

Douglasville Exchange Shopping Center

7424 - 7442 Douglas Boulevard | Douglasville, GA



Theresa Johnson
VP, National Retail Group
(404) 876-1640 x109
Theresa@BullRealty.com

John Harrison
Associate, National Retail Group
(404) 876-1640 x106
JHarrison@BullRealty.com

Bull Realty, Inc.
50 Glenlake Parkway
Suite 650
Atlanta, GA 30328
www.BullRealty.com

7424 - 7442 Douglas Boulevard
Douglasville, GA 30135

This Confidential Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Confidential Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Confidential Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve 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 party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Confidential Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived.

This Confidential Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Confidential Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Confidential Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Confidential Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Confidential Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

SECTION I	Executive Summary	4
	Investment Highlights	
SECTION II	The Property	6
	Outparcel Information and Valuation	
	Property Overview	
	Property Photos	
	Site Plan	
	Tenant Overview	
SECTION III	About The Area	11
	Retail Map	
	Aerial	
	Location Map	
	Demographics	
	Area Information	
SECTION IV	Broker Profiles	17
SECTION V	Confidentiality Agreement	19

Executive Summary

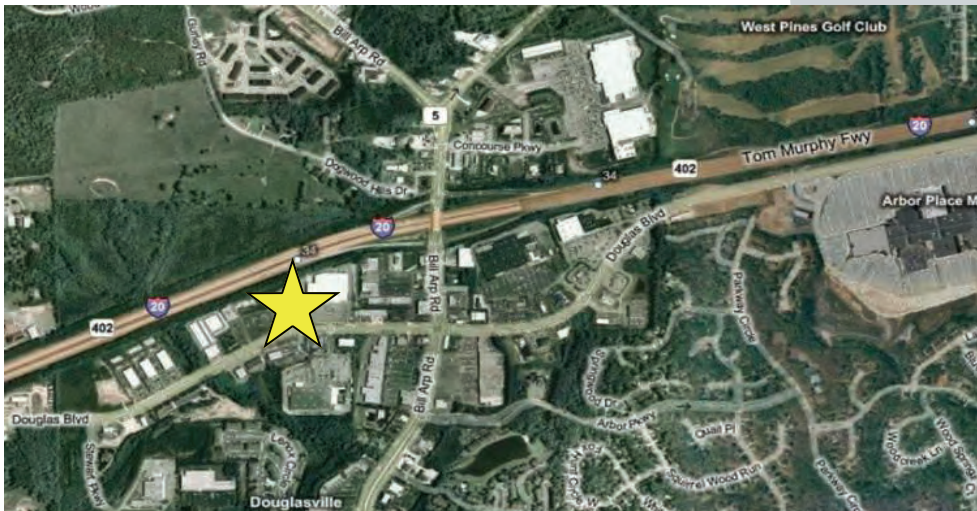
7424 - 7442 Douglas Boulevard
Douglasville, GA 30135

Bull Realty is pleased to offer a unique opportunity to acquire the fee simple interest for Douglasville Exchange, an approximately 62,560 square-foot retail center. This well-located neighborhood retail center is anchored by national credit tenants Harbor Freight Tools, Lumber Liquidators, Colortyme Rent to Own, Franklin Financial and Enterprise Leasing. Built in 1986, this attractive and well-maintained center sits on 6.05 acres on the main thoroughfare of Douglas Blvd in Douglasville GA directly off I-20 just 20 minutes west of Atlanta. The center is being offered with two outparcels that will create future upside through sale or ground lease.

Area Information

Located in the City of Douglasville, the Property benefits from its location. Douglasville Exchange enjoys a strong resident base in the immediate area. Douglas Boulevard is the major residential artery with traffic counts of over 15,000 vehicles per day. This is a well-established and highly trafficked part of Douglasville by major retailers and within a mile of the Arbor Mall.

Major capital improvements were recently completed on the center. A new roof was installed over the free standing building, with a 10 year guarantee. Parking lot was resealed and restriped in 2012.



INVESTMENT SUMMARY	
Square Footage of Existing Buildings	62,560
Cap Rate	9.5% Cap on NOI
Land Area	6.05 Acres
Price	\$4,500,000.00
Price Per Square Ft	\$72.00
Tenants	Harbor Freight Tools, Lumber Liquidators, Armstrong McCall, ColorTyme Rent to Own, First Franklin Financial, Enterprise Leasing

7424 - 7442 Douglas Boulevard
 Douglasville, GA 30135

Investment Highlights



Address	7424-7442 Douglas Boulevard Douglasville, GA 30135
County	Douglas
Approximate Square Feet	62,560
Acres	6.05 Acres
Cap Rate	9.5%
Occupancy:	97%
Parking Spaces	418
Year Built	1986
Zoning	Commercial
Anchor Tenants	Harbor Freight Tools, Lumber Liquidators, Enterprise Lease, Armstrong McCall, ColorTyme Rent to Own, First Franklin Financial
Price	\$4,500,000
Outparcels	1.25 Acres included for future development

7424 - 7442 Douglas Boulevard
Douglasville, GA 30135

Outparcel Information and Valuation

Placement of Outparcel is Negotiable

Outparcel 1 Valuation:
\$300,000 (0.50 +/- acres)

Outparcel 2 Valuation:
\$450,000 (0.75 +/- acres)

Traffic Counts:
I-20: 98,650 Vehicles Daily

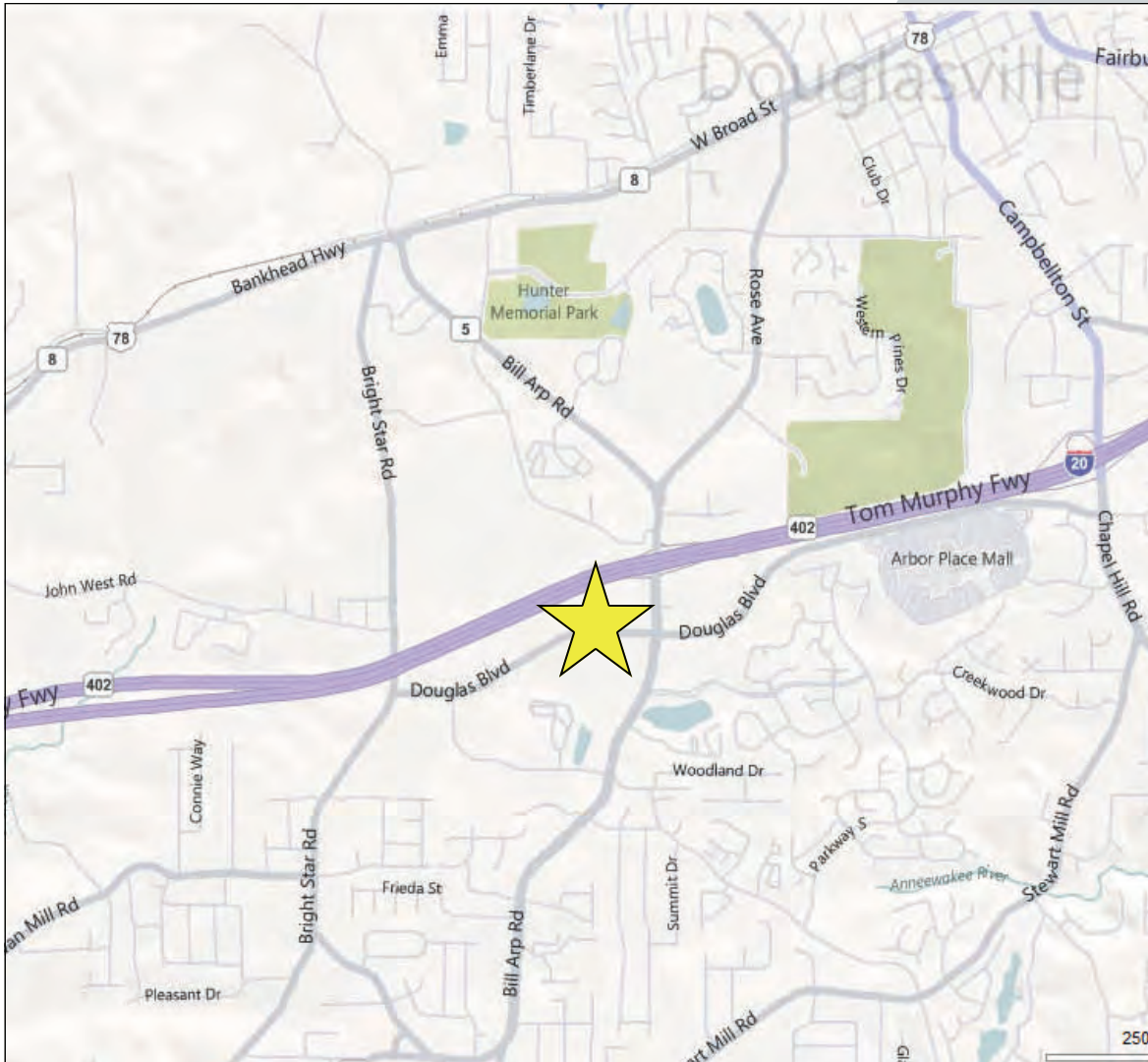
Douglas Blvd: 15,360 Vehicles Daily
(Traffic Counts 2008 AADT)

- Located in Dense Retail Corridor
- Strong National Co-tenants
- High Employment Density in Area



7424 - 7442 Douglas Boulevard
 Douglasville, GA 30135

Property Overview



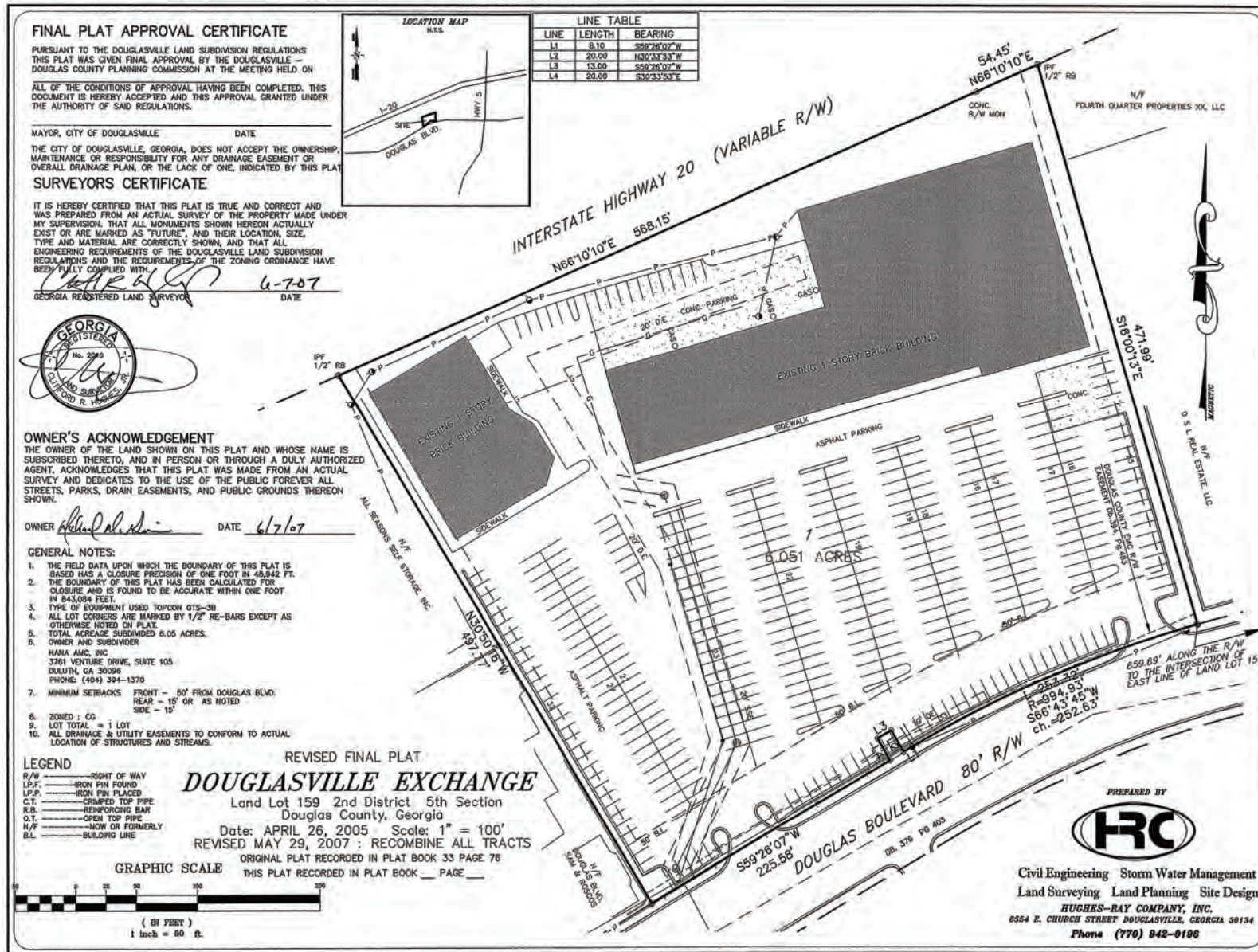
- Douglasville Exchange** 62,560 Square foot retail center
- Outparcels Included** 2 Retail Outparcels available for sale or ground lease
- Location:** Douglasville Exchange located at 7424-7442 Douglas Blvd, Douglasville, GA 30135
- Outparcel Valuation** Outparcel 1: 0.50 +/- acres for \$300,000
Outparcel 2: 0.76 +/- acres for \$450,000
- Parking:** Shared spaces with Center (418 spaces)
- Nearest Cross Street:** Bill Arp Road (GA Highway 5) & Bright Star Road
- Nearby Anchor Tenants:** Home Depot, Lowe's, Garden Ridge, and Wal-Mart
- Traffic Count:** 15,360 Vehicles per Day on Douglas Blvd
- Public Transportation:** Located adjacent to MARTA Regional Bus and Park & Ride

Demographics	3 Miles	5 Miles	7 Miles
Population	35,965	78,303	130,528
Households	12,524	26,734	44,350
Median HH Income	\$61,615	\$62,825	\$66,097
Employers	1,943	2,821	3,454

7424 - 7442 Douglas Boulevard
Douglasville, GA 30135

Property Photos





7424 - 7442 Douglas Boulevard
Douglasville, GA 30135

Tenant Overview



Calabasas, CA - 370 Locations
www.harborfreight.com

Founded in 1968 by Allan Smidt, Harbor Freight Tools is a California based American privately traded company. Harbor Freight Tools operates chains of discount tool retail stores. Headquartered in Calabasas, California, this retail store chain operates in 330 locations all over America and a home to 8000 employees. And last year, the company reported \$1.5 billion of revenue.



Boston, MA - 270 Locations
www.lumberliquidators.com

Lumber Liquidators prides itself by offering a variety of brands for residential and commercial construction, including Bellawood Pre-finished Hardwood Floors in domestic and exotic species with a 100 year pre-finish warranty. In addition to the variety of solid and engineered hardwood floors, Lumber Liquidators also carries laminate flooring, bamboo flooring, cork flooring, and butcher blocks.



Piano, TX - 191 Locations
www.colortyme.com

ColorTyme, Inc. operates as a franchisor of independently owned-and-operated rent-to-own stores in the United States. It rents bedroom, dining room, and living room furniture, electronics, such as widescreen plasma, LCD, DLP projection televisions, and home audio equipment, computers, and appliances. The company was founded in 1979 and is based in Plano, Texas. As of May 15, 1996, ColorTyme, Inc. operates as a subsidiary of Rent-A-Center Inc.



St. Louis, MO - 7,000 Locations
www.enterprise.com

A leading US car rental company, Enterprise Rent-A-Car maintains a fleet of about 714,000 vehicles from more than 7,000 locations -- some 6,000 in the US and another 900 in Canada, Germany, Ireland, and the UK. Unlike rivals Hertz and Avis, which operate primarily from airports, Enterprise focuses on customers whose own cars are in the shop or need a rental for vacations or other occasions. Enterprise Rent-A-Car is owned by Enterprise Holdings, formed in 2009 by the combination of Enterprise Rent-A-Car with Vanguard Car Rental (former parent of Alamo Rent A Car and National Car Rental).



Toccoa GA - 106 Locations
www.1ffc.com

1st Franklin Financial Corporation has been engaged in the consumer finance business since 1941, particularly in direct cash loans and real estate loans. As of June 30, 2012 the business was operated through 106 branch offices in Georgia, 39 in Alabama, 39 in South Carolina, 32 in Mississippi, 27 in Louisiana and 15 in Tennessee. Also on that date, the Company had 1,073 employees.



Austin, TX - 170 Locations
www.armstrongmccall.com

Armstrong McCall is the marketer and distributor of top-of-the-line professional beauty supplies and salon furniture. Located across the United States Sun Belt and Mexico, our network of locally owned and operated beauty supply franchises offers full-service distribution to licensed professionals in the salon and spa industry. We sell wholesale directly to salons, stylists, nail technicians, estheticians and massage therapists and not to the general public. Armstrong McCall's corporate headquarters is located in Austin, Texas.

Theresa Johnson
VP, National Retail Group
(404) 876-1640 x109
Theresa@BullRealty.com

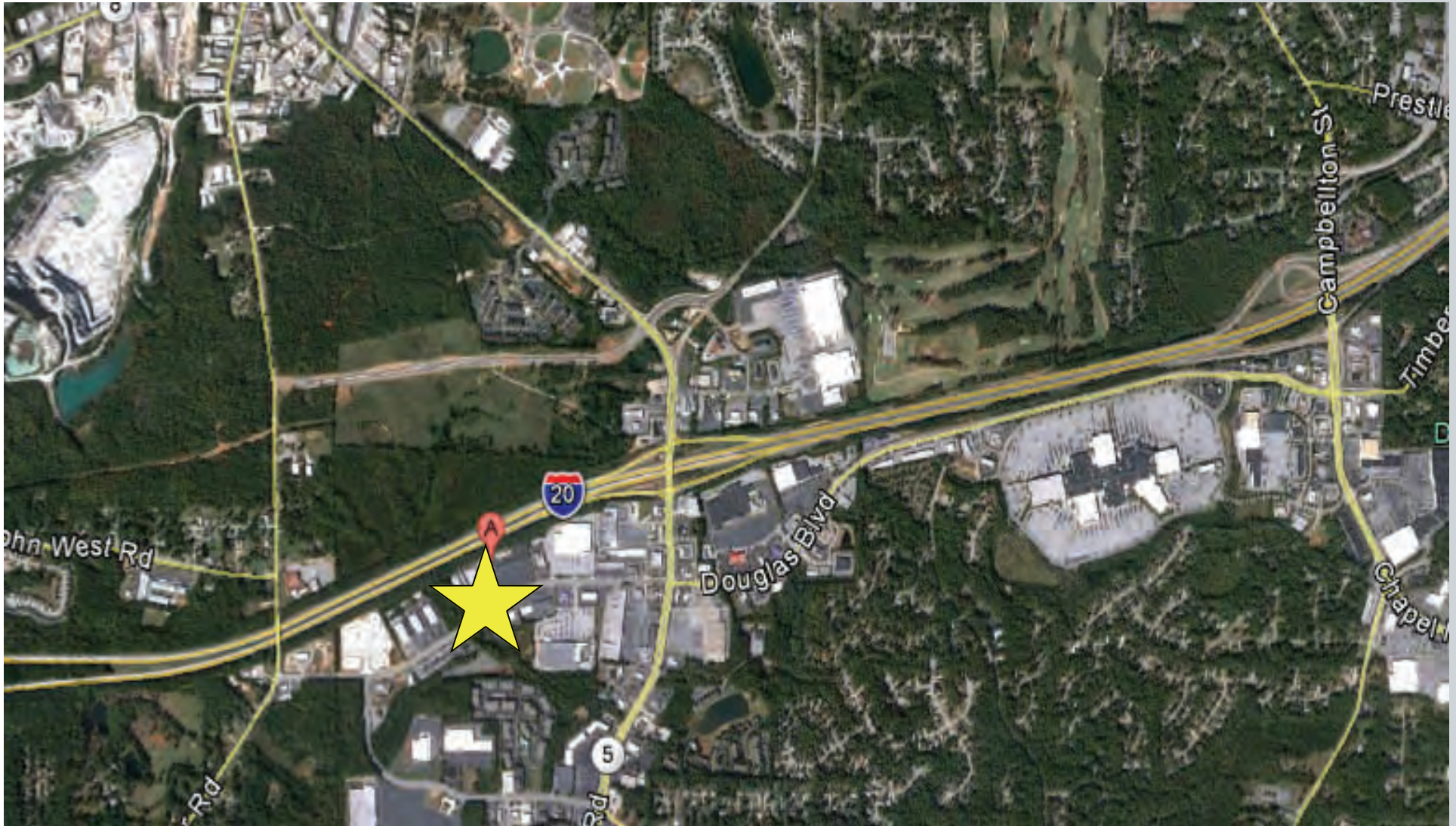
John Harrison
Associate, National Retail Group
(404) 876-1640 x106
JHarrison@BullRealty.com

7424 - 7442 Douglas Boulevard
Douglasville, GA 30135

Retail Map



7424 - 7442 Douglas Boulevard
Douglasville, GA 30135



7424 - 7442 Douglas Boulevard
Douglasville, GA 30135

Location Map



Take 20W; Go 22.4 miles then exit 34 for GA-5 toward Douglasville; Keep left at the fork, follow signs for Georgia 5 S/Whitesburg; turn left onto Bill Arp Rd.; Take the 1st right onto Douglas Blvd; Destination will be on the left



Theresa Johnson
VP, National Retail Group
(404) 876-1640 x109
Theresa@BullRealty.com

John Harrison
Associate, National Retail Group
(404) 876-1640 x106
JHarrison@BullRealty.com

	3 miles radius	5 miles radius	7 miles radius
2010 Population			
Total Population	35,965	78,303	130,528
Male Population	49.1%	49.0%	49.1%
Female Population	50.9%	51.0%	50.9%
Median Age	35.2	34.6	34.4
2010 Income			
Median HH Income	\$61,615	\$62,825	\$66,097
Per Capita Income	\$25,198	\$24,713	\$25,304
Average HH Income	\$71,507	\$71,891	\$74,134
2010 Households			
Total Households	12,524	26,734	44,350
Average Household Size	2.79	2.89	2.92
2010 Housing			
Owner Occupied Housing Units	64.1%	69.2%	73.9%
Renter Occupied Housing Units	27.3%	23.1%	18.3%
Vacant Housing Units	8.6%	7.7%	7.7%
Population			
1990 Population	23,094	42,796	60,989
2000 Population	28,339	56,505	88,336
2010 Population	35,965	78,303	130,528
2015 Population	41,182	90,784	151,483
1990-2000 Annual Rate	2.07%	2.82%	3.77%
2000-2010 Annual Rate	2.35%	3.23%	3.88%
2010-2015 Annual Rate	2.75%	3%	3.02%
Households			
1990 Households	7,793	14,270	20,396
2000 Households	9,989	19,570	30,311
2010 Households	12,524	26,734	44,350
2015 Households	14,356	31,012	51,555
1990-2000 Annual Rate	2.51%	3.21%	4.04%
2000-2010 Annual Rate	2.23%	3.09%	3.78%
2010-2015 Annual Rate	2.77%	3.01%	3.06%

The household count in this market area has changed from 30,311 in 2000 to 44,350 in the current year, a change of 3.78 percent annually. The five-year projection of households is 51,555, a change of 3.06 percent annually from the current year total. Average household size is currently 2.92, compared to 2.89 in the year 2000. The number of families in the current year is 34,631 in the market area.

	3 miles radius	5 miles radius	7 miles radius
Per Capita Income			
1990 Per Capita Income	\$14,556	\$14,044	\$14,009
2000 Per Capita Income	\$22,242	\$21,339	\$21,134
2010 Per Capita Income	\$25,198	\$24,713	\$25,304
2015 Per Capita Income	\$28,481	\$27,733	\$28,311
1990-2000 Annual Rate	4.33%	4.27%	4.2%
2000-2010 Annual Rate	1.22%	1.44%	1.77%
2010-2015 Annual Rate	2.48%	2.33%	2.27%
Average Household Income			
1990 Average Household Income	\$42,457	\$41,683	\$41,463
2000 Average Household Income	\$61,524	\$60,573	\$60,735
2010 Average HH Income	\$71,507	\$71,891	\$74,134
2015 Average HH Income	\$80,921	\$80,699	\$82,843
1990-2000 Annual Rate	3.78%	3.81%	3.89%
2000-2010 Annual Rate	1.48%	1.69%	1.96%
2010-2015 Annual Rate	2.5%	2.34%	2.25%
Households by Income			
Current median household income is \$66,097 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$74,313 in five years. In 2000, median household income was \$52,620, compared to \$38,090 in 1990.			
Current average household income is \$74,134 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$82,843 in five years. In 2000, average household income was \$60,735, compared to \$41,463 in 1990.			
Current per capita income is \$25,304 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$28,311 in five years. In 2000, the per capita income was \$21,134, compared to \$14,009 in 1990.			
Population by Employment			
Total Businesses	1,922	2,801	3,457
Total Employees	17,360	22,716	26,544

7424 - 7442 Douglas Boulevard
Douglasville, GA 30135

Area Information



The city of Douglasville is the county seat of Douglas County, Georgia, United States. As of the 2010 census, the city had a population of 30,961.^[3] Douglasville is located approximately 20 miles west of Atlanta, Georgia and is included in the Atlanta Metro Area.

Highway access can be obtained via five interchanges along Interstate 20.

The Central Business District (CBD) of downtown Douglasville is listed on the National Register of Historic Places as a historic district; an outstanding example of a turn-of-the-century southern railroad town. The majority of the buildings are one- and two-story brick structures dating from the mid-19th century into the mid-20th century. Most are of Victorian era commercial design set flush with the sidewalk. Styles of the buildings include Romanesque, Italianate, and Queen Anne. Many of the doorways and windows have Gothic arched openings and hooded windows. The dominant landscape feature is the railroad right-of-way running east-to-west through downtown.

In the center of town is a small plaza, which was converted from a street block, known as O'Neal Plaza (named after the former O'Neal's department store, now the Douglasville City Hall). The Plaza features a brick pyramid fountain, as well as a small performance venue. It is home to many festivals year round, the Douglasville School of Art makes its home on the plaza, and the annual Christmas Tree Lighting Festival also makes its home here.

The Douglas County Cultural Arts Center is located at Campbellton St. south of Downtown. The Center holds art shows, as well as special events throughout the year, and hosts events for schools across the county.

Arbor Place Mall is home to over 100 shops and restaurants. The anchor stores are Dillard's, Sears, Macy's, Belk, J.C. Penney, Old Navy and Bed Bath & Beyond. The mall sponsors many festivals, as well as Douglasville's July 4 Celebrations.

The 7 Venue is a Christian music venue consisting of two stages. Mainly local Christian Metal and Metalcore bands play here. Some well known bands have played here such as Underoath, Maylene & The Sons of Disaster, Sky Eats Airplane, Drop Dead, Gorgeous, The Charriot, and The Glass Ocean.

The Douglas County Aquatic Center, located on Fairburn Road, has several pools which are open to the public. These pools include an indoor heated pool, an outdoor saltwater pool, an unheated chlorinated pool, a shallower children's pool, a paddling pool for toddlers and infants, and a sauna.





TERESA JOHNSON

Theresa Johnson's practice focuses on helping clients sell and acquire retail investment properties in the southeast. Ms. Johnson has extensive experience in the acquisition, asset management and operation of grocery anchored shopping centers. Her professional relationships extend nationwide to include the largest REITs, funds and investment companies within the retail sector.

Theresa is an active member of the International Council of Shopping Centers and Certified Commercial Investment Member (CCIM). In addition to having her own real estate company for over ten years as a principal, she continuously increases her knowledge with attending nationwide conferences and seminars.

Ms. Johnson graduated from Georgia State University with a BA in Marketing and has held a Real Estate license since 1989. She lives in Atlanta with her husband Bruce and daughter Josephine. She enjoys working in the community and has served on several non profit boards and on the Executive Board of the Oglethorpe Museum.

Theresa Johnson
Vice President, National
Retail Group
(404) 876-1640 x 109
Theresa@BullRealty.com

Bull Realty, Inc.
50 Glenlake Parkway
Suite 650
Atlanta, GA 30328

Bull Realty is a regional commercial real estate brokerage firm with three offices, headquartered in Atlanta, Georgia. The firm is best known for their successful national marketing platform.

- Specific broker teams specialize in either retail, office, industrial, multi-family, land, medical, automotive, net lease, hospitality or special asset services.
- Bull Realty provides marketing and special asset services for 100 lenders.
- *Google* consistently chooses BullRealty.com as the number one website for the most often used search phrase used by people looking for commercial real estate in Georgia, "Commercial Real Estate Georgia".
- Bull Realty marketing services includes video, social media and radio for appropriate properties.
- The firm sponsors and hosts the Commercial Real Estate Show, a national talk radio show about commercial real estate which airs on radio stations and on-line at www.CREshow.com.



John Harrison
Associate
(404) 876-1640 x 106
JHarrison@BullRealty.com

Bull Realty, Inc.
50 Glenlake Pkwy
Suite 650
Atlanta, GA 30328

JOHN HARRISON

Completing a business degree at Emory University in 1979, John Harrison developed an interest in commercial real estate while managing a small apartment complex in the Midtown Atlanta market.

A Georgia native, he has been involved in the market for 30 years and has enjoyed affiliations with Ackerman & Co, McWhirter Realty Corp. and Roberts Commercial. John enjoys a strong reputation as a deal closer and shows passionate attention to every transaction. His journey in commercial real estate has given him extensive experience in leasing, management and development; however, John's focus has been consistently on investment sales.

John entered undergraduate studies at Davidson College and completed his degree at Emory University. He began his career with Ackerman & Co. during the early 1980's and specialized in the marketing of office and mixed use properties. Since then, he has closed leases and investment sales in excess of \$200 million. He has been a member of the Million Dollar Club for 15 years and is a recipient of the Phoenix Award. As a partner with CBH Properties, he has been involved in all phases of the development, management and ownership.

John was Vice President of Commercial Sales at both McWhirter Realty Corp. and Roberts Commercial and was a top producer with each company. Property sales in his resume include the sale of over 80 retail centers and office properties. John has sold over \$40 million in medical properties during the past 10 years.

He joined Bull Realty in 2011. John is excited about bringing the excellent marketing platform offered by Bull Realty to the benefit of his client base.

- John has been married to wife Stephanie for 24 years and they have two sons. John enjoys coaching kids in soccer, family tennis and hanging out at Starbuck's with his wife. He has a love of politics and history and is an accomplished pianist.

7424 - 7442 Douglas Boulevard
Douglasville, GA 30135

This Confidentiality Agreement (“Agreement”) is made and agreed to for the benefit of the undersigned party (“Prospect”), the owner of the subject property (the “Seller”) and undersigned agent Bull Realty Incorporated (“Broker”). Now therefore in consideration of the privileges granted to Prospect with respect to receiving certain confidential information, and other good and valuable consideration, the Prospect hereby agrees to the following:

I. Confidential Information:

Prospect will receive confidential information regarding property referred to as 7424 –7442 Douglas Boulevard, Douglasville, GA 30135. Prospect agrees to not disclose to any person that the Property or the note may be available for sale or lease, or that discussions or negotiations are taking place concerning a possible purchase of the Property or the note, nor any terms, conditions, or other facts with respect to the Property or the note, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term “person” used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Prospect agrees to not contact the Seller, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Prospect hereby warrants that it is acting as a principal only, and not as a broker or agent, regarding this contemplated transaction. Prospect acknowledges and agrees that Bull Realty, Inc., will act in an agency capacity on behalf of the Seller, and will be used as the sole broker or agent in connection with the purchase of the property. Bull Realty, Inc. will be paid a commission by the Seller. Prospect agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in or control of the property, unless Bull Realty, Inc. is included as the selling agent and is compensated as described herein. Prospect reserves the right to involve any lender, underwriter, equity partners, attorney or other advisor in the transaction provided said party is paid by the Prospect, and said party has agreed in writing to this confidentiality agreement.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

Accepted and agreed to this _____ day of _____, 2012.

Prospect:

Signature _____ Printed Name _____
Title _____ Phone _____
Fax _____ Company Name _____
Email _____ Address _____

Theresa Johnson
VP, National Retail Group
(404) 876-1640 x109
Theresa@BullRealty.com

John Harrison
Associate, National Retail Group
(404) 876-1640 x106
JHarrison@BullRealty.com

You may return the executed agreement by fax (404-876-7073) or email.
Bull Realty, Inc. (GA License H-20209) 50 Glenlake Parkway, Suite 650Atlanta GA 30328



Theresa Johnson
VP, National Retail Group
(404) 876-1640 x109
Theresa@BullRealty.com

John Harrison
Associate, National Retail Group
(404) 876-1640 x106
JHarrison@BullRealty.com