

Southside Discount Mall
125,000-SF Retail Center
6525 Tara Boulevard | Atlanta, GA
\$24.80 Per SF 12.5% Cap Rate



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Executive Summary

Southside Mall is a 125,000 square-foot retail shopping center located at 6525 Tara Blvd, Jonesboro, Georgia (Atlanta MSA). The property is currently 78.4% occupied. This investment offers the upside of 27,000 square feet of additional rental income. The subject property formerly housed Value City along with several in-line tenants. After Value City vacated, the property owner improved the property as the "Southside Discount Mall," offering booth rentals to 134 businesses. Phase I of the business opened with 60 booths during 2010 and leased up quickly. Phase II recently opened to the public with an additional 74 booths and the Mall now is over 95% leased to local business owners. 27,000 square feet remains available for lease in the building.

The property is well located at the signalized intersection of Tara Boulevard and Arrowhead Blvd. and has excellent exposure to over 65,000 vehicles daily on Tara Blvd.

Southside Mall is situated on 8.1 acres with an additional .879-acre "pad ready" outparcel that can be purchased separately. The center is situated within a well-established retail trade area with more than 200,000 households within a five-mile radius and an average annual household income over \$57,000. This investment is well-positioned for future tenancy and additional redevelopment. The property was built in 1968 and zoned GB within the South Atlanta retail submarket in Jonesboro, Clayton County. This Investment is aggressively priced well below replacement cost at \$24.80 per square foot.

Offered at an attractive 12.5% cap rate on actual income, this well-performing neighborhood center is an excellent addition to an investor's real estate portfolio. The property and its systems are in good physical condition. The property is located in within one mile of I-75.

INVESTMENT SUMMARY	
Square Footage of Existing Buildings	125,000
Year Built	1968
Land Area	8.1 Acres
Price	\$3,100,000
NOI	\$388,920
Cap Rate	12.5%
Outparcel - Pad Ready	.879 Acre Available Separately
Anchor Tenant	Southside Discount Mall

**Southside Mall
Retail Center
6525 Tara Boulevard
Jonesboro, GA 30236**

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Any included income, expenses, cap rates, costs, return estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property condition, possible uses, zoning and other information herein may have been provided by the seller, landlord or other outside sources and while deemed to be reliable, may be estimated, projected, is subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the management, business, tenants or sellers. This offer is subject to prior change or sale without notice.

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Address	6525 Tara Boulevard Jonesboro, GA 30236
County	Clayton County
Approximate Square Feet	125,000 Square Feet
Acres	8.1 Acres
Outparcel	0.879 Acre—Pad Ready Available Separately
Occupancy	78%
Year Built	1968
Zoning	GB
Anchor Tenant	Southside Discount Mall
Price	\$3,100,000.00
Price / SF	\$24.80



Investment Highlights

- Value-add Center through lease-up and development of outparcel (available separately)
- 78% Occupied
- Traffic Counts of over 65,000 vehicles per day near the center
- Highly visible location with easy access from I-75
- Average household income within a 5-mile radius is \$57,333
- Population over 200,000 within a 5 mile radius



Front of Property



Prominent Signage



Property Interior



Property Interior

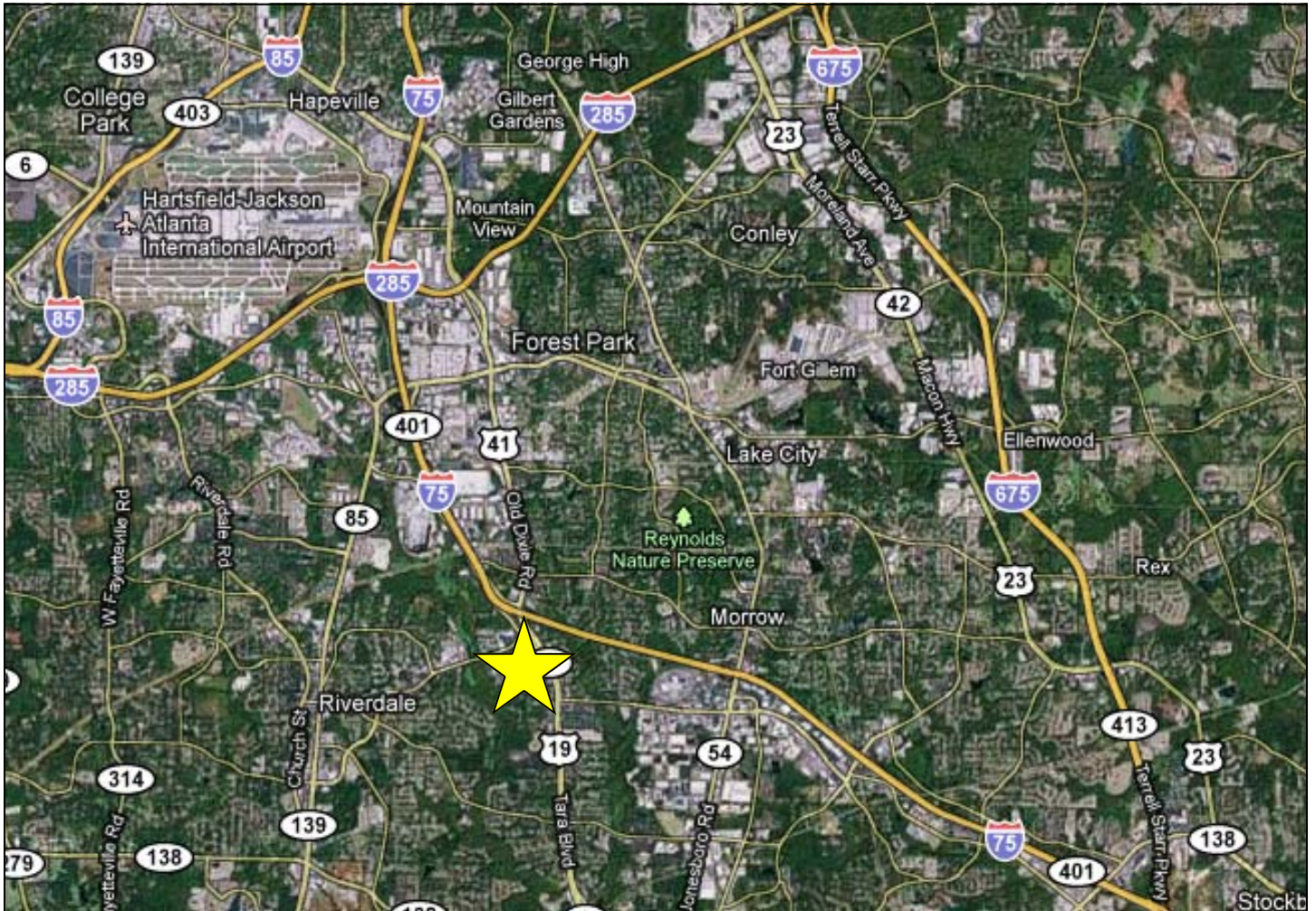


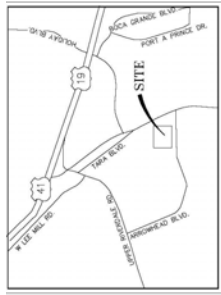
View from building



Pad-Ready Outparcel Available for Purchase







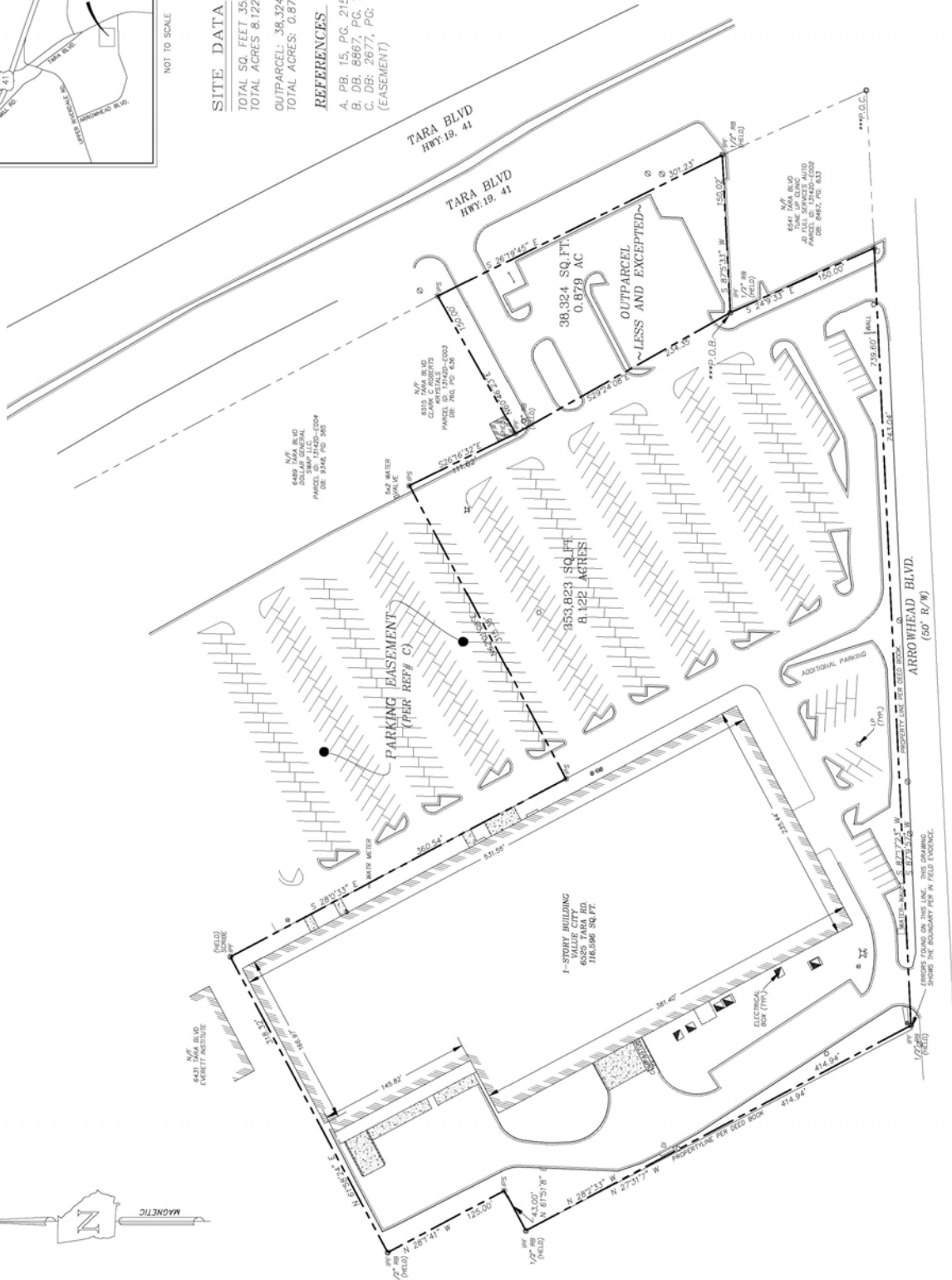
NOT TO SCALE

SITE DATA

TOTAL SQ. FEET 353,823 S.F.
TOTAL ACRES 8.122 ACRES
OUTPARCEL: 38,324 SQ.FT.
TOTAL ACRES: 0.879 ACRES

REFERENCES

- A. PB. 15, PG. 215
- B. DB. 8867, PG. 114
- C. DB. 2677, PG. 71
(EASEMENT)



Subject Property



Location: **Southside Discount Mall**
6525 Tara Boulevard, Jonesboro, GA 30236
Year Built: 1968
Square Feet: 125,000
List Price: \$3,100,000
Price per SF: \$24.80

Sold Comparables



Location: **Kim Long Plaza**
4140 Jonesboro Road, Forest Park, GA
Year Built: 1972
Sale Date: 4/2010
Square Feet: 87,842
Sale Price: \$3,100,000
Price per SF: \$35.29



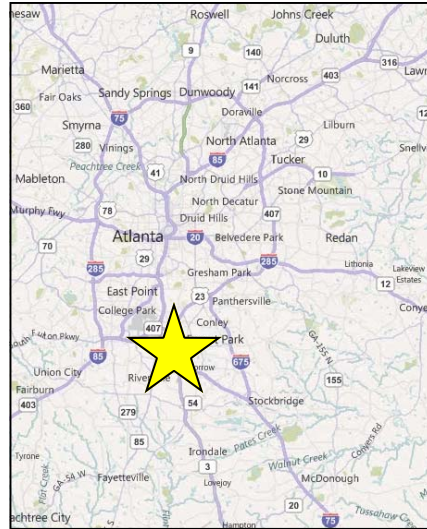
Location: **Southlake II**
1330 Mount Zion Road, Morrow, GA
Year Built: 1978
Sale Date: 1/2011
Square Feet: 115,837
Sale Price: \$4,700,000
Price per SF: \$40.57



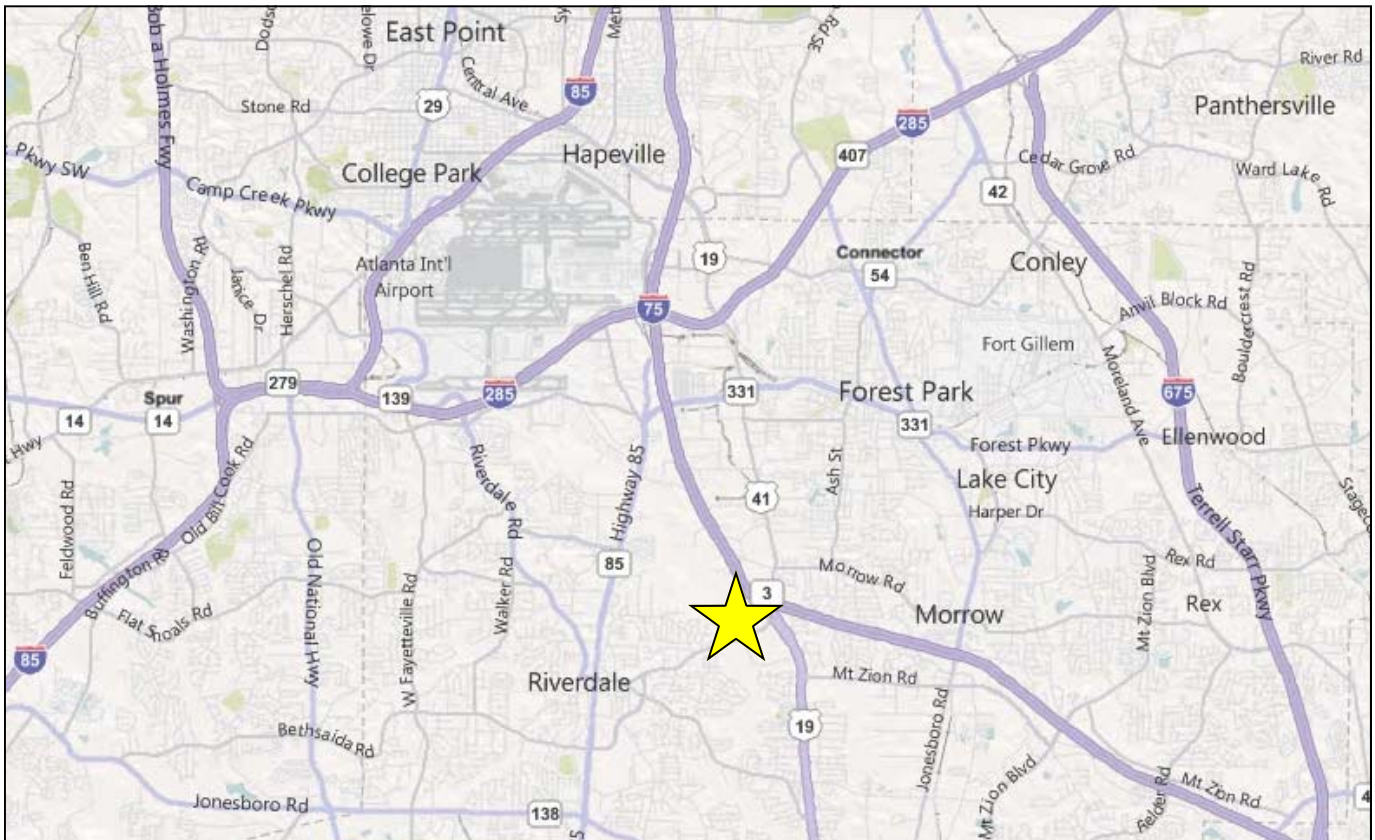
Location: **Shannon Square**
4720 Jonesboro Road, Union City, GA
Year Built: 1986
Sale Date: 8/2010
Square Feet: 100,002
Sale Price: \$3,200,000
Price per SF: \$32.00

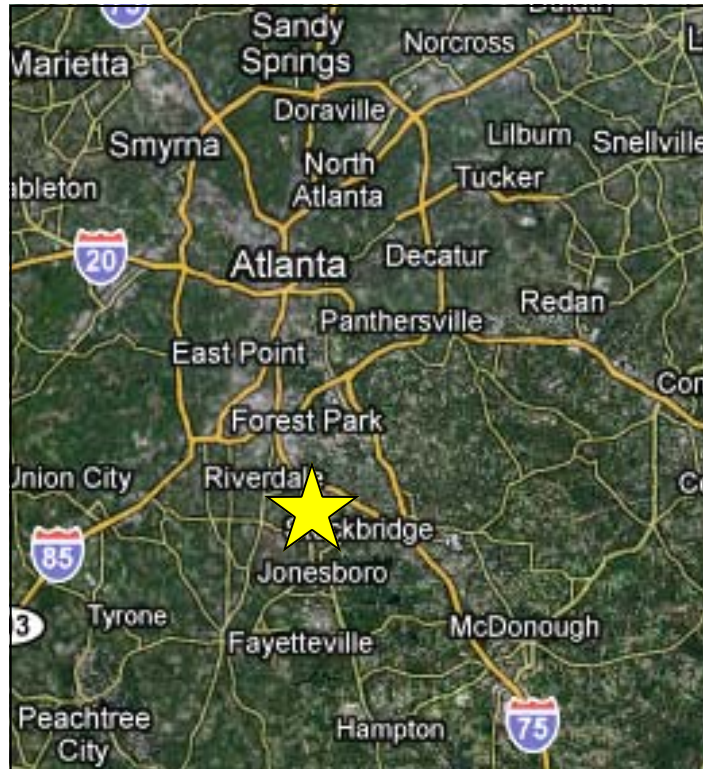


AREA RETAILERS



Directions from Atlanta: Take I-75 south to Exit 235 and take the ramp right toward Griffin/Jonesboro. This is Tara Blvd. (US 19/41 South); continue for less than a mile to the property.







Executive Summary

Southside Mall
6525 Tara Blvd, Jonesboro, GA 30236-1227
Ring: 1, 3, 5 Miles

Latitude: 33.576401
Longitude: -84.374512

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	15,260	82,119	201,375
Male Population	50.2%	49.2%	48.6%
Female Population	49.8%	50.8%	51.4%
Median Age	28.9	29.3	30.2
2010 Income			
Median HH Income	\$45,676	\$46,670	\$50,903
Per Capita Income	\$17,087	\$18,626	\$19,862
Average HH Income	\$51,539	\$52,985	\$57,333
2010 Households			
Total Households	4,983	28,794	69,321
Average Household Size	3.02	2.82	2.88
2010 Housing			
Owner Occupied Housing Units	29.8%	34.5%	44.2%
Renter Occupied Housing Units	51.8%	50.1%	42.4%
Vacant Housing Units	18.4%	15.4%	13.5%
Population			
1990 Population	11,723	61,232	145,581
2000 Population	13,690	73,223	178,201
2010 Population	15,260	82,119	201,375
2015 Population	15,737	85,706	210,938
1990-2000 Annual Rate	1.56%	1.8%	2.04%
2000-2010 Annual Rate	1.06%	1.12%	1.2%
2010-2015 Annual Rate	0.62%	0.86%	0.93%

In the identified market area, the current year population is 201,375. In 2000, the Census count in the market area was 178,201. The rate of change since 2000 was 1.2 percent annually. The five-year projection for the population in the market area is 210,938, representing a change of 0.93 percent annually from 2010 to 2015. Currently, the population is 48.6 percent male and 51.4 percent female.

	1 mile radius	3 miles radius	5 miles radius
Households			
1990 Households	4,377	23,434	53,362
2000 Households	4,656	26,231	62,704
2010 Households	4,983	28,794	69,321
2015 Households	5,099	29,969	72,288
1990-2000 Annual Rate	0.62%	1.13%	1.63%
2000-2010 Annual Rate	0.66%	0.91%	0.98%
2010-2015 Annual Rate	0.46%	0.8%	0.84%

The household count in this market area has changed from 62,704 in 2000 to 69,321 in the current year, a change of 0.98 percent annually. The five-year projection of households is 72,288, a change of 0.84 percent annually from the current year total. Average household size is currently 2.88, compared to 2.82 in the year 2000. The number of families in the current year is 46,800 in the market area.

Housing

Currently, 44.2 percent of the 80,111 housing units in the market area are owner occupied; 42.4 percent, renter occupied; and 13.5 percent are vacant. In 2000, there were 66,116 housing units - 51.4 percent owner occupied, 43.5 percent renter occupied and 5.1 percent vacant. The rate of change in housing units since 2000 is 1.89 percent. Median home value in the market area is \$100,542, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.72 percent annually to \$109,480. From 2000 to the current year, median home value changed by 1.43 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.





Executive Summary

Southside Mall
6525 Tara Blvd, Jonesboro, GA 30236-1227
Ring: 1, 3, 5 Miles

Latitude: 33.576401
Longitude: -84.374512

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$30,094	\$30,836	\$32,451
2000 Median HH Income	\$38,545	\$37,801	\$40,256
2010 Median HH Income	\$45,676	\$46,670	\$50,903
2015 Median HH Income	\$52,764	\$53,978	\$57,350
1990-2000 Annual Rate	2.51%	2.06%	2.18%
2000-2010 Annual Rate	1.67%	2.08%	2.32%
2010-2015 Annual Rate	2.93%	2.95%	2.41%
Per Capita Income			
1990 Per Capita Income	\$13,074	\$13,073	\$13,280
2000 Per Capita Income	\$15,323	\$16,089	\$17,039
2010 Per Capita Income	\$17,087	\$18,626	\$19,862
2015 Per Capita Income	\$19,172	\$21,050	\$22,354
1990-2000 Annual Rate	1.6%	2.1%	2.52%
2000-2010 Annual Rate	1.07%	1.44%	1.51%
2010-2015 Annual Rate	2.33%	2.48%	2.39%
Average Household Income			
1990 Average Household Income	\$34,511	\$34,157	\$36,073
2000 Average Household Income	\$44,994	\$45,152	\$47,856
2010 Average HH Income	\$51,539	\$52,985	\$57,333
2015 Average HH Income	\$58,213	\$60,049	\$64,831
1990-2000 Annual Rate	2.69%	2.83%	2.87%
2000-2010 Annual Rate	1.33%	1.57%	1.78%
2010-2015 Annual Rate	2.47%	2.53%	2.49%

Households by Income

Current median household income is \$50,903 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$57,350 in five years. In 2000, median household income was \$40,256, compared to \$32,451 in 1990.

Current average household income is \$57,333 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$64,831 in five years. In 2000, average household income was \$47,856, compared to \$36,073 in 1990.

Current per capita income is \$19,862 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$22,354 in five years. In 2000, the per capita income was \$17,039, compared to \$13,280 in 1990.

Population by Employment

Total Businesses	354	3,139	6,667
Total Employees	2,870	33,703	68,263

Currently, 85.9 percent of the civilian labor force in the identified market area is employed and 14.1 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 88.7 percent of the civilian labor force, and unemployment will be 11.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 70.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.5 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 53.8 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 19.7 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 26.5 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 74.6 percent of the market area population drove alone to work, and 1.2 percent worked at home. The average travel time to work in 2000 was 29.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 18.5 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 35.0 percent were high school graduates only (29.6 percent in the U.S.)
- 6.1 percent had completed an Associate degree (7.7 percent in the U.S.)
- 11.6 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 4.5 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

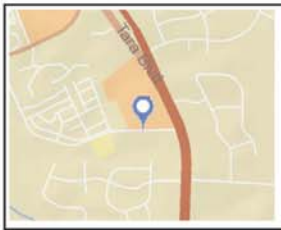
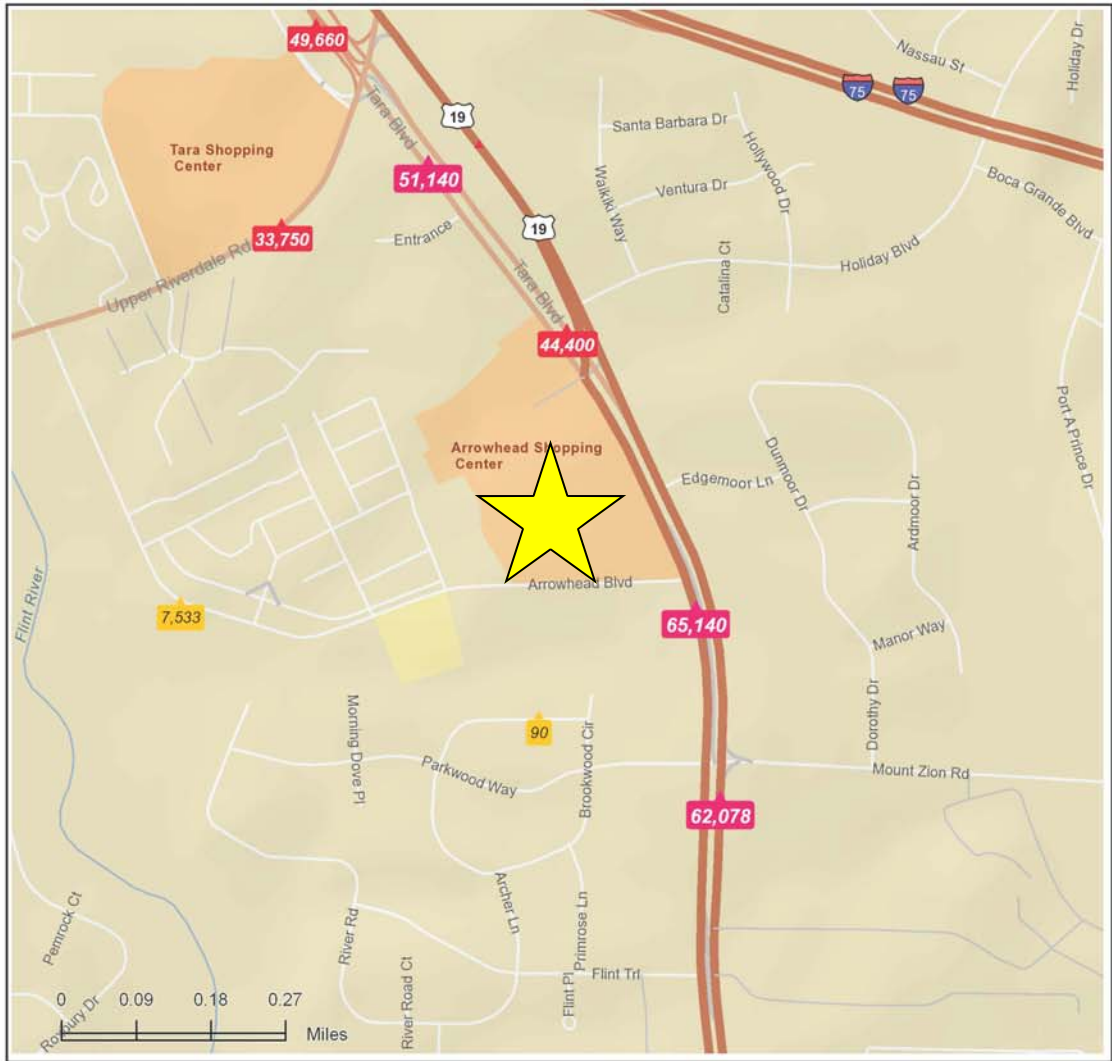




Traffic Count Map - Close Up

6525 Tara Boulevard
 6525 Tara Blvd, Jonesboro, GA 30236-1227
 Ring: 5 Miles

Latitude: 33.576401
 Longitude: -84.374512



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: © 2010 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®

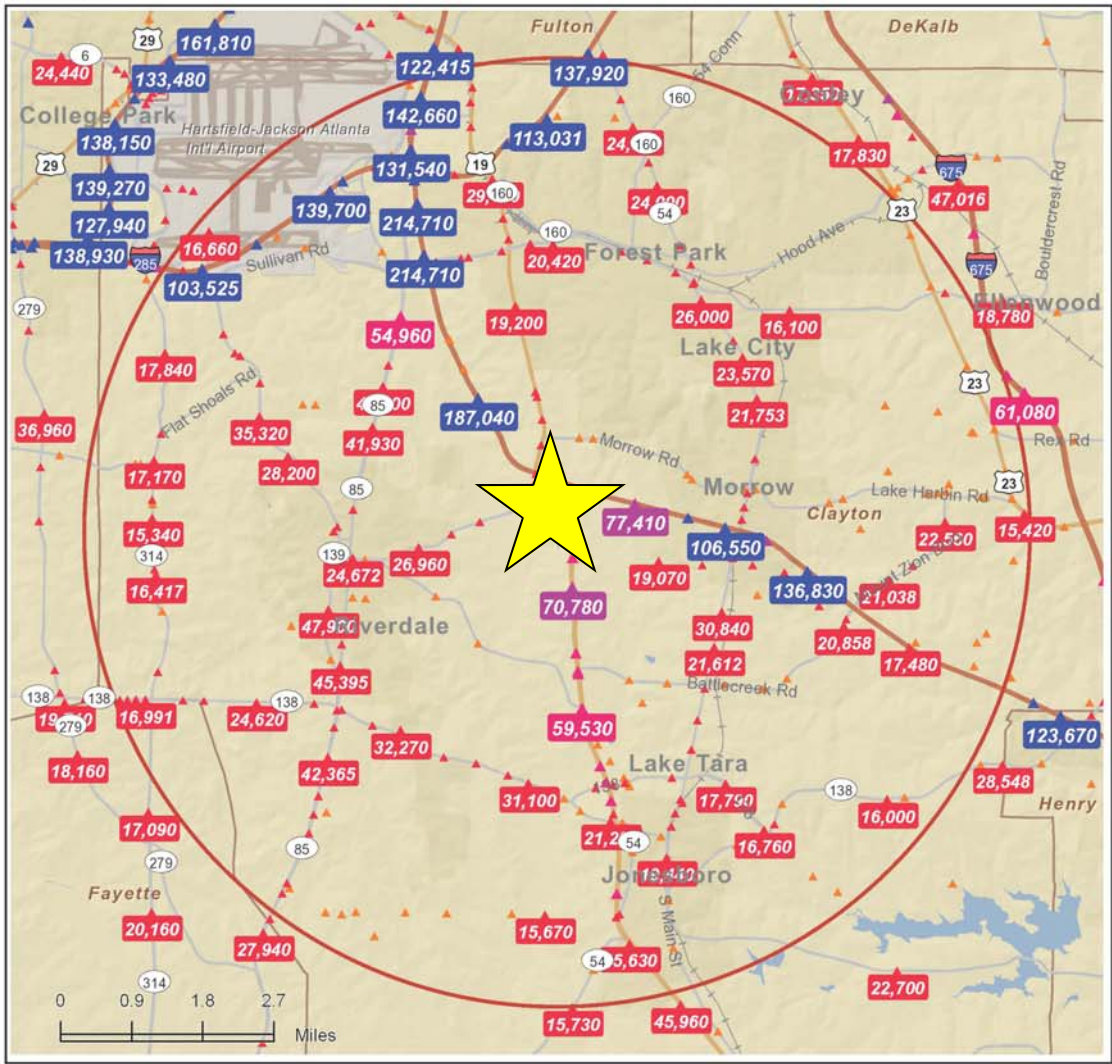




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Source: © 2010 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®



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We invite you to Clayton County to live, work and play!

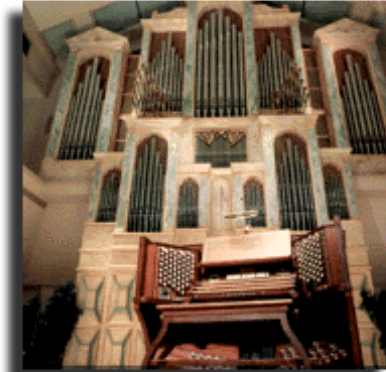


Clayton County, Georgia, USA is a suburban community located just south of Atlanta's central business district. Home to Hartsfield Jackson International Airport, the mythical Tara of Margaret Mitchell's Civil War romance, *Gone With the Wind*, and the 1996 Olympic Volleyball venue.

Clayton County Chamber of Commerce promotes the quality of life, southern charm, quality growth and pro-business attitude of the County. While business is booming and the airport has grown to be the busiest passenger airports in the

world, the hometown atmosphere shines through. Opportunities exist in every facet of the County's business, recreational and educational amenities.

Newcomers, visitors and even longtime residents don't have to look very far to find reasons to like Clayton County. Whether a concert at world class Spivey Hall on the campus of Clayton State University, fishing at Lake Shamrock or a fall arts and crafts festival, there are plenty of exciting activities for all to enjoy. An excitement is brewing in Clayton County that will fuel the County's growth in the next century. We invite you to take part in that excitement, and to feel at home in our proud community.



UNITED STATES CHAMBER OF COMMERCE

<p>“Atlanta No. 2 for low HQ costs” Report by The Boyd Company shows Atlanta is high-value location for corporate headquarters operations: second lowest in cost among 30 major U.S. markets. <i>(Atlanta Business Chronicle, July 27, 2007)</i></p>	<h2 style="text-align: center;">ATLANTA RANKS</h2> <p>TOP BUSINESS CENTER Business environment and quality of life consistently rank Atlanta at the top of major U.S. metropolitan areas for working, living and playing. The region is noted for its job creation, investment advantages, pro-active business environment and various quality-of-life indicators.</p> <p>How Others See Atlanta</p> <p>1st</p> <ul style="list-style-type: none"> Forbes magazine’s “Most Wired Cities” (January, 2008) iDi’s North American Cities of the Future 2007/08, “Most Business Friendly” (April, 2007) AARP magazine’s “Reason for Optimism: Safer Cities” (March/April 2007). Analysis of crime decreases over the last five years. Kiplinger magazine’s “Best Cities for Married with Kids” (May 2007) Forbes “Best Cities for Singles” (September 2008) <p>2nd</p> <ul style="list-style-type: none"> KPMG’s “Most Cost Competitive Locations” (March 2008) Black Enterprise, “10 Best Cities for African-Americans,” (May 2007) The Boyd Company 2007 Comparative Corporate Headquarters Operating Cost Study, “Least Expensive City for Corporate Headquarters” (July 2007) <p>3rd</p> <ul style="list-style-type: none"> Expansion Management magazine’s, “Most Logistics Friendly Metros” (October 2007) Forbes magazine’s “Best Cities for Young Professionals” (June 2007) Forbes magazine’s “America’s Fastest Growing Large Metros” (January 2008) KPMG’s “Top Cities With Tax Structures Favorable to Business” (2008) <p>4th</p> <ul style="list-style-type: none"> Forbes magazine’s “Best Cities for Jobs in 2008” (January 2008) <p>Other Top Rankings</p> <ul style="list-style-type: none"> FORTUNE, “Cities with the Most Fortune 500 Headquarters” 5th (April 2008) Forbes magazine’s “Best Places for Business & Careers” (March, 2008) Expansion Management, “America’s 50 Hottest Cities for Business Expansion & Relocation” (January/February 2007) CNN MONEY.com/BUSINESS 2.0, “Ten Hot Cities for Job Growth” (May 2007) Mastercard’s “Top Cities in the MasterCard Worldwide Centers of Commerce” 6th (2008) <p>MORE FORTUNE COMPANIES CHOOSE AN ATLANTA HEADQUARTERS</p> <ul style="list-style-type: none"> FORTUNE 1,000 companies understand the value of a metro Atlanta address, as more than 70 percent have established operations here. Metro Atlanta is fifth after New York, Houston, Dallas and Chicago as a FORTUNE 500 headquarters city. Newell Rubbermaid, the most recent FORTUNE 500 firm to move here built a signature headquarters building in metro Atlanta that opened September 2008. The combined annual revenue of Atlanta’s largest headquarters total more than \$300 billion. Total bank deposits in metro Atlanta nearly doubled from 2000 to 2008, from \$55.9 billion to \$117.2 billion. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Top Public Companies (Fortune 1000 Ranking)</th> <th style="text-align: left;">Top Private Companies*</th> </tr> </thead> <tbody> <tr><td>1. The Home Depot (22)</td><td>1. Cox Enterprises</td></tr> <tr><td>2. UPS (46)</td><td>2. HD Supply</td></tr> <tr><td>3. The Coca-Cola Company (83)</td><td>3. Federal Home Loan Bank of Atlanta</td></tr> <tr><td>4. Coca-Cola Enterprises (118)</td><td>4. 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Source: FORTUNE 1,000 magazine (May 2008)</small></p>	Top Public Companies (Fortune 1000 Ranking)	Top Private Companies*	1. The Home Depot (22)	1. Cox Enterprises	2. UPS (46)	2. HD Supply	3. The Coca-Cola Company (83)	3. Federal Home Loan Bank of Atlanta	4. Coca-Cola Enterprises (118)	4. RaceTrac Petroleum Inc.	5. Delta Air Lines (129)	5. Unisource Worldwide Inc.	6. AFLAC (165)	6. Southwire Co.	7. Southern Co. (166)	7. Chick-fil-A	8. SunTrust Banks (193)	8. Infor	9. Genuine Parts (243)	9. Printpack Inc.	10. Mohawk Industries (328)	10. Euramax International Inc.	11. AGCO (359)	11. Trammell Crow Residential	12. Newell Rubbermaid (378)	12. Holder Construction Co.	13. Synovus Financial Corp. (511)	13. Oglethorpe Power Corp.	14. BlueLinx Holdings (568)	14. Simmons Bedding Co.	15. Georgia Gulf (645)	15. Hooters of America Inc.	16. Superior Essex (675)	16. Consolidated Container Company LLC	17. Exide Technologies (682)	17. Hardin Construction Company LLC	18. Mirant (708)	18. 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20. Acuity Brands (766)	20. Colonial Pipeline Co.																																																						
21. Graphic Packaging (773)	21. AJC International Inc.																																																						
22. AGL Resources (776)	22. Choate Construction Co.																																																						
23. Rock-Tenn (811)	23. U.S. Security Associates																																																						
24. Flower Foods (883)	24. John Wieland Homes & Neighborhoods																																																						
25. Mueller Water Products (928)	25. Unipro Foodservice Inc.																																																						
26. Equifax (931)																																																							

Metro Atlanta is an ideal destination for business professionals and families. Its thriving economy and business friendly atmosphere encourages companies to grow and locate here. Each year over 70,000 newcomers – many young professionals and recent college graduates – migrate to the Atlanta region. The area is home to nearly 5.5 million people and 150,000 businesses. Metro Atlanta's diverse economy, global access, abundant talent, low costs of business and living, and vibrant quality of life are reasons businesses and executives choose metro Atlanta.

Metro Atlanta has been recognized as an international gateway and the economic engine of the southeast. FDI magazine has ranked Atlanta the "Most Business Friendly North American Major City of the Future" and among the "Best North American Cities of the Future for Economic Potential."

Metro Atlanta has grown into a leading global logistics hub and center for supply chain management software. Atlanta is ranked 5th nationally in transportation and logistics employment. Seventy percent of the top 20 supply chain software providers have operations here.

More than 300 bioscience companies have operations in metro Atlanta. With strengths in vaccine development, infectious disease and medical devices, Atlanta is often referred to as the nation's leader in Healthcare IT. Atlanta is home to the headquarters of the Centers for Disease Control and Prevention (CDC), American Cancer Society and the Arthritis Foundation. Research facilities at Emory University, Georgia State University, Georgia Institute of Technology, Morehouse School of Medicine, University of Georgia and Georgia Health Sciences University are abundant and continue to grow.

Metro Atlanta is home to technology leaders AT&T Mobility, NCR, Equifax, IBM Internet Security Systems, Siemens One, GE Technology Infrastructure, Cox Enterprises, Sony Ericsson, and Manhattan Associates. Atlanta is a high-technology center with strengths in transaction processing, digital content and distribution, software publishing, wireless, and internet security. Atlanta has been named the nation's 2nd "Most Wired City" and the "Most Favorable U.S. City for Data Centers." Among U.S. metros, Atlanta's high-tech economy is ranked in the top ten for data processing, computer systems design, as well as architectural and engineering industries.

Metro Atlanta is home to the headquarters of 27 FORTUNE 1000 companies including United Parcel Service, The Coca-Cola Company, The Home Depot, Delta Air Lines, The Southern Company, NCR and First Data. Atlanta is also home to the Sixth District Federal Reserve Bank. Internationally recognized nonprofits such as Habitat for Humanity, CARE USA, American Cancer Society, and the Arthritis Foundation are headquartered here.





Theresa Johnson

Vice President, National Retail Group

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Bull Realty, Inc.

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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, sales, asset management and operations 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.



John Harrison

Associate

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Bull Realty, Inc.

50 Glenlake Parkway, Suite 650

Atlanta, GA 30328

A Georgia native, John 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. in the early 1980's and 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. Property sales in his resume include the sale of over 50 retail centers and office properties. John has sold over \$40 million in medical properties in the past 10 years.

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.

Confidentiality Agreement

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property and undersigned agent for the owner, Bull Realty Incorporated ("Broker").

Now, therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding a property referred to as **6525 Tara Boulevard, Jonesboro, GA**. Receiving party agrees to not disclose with any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning a possible purchase or lease of 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, 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. Receiving party agrees to not contact the property owner, 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:

Receiving party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving party acknowledges and agrees that Bull Realty, Incorporated, will be used as the sole broker or agent in connection with the purchase or lease of the property paid by and representing the Seller. Receiving party agrees to not be involved in any arrangement to purchase the property, in whole or part, as a lender, partner or in other manner, unless Bull Realty, Incorporated is included as the only Real Estate Broker paid in the transaction by the seller/landlord. Receiving party reserves the right to involve any agent, broker, attorney or other advisor in the transaction provided said party is paid by the Purchaser and said party has agreed in writing to the confidentiality in paragraph one of this agreement.

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

Accepted and agreed to this ____ day of _____, 2011.

Receiving Party

By: _____

Name/Title: _____

Company: _____

Address: _____

Phone: _____

Fax: _____

Broker

By: _____

Name: Theresa Johnson #152617
John Harrison #203861

Company: Bull Realty, Inc. #H-20209

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