



ATLANTA - DECATUR OWNER/USER INVESTMENT OPPORTUNITY

Two-Story 11,861 SF Office Building

**1814 Clairmont Rd.
Decatur, GA 30033**



Presented By:

Alan Joel, Principal
Phone: (404) 869-2602
Email: alan@joelandgranot.com

Ben Pargman, Vice President
Phone: (404) 869-2637
Email: ben@joelandgranot.com

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Disclosure & Disclaimer

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.

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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.

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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.

**1814 Clairmont Rd.
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Executive Summary

THE PROPERTY

JGRE is pleased to offer this special owner/user investment opportunity in the Atlanta-Decatur market within the Clairmont medical corridor.

The two story, 11,861 square foot building sits on a 1.28 acre lot with 63 parking spaces (a comfortable 5 spaces per 1,000 SF) strategically positioned near the Atlanta Veterans Affairs Medical Center. There is direct vehicular access to and from Clairmont Rd. at the signalized intersection of Mason Mill Rd. with additional access provided from Mason Mill Rd.

The Property is located in central Metro Atlanta in the Decatur area of unincorporated DeKalb County, approximately 2.5 miles north of downtown Decatur and 6 miles northeast of downtown Atlanta.

The Property is located in a strong, vibrant submarket near several regional medical facilities and hospitals including DeKalb Medical Center, Emory University Hospital, the Centers for Disease Control (CDC) Headquarters and the Atlanta Veterans Affairs Medical Center which is 1/10th of a mile south of the Property.

The Property is in excellent condition with high quality and attractive interior built-out for counseling services, educational, and office use. An elevator services both floors with accessibility ramps to the building and parking lots.

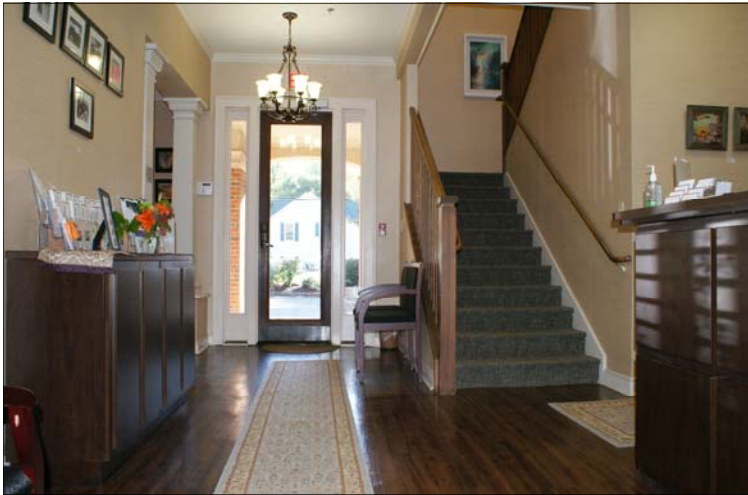


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Executive Summary

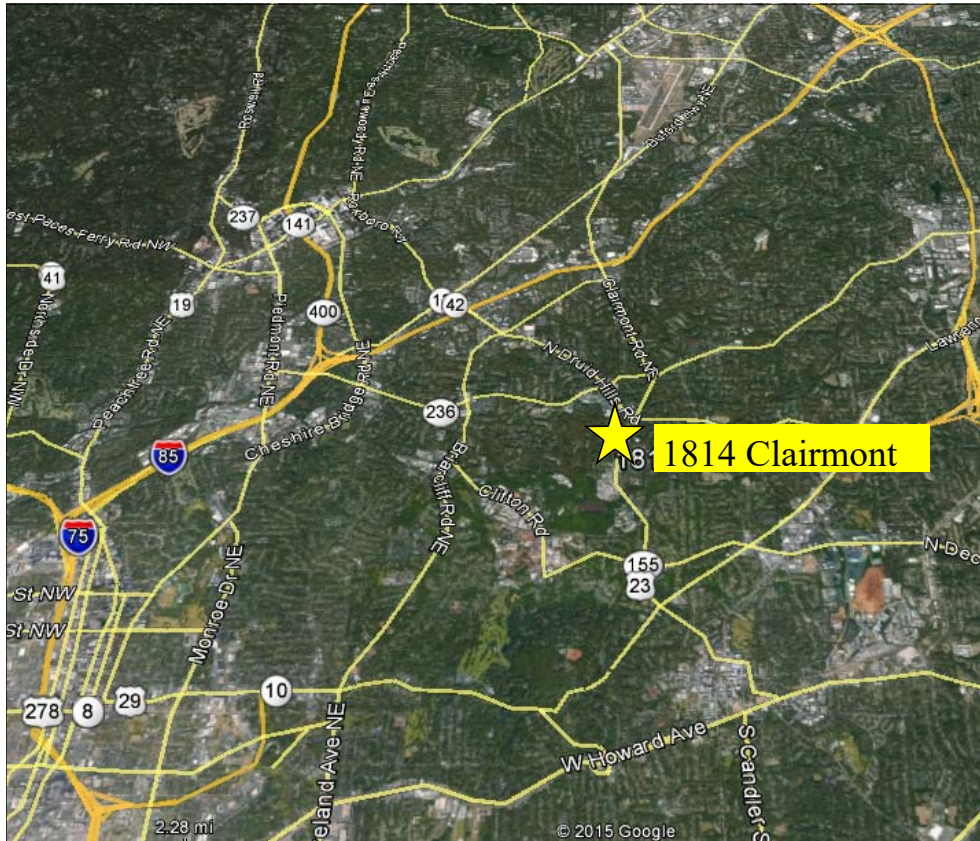
Property Information

Property Location:	1814 Clairmont Rd. Decatur, GA 30033
Rentable Square Feet Of Building:	11,861
Property Size:	1.28 Acres
Parking:	5/1,000 SF
Price:	\$1,750,000

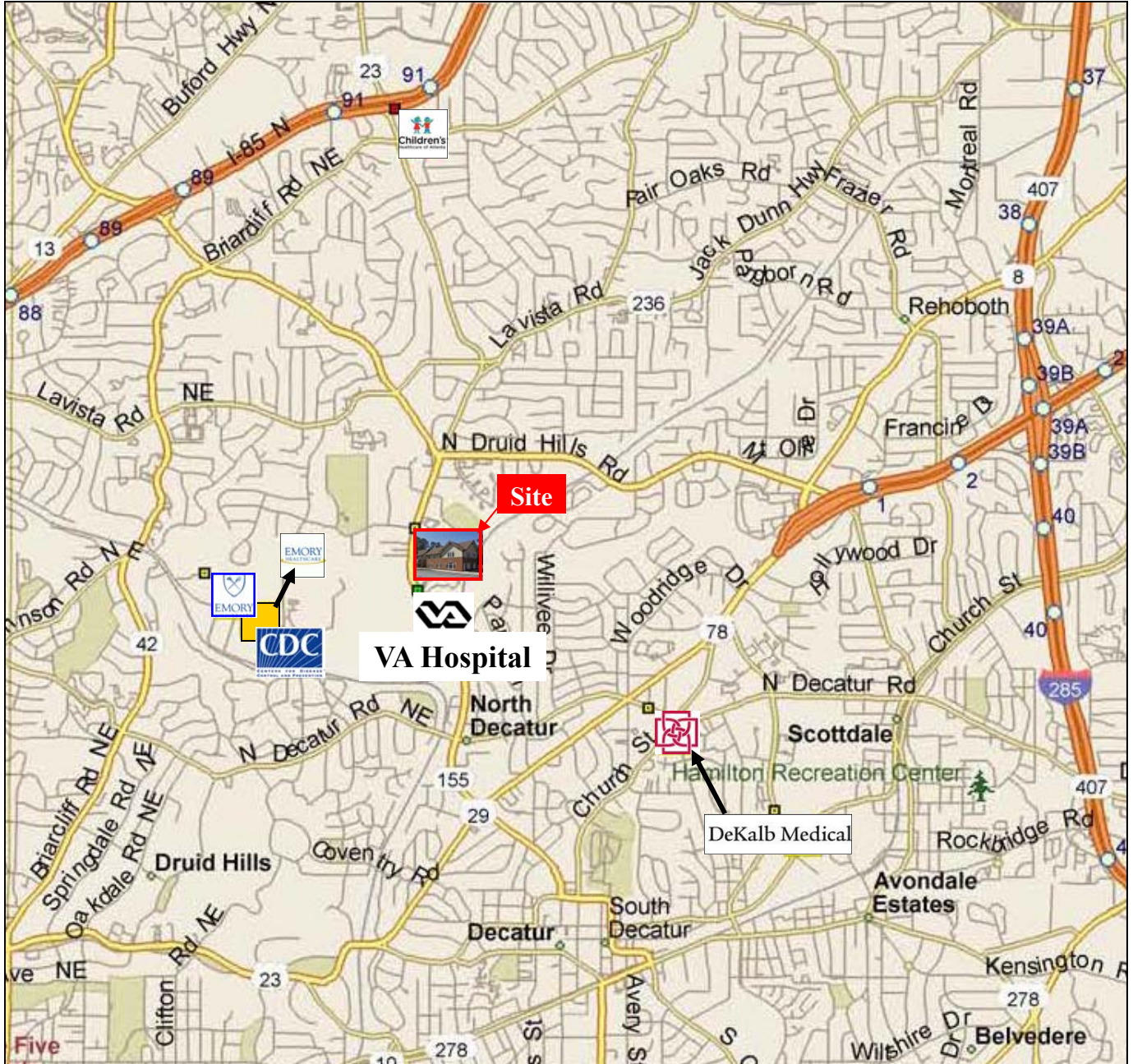


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Aerial

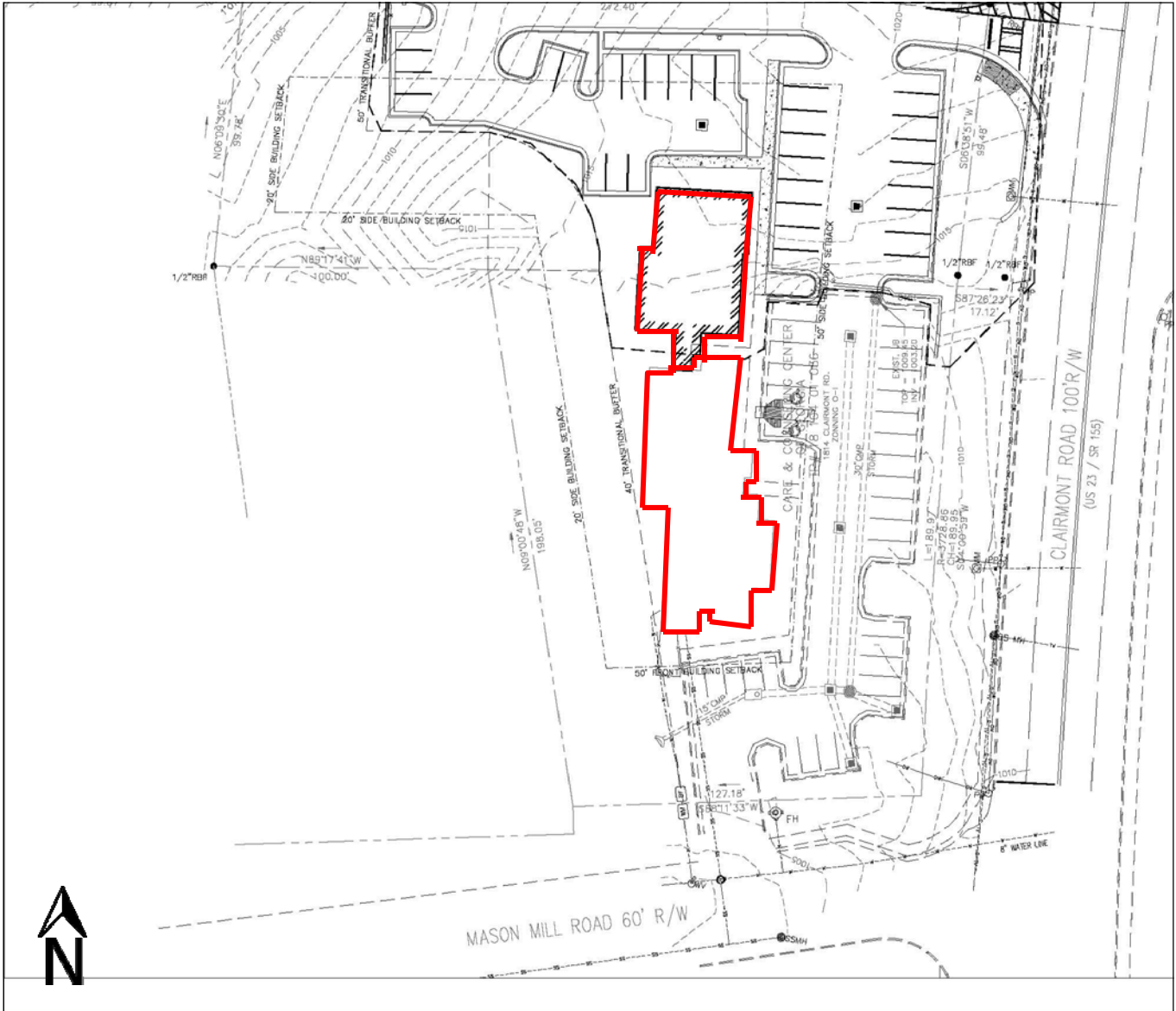


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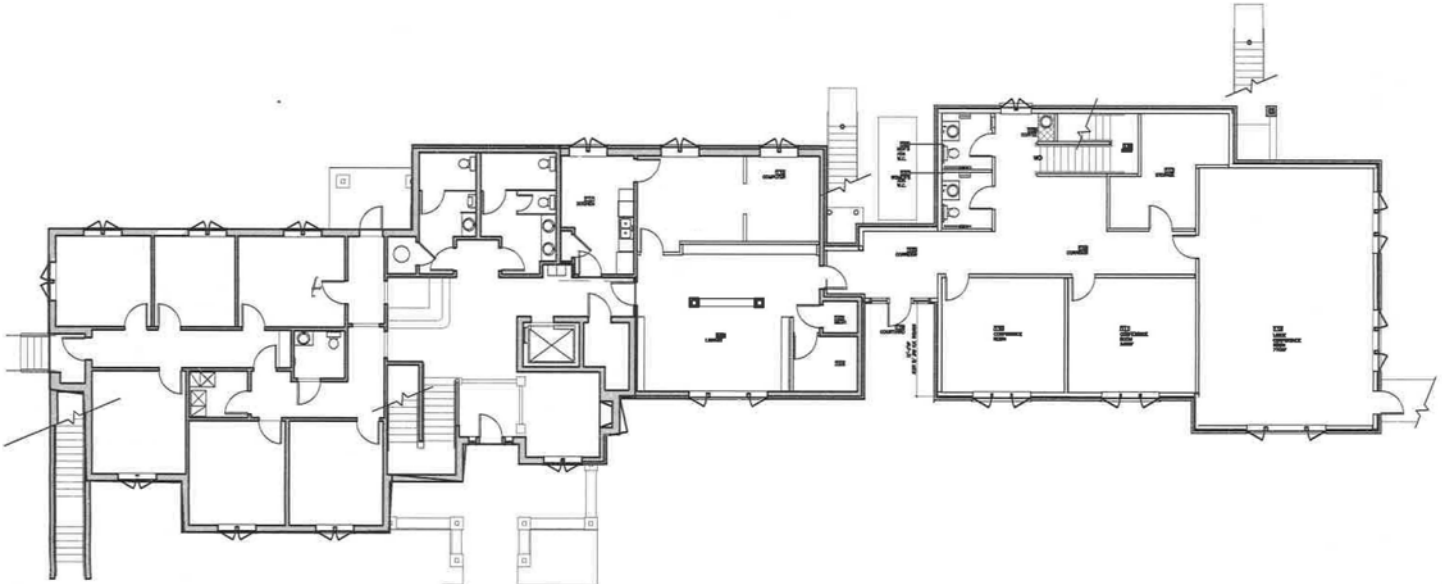
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Survey

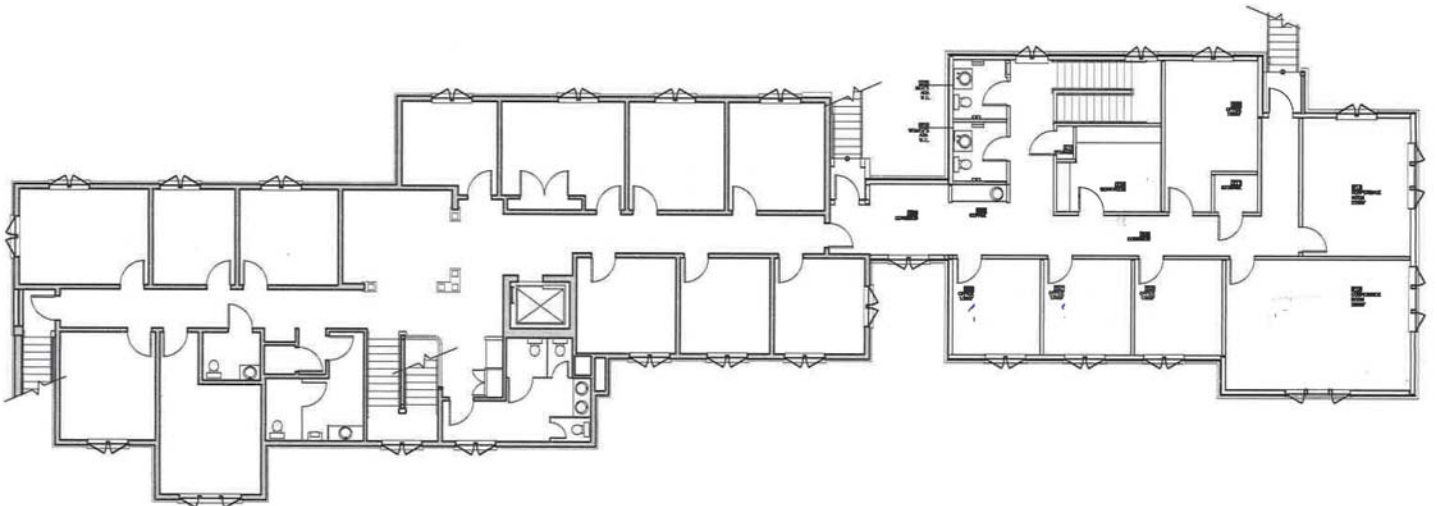


**1814 Clairmont Rd.
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Floor Plan



1st Floor



2nd Floor

**1814 Clairmont Rd.
Decatur, GA 30033**

Property Photos



Main Entrance



Main Reception



Library



Side Reception Area

**1814 Clairmont Rd.
Decatur, GA 30033**

Property Photos



Interior Stairwell



Common Area



Small Conference Room



Large Classroom



West Side Parking Area



Small Classroom

Atlanta Office Market



Overview

Atlanta's Vacancy Increases to 12.3% Net Absorption Negative (6,211) SF in the Quarter

The Atlanta Office market ended the first quarter 2016 with a vacancy rate of 12.3%. The vacancy rate was up over the previous quarter, with net absorption totaling negative (6,211) square feet in the first quarter. Vacant sub-lease space decreased in the quarter, ending the quarter at 1,349,734 square feet. Rental rates ended the first quarter at \$21.02, an increase over the previous quarter. A total of four buildings delivered to the market in the quarter totaling 86,876 square feet, with 3,137,140 square feet still under construction at the end of the quarter.

Absorption

Net absorption for the overall Atlanta office market was negative (6,211) square feet in the first quarter 2016. That compares to positive 1,221,852 square feet in the fourth quarter 2015, positive 1,356,229 square feet in the third quarter 2015, and positive 1,978,512 square feet in the second quarter 2015.

Tenants moving out of large blocks of space in 2016 include: Fiserv moving out of (220,674) square feet at 4411 E Jones Bridge Road; FAA moving out of (97,969) square feet at 1500 Centre Parkway; EMC Corporation moving out of (86,000) square feet at 2850 Premiere Pky and Frederick J. Hanna & Associates moving out of (70,000) square feet at 2253 Northwest Pky.

Tenants moving into large blocks of space in 2016 include: Kaiser Permanente moving into 157,000 square feet at Pershing Point Plaza; General Motors moving into 86,598 square feet at 3585 Engineering Dr. and BakerHostetler moving into 67,960 square feet at The Proscenium.

The Class-A office market recorded net absorption of positive 234,535 square feet in the first quarter 2016, compared to positive 594,336 square feet in the fourth quarter 2015, positive 544,245 in the third quarter 2015, and positive 1,280,581 in the second quarter 2015.

The Class-B office market recorded net absorption of negative (186,718) square feet in the first quarter 2016, compared to positive 369,037 square feet in the fourth quarter 2015, positive 637,231 in the third quarter 2015, and positive 476,442 in the second quarter 2015.

The Class-C office market recorded net absorption of negative (54,028) square feet in the first quarter 2016 compared to positive 258,479 square feet in the fourth quarter 2015, positive 174,753 in the third quarter 2015, and positive 221,489 in the second quarter 2015.

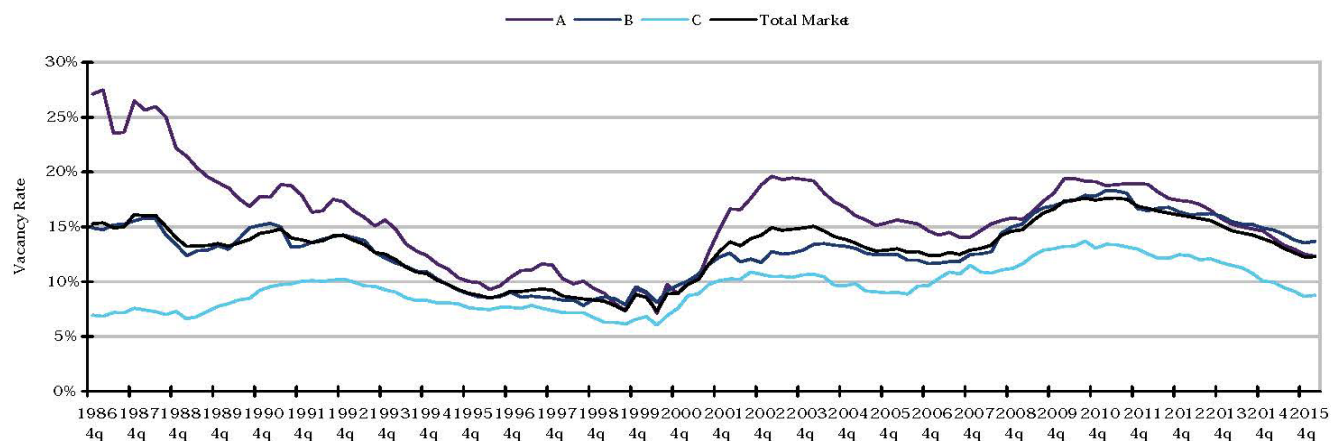
Net absorption for Atlanta's central business district was negative (210,026) square feet in the first quarter 2016. That compares to positive 156,359 square feet in the fourth quarter 2015, positive 39,208 in the third quarter 2015, and negative (94,869) in the second quarter 2015.

Net absorption for the suburban markets was positive 203,815 square feet in the first quarter 2016. That compares to positive 1,065,493 square feet in fourth quarter 2015, positive 1,317,021 in the third quarter 2015, and positive 2,073,381 in the second quarter 2015.

Vacancy

The office vacancy rate in the Atlanta market increased to 12.3% at the end of the first quarter 2016. The vacancy rate was 12.2% at the end of the fourth quarter 2015, 12.6% at the

Vacancy Rates by Class 1986-2016



Source: CoStar Property®

Total Office Submarket Statistics

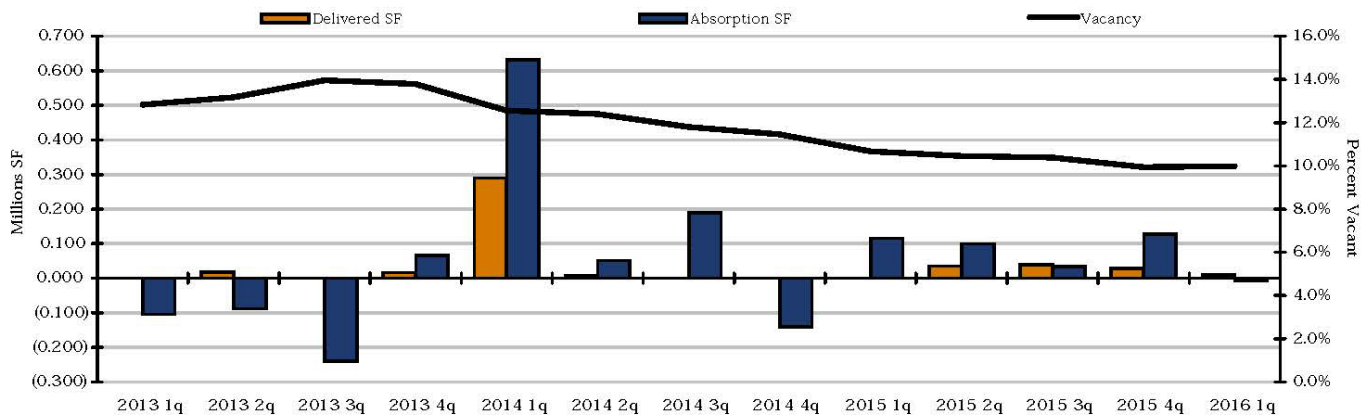
First Quarter 2016

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Bids	Total RBA	Direct SF	Total SF	Vac %				
Barrow County	143	678,668	52,627	52,627	7.8%	300	0	0	\$15.52
Bartow County	184	1,107,441	99,002	99,002	8.9%	1,691	0	0	\$14.02
Butts County	52	210,292	4,114	4,114	2.0%	0	0	0	\$0.00
Central Perimeter	694	33,692,742	3,925,169	4,265,784	12.7%	(9,140)	0	972,402	\$24.11
Chamblee/Dvill/N D .	579	11,250,916	1,183,089	1,202,615	10.7%	(28,021)	0	0	\$16.89
Cherokee County	511	3,731,446	293,559	310,749	8.3%	(1,645)	0	56,000	\$15.95
Cumberland/Galleria	750	29,174,809	3,964,689	4,171,285	14.3%	(6,305)	0	810,000	\$21.55
Dawson County	57	425,089	82,078	89,833	21.1%	(5,960)	0	0	\$11.68
Decatur	431	7,617,114	246,688	247,188	3.2%	3,113	0	15,750	\$21.85
Douglasville/Lithia .	361	2,641,596	203,681	203,681	7.7%	11,120	0	0	\$16.73
Downtown Atlanta	393	36,219,088	4,666,186	4,704,438	13.0%	(210,026)	0	0	\$22.07
Duluth/Suwanee/Bufor	980	16,275,998	2,335,714	2,461,960	15.1%	(32,507)	0	0	\$16.63
East Cobb	353	3,175,532	259,464	261,619	8.2%	(6,328)	0	0	\$14.78
Fayette/Coweta Count.	721	6,010,303	756,724	780,670	13.0%	34,888	0	0	\$17.20
Gainesville/Hall Cou.	530	4,049,748	392,727	392,727	9.7%	(1,714)	0	45,000	\$17.98
Haralson County	27	116,127	8,780	8,780	7.6%	(3,780)	0	0	\$10.66
Heard County	1	11,996	0	0	0.0%	0	0	0	\$0.00
I-20 East/Conyers	584	4,171,590	560,814	560,814	13.4%	(2,579)	0	32,000	\$17.45
Jasper County	5	25,460	2,300	2,300	9.0%	0	0	0	\$8.34
Kennesaw/Town Center	1,268	11,622,394	1,024,806	1,042,886	9.0%	44,653	16,000	0	\$17.75
Lamar County	10	49,348	0	0	0.0%	0	0	0	\$0.00
Lawrenceville/Lilbur.	1,025	7,056,702	867,299	869,688	12.3%	23,233	0	0	\$17.63
Lower Buckhead	55	2,557,046	226,502	230,418	9.0%	22,216	43,777	92,885	\$24.27
Meriwether County	18	60,480	2,077	2,077	3.4%	0	0	0	\$0.00
Midtown/Pershing Pol.	297	23,198,325	2,588,515	2,683,443	11.6%	251,166	0	485,000	\$26.62
Monroe County	16	55,764	6,500	6,500	11.7%	0	0	0	\$16.57
N Fulton/Forsyth Cou.	1,786	36,062,363	3,748,783	3,909,275	10.8%	107,717	17,689	30,960	\$20.65
Newton County	185	949,303	67,722	67,722	7.1%	2,974	0	12,000	\$14.69
Norcross/Ptree Corne.	459	10,523,226	2,664,965	2,703,386	25.7%	(129,708)	0	0	\$15.91
North Clayton/Airpor.	972	13,078,302	1,671,591	1,701,092	13.0%	(132,744)	0	0	\$15.68
Northlake/Lavista	321	5,305,817	772,146	883,156	16.6%	12,938	9,410	0	\$16.77
Northside Dr/Georgla.	97	1,531,201	136,833	137,813	9.0%	15,589	0	83,465	\$23.64
Pickens County	59	348,093	21,458	21,458	6.2%	13,172	0	0	\$14.72
Pike County	7	96,662	2,394	2,394	2.5%	(2,394)	0	0	\$0.00
South Clayton/Henry .	574	4,466,794	413,798	417,198	9.3%	6,349	0	0	\$16.99
Spalding County	143	767,455	78,046	78,046	10.2%	3,344	0	0	\$12.28
Stone Mountain	245	1,271,971	90,677	90,677	7.1%	5,164	0	0	\$14.57
Upper Buckhead	352	20,409,649	2,158,069	2,261,905	11.1%	7,873	0	501,678	\$31.60
Villa Rica/West Outl.	176	1,004,803	154,933	154,933	15.4%	148	0	0	\$16.60
W Carroll County	123	793,287	27,992	27,992	3.5%	(1,531)	0	0	\$13.52
Walton County	170	785,570	75,221	75,221	9.6%	(1,228)	0	0	\$15.89
West Atlanta	110	1,046,299	38,430	38,430	3.7%	1,751	0	0	\$18.20
Totals	15,824	303,626,809	35,876,162	37,225,896	12.3%	(6,211)	86,876	3,137,140	\$21.02

Northlake Market
Market Highlights - Class "A, B & C"

Deliveries, Absorption & Vacancy

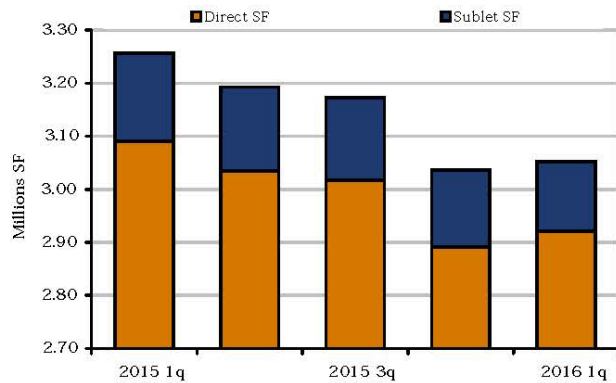
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

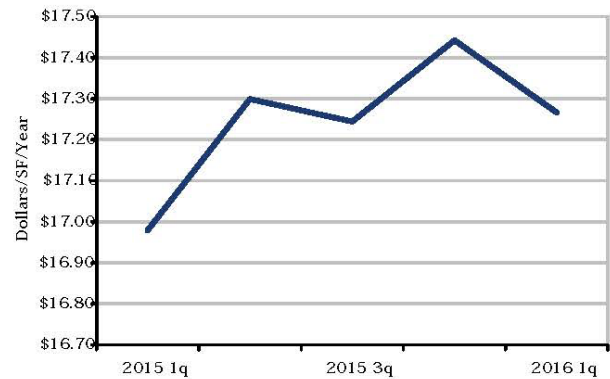
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2016 1q	2,345	30,566,711	3,052,172	10.0%	(6,411)	1	9,410	3	59,750	\$17.27
2015 4q	2,344	30,557,301	3,036,351	9.9%	127,220	1	28,800	2	41,410	\$17.44
2015 3q	2,345	30,566,343	3,172,613	10.4%	34,072	1	40,000	3	70,210	\$17.24
2015 2q	2,345	30,552,295	3,192,637	10.4%	99,520	1	35,189	4	110,210	\$17.30
2015 1q	2,344	30,517,106	3,256,968	10.7%	115,688	0	0	3	84,599	\$16.98
2014 4q	2,345	30,655,636	3,511,186	11.5%	(140,613)	0	0	1	35,189	\$16.96
2014 3q	2,347	30,933,177	3,648,114	11.8%	188,415	0	0	1	35,189	\$16.58
2014 2q	2,347	30,933,177	3,836,529	12.4%	51,632	1	6,985	1	35,189	\$16.70
2014 1q	2,346	30,926,192	3,881,176	12.5%	631,009	1	290,000	2	42,174	\$16.80
2013 4q	2,345	30,636,192	4,222,185	13.8%	65,539	1	16,036	3	332,174	\$16.84
2013 3q	2,344	30,620,156	4,271,688	14.0%	(239,835)	0	0	3	341,225	\$16.77
2013 2q	2,344	30,620,156	4,031,853	13.2%	(88,014)	4	17,278	3	341,225	\$16.82
2013 1q	2,340	30,602,878	3,926,561	12.8%	(103,912)	0	0	5	307,278	\$16.41
2012 4q	2,340	30,602,878	3,822,649	12.5%	30,601	1	13,822	4	298,974	\$16.52
2012 3q	2,339	30,589,056	3,839,428	12.6%	2,027	1	12,586	5	312,796	\$16.31
2012 2q	2,338	30,576,470	3,828,869	12.5%	(65,430)	0	0	4	320,391	\$16.45