

Our "TOP TEN" INVESTMENT PICKS for May 2008

The following lists a few of the income-producing properties we have been tracking for our investor clients. Our approach is to determine what type of property you prefer (retail, office, industrial, hospitality, triple-net, tenant mix, etc), your equity and financing routes available, general geographic areas of focus, timing and tax implications, and risk vs. reward.

- Office Condo, Duluth, GA. 2,000sf leased unit in newly constructed multi-tenant "all brick" building. Lease runs through October, 2012 with 3% annual rent escalations. Priced @ 8% CAP: \$ 375,000
- Retail Strip Center, Macon, GA. 9,000sf new, 100% leased to 3 credit "national" tenants, on Wal-Mart out-parcel. 8.5% CAP: \$ 1,150,225
- Restaurant, Nashville, TN. 2,996sf new, 100% leased to Arby's with Corporate Guarantee. "Triple-Net" leased 20 years, escalations every 5 years, term commenced 2007. 8% CAP: \$ 2,751,250
- Warehouse, Atlanta, GA. 85,000sf on 10.7 acres, owner will do a "Sale-Leaseback" for 3 years. Distribution facility built in 1968, renovated with 100% HVAC. 11 DH, 2 DI. 8.3% CAP: \$ 3,200,000
- Office/Warehouse, Sandy Springs, GA. 36,000sf "Net Leased" to FedEx Corporation. Approximate 6.9% CAP: \$ 3,900,000
- Office Building, Birmingham, AL. 25,600sf "Triple-Net" leased 10 years, with 2% annual rental escalations. 8.5% CAP: \$ 4,442,500
- Office Complex, Atlanta, GA. 71,000sf, Six 2-Story buildings on 5.25 acre site just outside I-285. Multiple smaller tenants, at below-market rentals, in a well-maintained property. 8.44% CAP: \$ 5,300,000
- Retail, Hiram, GA. 30,000sf on 3.5 acres, "Net Leased" to Best Buy for Ten Years (2007 start) with Year 6 rent bump. 6.5% CAP: \$ 7,615,000
- Retail, McDonough, GA. 45,000sf "Net Leased" to LA Fitness for Fifteen Years with rent bumps every 5 years. Corporate guaranteed lease, "zero landlord responsibilities". 6.5% CAP: \$ 10,930,000
- Office Building, Columbia, SC. 41,022sf, Class A, three-story, built in 2001, 100% occupied with one tenant; Blue Cross Blue Shield of South Carolina.

Massell
Commercial Real Estate

Century Springs West
6000 Lake Forrest Drive
Suite 375
Sandy Springs, GA 30328

p. 404.255.6810
f. 404.252.3883
toll-free 1-877-204-8830

www.massell.com

Income Property
Sales

Strategic Space
Solutions



Information contained herein has been prepared by Broker primarily from the information supplied by the Owner(s). Neither Broker nor Owner(s) make any representations or warranty, expressed or implied, as to the accuracy or completeness of the offering or any of its contents, and no legal liability is assumed to be implied with respect thereto. Purchasers should conduct their own independent investigation and rely only on those results. Property is subject to prior sale, price change or withdrawal without notice.

© Copyright 2007