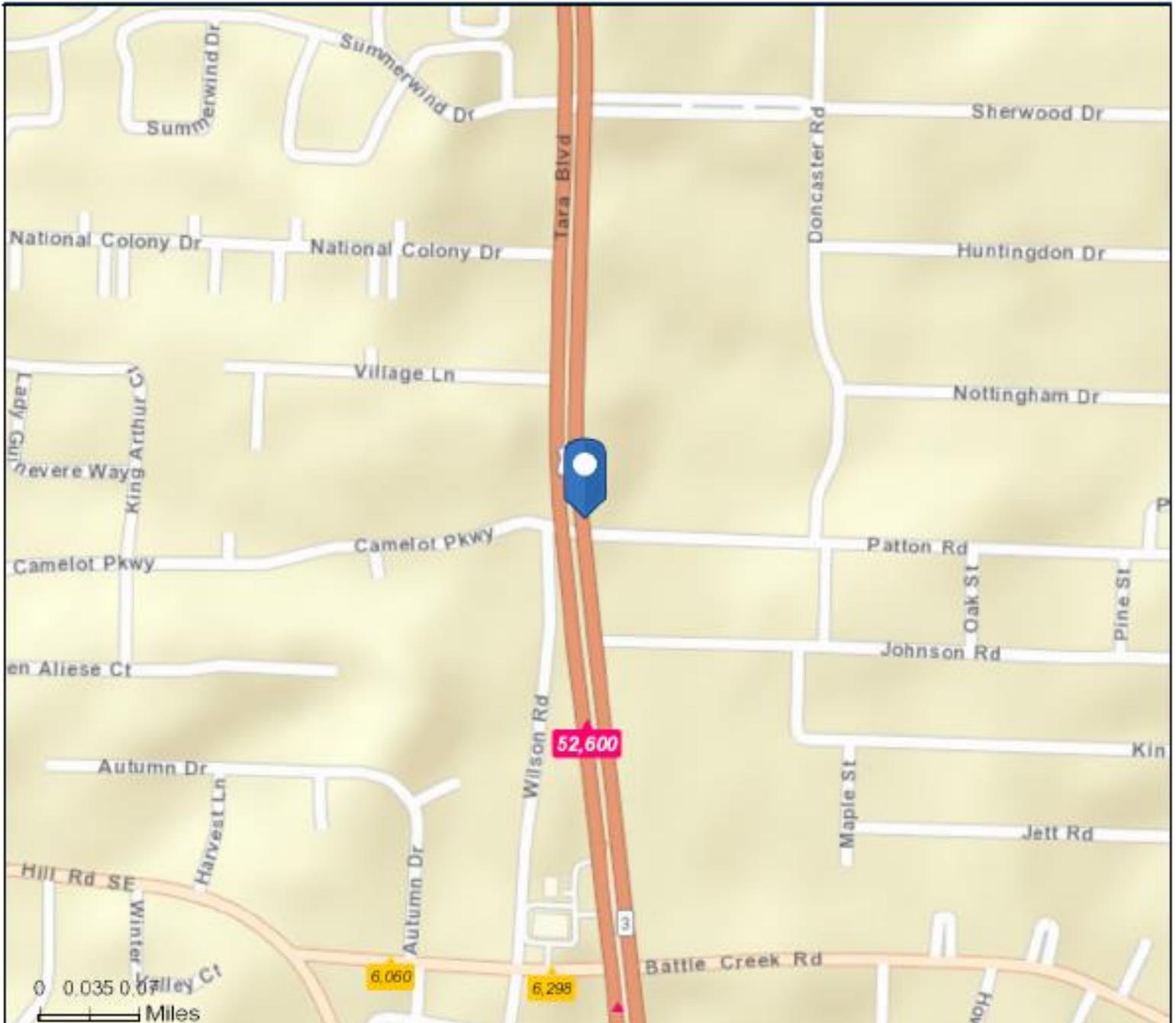
Reis's new construction observation team reports that no competitive office stock will be introduced to the submarket through the end of 2019. Between now and year-end, net absorption will be essentially flat. In response, the vacancy rate will drift downward by 0.2 percentage points to 25.9%. During 2018 and 2019, no additional competitive stock is expected to be introduced to the submarket inventory. Office employment growth at the metro level during 2018 and 2019 is anticipated to average 1.4% annually, enough to facilitate an absorption rate averaging 1.6 million square feet per year. The Airport/South Atlanta submarket will capture 3.5% of this absorption. This will place downward pressure on the submarket vacancy rate, which is projected to finish 2019 at 23.3%. Between now and year-end 2017 asking rents are expected to climb 1.1% to a level of \$15.34, while effective rents will advance by 0.9% to \$11.41. Thereafter, Reis projects that asking rent growth will accelerate to an annualized average of 2.4% during 2018 and 2019 to reach a level of \$16.07 per square foot. As market conditions motivate landlords to increase the values of the concessions packages offered to new tenants, effective rents are expected to increase at a slower 2.0% average annualized rate.



Traffic Count Map - Close Up

7118 Tara Blvd, Jonesboro, Georgia, 30236
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.56003
Longitude: -84.37111



DEMOGRAPHICS

Executive Summary

7621 Tara Blvd, Jonesboro, Georgia, 30236 2
 7621 Tara Blvd, Jonesboro, Georgia, 30236
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.54763
 Longitude: -84.36976

	1 mile	3 miles	5 miles
Population			
2000 Population	9,867	68,332	166,106
2010 Population	9,984	72,043	173,011
2017 Population	10,700	77,271	184,019
2022 Population	11,203	81,056	192,413
2000-2010 Annual Rate	0.12%	0.53%	0.41%
2010-2017 Annual Rate	0.96%	0.97%	0.85%
2017-2022 Annual Rate	0.92%	0.96%	0.90%
2017 Male Population	48.5%	48.2%	48.1%
2017 Female Population	51.5%	51.8%	51.9%
2017 Median Age	30.4	31.9	32.8

In the identified area, the current year population is 184,019. In 2010, the Census count in the area was 173,011. The rate of change since 2010 was 0.85% annually. The five-year projection for the population in the area is 192,413 representing a change of 0.90% annually from 2017 to 2022. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 30.4, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	20.5%	16.9%	17.1%
2017 Black Alone	61.4%	68.6%	67.0%
2017 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2017 Asian Alone	2.7%	4.8%	6.5%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	11.1%	6.4%	6.3%
2017 Two or More Races	3.9%	2.9%	2.9%
2017 Hispanic Origin (Any Race)	21.0%	12.4%	12.4%

Persons of Hispanic origin represent 12.4% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 62.2 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	3,561	23,887	58,347
2010 Households	3,595	25,256	60,976
2017 Total Households	3,849	26,975	64,501
2022 Total Households	4,033	28,283	67,348
2000-2010 Annual Rate	0.10%	0.56%	0.44%
2010-2017 Annual Rate	0.95%	0.91%	0.78%
2017-2022 Annual Rate	0.94%	0.95%	0.87%
2017 Average Household Size	2.78	2.79	2.80

DEMOGRAPHICS



Demographic and Income Profile

7621 Tara Blvd, Jonesboro, Georgia, 30236 2
7621 Tara Blvd, Jonesboro, Georgia, 30236
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.54763
Longitude: -84.36976

Summary	Census 2010	2017	2022			
Population	9,984	10,700	11,203			
Households	3,595	3,849	4,033			
Families	2,297	2,431	2,533			
Average Household Size	2.77	2.78	2.78			
Owner Occupied Housing Units	1,450	1,322	1,346			
Renter Occupied Housing Units	2,145	2,527	2,687			
Median Age	29.7	30.4	30.5			
Trends: 2017 - 2022 Annual Rate	Area	State	National			
Population	0.92%	1.03%	0.83%			
Households	0.94%	1.01%	0.79%			
Families	0.83%	0.92%	0.71%			
Owner HHs	0.36%	0.99%	0.72%			
Median Household Income	0.67%	2.05%	2.12%			
		2017	2022			
Households by Income	Number	Percent	Number	Percent		
<\$15,000	631	16.4%	655	16.2%		
\$15,000 - \$24,999	650	16.9%	645	16.0%		
\$25,000 - \$34,999	580	15.1%	561	13.9%		
\$35,000 - \$49,999	898	23.3%	858	21.3%		
\$50,000 - \$74,999	588	15.3%	623	15.4%		
\$75,000 - \$99,999	268	7.0%	363	9.0%		
\$100,000 - \$149,999	174	4.5%	241	6.0%		
\$150,000 - \$199,999	41	1.1%	58	1.4%		
\$200,000+	18	0.5%	28	0.7%		
Median Household Income		\$35,675	\$36,888			
Average Household Income		\$43,717	\$49,552			
Per Capita Income		\$15,910	\$18,032			
		Census 2010	2017	2022		
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,016	10.2%	1,002	9.4%	1,032	9.2%
5 - 9	814	8.2%	847	7.9%	884	7.9%
10 - 14	722	7.2%	752	7.0%	769	6.9%
15 - 19	701	7.0%	692	6.5%	717	6.4%
20 - 24	869	8.7%	969	9.1%	1,035	9.2%
25 - 34	1,750	17.5%	1,950	18.2%	2,004	17.9%
35 - 44	1,502	15.0%	1,431	13.4%	1,474	13.2%
45 - 54	1,183	11.8%	1,223	11.4%	1,197	10.7%
55 - 64	817	8.2%	981	9.2%	1,061	9.5%
65 - 74	399	4.0%	578	5.4%	684	6.1%
75 - 84	172	1.7%	222	2.1%	279	2.5%
85+	39	0.4%	52	0.5%	65	0.6%
		Census 2010	2017	2022		
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	2,337	23.4%	2,198	20.5%	2,095	18.7%
Black Alone	5,780	57.9%	6,569	61.4%	7,066	63.1%
American Indian Alone	41	0.4%	38	0.4%	37	0.3%
Asian Alone	252	2.5%	288	2.7%	310	2.8%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	1,216	12.2%	1,192	11.1%	1,242	11.1%
Two or More Races	357	3.6%	415	3.9%	454	4.1%

CONTACT INFORMATION

For more information, please contact:

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CONFIDENTIALITY STATEMENT

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.