SHANE

5755 North Point Parkway, Suite 262
Alpharetta, GA 30022
770.481.1960
www.shanegroup.net

BROOKWOOD SQUARE

305 W. Patton St., LaFayette, GA

CONFIDENTIALITY STATEMENT

The Shane Investment Property Group, LLC has been engaged as the exclusive agent and representative of the Owner. No contacts shall be made by any prospective purchaser or agents to the Owner, its executives, personnel or related entities.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner, at Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible.

Neither the Shane Investment Property Group, LLC nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property. This Investment Offering Brochure may include certain statements and estimates by the Shane Investment Property Group, LLC with respect to the projected future performance of the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Shane Investment Property Group, LLC and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Purchase Agreement between it and the Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to the Owner or the Shane Investment Property Group, LLC, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

SHANE

770.481.1960 | www.shanegroup.net

INVESTMENT SUMMARY
AERIAL MAPS
SITE PLAN
PHOTOGRAPHS
RENT ROLL
FINANCIAL SUMMARY
LEASE ABSTRACTS
LOCATION MAPS
DEMOGRAPHICS

INVESTMENT OVERVIEW

Brookwood Square is a 65,289 SF retail center anchored by Fred's Pharmacy and Chappell's Food Valu located in northwest Georgia. The center is attractively priced at a 9.15% CAP rate; which can be increased to 9.75% or better with minimal leasing. Additionally, Brookwood Square is priced well below replacement cost at $25 PSF and rents average just over $3 PSF gross. The center has very little deferred maintenance as the building and parking lot are in great shape along with a new roof that was installed in 2010. Several HVAC units have also been replaced recently, while the majority of the others are the tenant's responsibility. The other tenants include PriceBusters Furniture, Linderman's Mattress Outlet, and a consignment shop. The property is located in LaFayette, GA which is approximately 30 miles south of Chattanooga, TN and 100 miles northwest of Atlanta.

HIGHLIGHTS

- Anchored by Fred's Pharmacy (601 Locations)
- Priced at a 9.15% CAP rate / Proforma of 9.75% Plus
- Priced Well Below Replacement Cost at $25 PSF
- Low Rents of $3 PSF Gross
- No Deferred Maintenance; New Roof in 2010
- Located 30 Miles South of Chattanooga / 100 Miles from Atlanta

PRICE: $1,600,000 | CAP RATE: 9.15% (Current) / 9.75% (Proforma)

BUILDING: 65,289 SF | LAND: 4.20 ACRES | YEAR BUILT: 1970 / Renovated in 2009

TENANT HIGHLIGHTS

70 Years in Business
601 Locations

25 Years in Business
2 Locations

30 Years in Business
2 Locations

55 Years in Business
6 Locations

SHANE

770.481.1960 | www.shanegroup.net

AERIAL MAP

INVESTMENT SUMMARY
AERIAL MAPS
SITE PLAN
PHOTOGRAPHS
RENT ROLL
FINANCIAL SUMMARY
LEASE ABSTRACTS
LOCATION MAPS
DEMOGRAPHICS

SHANE

770.481.1960 | www.shanegroup.net

INVESTMENT SUMMARY

AERIAL MAPS

SITE PLAN

PHOTOGRAPHS

RENT ROLL

FINANCIAL SUMMARY

LEASE ABSTRACTS

LOCATION MAPS

DEMOGRAPHICS

AERIAL MAP / SITE PLAN

See accompanying Confidentiality Statement.

PHOTOGRAPHS

INVESTMENT SUMMARY
AERIAL MAPS
SITE PLAN
PHOTOGRAPHS
RENT ROLL
FINANCIAL SUMMARY
LEASE ABSTRACTS
LOCATION MAPS
DEMOGRAPHICS

View of Fred's, Linderman's Mattress, Chappell's Food Valu

View of Fred's and PriceBusters

Monument Signage (Shop Rite is now Chappell's Food Valu)

View of Fred's

PHOTOGRAPHS

INVESTMENT SUMMARY
AERIAL MAPS
SITE PLAN
PHOTOGRAPHS
RENT ROLL
FINANCIAL SUMMARY
LEASE ABSTRACTS
LOCATION MAPS
DEMOGRAPHICS

Vacant Suite #307 — approximately 3,000 SF

Interior of Karate Studio

View of the New Roof (installed in 2010) in excellent condition

Back of the Building

INVESTMENT SUMMARY
AERIAL MAPS
SITE PLAN
PHOTOGRAPHS
RENT ROLL
FINANCIAL SUMMARY
LEASE ABSTRACTS
LOCATION MAPS
DEMOGRAPHICS

RENT ROLL

SUITE	TENANT	SQUARE FOOTAGE	% OF CENTER	LEASE TERM START	LEASE TERM EXPIRATION	ANNUAL BASE RENT	ANNUAL RENT/SQ. FT.	ESTIMATED RECAPTURE	ESCALATIONS	OPTIONS
305	PriceBusters	10,189	15.61%	Jul-17	Jul-21	$31,200	$3.06	N/A	None	1 x 4
307	Vacant	3,000	4.59%							
309	WWS Consignment	5,000	7.66%	Dec-17	May-18	$7,200	$1.44	N/A	None	N/A
313	Fred's	21,600	33.08%	Mar-97	Feb-22	$72,360	$3.35	Tax prorata	In Options	3 x 5
317	Linderman's Mattress	5,000	7.66%	Aug-17	Oct-19	$15,600	$3.12	N/A	In Option	1 x 3
321	Chappell's Food Valu	20,500	31.40%	Feb-92	Jan-23	$76,875	$3.75	Tax prorata	In Option	1 x 5
		65,289				$203,235				
	Occupied 95%	62,289			*100.00%*	$203,235	$3.26			
	Vacant 5%	3,000								

INVESTMENT SUMMARY
AERIAL MAPS
SITE PLAN
PHOTOGRAPHS
RENT ROLL
FINANCIAL SUMMARY
LEASE ABSTRACTS
LOCATION MAPS
DEMOGRAPHICS

FINANCIAL SUMMARY

Financial

Price:		**$1,600,000**
Down Payment:	**35.00%**	**$560,000**
Current CAP:		**9.15%**
Market CAP:		9.75%
Cost per Gross Square Foot:		$24.51
Annual Rent per Square Foot:		$3.11

Building

Year Built:	1970 / Renovated 2009
Building Square Feet:	65,289
Land Parcel (Acres):	4.20

Loan Information

First Loan Amount:		$1,040,000
■ Interest Rate:	5.00%	
■ Amortization:	20	
■ Term:	5	
Monthly Payment:		$6,863.54

** Loan above is proposed for cash flow purposes only.*

Tenants

- Fred's
- Chappell's Food Valu
- Linderman's Mattress Outlet
- PriceBusters
- Consignment Shop

Return

	Current Rents		Proforma Rents*	
Scheduled Gross Income	**$ 203,235**		**$ 224,035**	
Plus Overage	-		-	
Plus Recapture	-		-	
Total Income	**$ 203,235**		**$ 224,035**	
Less Vacancy	-	5.0%	11,202	5.0%
Gross Operating Income	**$ 203,235**		**$ 212,833**	
Less Expenses	56,988		56,988	
Net Operating Income	**$ 146,247**		**$ 155,845**	
Loan Payments	82,362		82,362	
Pre Tax Cash Flow	**$ 63,884**	**11.4%**	**$ 73,483**	**13.1%**
Plus Principal Reduction	31,068		31,068	
Total Return Before Taxes	**$ 94,952**	**17.0%**	**$ 104,551**	**18.7%**

* Proforma Rents is based on leasing Suite 307 & 309 at $3.50 PSF.

Expenses

Taxes		$ 15,000
Insurance		12,733
Maintenance & Repairs		3,000
Utilities		1,500
Management	5.0%	10,162
Landscaping/Sweeping		4,800
Reserves ($0.15 PSF)		9,793
Total Expenses		**$ 56,988**

See accompanying Confidentiality Statement.

LEASE ABSTRACT

INVESTMENT SUMMARY
AERIAL MAPS
SITE PLAN
PHOTOGRAPHS
RENT ROLL
FINANCIAL SUMMARY
LEASE ABSTRACTS
LOCATION MAPS
DEMOGRAPHICS

Tenant	PriceBusters, LLC d/b/a Pricebusters Furniture
Guaranty	PriceBusters, LLC
Suite	10,189 SF
Commencement Date	July 27, 2017; Rent Commencement December 1, 2017
Termination Date	July 31, 2021
Term	4 Years
Increases	In the Option Period
Security Deposit	$2,600

Rent Schedule

Years	Annual Base Rent	Monthly Base Rent
1 to 4	$31,200	$2,600

Options	One 4 Year Option; rent to be $3,120 per month / $37,440 per year
Termination Right	One time right to terminate within 5 days after following the beginning of the 23rd month. Requires a $12,000 penalty paid by Tenant if exercised.
Taxes	Paid by Landlord
Insurance	Paid by Landlord
CAM	Paid by Landlord
Utilities & Trash	Paid by Tenant
HVAC	Paid by Landlord (Year 1), Paid 50% each (Year 2 and 3), Paid by Tenant thereafter.
Landlord Expenses	Gross Lease; Landlord responsible for above expenses, roof & structure.
About the Tenant https://pricebusters.furniture/	PriceBusters has 25 Years of Experience in the Furniture Industry. They operate 2 locations: Dalton, GA and LaFayette, GA. PriceBusters attends four furniture shows per year searching for the best quality products at the lowest prices without sacrificing quality. Their website contains over 5,000 items while the stores showcase best sellers.

LEASE ABSTRACT

INVESTMENT SUMMARY
AERIAL MAPS
SITE PLAN
PHOTOGRAPHS
RENT ROLL
FINANCIAL SUMMARY
LEASE ABSTRACTS
LOCATION MAPS
DEMOGRAPHICS

Tenant	Fred's Stores of Tennessee, Inc.
Suite	21,600 SF
Commencement Date	March 4, 1997
Termination Date	February 28, 2022
Term	Just over 4 years remaining, plus three 5 year options
Increases	In the Option Periods
Security Deposit	None

Rent Schedule

Years	Annual Base Rent	Monthly Base Rent
3/1/12 to 2/28/22	$72,360	$6,030

Options	Three 5 Year Options with 6% increases each Option
Taxes	Lease: Tenant pays pro-rata share of increases over 1997 base year; Reality: Paid by Landlord
Insurance	Paid by Landlord
CAM	Paid by Landlord
Utilities & Trash	Paid by Tenant
HVAC	Maintenance by Tenant; replacment by Landlord
Landlord Expenses	Parking Lot, sidewalks, ramps, curbs, roof, walls foundation

About the Tenant
https://www.fredsinc.com

Tracing its history back to an original store in Coldwater, Mississippi, opened in 1947, today Fred's Inc. is headquartered in Memphis, Tennessee, and operates 601 general merchandise and pharmacy stores, including 14 franchised locations, and three specialty pharmacy-only locations. Fred's stores offer more than 12,000 frequently purchased items that address the everyday needs of its customers and patients. The Company has two distribution centers, one in Memphis, Tennessee, and Dublin, Georgia.

LEASE ABSTRACT

INVESTMENT SUMMARY
AERIAL MAPS
SITE PLAN
PHOTOGRAPHS
RENT ROLL
FINANCIAL SUMMARY
LEASE ABSTRACTS
LOCATION MAPS
DEMOGRAPHICS

Tenant	Mike Schuttinga & John Linderman d/b/a Linderman's Mattress Outlet
Guaranty	Mike Schuttinga & John Linderman
Suite	5,000 SF
Commencement Date	November 1, 2017
Termination Date	October 31, 2019
Term	Two years
Increases	Per the schedule below
Security Deposit	$1,300

Rent Schedule

Years	Annual Base Rent	Monthly Base Rent
11/1/17 to 10/31/18	$15,600	$1,300
11/1/18 to 10/31/19	$16,800	$1,400

Options	One 2 Year Option; rent increases to $1,500 per month in the second year
Taxes	Paid by Landlord
Insurance	Paid by Landlord
CAM	Paid by Landlord
Utilities & Trash	Paid by Tenant
HVAC	Paid by Landlord (Year 1), Paid by Tenant thereafter
Landlord Expenses	Gross Lease; Landlord responsible for above expenses, roof & structure

About the Tenant
http://www.lindermansfurniture.com

Linderman's Furniture has been in business from almost 30 years, opening their first store in 1988 in Ringgold, Georgia. They are a family-owned store focused on serving the customer. In 2016, Linderman's became a certified Serta headquarters. This led to opening their 2nd location in LaFayette, which will be operated as a Mattress Outlet.

LEASE ABSTRACT

INVESTMENT SUMMARY
AERIAL MAPS
SITE PLAN
PHOTOGRAPHS
RENT ROLL
FINANCIAL SUMMARY
LEASE ABSTRACTS
LOCATION MAPS
DEMOGRAPHICS

Tenant	Chappell's Home Town Foods, LLC d/b/a Chappell's Food Valu
Suite	20,500 SF
Commencement Date	February 25, 1992
Termination Date	January 31, 2023
Term	Just over 5 years remaining, plus one 5 year option
Increases	In the Option Period
Security Deposit	None

Rent Schedule

Years	Annual Base Rent	Monthly Base Rent
3/1/12 to 2/28/22	$76,875	$6,406.25

Percentage Rent	Tenant to pay additional rent of 1.25% over natural breakpoint in sales of $6,150,000 per year
Options	One 5 Year Option with rent of $7,000 per month; or $84,000 per year
Taxes	Lease: Tenant pays pro-rata share of increases over 1992 base year; Reality: Paid by Landlord
Insurance	Paid by Landlord
CAM	Paid by Landlord
Utilities & Trash	Paid by Tenant
HVAC	Paid by Tenant
Landlord Expenses	Roof, foundation and exterior walls

About the Tenant
https://chappellsfoods.com

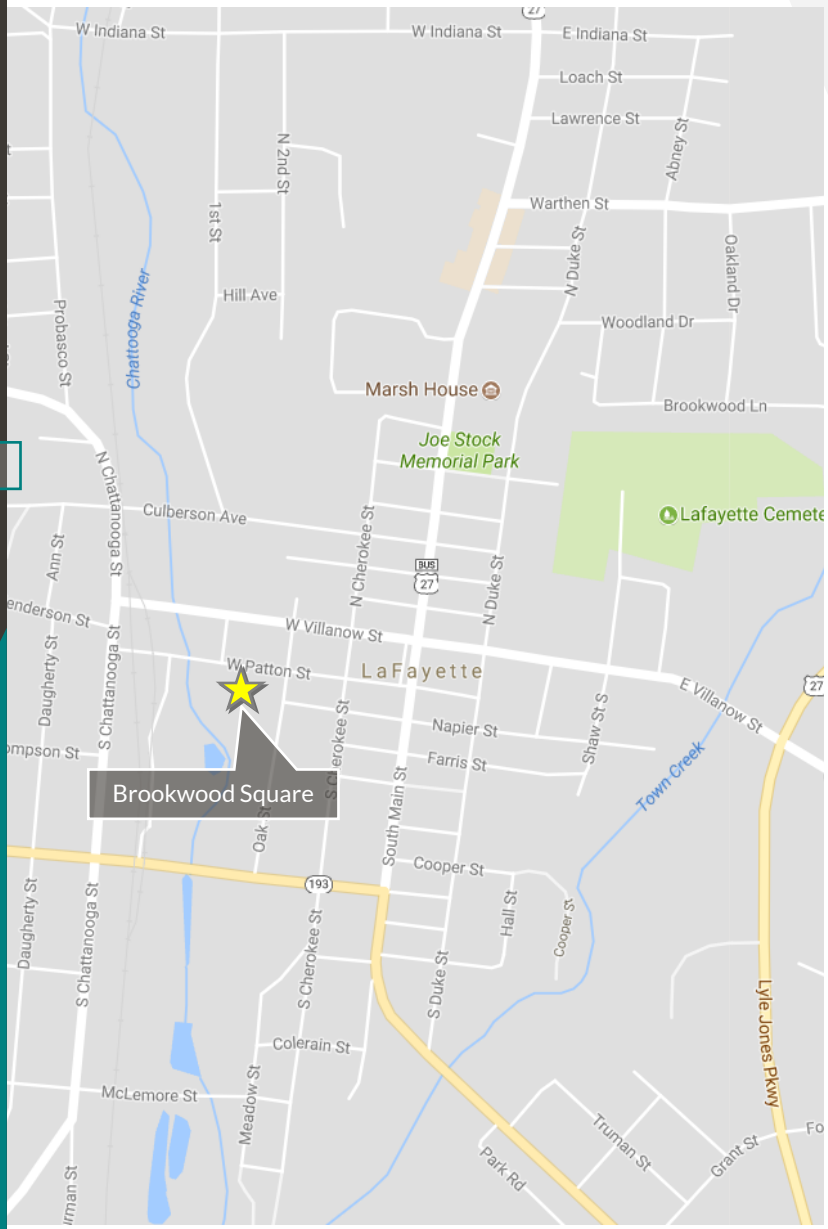
Chappell's Foods first opened in 1962. They currently have 6 locations in the communities of Dickson, White Bluff, McEwen, and Centerville, TN; plus the one location in LaFayette, GA.

SHANE

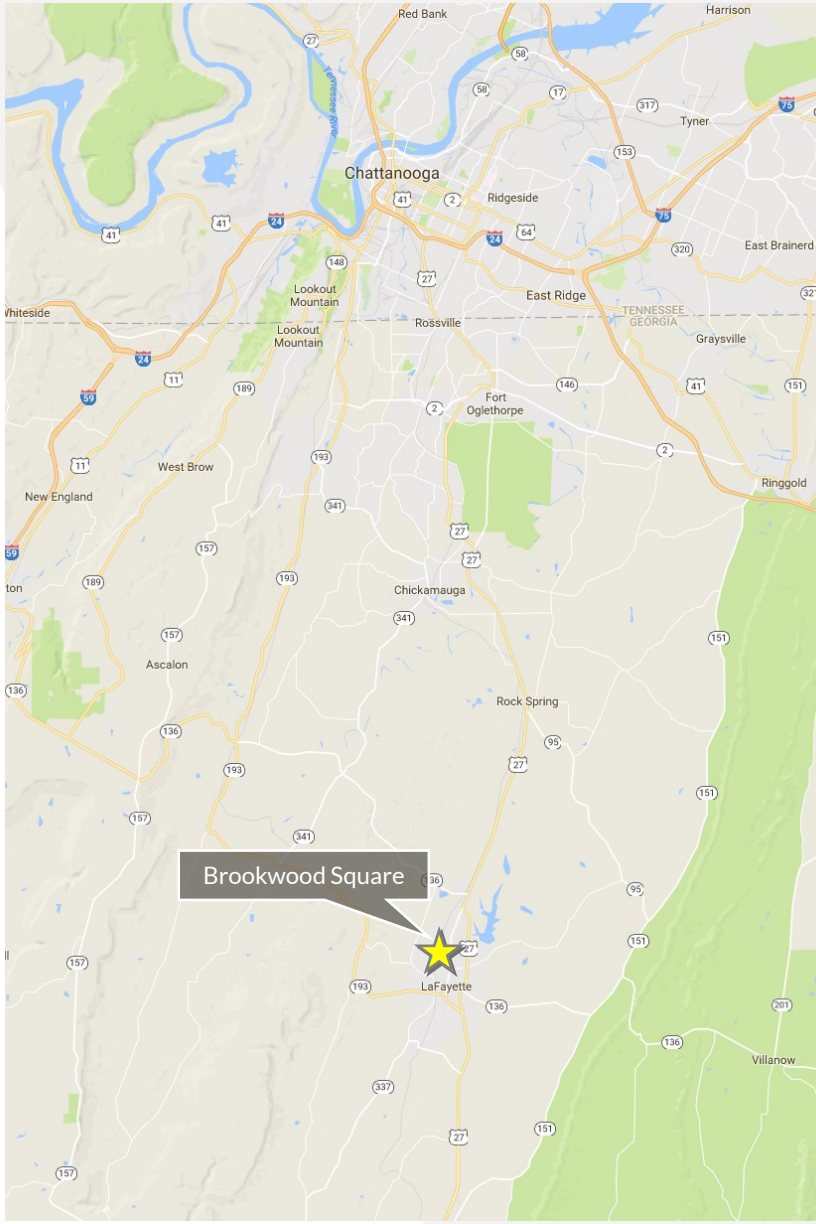
770.481.1960 | www.shanegroup.net

INVESTMENT SUMMARY
AERIAL MAPS
SITE PLAN
PHOTOGRAPHS
RENT ROLL
FINANCIAL SUMMARY
LEASE ABSTRACTS
LOCATION MAPS
DEMOGRAPHICS

LOCATION MAPS



Located in downtown LaFayette, GA



Located approximately 30 miles south of Chattanooga, TN

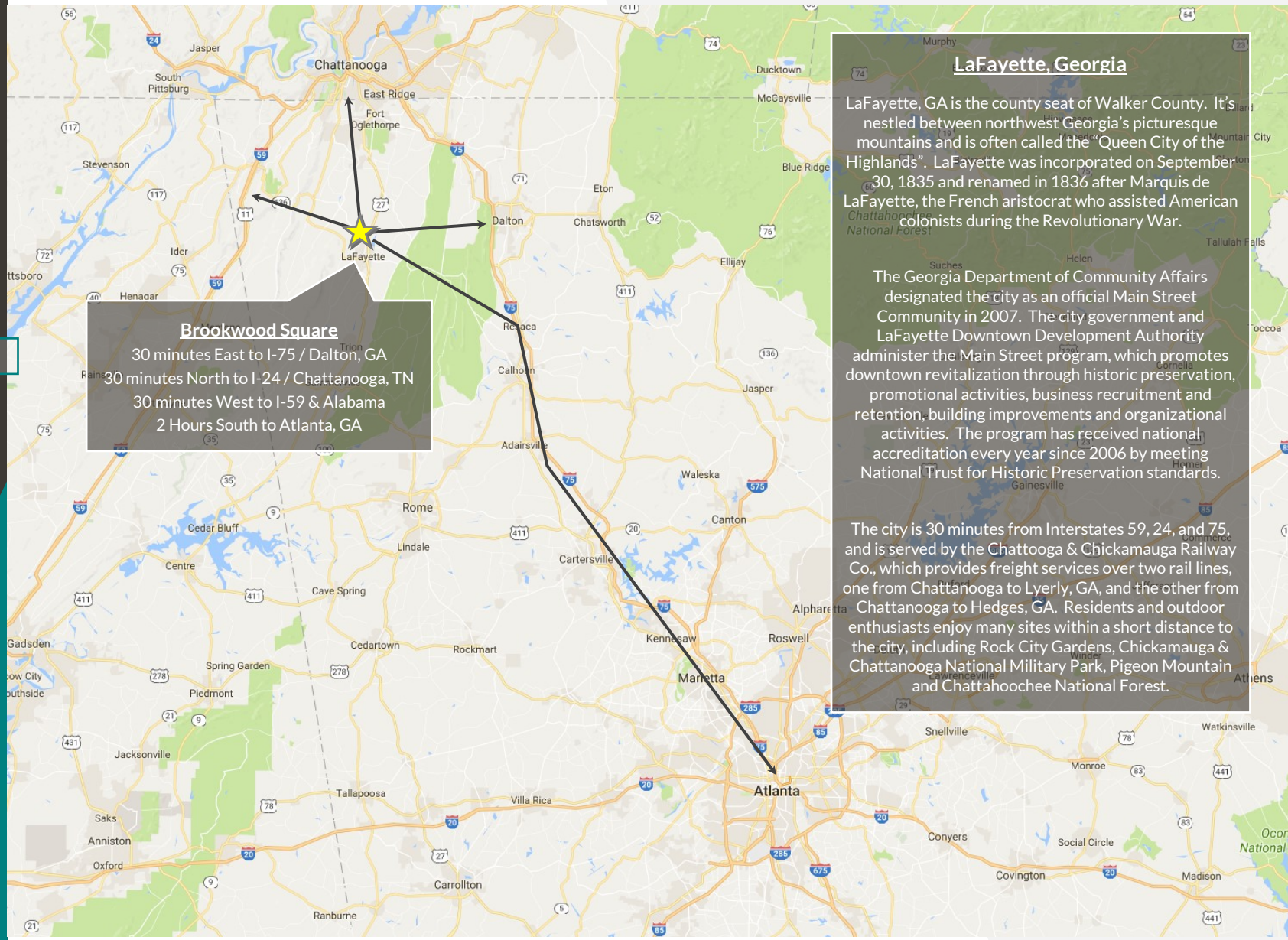
See accompanying Confidentiality Statement.

SHANE

770.481.1960 | www.shanegroup.net

LOCATION MAPS

INVESTMENT SUMMARY
AERIAL MAPS
SITE PLAN
PHOTOGRAPHS
RENT ROLL
FINANCIAL SUMMARY
LEASE ABSTRACTS
LOCATION MAPS
DEMOGRAPHICS



Located approximately 30 miles south of Chattanooga, TN and 100 miles northwest of Atlanta, GA

See accompanying Confidentiality Statement.

INVESTMENT SUMMARY
AERIAL MAPS
SITE PLAN
PHOTOGRAPHS
RENT ROLL
FINANCIAL SUMMARY
LEASE ABSTRACTS
LOCATION MAPS
DEMOGRAPHICS

DEMOGRAPHICS

	Three Miles	Five Miles	Ten Miles
Population			
2017 Population	9,913	14,438	33,729
2012 Population	9,792	14,321	33,300
Growth Over the Past 5 Years	1.24%	0.82%	1.29%
Households			
2017 Households	3,858	5,567	12,553
% Owner Occupied	48.90%	54.90%	63.30%
% Renter Occupied	51.10%	45.10%	36.70%
2012 Households	3,829	5,540	12,453
Growth Over the Past 5 Years	0.76%	0.49%	0.80%
Income			
2017 Average Household Income	$46,311	$50,303	$58,053
5 Year Projected	$53,585	$58,617	$67,798
Projected Growth Over the Next 5 Years	15.71%	16.53%	16.79%
Employment & Establishments			
2017 Employees/Daytime Population	5,686	6,720	8,651
2017 Total Establishments	487	582	821
Race			
White	88.70%	90.40%	91.30%
African American	7.00%	5.90%	5.50%
Hispanic Origin (Any Race)	2.30%	2.10%	2.00%
Native American / Alaskan Native	0.30%	0.30%	0.20%
Asian/Pacific Islander	0.90%	0.80%	0.60%
Two or More Races	2.20%	2.00%	1.70%
Other Race	0.80%	0.70%	0.60%

Notes

Over 33,700 People within 10 Mile Trade Area

Avg HH Income over $58,000 within 10 Miles

See accompanying Confidentiality Statement.