



GREAT EXPRESSIONS DENTAL CENTERS

570 West Lanier Avenue, Building #2, Fayetteville, Georgia (Atlanta MSA)



Edward Jones 





MIXED USE

FAYETTE CHAMBER OF COMMERCE 

THE MERIDIAN AT LAFAYETTE
(210 UNITS)

WEST LANIER AVENUE: 23,400 VPD



MAGNOLIA OFFICE PARK

TABLE OF CONTENTS



- 4 EXECUTIVE SUMMARY
- 5 PROPERTY DESCRIPTION
- 6 INVESTMENT HIGHLIGHTS
- 7 AERIALS & SITE PLAN
- 9 LEASE SUMMARY
- 10 SURROUNDING USES
- 11 TENANT OVERVIEW
- 12 AREA OVERVIEW

INVESTMENT CONTACTS

WILL PIKE

Vice Chairman
+1 404 923 1381
will.pike@cbre.com

LEE ASHER

Vice Chairman
+1 404 504 5965
lee.asher@cbre.com

CHRIS BOSWORTH

Vice Chairman
+1 404 923 1486
chris.bosworth@cbre.com

BRIAN PFOHL

Senior Vice President
+1 404 504 7893
brian.pfohl@cbre.com

MATT MOUNTJOY

Capital Markets Manager
+1 404 504 5939
matthew.mountjoy@cbre.com

LEAH LINDELL

Capital Markets Analyst
+1 404 812 5136
leah.lindell@cbre.com

CBRE, INC.

3550 Lenox Road NE, Suite 2300
Atlanta, GA 30326
+1 (404) 504-7900



ACTUAL LOCATION

EXECUTIVE SUMMARY

The CBRE Net Lease Property Group is pleased to exclusively offer for sale the 11,852-square-foot Great Expressions Dental Centers office situated on 1.15 acres in Fayetteville, Georgia—a component of the Atlanta MSA (Population: 5.9M). Built in 1989, Great Expressions’ NNN lease features ±10 years of primary term remaining with 2% annual rent increases until January 1, 2025 and 3% annual increases thereafter.


Great Expressions is located with excellent access and visibility along West Lanier Avenue (23,400 VPD), where it is just feet from its signalized intersection with LaFayette Avenue, a half-mile west of downtown Fayetteville and 24 miles south of downtown Atlanta. The site is strategically positioned adjacent to the 110,469-square-foot Magnolia Office Park and directly across from a recently-constructed apartment complex, The Meridian at Lafayette, featuring 210 units. Great Expressions is also within walking distance from HearthSide Club Lafayette (125 units)—a 62 and older community that was completed in 2019—and Hampton Inn (78 rooms).


The property benefits from its position within one of Fayetteville’s primary retail and commercial corridors with 4.6 MSF of retail, 2.0 MSF of office and 2,039 multifamily units within a 3-mile radius. Major tenants within the immediate vicinity include Chick-fil-A, Holiday Inn Express (60 rooms), AutoZone Auto Parts, Advance Auto Parts, Edward Jones, Leslie’s Pool Supplies, Regions Bank, BP, Dunkin’, Twisted Taco, Southcrest Bank, Carter’s Technology and Hope Center Memory Care, to name a few. Other major traffic drivers include Piedmont Fayette Hospital (3 miles; 282 beds), one of the most highly-ranked and awarded hospitals in the Southeast, and Pinewood Atlanta Studios (4 miles), a 700-acre full-service film and entertainment studio complex.


Great Expressions is located at the epicenter of Fayette County with Fayetteville being its county seat and is within minutes from a high concentration of government buildings including the Fayette County Administration, Fayette Chamber of Commerce, Fayette County Board of Education and Fayetteville City Hall, among others.

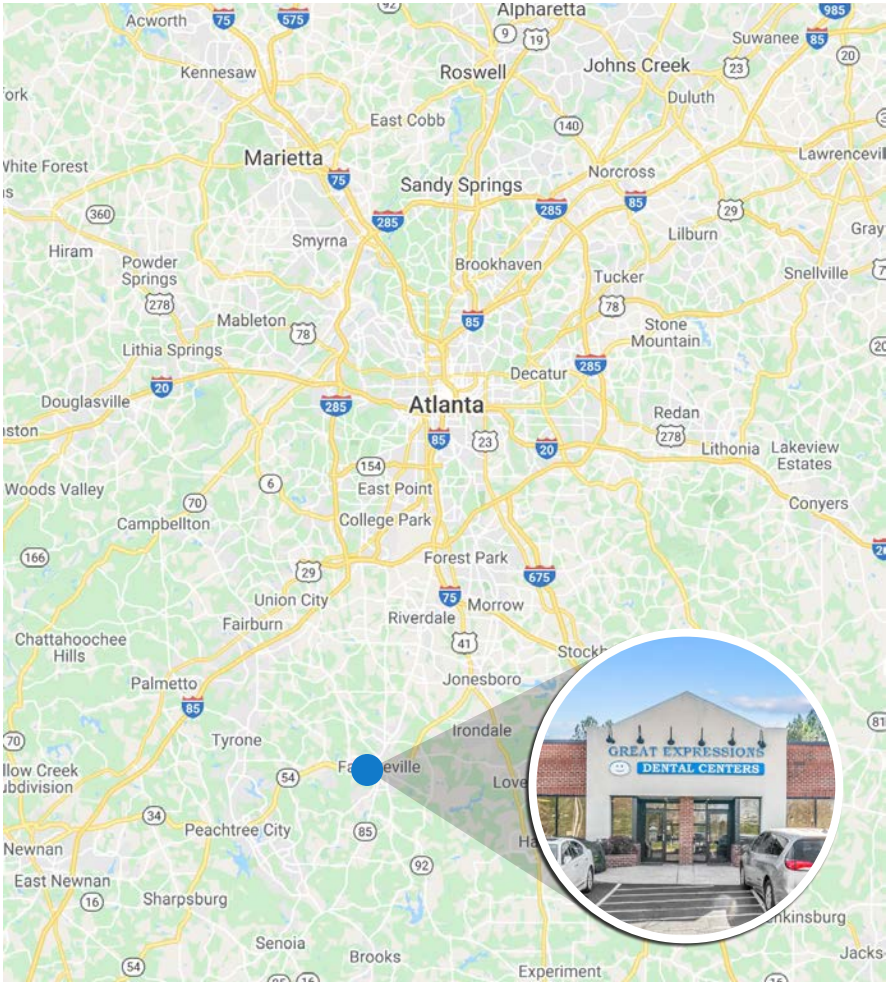
The site also benefits from dynamic demographics with a population of 26,899 and an average household income of \$95,110 within a 3 mile radius.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,992	26,899	52,421
AHI	\$83,916	\$95,110	\$97,768


\$4,376,123
PRICE


6.50%
CAP RATE


\$284,448
NOI



PROPERTY DESCRIPTION



570 WEST LANIER AVENUE, BUILDING #2, FAYETTEVILLE, GA 30214

ADDRESS



±10 YEARS

TERM REMAINING



NNN

LEASE TYPE



11,852 SF

BUILDING SIZE



1.15 ACRES

LAND AREA



1989

YEAR BUILT



40 SPACES

PARKING



FAYETTE COUNTY, GA

COUNTY



WEST LANIER AVENUE:

23,400 VPD

TRAFFIC COUNTS



4.6 MSF RETAIL

2.0 MSF OFFICE

COMMERCIAL BASE (3 MILES)

INVESTMENT HIGHLIGHTS



TOP PRIVATELY-OWNED DENTAL PRACTICE

Formed in 1975, Great Expressions Dental Centers originated in Dearborn, Michigan and offers access to affordable dental care. Formerly known as American Dental Group, the company changed its name to reflect the broad spectrum of oral health care services, including orthodontics, that it provides. It is among the top privately-owned dental practice management companies in the United States with 500 doctors, 300 locations and 450 hygienists.



LONG-TERM NNN LEASE

Built in 1989, Great Expressions' NNN lease features ±10 years of primary term remaining with 2% annual rent increases until January 1, 2025 and 3% annual increases thereafter.



EXCELLENT ACCESS & VISIBILITY

Great Expressions is located with excellent access and visibility along West Lanier Avenue (23,400 VPD), where it is just feet from its signalized intersection with LaFayette Avenue, a half-mile west of downtown Fayetteville and 24 miles south of downtown Atlanta.



STRATEGIC LOCATION

The site is strategically positioned adjacent to the 110,469-square-foot Magnolia Office Park and directly across from a recently-constructed apartment complex, The Meridian at Lafayette, featuring 210 units. Great Expressions is also within walking distance from HearthSide Club Lafayette (125 units)—a 62 and older community that was completed in 2019—and Hampton Inn (78 rooms).



PRIMARY RETAIL & COMMERCIAL CORRIDOR

The property benefits from its position within one of Fayetteville's primary retail and commercial corridors with 4.6 MSF of retail, 2.0 MSF of office and 2,039 multifamily units within a 3-mile radius. Major tenants within the immediate vicinity include Chick-fil-A, Holiday Inn Express (60 rooms), AutoZone Auto Parts, Advance Auto Parts, Edward Jones, Leslie's Pool Supplies, Regions Bank, BP, Dunkin', Twisted Taco, Southcrest Bank, Carter's Technology and Hope Center Memory Care, to name a few.



PROXIMATE TO MAJOR TRAFFIC DRIVERS

Major traffic drivers include Piedmont Fayette Hospital (3 miles; 282 beds), one of the most highly-ranked and awarded hospitals in the Southeast, and Pinewood Atlanta Studios (4 miles), a 700-acre full-service film and entertainment studio complex.



DYNAMIC DEMOGRAPHICS

The site also benefits from dynamic demographics with a population of 26,899 and an average household income of \$95,110 within a 3 mile radius.



ATLANTA MSA ADVANTAGE

With an overall population of 5.9 million throughout the 29-county metro area, Atlanta is the ninth-largest Metropolitan Statistical Area (MSA) in the United States and is projected to be the 6th most populated metro area over the next few years. Over the course of the 1990s and into the 2000s, Atlanta evolved from the regional "capital" of the Southeast into its current distinction as a leading international city for business. Atlanta prospers by combining layers of logistical advantages with a low cost of doing business, an educated workforce and a high quality of living. Diversified and substantial investment from corporations and state and local governments make Atlanta an incredible place to do business. As further proof that Atlanta is a mainstay of global commerce, this fast-growing metropolis is also home to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport (Annual Passengers: 104M).



THE MERIDIAN AT LAFAYETTE
210 UNITS



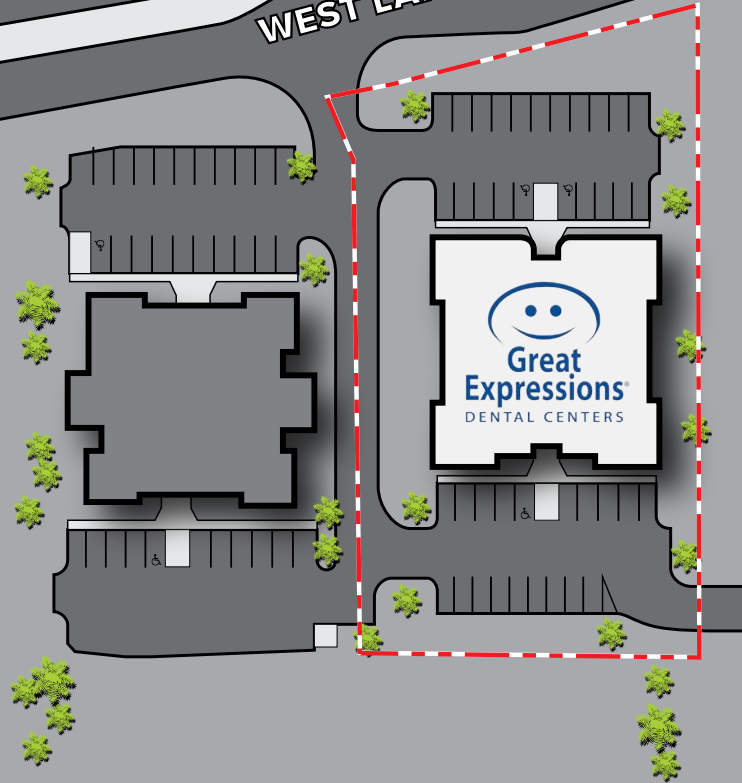
125 UNITS



WEST LANIER AVENUE: 23,400 VPD

FAYETTE CHAMBER
OF COMMERCE

Edward Jones



MAGNOLIA OFFICE PARK



LEASE SUMMARY

TENANT:	ADG, LLC	
LEASE COMMENCEMENT:	January 1, 2020	
LEASE EXPIRATION:	December 31, 2029	
LEASE TERM:	10 years	
LEASE TERM REMAINING:	±10 years	
LEASE TYPE:	NNN	
CURRENT TERM RENT:	January 1, 2020 to December 31, 2020:	\$284,448
	January 1, 2021 to December 31, 2021:	\$290,137
	January 1, 2022 to December 31, 2022:	\$295,940
	January 1, 2023 to December 31, 2023:	\$301,858
	January 1, 2024 to December 31, 2024:	\$307,896
	January 1, 2025 to December 31, 2025:	\$314,054
	January 1, 2026 to December 31, 2026:	\$323,475
	January 1, 2027 to December 31, 2027:	\$333,179
	January 1, 2028 to December 31, 2028:	\$343,175
	January 1, 2029 to December 31, 2029:	\$353,470
RENT ESCALATIONS:	2% annual increases until January 1, 2025; 3% annual increases thereafter	
RENEWAL OPTIONS:	One 10-year renewal option	
RENEWAL OPTION INCREASES:	3% annual increases	
OPERATING EXPENSES:	Tenant shall be responsible only for its Proportionate Share of Taxes, utility charges, insurance, maintenance and repair costs, a management fee equal to 3% of gross rents (not to exceed \$10,000 annually) and other operating expenses for which Tenant is required to pay or reimburse Landlord pursuant to the Lease as Additional Rent (collectively "Operating Expenses). Tenant agrees to pay Tenant's Proportionate Share of the Operating Expenses during the Term in equal monthly installments as estimated by Landlord on an annual basis. Tenant's estimated Operating Expenses for calendar year 2020 shall equal \$ _ per rentable square foot.	
PROPORTIONATE SHARE:	The term "Proportionate Share" with respect to Tenant shall mean: (i) with respect to costs, expenses and charges specifically attributable to the Premises, 100%, and (ii) with respect to costs, expenses and charges attributable to Common Areas or attributable to the Site as a whole, the percentage obtained by dividing the rentable area of the Premises by the aggregate rentable area of all buildings on the Site (which shall not exceed 54%).	
TAXES:	Tenant agrees to pay all real estate taxes, ad valorem taxes, use and occupancy taxes, excise taxes, business taxes, real estate assessments, real estate excises and real estate levies, which may be assessed, levied, or imposed upon all or part of the Premises.	
INSURANCE:	Tenant shall maintain, at its sole expense with respect to the Premises, the following types and amounts of insurance: (i) "All Risk" or "Special Form" insurance against loss, damage or destruction by fire and other casualty, including theft, vandalism, malicious mischief, perils/acts of terrorism, flood, earthquake, boiler explosion, plate glass breakage, sprinkler damage and windstorm, insuring the Premises for not less than 100% of the full insurable replacement cost of the Building, fixtures and equipment at the Premises and shall contain a replacement cost endorsement and an agreed amount or waiver of co-insurance provisions endorsement and (ii) commercial general liability insurance, including a products liability clause, insuring Landlord and Tenant against personal injury, bodily injury, death or property damage liability occurring upon, in or about the Premises on an occurrence form and in an amount not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate and contractual liability with a deductible in an amount customarily required (but in no event in excess of \$25,000) and an umbrella liability policy in the amount of \$3,000,000 (the minimum amounts shall increase by 3% annually).	
REPAIRS & MAINTENANCE:	<p>Tenant shall, at its own expense, have the sole responsibility for all maintenance, repairs and replacements with respect to the Premises. Tenant shall maintain and keep in good order and repair the Premises, the interior and exterior of the Building and the other Improvements placed in or on the Premises.</p> <p>Landlord, at its sole cost and expense, shall maintain the roof, exterior walls and foundation of the Premises, and the grounds, sidewalk, parking areas and other Common Areas. Landlord shall also restripe and reseal the Premises' parking areas. Tenant reimburses Landlord for such costs through the payment of Operating Expenses.</p>	

SURROUNDING USES



TENANT OVERVIEW



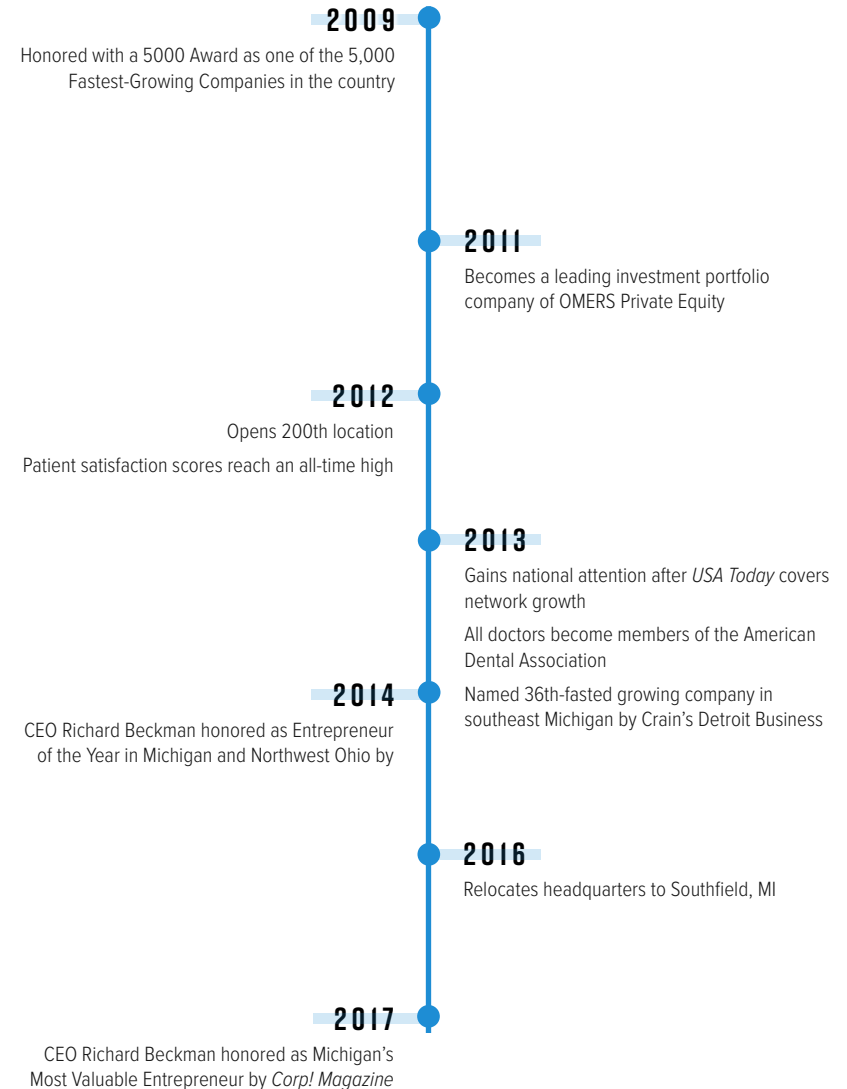
Formed in 1975, Great Expressions Dental Centers originated in Dearborn, Michigan and offers access to affordable dental care. Formerly known as American Dental Group, the company changed its name to reflect the broad spectrum of oral health care services, including orthodontics, that it provides. It is among the top privately-owned dental practice management companies in the United States with 500 doctors, 300 locations and 450 hygienists.

In 2010, Great Expressions acquired Nanston, Inc. and entered an agreement to manage the 13 dental practices of Nanston Dental Group, PC located in Atlanta, Georgia. The acquisition resulted in Great Expressions becoming the dominant provider of dental services in the Atlanta area.

ADG, LLC (the tenant under the lease) provides administrative and business support services and licenses the Great Expressions Dental Centers® brand name to independently owned and operated dental practices (Great Expressions Dental Centers, 2019).

COMPANY	Great Expressions Dental Centers
LOCATIONS	300
DOCTORS	500
HYGIENISTS	450
FOUNDED	1975
HEADQUARTERS	Southfield, Michigan

IN RECENT NEWS



Source: Great Expressions Dental Centers, 2019

AREA OVERVIEW

FAYETTEVILLE, GEORGIA

Situated just 24 miles south of Downtown Atlanta, the city of Fayetteville (Population: 17,056) is one of Georgia's fastest growing cities due to its proximity to Atlanta. Fayetteville benefits from its accessibility via Interstates 85 and 75, as well as being just 25 minutes from Hartsfield-Jackson Atlanta International Airport.

Founded in 1822 as the seat of Fayette County, Fayetteville was originally developed around agriculture. Over the past few years, Fayetteville has experienced an economic boom, which is largely attributed to the opening of Pinewood Studios Atlanta in 2014. The world-class Fayetteville location serves as the United States extension of the Pinewood brand. The studio has evolved into a full-service film and entertainment studio complex with 18 sound stages on 700 acres. Additionally, Fayetteville features a business-friendly environment that offers multiple economic incentives for businesses looking to grow or expand within the community.

In 2018, the City of Fayetteville developed a strategic plan that will be carried out over the next 3 to 5 years and includes investment in transportation, economic opportunity development, infrastructure growth, neighborhood improvement, and government efficiency.



AREA OVERVIEW

ATLANTA, GA: CAPITAL OF THE SOUTHEAST

Metro Atlanta is recognized as an international gateway city and is also considered to be both an emerging Tier 1 technology hub and the established economic engine of the Southeast. The city's thriving economy and job base, coupled with its high quality of life and low cost of living, make it an ideal destination to draw young and educated talent from the region's major universities.

With an overall population of 5.9 million throughout the 29-county metro area, Atlanta is the ninth-largest Metropolitan Statistical Area (MSA) in the United States and is projected to be the 6th most populated metro area over the next few years. Over the course of the 1990s and into the 2000s, Atlanta evolved from the regional "capital" of the Southeast into its current distinction as a leading international city for business. Atlanta prospers by combining layers of logistical advantages with a low cost of doing business, an educated workforce, and a high quality of living. Diversified and substantial investment from corporations and state and local governments make Atlanta an incredible place to do business. As further proof that Atlanta is a mainstay of global commerce, this fast-growing metropolis is also host to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport (Annual Passengers: 104M).

JOB GROWTH CONTINUES TO SOAR

Atlanta has held its place in the top 5 cities for Fortune 500 headquarters for over a decade. 26 Fortune 1000 companies have headquarters in Atlanta and more than 70% of the Fortune 1000 firms have operations in the metro area. Looking forward, Atlanta's diverse economy, strong in-migration, population growth, and business-friendly environment are expected to fuel above-average job growth. According to the Department of Labor, Atlanta employment and labor force numbers grew by nearly 50,100 jobs in 2018, which was a rate of 1.8%, exceeding the national average.

CORPORATE RELOCATION MAGNET

Atlanta continues to experience some of the most rapid economic growth in the nation as businesses continue to focus on streamlining their operations in regions with lower operating costs and a well-educated, growing labor force. This talent pool coincides well with Atlanta's prime location which is within a short flying distance of a vast majority of U.S. population centers. Atlanta is competitive in a wide range of degree levels, offering a ready workforce to relocating companies and startups in high-end services as well as skilled manufacturing. Moody's notes that Atlanta's job growth in professional and technical services far exceeds the U.S. average

and is set to continue for the foreseeable future. Atlanta's high concentration of highly-educated professionals will continue to make the area a preferred destination for corporate relocations and expansions.

Companies such as Norfolk Southern, Pulte Homes, First Data, Sony Ericsson, Novelis, and Hydro Phi are just a few examples of companies that have chosen to relocate their headquarters from around the country to Atlanta, making a long-term investment in the city's workforce and economy.



AREA OVERVIEW

MARKET AT A GLANCE

ECONOMIC STRENGTH & STABILITY

- » Over 2,100 international companies are represented in Atlanta
- » Top tech talent market
- » Cost of living is below the U.S. average
- » Atlanta has been recognized for some of the lowest operating costs in the nation
- » Hartsfield-Jackson Atlanta International Airport is #1 in the world in passenger volume, serving 104+ million passengers annually with over 90 international destinations in 55 countries and over 260,000 passengers per day

MAJOR POPULATION CENTER

- » The 29-county MSA - the nation's 9th largest - contains approximately 5.8 million people
- » More than 58% of individuals 25+ years of age have post-secondary education, well above the national average of 52%
- » Median household income has increased 62% since 1990, with 22.5% of households currently earning \$100,000+ annually

HIGHLY EDUCATED WORKFORCE

- » Ranked as 7th Major U.S. city for production of graduates with Bachelor's degrees or higher
- » Home to more than 50 accredited universities, colleges, and technical schools including Georgia Institute of Technology, Emory University, Georgia State University, and the Atlanta University Center which includes Clark, Spelman, and Morehouse Colleges

FORTUNE 500 COMPANIES HEADQUARTERED IN ATLANTA

STATE RANK	COMPANY	TICKER	FORTUNE 500 RANK	REVENUE
1	The Home Depot	HD	23	\$100.9
2	United Parcel Service	UPS	46	\$65.8
3	The Coca-Cola Company	KO	64	\$35.41
4	Delta Air Lines	DAL	71	\$41.2
5	Aflac Inc.	AFL	126	\$29.2
6	Southern Co.	SO	145	\$19.9
7	Genuine Parts Co.	GPC	180	\$16.3
8	First Data Corp.	FDC	242	\$12.1
9	SunTrust Banks Inc.	STI	303	\$9.2
10	Mohawk Industries	MHK	311	\$9.0
11	Veritiv	VRTV	331	\$8.3
12	PulteGroup, Inc.	PHM	353	\$7.7
13	HD Supply	HDS	364	\$7.5
14	AGCO	AGCO	370	\$7.4
15	NCR	NCR	409	\$6.5
16	Asbury Automotive Group, Inc.	MHK	410	\$6.5
17	Intercontinental Exchange	ICE	437	\$6.0

AREA OVERVIEW

FORTUNES FOR THE FUTURE: DRIVERS FOR GROWTH

Atlanta's position as a global business center for established companies has never been in question. FDI Magazine, a foreign direct investment news outlet, ranked Atlanta the #5 City of the Future in the U.S. based on economic potential, human resources, infrastructure, quality of life, FDI strategy and business climate.

Atlanta continues to attract many companies due to the state's attractive business climate and highly valuable logistical assets. Georgia is the #5 ranked state for business according to both Site Selection Magazine and Chief Executive due to its low corporate and personal income tax, highly-educated workforce, quality healthcare and low percentage of unionized labor. Atlanta is building on these advantages through programs like its Opportunity Zones which were recently extended to Midtown and Downtown businesses and offer tax credits for each new job added.

In addition to a strong base of internationally recognized firms, the city is already turning to the next generation of Fortune 500 companies to drive future employment growth. Atlanta is poised for a new wave of growth in a diverse range of innovative fields.

TECHNOLOGY

Atlanta has a thriving ecosystem ideal for the cultivation of the high-growth technology sector. A key factor helping lure tech companies to the market includes the lowest cost of doing business and the second lowest cost of living among the top-10 markets in the country. One of the defining characteristics of Atlanta's tech sector is that a heavy concentration are primarily business-to-business technology companies (FinTech, Cybersecurity, Health IT, Marketing Automation and Logistics Technology). A strong indicator of the continued growth to come is the noticeable rise and healthy levels of venture capital and private equity investment in Atlanta-based tech companies. Atlanta has seen more than \$1.7 billion of venture and private equity investments in local technology companies since 2015.

BIOSCIENCE

The city is ranked #5 in university research nationally. A key component of the ranking is Emory University's place at #4 in the U.S. for discovering new drugs and vaccines among public-sector research institutions, with 27 products in the marketplace and 12 more in human clinical trials. Atlanta is also home to the Georgia Research Alliance, a non-profit that is government funded and run by a board of high-level business leaders and university presidents. GRA has leveraged \$525 million in state funds into \$2.6 billion of federal and private investment.



AREA OVERVIEW

FORTUNES FOR THE FUTURE: DRIVERS FOR GROWTH

ADVANCED MANUFACTURING & SUPPLY CHAIN MANAGEMENT

Atlanta's supply chain and advanced manufacturing industry is the largest growth sector in recent years. Seventy percent of the top 20 supply chain management software providers have operations in Atlanta, including six corporate headquarters. State-wide, Georgia continues to increase its connectivity to the global marketplace. Given Atlanta's dominance as a global logistics hub with the busiest airport in the world and as home to both UPS and Delta, the Port of Savannah has become a critical element in the expansion of its distribution capabilities. Additionally, Atlanta mayor Keisha Lance Bottoms continues to promote a high-speed rail line linking metro Atlanta to Savannah - this additional linkage could serve to boost both the Atlanta and Savannah economies.

PORT OF SAVANNAH

Atlanta is 250 miles from the Port of Savannah, the fastest growing port in the nation. Georgia's deep water ports and inland barge terminals expedite deliveries to 153 countries around the globe and sustain more than 369,000 jobs throughout the state annually, contributing \$20.4 billion in income and \$84.1 billion in revenue to Georgia's economy. The Port of Savannah is the fastest-growing and fourth-busiest port in the nation, with 36 weekly vessel calls, more than any other container terminal on the U.S. East Coast. The Port of Savannah contributes significantly to promoting American businesses in the global marketplace. In 2014, the Savannah Harbor Expansion Project was authorized to begin construction to deepen the harbor to 47 feet through the Water Resources Reform and Development Act of 2014. Completion is expected as early as 2020. In addition, the Port of Savannah has 10 Super Post-Panamax ship-to-shore cranes on order, for a total of 36 cranes. Four will arrive in 2018, and the final six by 2020. Investments are also being made in road and rail improvements in order to increase service to inland markets and strengthen the logistics network across the state.

HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT

Located 7 miles south of the city's Central Business District, Hartsfield-Jackson Atlanta International Airport ("Hartsfield") is the world's busiest airport, serving more than 104 million passengers annually with nonstop service to more than 150 U.S. destinations and 70 international destinations in more than 50 countries. The Airport boasts a direct economic impact of \$34.8 billion in metro Atlanta and a total direct economic impact of \$70.9 billion in Georgia. It is also the

largest employer in Georgia, with more than 63,000 employees. The Airport is a frequent recipient of awards of excellence for concessions, operations, sustainability, architectural engineering, and construction. ATL is now in the midst of a \$6 billion capital improvement program, ATLNext, which will modernize the Domestic Terminal and concourses, and include new parking decks, a 440-room hotel, Class A commercial office space, a new runway, a new concourse and expand cargo facilities. With flying times of less than two hours to 80% of the U.S. population, Hartsfield has played a key role in the growth of Atlanta into one of the country's top business centers and deserves its nickname as the "Gateway to the World."



AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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INVESTMENT CONTACTS

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Vice Chairman
+1 404 923 1381
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LEE ASHER

Vice Chairman
+1 404 504 5965
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CHRIS BOSWORTH

Vice Chairman
+1 404 923 1486
chris.bosworth@cbre.com

BRIAN PFOHL

Senior Vice President
+1 404 504 7893
brian.pfohl@cbre.com

MATT MOUNTJOY

Capital Markets Manager
+1 404 504 5939
matthew.mountjoy@cbre.com

LEAH LINDELL

Capital Markets Analyst
+1 404 812 5136
leah.lindell@cbre.com

CBRE, INC.

3550 Lenox Road NE, Suite 2300
Atlanta, GA 30326
+1 (404) 504-7900