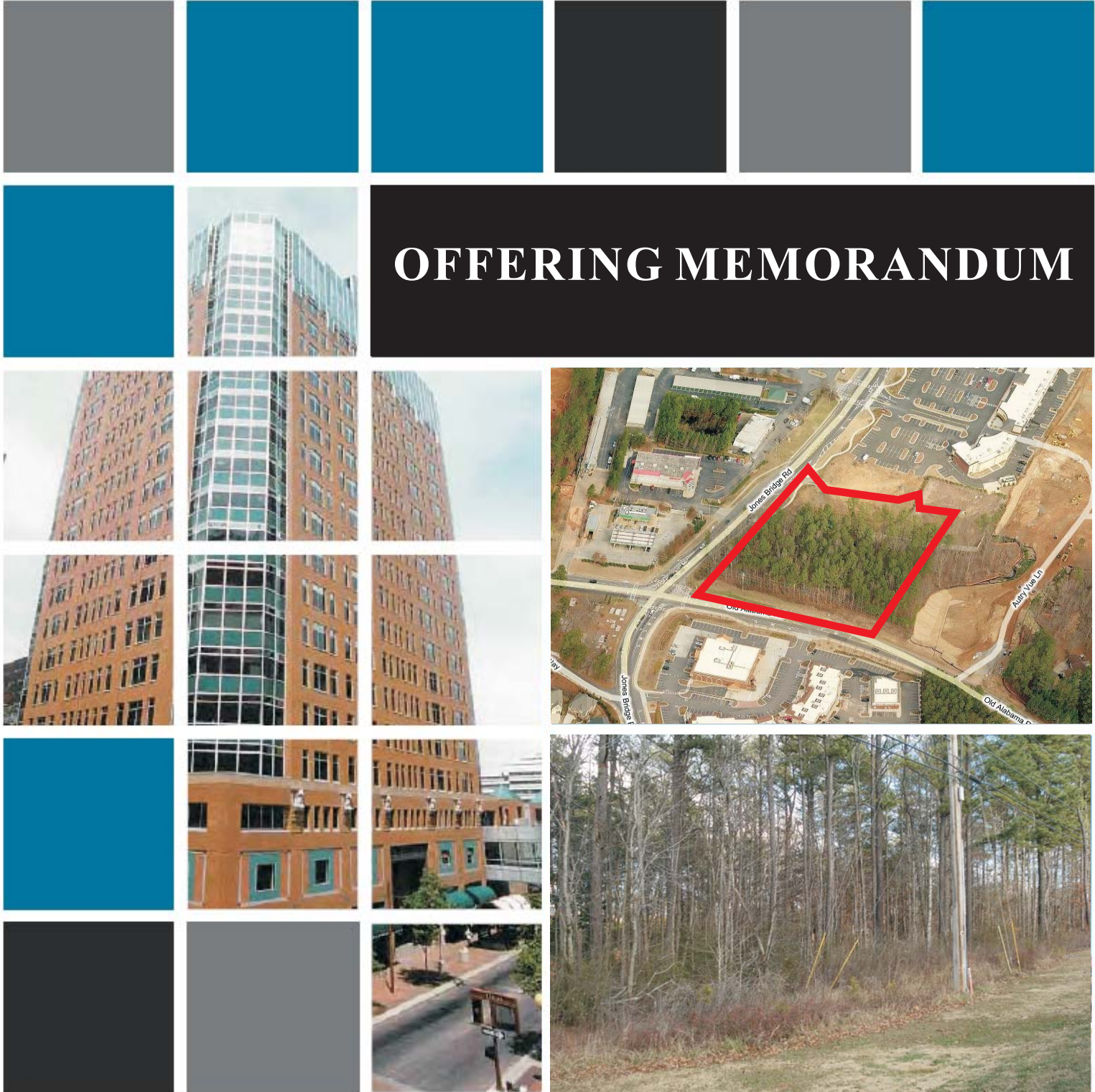


OFFERING MEMORANDUM



COMMERCIAL LAND
Old Alabama Road, Alpharetta, GA 30022

TBRE
REAL ESTATE SERVICES

3460 Summit Ridge Pkwy, Suite 404
Ph: 678.417.1434 Fax: 678.417.1438
www.tbrealtor.com info@tbrealtor.com

Investment & Commercial Sales | Residential | Business | Property Management & Leasing

Old Alabama Rd
Alpharetta, GA

Confidentiality Agreement

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from TBRE Real Estate Services and should not be made available to any other person or entity without the written consent of TBRE Real Estate Services. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, TBRE Real Estate Services makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. TBRE Real Estate Services has all rights reserved in this document. Without our permission, this offering memorandum is prohibited to copy or revise same format such as tables, forms and design which appear in this document.

Table of Contents

SECTION 1 - OFFERING SUMMARY

- Investment Summary
 - Investment Highlights
-

SECTION 2 - PROPERTY INFORMATION

- Property Description
 - Location Map
 - Property Photos
-

SECTION 3 - MARKET ANALYSIS

- Sales Comparables
-

Old Alabama Rd
Alpharetta, GA

OFFERING SUMMARY

Old Alabama Rd
Alpharetta, GA

INVESTMENT SUMMARY

Location	Old Alabama Rd Alpharetta, GA
Purchase Price	\$1,100,000
Price per Square Foot	\$9.42
Square Footage	116,741
Acreage	2.68
Zoning	O&I

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Old Alabama Rd
Alpharetta, GA

INVESTMENT HIGHLIGHTS

- Prime Development Opportunity
- 2.68 Acres of O&I Zoning Commercial Land
- Convenient to major high ways
(Highway 400, Highway 141 & Peachtree Industrial Blvd.)
- Offered at 30 Percent Below Tax Value (Total \$1.4M Tax Value 2011)
- 2010 AADT (Average Annual Daily Traffic) : 23,864 vehicles per day
- 2010 Median Household Income within 1 miles : \$130,634
- Population counts exceed 80,221 within 3 miles



Old Alabama Rd
Alpharetta, GA

PROPERTY INFORMATION

Old Alabama Rd
Alpharetta, GA

PROPERTY DESCRIPTION



The subject property is comprised of square feet of land zoned O&I commercial. The property is located at the corner of Old Alabama road and Jones Bridge Road in Alpharetta, Georgia. The subject site has street frontage and excellent visibility. The strategic location provides quick and convenient access to Highway 400, Highway 141 and Peachtree Industrial Blvd., which provides access to Downtown Atlanta.

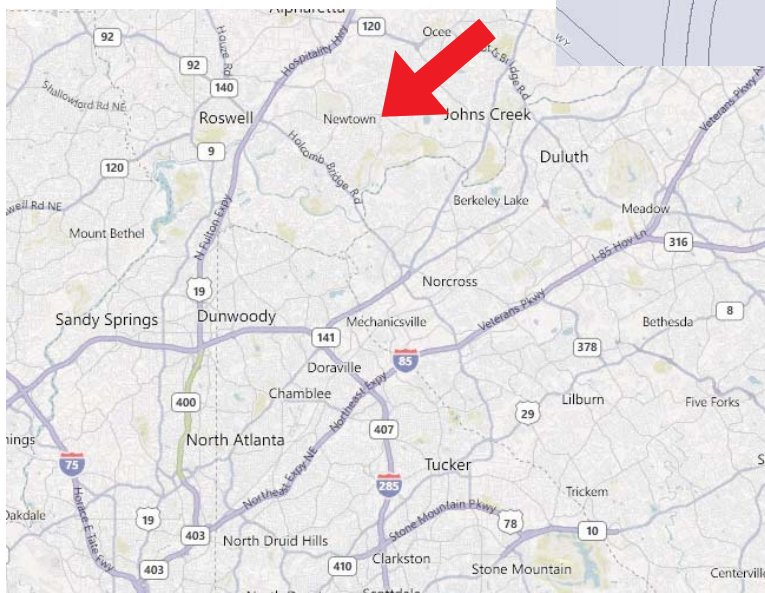
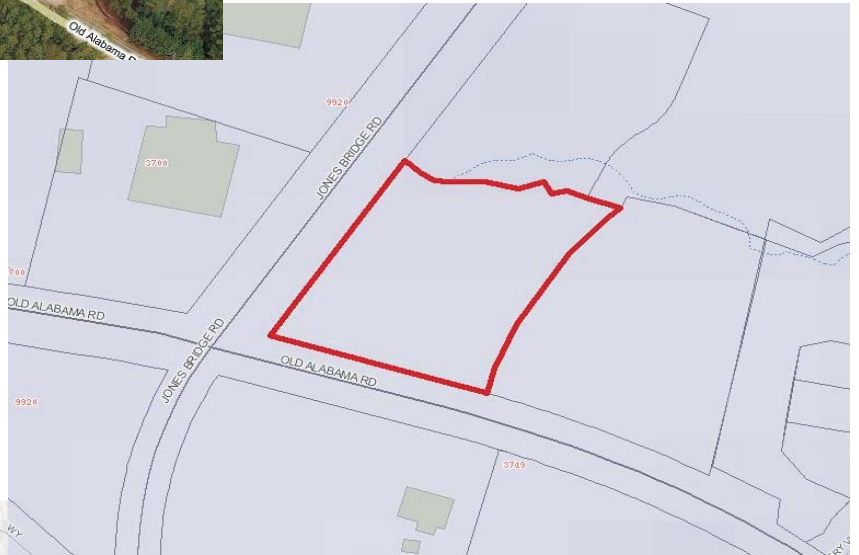
LOCATION DESCRIPTION

Located in city of Alphretta which is a city in north Fulton County and a northern suburb of Atlanta. According to the 2010 Census, Alpharetta's population is 57,551. However, during the workday, the city swells to more than 120,000 residents, workers, and visitors, due to the more than 3,600 businesses that are located in the city.



Old Alabama Rd
Alpharetta, GA

LOCATION MAP



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Old Alabama Rd
Alpharetta, GA

PROPERTY PHOTOS



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Old Alabama Rd
Alpharetta, GA

PROPERTY PHOTOS





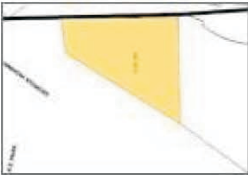



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Old Alabama Rd
Alpharetta, GA

MARKET ANALYSIS

Old Alabama Rd
Alpharetta, GA

SALES COMPARABLES

1	789 Crescent River	SOLD
<p>Suwanee, GA 30024 Gwinnett County</p> <p>Sale Date: 04/21/2011 Land Area: 5 AC (217,800 SF) Sale Price: \$2,090,000 - Full Value Lot Dimensions: - \$/AC Land Gross: \$418,000.00 (\$9.60/SF) Proposed Use: -</p> <p>Parcel No: 7-279-374, 7-279-375, 7-279-376, 7-279-378, 7-279-379, 7-279-386, 7-279-401, 7-283-011, 7-283-012, 7-283-013, 7-284-212, 7-284-274, 7-284-281 [Partial List] Comp ID: 2105721 Sale Conditions: - Research Status: Full Value</p>		
		
2	3344-3348 Lawrenceville St	SOLD
<p>Duluth, GA 30096 Gwinnett County</p> <p>Sale Date: 04/29/2011 (344 days on mkt) Land Area: 2.11 AC (91,912 SF) Sale Price: \$400,000 - Confirmed Lot Dimensions: - \$/AC Land Gross: \$189,573.46 (\$4.35/SF) Proposed Use: Commercial</p> <p>Parcel No: 6-293-200 Comp ID: 2107428 Sale Conditions: REO Sale Research Status: Confirmed</p>		
		
3	Marketplace Blvd	SOLD
<p>Cumming, GA 30041 Forsyth County</p> <p>Sale Date: 04/17/2011 (194 days on mkt) Land Area: 1.62 AC (70,567 SF) Sale Price: \$135,000 - Confirmed Lot Dimensions: - \$/AC Land Gross: \$83,333.33 (\$1.91/SF) Proposed Use: Commercial, Office</p> <p>Parcel No: C28-041 Comp ID: 2101488 Sale Conditions: REO Sale Research Status: Confirmed</p>		
		
4	3580 Peachtree Pky - Lowe's Outparcel	SOLD
<p>Suwanee, GA 30024 Forsyth County</p> <p>Sale Date: 09/08/2011 Land Area: 1.55 AC (67,518 SF) Sale Price: \$550,000 - Confirmed Lot Dimensions: - \$/AC Land Gross: \$355,987.06 (\$8.17/SF) Proposed Use: Commercial</p> <p>Parcel No: 139-100 Comp ID: 2187249 Sale Conditions: - Research Status: Confirmed</p>		
		
5	Pleasant Hill Rd	SOLD
<p>Duluth, GA 30096 Gwinnett County</p> <p>Sale Date: 09/26/2011 Land Area: 2.91 AC (126,760 SF) Sale Price: \$530,000 - Full Value Lot Dimensions: - \$/AC Land Gross: \$182,130.58 (\$4.18/SF) Proposed Use: Religious Facility</p> <p>Parcel No: 6-266-068 Comp ID: 2198434 Sale Conditions: REO Sale Research Status: Full Value</p>		
		
6	2334 Sharon Rd - Vacant Land	SOLD
<p>Cumming, GA 30041 Forsyth County</p> <p>Sale Date: 02/25/2011 Land Area: 1.20 AC (52,272 SF) Sale Price: \$390,000 - Full Value Lot Dimensions: - \$/AC Land Gross: \$325,000.00 (\$7.46/SF) Proposed Use: Commercial</p> <p>Parcel No: 136-021 Comp ID: 2072681 Sale Conditions: - Research Status: Full Value</p>		
		

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.