



JOEL & GRANOT
COMMERCIAL REAL ESTATE

MAIN STREET COMMONS

3463 LAWRENCEVILLE-SUWANEE RD.
SUWANEE, GA 30024



Presented By:

JOEL & GRANOT REAL ESTATE

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Investment Sales

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Dan Granot, Principal

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I. DISCLAIMER & DISCLOSURE

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owners of the Property (the "Owners"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owners and JGRE. Therefore, all projections, assumptions and other must be independently verified by the holder of this information.

Information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials may be described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or JGRE nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owners expressly reserved 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 with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owners shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owners and any conditions to the Owner's obligations therein have been satisfied or waived.

JGRE is representing the Sellers, not the Purchaser, in this transaction and will be paid by the Seller, not the Purchaser. Any cooperating Broker shall have written exclusive authorization from Purchaser and co-op commission, if any, to be paid by purchaser.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owners or JGRE. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owners or JGRE.

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. JGRE and the JGRE logo are service marks of Joel & Granot Real Estate, LLC and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

Benjamin C. Pargman is a licensed real estate salesperson with the Georgia Real Estate Commission license # 355944. Benjamin C. Pargman is also an inactive member of the State Bar of Georgia and the Florida Bar, graduated from the University of Florida Law School and practiced commercial real estate law prior to beginning a career in real estate brokerage and obtaining a license from the Georgia Real Estate Commission. Mr. Pargman is not representing seller or purchaser or any other party related to the Property as an attorney. No statement whether spoken, written or otherwise from Mr. Pargman is intended to be offered as legal advice nor should any such statement be deemed or received as legal advice and all parties should obtain independent legal advice regarding this transaction.

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II. MAIN STREET COMMONS DESCRIPTION



Joel and Granot Real Estate is pleased to present the opportunity to acquire the fee simple interest in Main Street Commons, a 24,388 square foot strip retail center in Suwanee, Gwinnett County, Georgia.

Main Street Commons is located at a high visibility site along the heavy traffic of Lawrenceville-Suwanee Road with 30,200 trips, benefiting from visits to the IHOP and the Taco Mac on either side of the center. The block is also home to a QuickTrip, Advance Auto Parks, Moe's Southwest Grill, FedEx Office Print & Ship, CubeSmart and Zaxby's.

Main Street Commons features a diverse and "internet proof" tenant mix of restaurants and services, including: Poza Rica Mexican Restaurant, Nova Hair Salon, C2 Education, Suwanee Karate for Kids, Vicky Health center, Staffing Solutions, Asian Fusion, and others.

The property also is across the street from approximately 500,000 square feet of industrial and flex office space creating an immediate service community for the tenancy.

The property is a half mile to Satellite Blvd. and a 1 mile from I-85 Exit 111. Lowe's Home Improvement and Wal-Mart are less than 1 mile to the south, and the dynamic Suwanee City Hall and town green is a mile to the north.

Current occupancy at the property is 90%. The property has an Net Operating Income of \$318,632.14 and is being offered for sale at a 7.00% cap rate with a price of \$4,551,888.00.

PRICE | \$4,551,888.00

NOI | \$318,632.14

CAP RATE | 7.00%

III. PROPERTY OVERVIEW

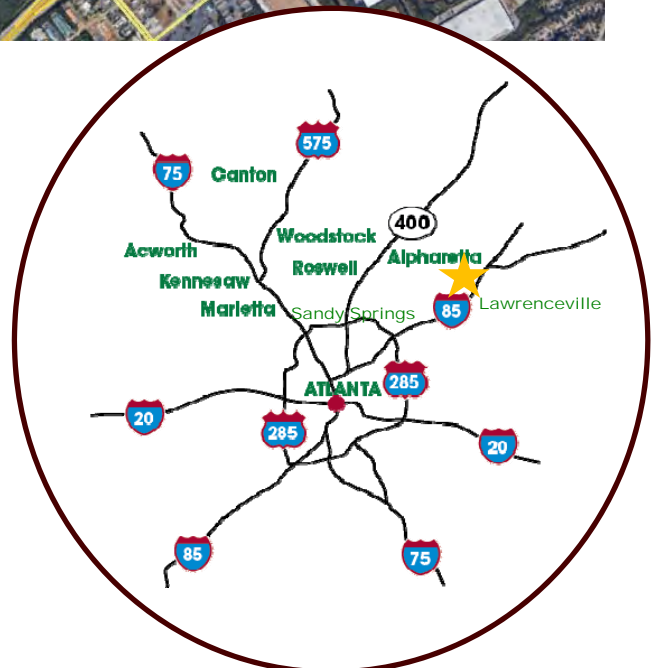


MAIN STREET COMMONS	
Address	3463 Lawrenceville-Suwanee Rd., Suwanee, GA 30024
County	Gwinnett
Total Square Footage	24,388 RSF
Number of Buildings	1
Year Built	2002
Zoning	C2A
Parking	120 Surface Spaces (5/1,000 RSF)
Current Occupancy	90%
NOI	\$318,632.14
Cap Rate	7.00%
Price	\$4,551,888.00

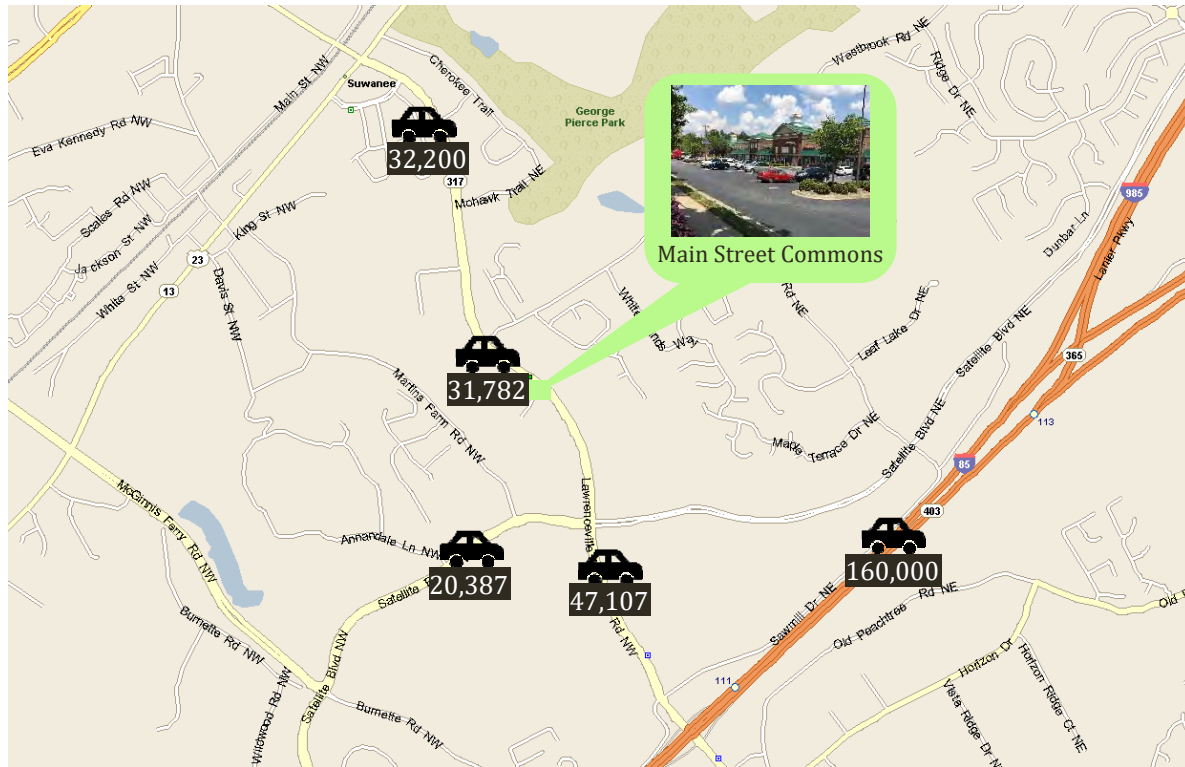
IV. PHOTOS



V. AREA LOCATION MAP



VI. DEMOGRAPHICS & TRAFFIC COUNT

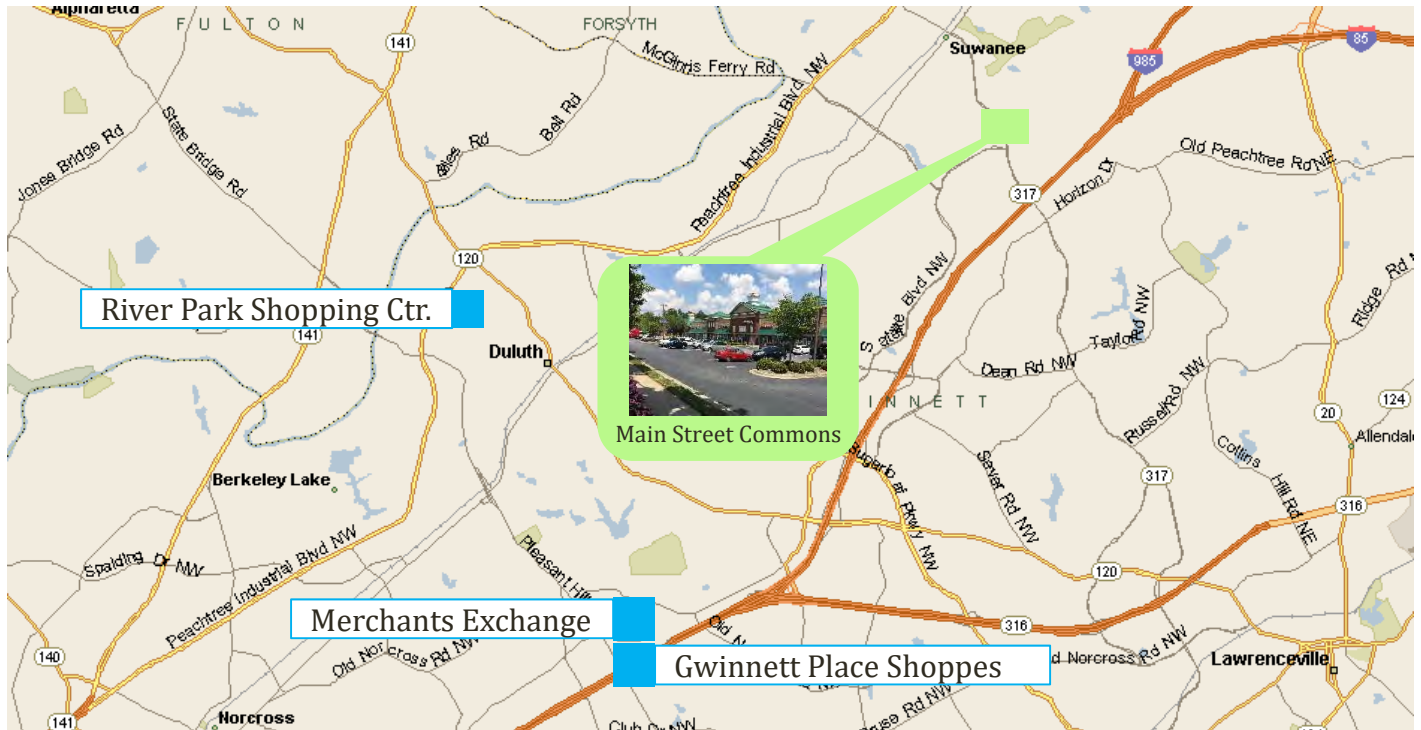


	1 mile	3 miles	5 miles
Population	4,075	46,898	155,800
Households	1,345	15,777	51,189
Average Household Income	\$114,613	\$107,797	\$105,014

VII. RENT ROLL

Main Street Commons		
In Place Rents	As Of 02/01/17	
<u>Suite</u>	<u>Tenant</u>	<u>GLA</u>
100/101	MCI Restaurant LLC	3,282
102	Nova Hair Salon	1,300
103/104	C2 Education	2,600
105	Vacant	1,300
106/107/108	Suwanee Karate for Kids	3,900
109	Vicky Health Center	1,300
110	Jersey Mike's	1300
111	Staffing Solution Southeast	1,300
112	Asian Fusion	1,300
113	Style Exchange	1,406
114	Sarah's Tropical Market	1,300
115	Jennie Tang Nail Salon	1,300
116	Kids Time Pediatrics	1760
117	Vacant	1,040

VIII. SOLD COMPARABLES



Building Photo	Address	Size	Date Sold	Sales Price	Price/SF	Cap Rate
	3492 Satellite Blvd. Duluth, GA 30096	23,452 SF	10/25/16	\$4,250,000	\$181.00	8.0%
	River Park Shopping Center 3312 Peachtree Industrial Blvd. Duluth, GA 30096	22,988 SF	6/14/16	\$2,925,000	\$127.24	7.10%
	Gwinnett Place Shoppes 3500 Gwinnett Place Dr. Duluth, GA 30096	21,226SF	5/17/17	\$4,900,000	\$230.85	7.50%

IX. SUWANEE, GA



Award-winning Suwanee is a friendly, progressive community committed to maintaining a high-quality of life for its approximately 16,000 residents. Proud of the numerous awards the community's efforts have garnered over the past several years. Suwanee is proud to have been recognized by Money Magazine as one of the country's best small communities in which to live and by Kiplinger.com as one of the best communities in which to raise children.

Located about 30 miles north of Atlanta, Suwanee is well-known around the region for its distinctive parks, crowd-pleasing events, and high-quality mixed-use developments. Like many Gwinnett County communities, Suwanee began as a small agricultural town with strong ties to the railroad. Today, the City works hard to retain its charm and sense of neighborliness and to manage growth in smart, innovative ways.



Suwanee boasts an outstanding quality of life and Suwanee offers a variety of housing options that fit an array of lifestyles. Our youngest citizens are served by the Gwinnett County Schools System, the largest public school system in Georgia and largely regarded as the finest.



Suwanee has have more than 500 acres of parkland and miles of walking and biking trails, much of which was preserved and created by the City of Suwanee through a voter-approved, award-winning open space initiative. The vibrant Town Center is an attractive community "front yard" where residents and others from throughout the metro area gather for events, to shop and eat, or simply to relax and play. (above from www.suwanee.com/aboutsuwanee)

Suwanee's a dynamic community magnet "downtown", amphitheater, splash fountain and community green is a short mile to the Property, Main Street Commons.



X. BROKER PROFILES



BEN PARGMAN
Vice President

Ben joined the Joel & Granot Real Estate brokerage team in 2015, bringing 20 years of transactional real estate experience in investment sales and land assemblage. Joel & Granot Real Estate is a local Atlanta commercial real estate company that provides a full range of real estate services to its clients from tenant representation, build-to-suit, investment sales, property management and leasing.

Experience

Ben started his real estate career at Troutman Sanders LLP as a commercial real estate attorney with a focus in development, leasing and lending. The majority of his work involved land acquisition and development for Chick-fil-A. Ben gained experience throughout various sides of commercial real estate including principal, sponsor, lender, and third-party services.

Affiliations/ Education

Ben is a member of the Atlanta Commercial Board of Realtors and a recognized member of the Commercial Board of Realtors' Million Dollar Club.



DAN GRANOT
Principal

Dan began his career in the commercial real estate industry in 1989, concentrating on tenant representation in the various office markets of Atlanta. This includes restructures, acquisitions, disposing excess space and any other needs his clients may have in commercial real estate.

Experience

Dan has been an Owner and Associate Broker of **Joel & Granot Real Estate** since merging his company with Alan Joel Partners in January 2010. Since then, **Joel & Granot Real Estate** has become a leading Atlanta commercial real estate brokerage and investment firm, tenant representation and commercial property listings. He represented Weissman, Nowack, Curry & Wilco P.C. for their 50,000 SF lease at One Alliance Center in Buckhead and helped Popeyes, Inc. secure a 60,000 SF lease in the Central Perimeter.

Affiliations/ Education

Dan is a past President of SIOR, Georgia Chapter, current National Keynote Speaker Chair of SIOR. a member of the Atlanta Commercial Board of Realtors and a recognized member of the Commercial Board of Realtors' Million Dollar Club.

CONFIDENTIALITY AGREEMENT

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your own limited use in considering whether to pursue negotiations to acquire **3463 Lawrenceville-Suwanee Rd.** located in Gwinnett County Georgia, owned by **HK Suwanee, LLC.** ("Owner") and is not intended to be an offer or any part of a contract to sell the property.

This confidential memorandum which contains brief selected information pertaining to the business and affairs of the Property has been prepared by Joel & Granot Real Estate, LLC ("JGRE"). This confidential memorandum does not purport to be all-inclusive or to contain all the information, which a prospective purchaser may desire. Neither Owner nor JGRE nor any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

The information provided has been gathered from sources that are deemed reliable but neither Owner nor JGRE warrants or represents that the information is true or correct. Prospective Purchasers are advised to verify information independently. The Owner reserves the right to change the price, or any information or withdraw the property from the market at any time without notice.

By acknowledgement of your receipt of this confidential memorandum, you agree that the memorandum and its contents are confidential, that you will hold and treat it in the strictest of confidence, that you will not, directly or indirectly, disclose or permit anyone else to disclose this memorandum or its contents to any other person, firm or entity without prior written authorization of Owner and JGRE, and that you will not use or permit to be used this memorandum or its contents in any fashion or manner detrimental to the interest of the Owner. Photocopying or other duplication is strictly prohibited.

Prospective Purchaser agrees not to disclose to any persons other than Prospective Purchaser's employees, contractors or Buyers Broker, if any that the property may be available for sale or that discussions or negotiations are taking place concerning the property, nor any terms conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, any such possible purchase, including the status thereof.

THE OWNER EXPRESSLY RESERVES THE RIGHT AT ITS SOLE DISCRETION TO REJECT ANY OR ALL PROPOSALS OR EXPRESSIONS OF INTEREST IN THE PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE.

JGRE is representing the Seller, not the Prospective Purchaser, in this transaction and will be paid by the Owner, not the Prospective Purchaser. Any cooperating Buyers Broker shall have written exclusive authorization from Prospective Purchaser that said Broker is exclusively representing Prospective Purchaser in this transaction. Any commission to be paid to Purchasing Broker shall be paid by the Prospective Buyer and not the Owner.

If you do not wish to pursue negotiations leading to this acquisition, or if in the future you discontinue such negotiations, you agree to return this confidential memorandum to JGRE.

THIS CONFIDENTIAL MEMORANDUM SHALL NOT BE DEEMED A REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THIS MEMORANDUM.

BUYER'S BROKER

Agreed: _____

By: _____

Agreed: _____

Title: _____

Company: _____

Address: _____

Phone: _____

Email: _____

PURCHASER

Agreed: _____

By: _____

Agreed: _____

Title: _____

Company: _____

Address: _____

Phone: _____

Email: _____