

# INVESTMENT OPPORTUNITY

Decatur, Georgia  
51,192 SF INDUSTRIAL BUILDING | NNN LEASE



HOME

HIGHLIGHTS

PROPERTY

For more information, please contact:

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Macallan Real Estate, as an exclusive agent, is pleased to offer the opportunity to acquire 2525 Park Central, a fully occupied industrial property in desirable and growing Decatur, GA. With a current income stream in place and featuring a gross rentable area of 51,192 SF, located within close proximity to I-20 and I-285, 2525 Park Central presents investors with the opportunity to acquire a well performing asset in a central location.

#### HIGH-QUALITY, SINGLE TENANT

- 100% Leased to Malone Design Build on a new 10 year triple net lease.
- Corporate guaranty by a specialized and successful millwork company that has been in business for over 50 years.
- Malone Design Build selected the building to relocate their new office and fabrication headquarters. Malone has been located in same office park for over 30 years.

#### BUILDING UPGRADES COMPLETED IN 2016 (Approximately \$400,000)

- New Roof with 15 year warranty
- Replace / Overhaul HVAC systems
- Upgrade of Electrical systems
- All new interior finishes for office space portion of building
- Parking lot repairs and resealing of asphalt
- Installation of ramp to dock-high door and overhaul of all dock doors, levelers and exterior dock area
- New paint booth with exhaust system
- Complete sprinkler inspection and upgrades to satisfy current code

#### CLOSE PROXIMITY TO ATLANTA

- Less than one mile from I-20 and five miles from I-285
- Excellent location for Tenant to serve Construction Industry Clients
- Significant Tenant Investment in Recent Move with plans to remain long term

PRICE	\$2,000,000
CAP RATE	7.5%
YEAR 1 NOI	\$150,000
ADDRESS	2525 Park Central Boulevard Decatur, Georgia 30035
REMAINING TERM	9 Years, 7 Months
LEASE TERM	October 1, 2016 - September 30, 2026
RENT INCREASE	2.5% Annually
YEAR BUILT	1972 - Renovated 2016
BUILDING SIZE	51,192 SF
PARCEL SIZE	2.85 Acres (124,146 SF)
LEASE TYPE	NNN - Tenant is responsible for taxes, insurance and maintenance. See Offering Memorandum for limited Landlord carve outs.

*\*Lease, tenant financials, and other additional information available upon execution of a confidentiality agreement.*

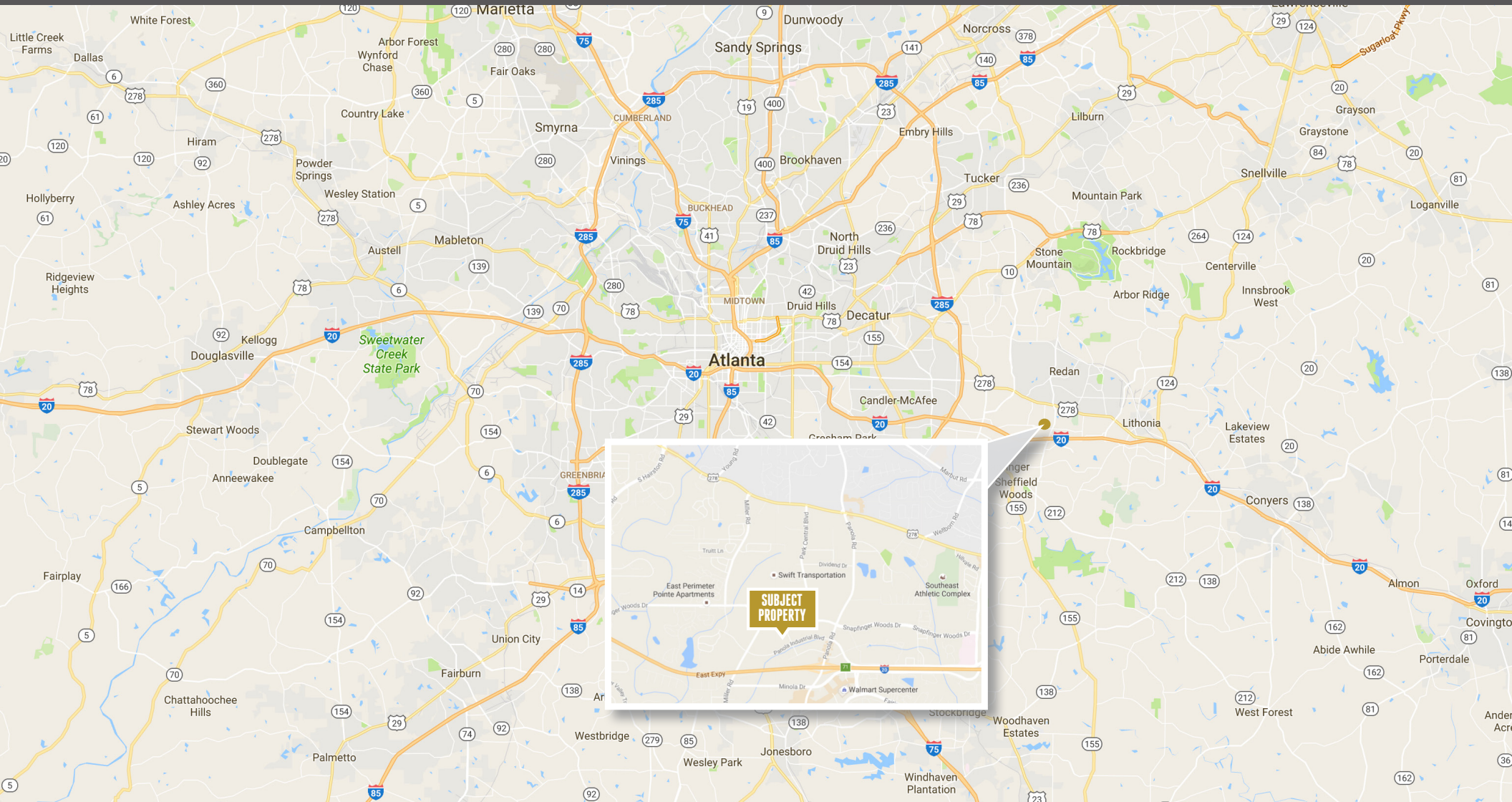
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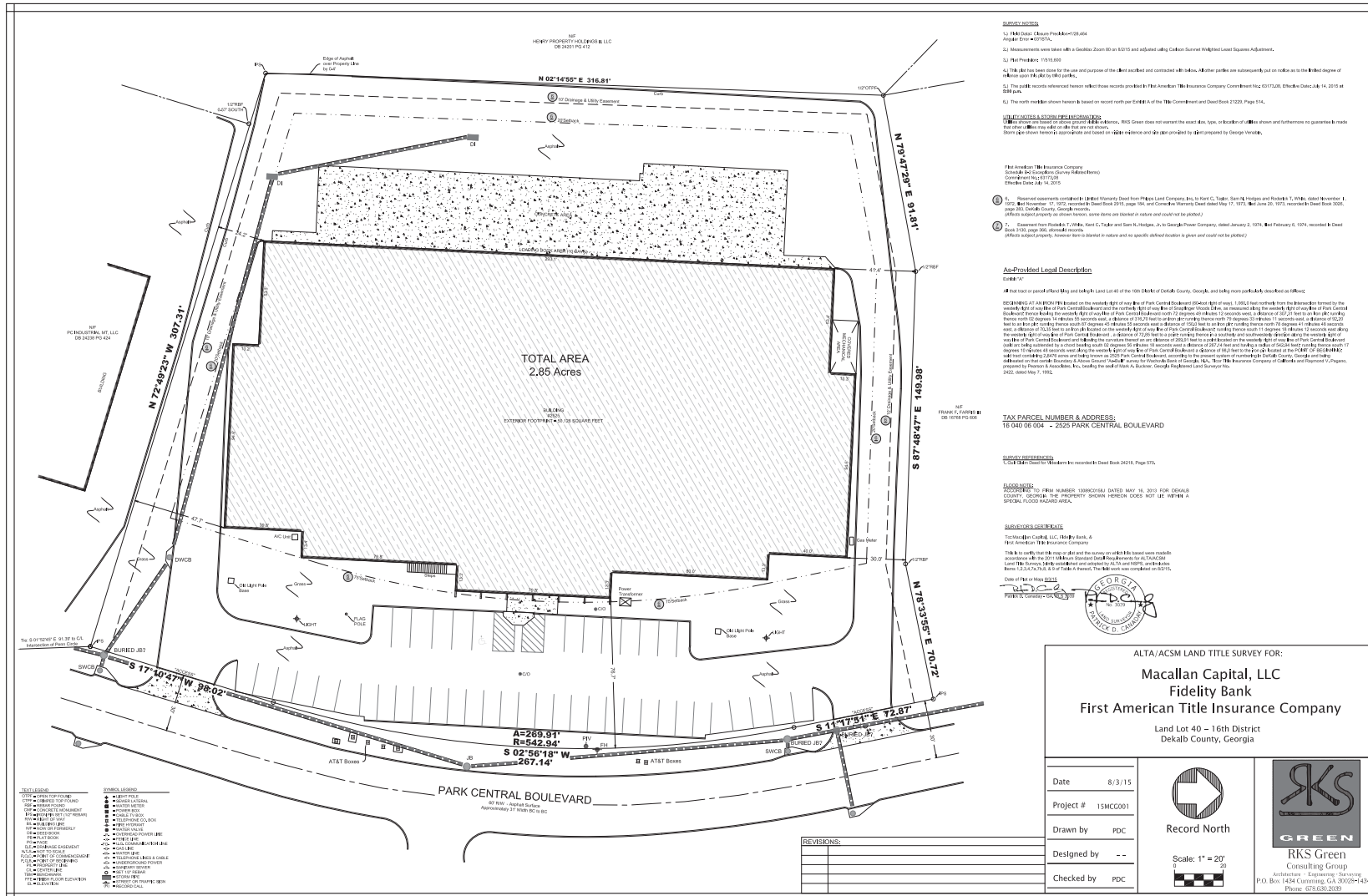
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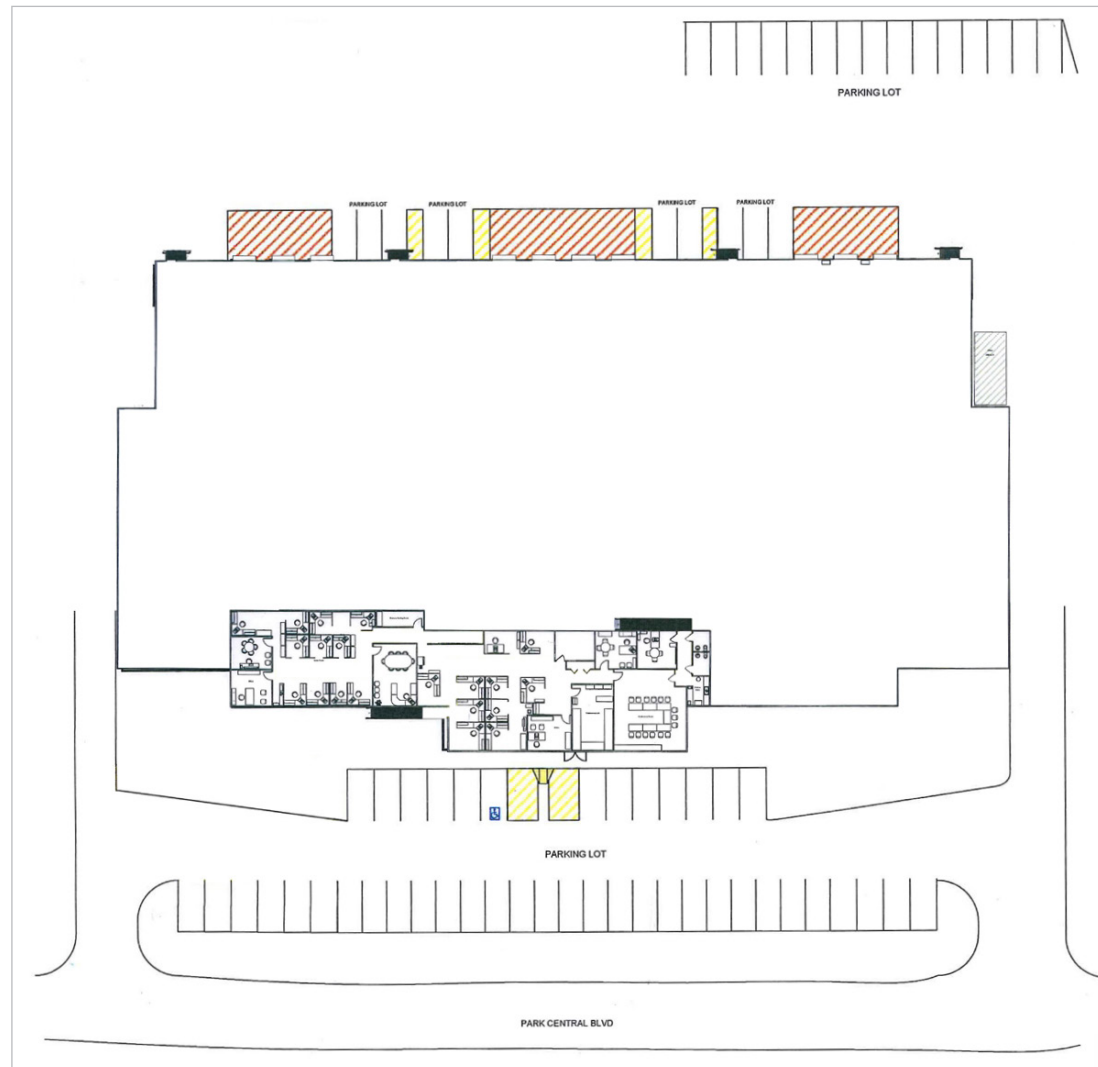
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**WN HOLDINGS, LLC** was established in 2002 to acquire all assets of Malone Displays, Inc. Prior to that time, Malone Displays had been in operation for approximately 40 years. The company name changed to Malone Design/Fabrication to reflect the fact that Malone is much more than a 'display' company. The legacy people, experience, and processes were preserved and enhanced. The acquisition brought a new management team with deep business experience and strategic ideas, capital to enable the company to successfully execute the proper strategic approach, and some new equipment and talent. Both the legal entity and dba are hereinafter jointly referred to as 'Malone.'

Malone produces a variety of high-end, specialty interiors and environments. The design, fabrication and installation of museum and visitor center exhibits have been a core focus throughout Malone's history. Malone has a strong national reputation in this market, having completed projects such as the renovation of the Hoover Dam Visitor Center. Since the acquisition, Malone has diversified its market offering to provide new and more predictable revenue streams. This includes the fabrication and installation of architectural millwork as well as branded and themed environments. With the 2014 acquisition of a small architectural millwork company, Garrison Woodcrafters, Malone is also selectively pursuing opportunities in the high end residential millwork segment.

Please refer to the company website ([www.thinkmalone.com](http://www.thinkmalone.com)) for additional information.

<b>Landlord:</b>	2525 Park Central LLC
<b>Tenant:</b>	WN Holdings, LLC
<b>Lease Commencement Date:</b>	May 1, 2016
<b>Security Deposit:</b>	\$12,798
<b>Initial Rent:</b>	\$3 PSF per year
<b>Rent Escalation:</b>	2.5% per year
<b>Rent Commencement Date:</b>	October 1, 2016
<b>Term:</b>	Ten Years and Five Months from Lease Commencement Date
<b>Remaining Landlord Concessions:</b>	None
<b>Remaining Landlord Improvement Obligations:</b>	None
<b>Responsibility for Tax Payments:</b>	Tenant (through additional rent)
<b>Responsibility for Insurance Payments:</b>	Tenant (through additional rent)
<b>Responsibility for Utilities, Maintenance and Repairs*:</b>	Tenant (through additional rent)
<b>Guaranty:</b>	Tenant Corporate Guaranty
<b>Remaining Commission Obligations:</b>	None
<b>Renewal Option:</b>	One Option for a Five Year Renewal at then current rate plus 2.5% annual rent increases

\* Landlord retains responsibility for structural repairs, underground utilities, and paved surfaces only.



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