



67 CHAMBERS BUSINESS CENTER

67 CHAMBERS WAY (664 CANTON ROAD) | JASPER, GA 30143

OFFERING MEMORANDUM

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INVESTMENT HIGHLIGHTS

- **Quality Construction** – Built between 2012 & 2014, this facility has been meticulously cared for. The property is in tremendous condition and features tenant amenities including a wash station, excess parking, and gated access.
- **Strong Performance** – The 67 Chambers Business center is currently operating at full capacity. There is a current waiting list of tenants with interest in leasing space at the facility. This is the only asset of its kind in the immediate trade area.
- **Value Add Component** – Although fully occupied, there is an opportunity to increase the NOI through parking leases and rental increases. As a result, the property offers a proforma cap rate of 8.90%.
- **High Yield Investment** – At an asking cap rate of 7.44%, this opportunity allows an investor to acquire a high yield asset operating at 100% occupancy.
- **Growing Area** – Jasper is located approximately 40 minutes outside of Atlanta in the bustling Interstate 575 Corridor. The population in the area is expected to grow nearly 8% over the next five years.



DOWNTOWN ATLANTA

± 41 MILES AWAY



± 30,000 VPD

± 1.5 MILES AWAY

CONNECTOR TO
ATLANTA

WASTE AWAY

Jeff Dolson & Associates, Inc.
AUCTIONEERS

CANTON RD

ATLANTA QUICK FACTS

- POPULATION OF OVER 6 MILLION
- RANKED AS #1 FOR DOING BUSINESS THE PAST 6 YEARS
- KEY INDUSTRIES OF: *INTERNET, BIOSCIENCE TECHNOLOGY, AND SUPPLY CHAIN*

SUBJECT PROPERTY





PROPERTY OVERVIEW

» ADDRESS	67 Chambers Way (664 Canton Rd) Jasper, GA 30143
» TOTAL SF	15,388
» ACREAGE	±2.20 AC
» YEAR BUILT	2012 - 2014
» CONSTRUCTION	Metal
» ZONING	GC
» GRADE LEVEL DOORS	24
» SUITES	13
» AVERAGE SF	1183.69
» CLASS	C
» PARKING	60
» ROOF	Standing Seam
» MEZZANINE STORAGE	Yes

Please contact a Matthews™ Capital Markets agent for
financing options:

JESSE LILLARD
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INVESTMENT SUMMARY

Price	\$2,100,000.00
Cap Rate	7.44%
Price/SF	\$136.47
Price/SF of Land	\$21.92
Coverage Ratio	16.11%
Montly Rent	\$17,285.00
Annual Rent	\$207,420.00
Expenses	\$51,263.12
NOI	\$156,156.88
Current NOI	\$156,156.88
Potential NOI*	\$186,917.00
Proforma Cap	8.90%

INCOME AND EXPENSES

Income		\$	\$/SF
	Gross Rent	\$207,420	\$13.48
Total Gross Income		\$207,420	\$13.48
	Less Vacancy Loss 5%	\$(10,371)	\$ (0.67)
Effective Gross Income (EGI)		\$197,049	\$12.81
Expenses		\$	\$/SF
	Real Estate Taxes	\$18,852.12	\$1.23
	Insurance	\$4,500	\$0.10
	CAM	\$12,740	\$0.20
	Management	\$4,800	\$0.31
Total Expenses 21%		\$40,892.12	\$2.66
Net Operating Income (NOI) 79%		\$156,156.88	\$10.15

RENT ROLL

Unit	Tenant	Start Date	Lease Term	Rate	GLA	Monthly Lease Income	Annual Rent
1	Kris Hyde Trucking	3/1/20	2/28/22	\$20.22	1,276	\$2,150.00	\$25,800.00
2	Cherokee Window & Door	COE	1 Year	\$10.71	2,800	\$2,500.00	\$30,000.00
3	Backroad Classics	3/1/18	3/31/21	\$11.20	1,500	\$1,400.00	\$16,800.00
5	Modern Detail	10/1/18	9/30/21	\$8.40	2,000	\$1,400.00	\$16,800.00
7	BTB Trailer Sales	1/1/19	12/31/22	\$14.10	936	\$1,100.00	\$13,200.00
8	AmChem Industrial	1/1/20	12/31/21	\$12.64	1,092	\$1,150.00	\$13,800.00
9	Motor Bandits	5/1/20	4/30/22	\$16.25	960	\$1,300.00	\$15,600.00
10	Xtreme Refinishing	11/1/19	10/31/21	\$13.21	840	\$925.00	\$11,100.00
12	Quantum Design	1/1/20	12/31/22	\$15.00	1,080	\$1,350.00	\$16,200.00
16	RJR Powersports	11/1/20	10/31/22	\$12.78	1,080	\$1,150.00	\$13,800.00
18	The Auto Lounge	10/1/19	9/30/21	\$12.50	840	\$875.00	\$10,500.00
19	Squeaky Clean	3/1/17	2/28/22	\$14.61	760	\$925.00	\$11,100.00
20	67 Business Center	MTM	MTM	\$21.43	224	\$400.00	\$4,800.00
C1	Cherokee Window & Door	COE	1 Year	-	-	\$250.00	\$3,000.00
C2	Cherokee Window & Door	COE	1 Year	-	-	\$250.00	\$3,000.00
LL1	Adam Moss	MTM	MTM	-	-	\$80.00	\$960.00
LL2	William Curry	MTM	MTM	-	-	\$80.00	\$960.00
				\$13.48	15388	\$17,285.00	\$207,420.00



JASPER, GA

Nicknamed “The First Mountain City”, Jasper is located just 50 miles north of Atlanta. This city is located in Pickens County with a population of over 3,500. The city’s small town atmosphere lends itself to a friendly, mountain experience with good local restaurants, such as Woodbridge Inn and the Last Catch. In Jasper, you can taste the local wines of Sharp Mountain Vineyards, golf the links at Bent Tree or Big Canoe, and explore the area’s Cherokee heritage. Jasper is also is nearby 3 lakes: Twin Mountain Lakes, Grandview Lake, and Lake Tamarack which are known for their fishing, scenic views, and recreational spaces.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	1,674	6,071	15,650
2020 Estimate	1,575	5,642	14,465
2010 Census	1,584	5,229	12,887
2020-2025 % Growth	1.3%	1.5%	1.6%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	593	2,201	5,789
2020 Estimate	559	2,047	5,353
2010 Census	566	1,914	4,807
2020-2025 % Growth	1.2%	1.5%	1.6%
INCOME	1-MILE	3-MILE	5-MILE
2020 Avg. Household Income	\$82,369	\$81,705	\$79,471



ATLANTA, GA

Atlanta is Georgia's capital and most populous city, as well as the economic and cultural hub of the Atlanta metropolitan area. Atlanta is a rapidly growing city, and its metropolitan area exceeded 5.5 million for the first time in 2013. While the area's growth is not as high as it was in the 1990's and early 2000s, it's higher than the previous year and this growth is expected to continue as Atlanta attracts new people. Metro Atlanta's population has reached about 5.7 million in the recent years.



ATLANTA MSA

Atlanta is the capital of and the most populous city in the U.S. state of Georgia, the cultural and economic center of the Atlanta metropolitan area, and the ninth largest metropolitan area in the United States.

Atlanta is an “alpha-” or “world city”, exerting a significant impact upon commerce, finance, research, technology, education, media, art, and entertainment. It ranks 36th among world cities and 8th in the nation with a gross domestic product of \$270 billion. Atlanta’s economy is considered diverse, with dominant sectors including logistics, professional and business services, media operations, and information technology.

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. Corporate operations comprise a large portion of Atlanta’s economy, with the city serving as the regional, national, or global headquarters for many corporations. Atlanta contains the country’s third largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, Chick-fil-A, UPS, and Newell-Rubbermaid.

Atlanta is home to professional franchises for three major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, and the Atlanta Falcons of the National Football League. Due to the more than 30 colleges and universities located in the city, Atlanta is considered a center for higher education.

ECONOMY

Atlanta’s economy is considered diverse, with dominant sectors including logistics, professional and business services, media operations, and information technology. Corporate operations comprise a large portion of Atlanta’s economy, with the city serving as the regional, national, or global headquarters for many corporations.

Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Many corporations are drawn to Atlanta on account of the city’s educated workforce; as of 2010, nearly 43% of adults in the city of Atlanta have college degrees, compared to 27% in the nation as a whole.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Chambers 67 Business Center**, located at **67 Chambers Way (664 Canton Road), Jasper, GA 30143**. The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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