



FLAG VILLAGE

356-366 Riverside Parkway, Georgia 30168



FOR INVESTMENT



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EXECUTIVE SUMMARY



PRICE

Sale Price: 3,235,000

FINANCIAL SUMMARY

- CAP Rate: 8 %
- Occupancy Rate: 80%
- Net Operating Income: \$258,774±
- Price/SF: \$146.92 per SF

LOCATION HIGHLIGHTS

- Located in the city of Austell in Cobb County.
- This 80% occupied 22,020 ± sf neighborhood center includes two in-line buildings situated on approximately 3.03 ± acres.
- There are currently 11 tenants, mostly long-term with a diverse mix including a convenience store, with a two MPD pump island, restaurants, hair/beauty shops, package store and Metro PCS store.

PROPERTY SPECIFICATIONS

- Property Address: 356-366 Riverside Parkway
Austell, GA 30168
- Property Type: Retail Center
- County: Cobb County
- Building Size: 22,020 ± SF
- Land: 3.03± Acres
- Number of Stories: 1 story
- Number of Units: 15 units
- Year Built: Building 356-1987, Building 366-1988. 2009, 2018, 2019- renovated

INVESTMENT HIGHLIGHTS

- Property is located just off I-20 near Six Flags Over Georgia Amusement Park in Cobb County.
- Six Flags is a popular destination and attracts millions of visitors per year
- This area is one of metro Atlanta’s most established industrial areas with over 88,000 daytime.
- Fulton County Airport browns Field, a busy general aviation facility is nearby and houses many private and corporate.





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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the KBI Property Management, Inc., affiliates, or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Notice: Any included income, expenses, costs, return, estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property conditions, possible taxes, zoning, and other information herein may be estimated, projected, and 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 business, tenants, or sellers. This offer is subject to prior sale without notice.



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PROPERTY PHOTOS





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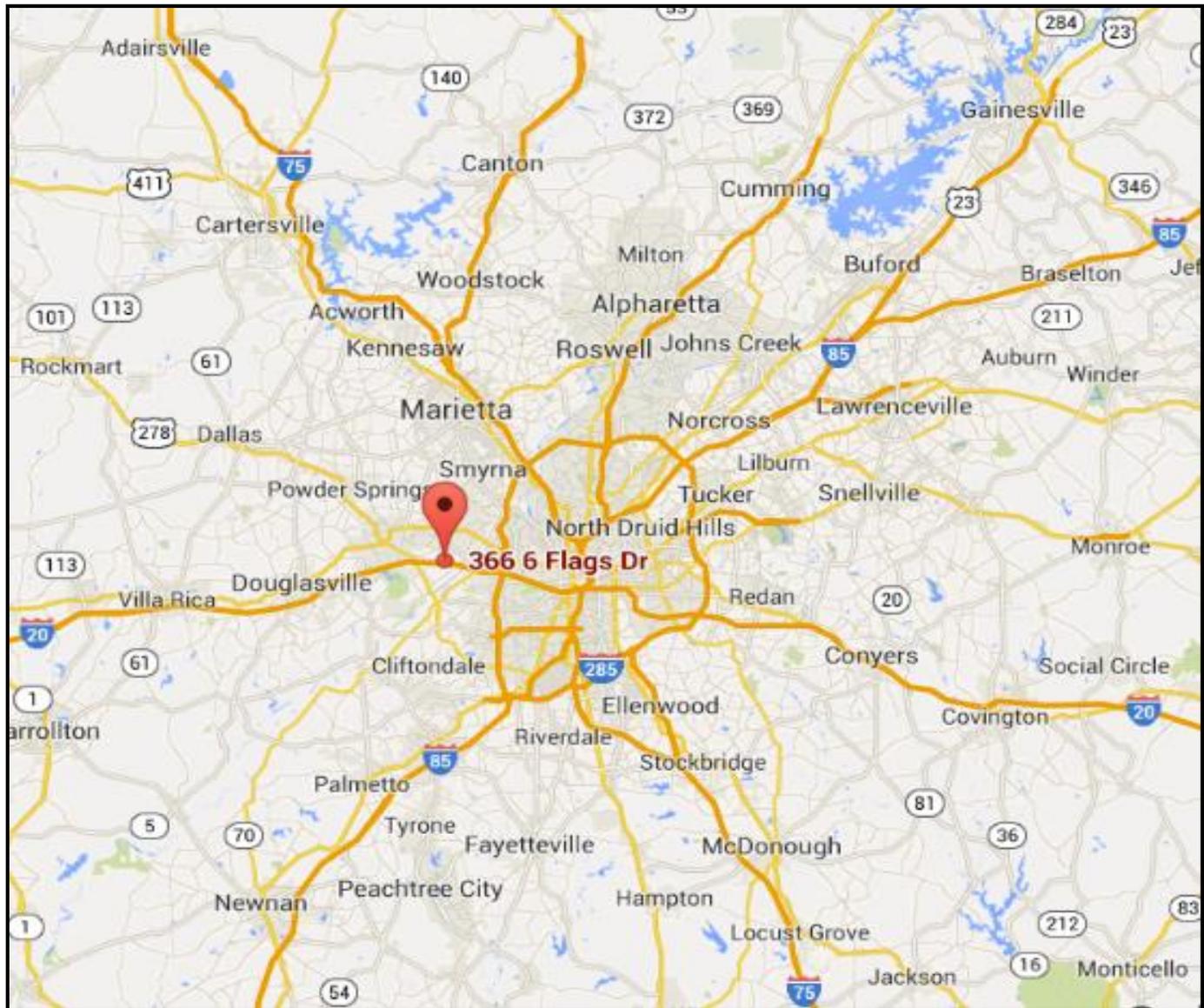
PROPERTY PHOTOS





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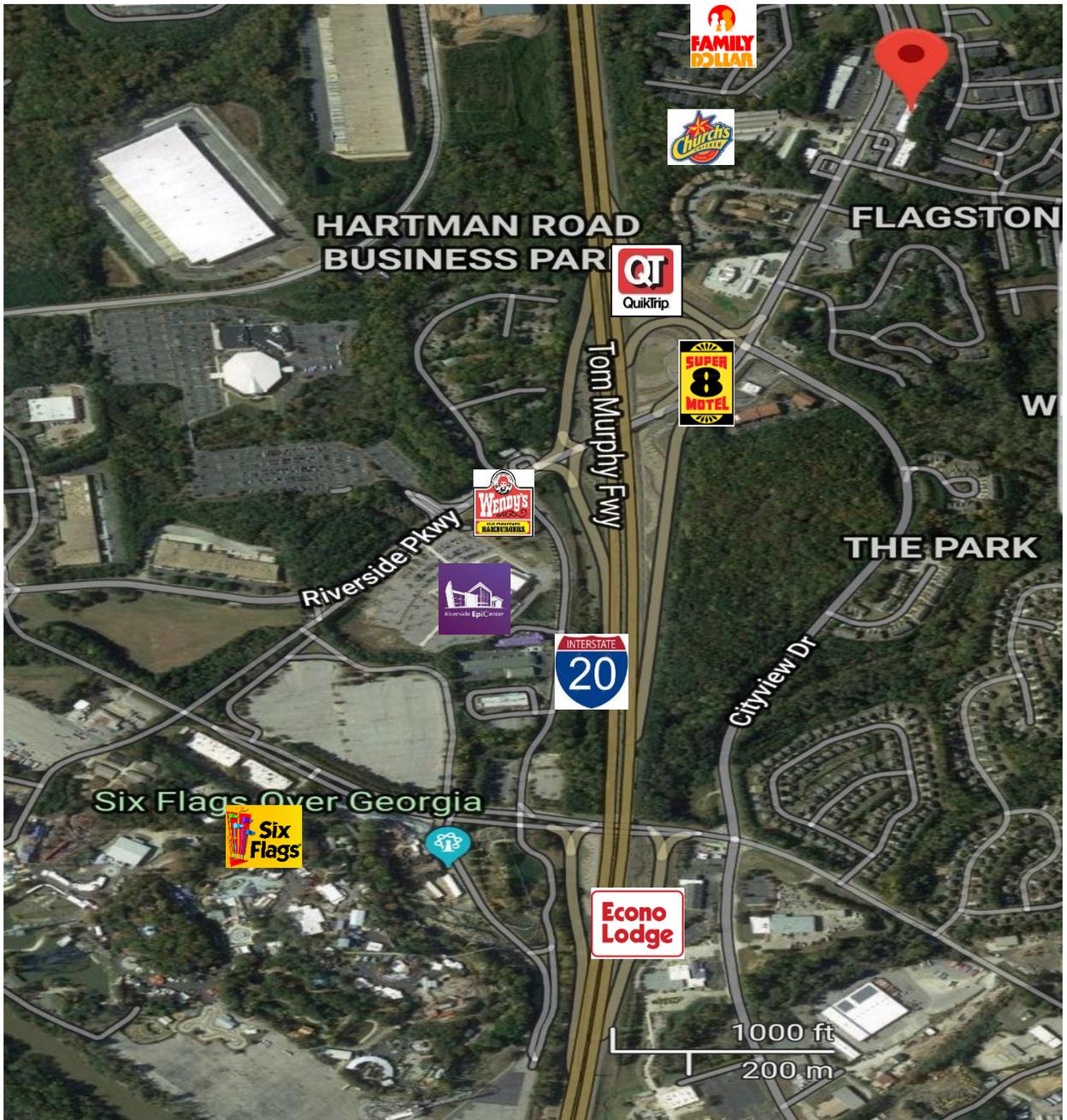
LOCATION MAP





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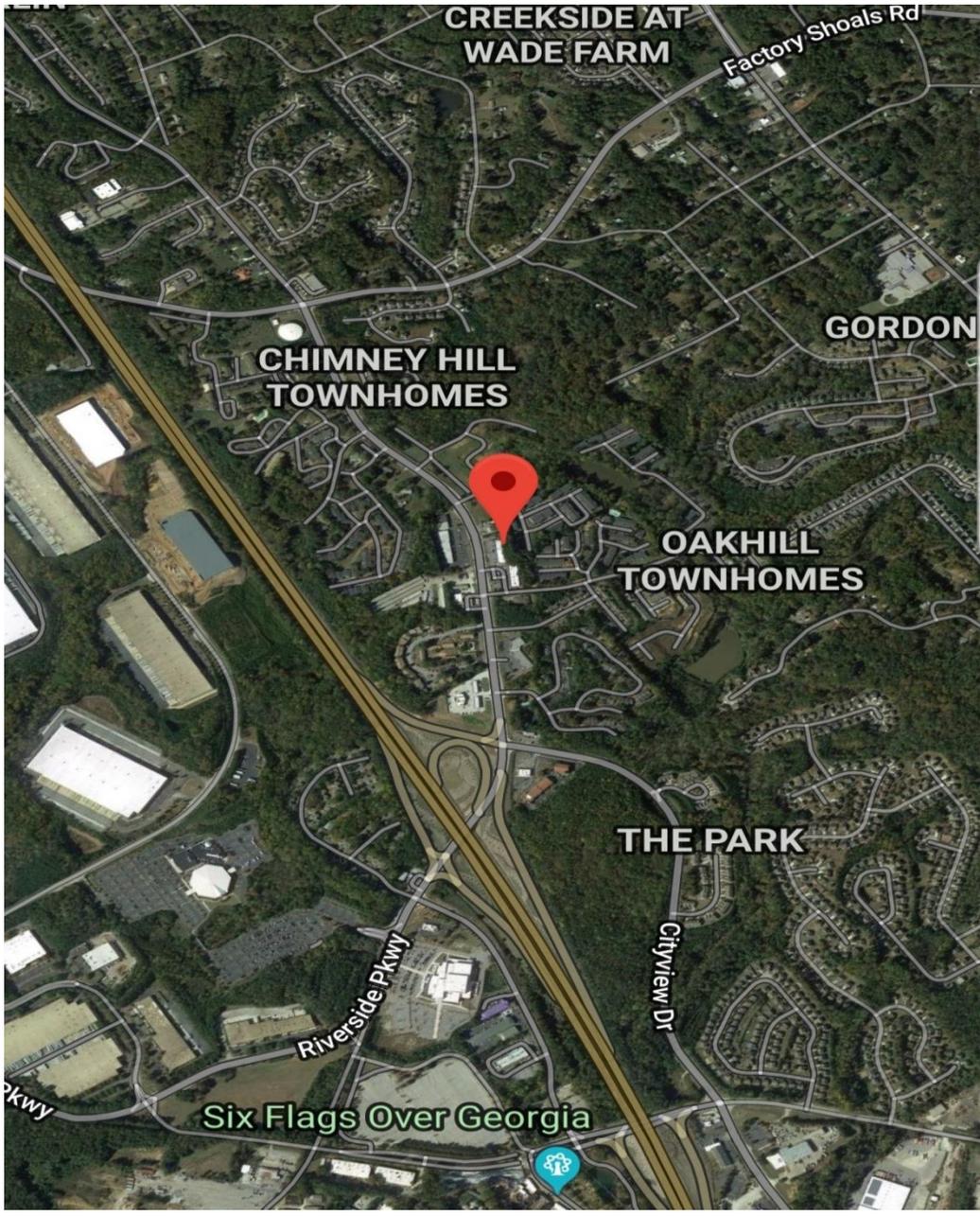
AREA MAP





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ARIEL VIEW





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SITE PLAN

