



JOEL & GRANOT

COMMERCIAL REAL ESTATE

REAL ESTATE INVESTMENT PROPOSAL

**4783 Peachtree Road
Atlanta, Georgia 30341**



Presented By:

Dave Smith

**Phone: (404) 869-2605
Email: dave@joelandgranot.com
www.joelandgranot.com**



JOEL & GRANOT

COMMERCIAL REAL ESTATE

4783 Peachtree Road Atlanta, Georgia 30341

Location: 4783 Peachtree Road, DeKalb County, Atlanta, GA 30341.
Located south of Johnson Ferry Road near where Peachtree Industrial and Peachtree Road split.

Building: The subject 28,284 SF property is occupied by Metropolitan Artifacts, an antiques business. According to the DeKalb County Tax Assessor card, the property was constructed in phases in 1950, 1970, 1976 and 1985. It contains 28,284 SF in two conjoined buildings. The larger two-story building contains office space with seven offices, in addition to the space used for antiques. The smaller one-story retail building was occupied by European Sinks which has vacated the space. The smaller building includes a 984 SF garage/warehouse that is currently used to store vintage automobiles. The section of the building used for antiques in is good to fair condition. Different areas require touch-up painting. The office space and the smaller building are in good condition.

FOUNDATION:	Slab on granite.
STRUCTURAL FRAME:	Wood, steel, block, brick.
ROOF:	Flat built-up roof assumed, with downspouts.
EXTERIOR WALLS:	Stucco and glass or concrete block.
INTERIOR WALLS:	Gypsum board partition walls, exposed blocks and some brick.
CEILINGS:	Exposed wood frame or gypsum board.
FLOOR COVERING:	Tile, carpet and sealed concrete.
REST ROOMS:	Adequate number of rest rooms.
LIGHTING:	Ceiling-mounted incandescent and florescent lighting. Sky lights in offices. Exterior wall-mounted security lighting.
WINDOWS:	Plate glass windows in wood frame.

HVAC:	Ceiling-mounted heaters and fans in antiques section. HVAC in office section and small building. White-Rodgers wall mounted thermostats.
ELECTRICAL:	Adequate for existing use. Typical complement of service outlets and switches.
MISCELLANEOUS:	Double-sided pole sign on street. Awnings over front entrances. Interior wood stairs and exterior metal stairs. Office area has break room with two stainless steel sinks, counters and cabinets. Chain link fence at rear provides secure area. Stained wood French doors to offices.
PAVING AND PARKING:	Concrete sidewalk at front. Asphalt paved front lot with 33 marked parking spaces.
LANDSCAPING:	Minimal landscaping, with grassed area and shrubs, typical of neighborhood.

Land Area: The rectangular .80-acre parcel fronts 230' on the southeast side of Peachtree Road, a major five-lane commercial highway. The site is accessed via two cuts on Peachtree Road. Automobile parking is available in a front lot. The land-to-building ratio is 1.24':1'. All utilities are available. No environmental hazards were noted during inspection of the property.

According to *Flood insurance Rate Map* for DeKalb County published by the Federal Emergency Management Agency, Community Panel No. 130065 0003E dated September 2, 1988, the parcel is not located in flood plain.

In summary the subject site is of adequate size, shape, and utility to support a variety of uses. There appear to be no adverse odors, hazards or nuisances. Therefore, it is concluded that the subject site has good functional and physical utility. Marketability of the site is good.

Current Zoning:	C-2 Central Business District.
2009 Taxes:	\$17,000.00
2009 Operating Expenses (Power, Water, Gas Insurance)	\$0.40/SF
Parking Spaces:	Thirty five (35) with room for more in outside storage area.
Garage:	984 SF
Price:	\$2,828,400.00 (\$100.00/SF)

Additional Photos



Legal Description

All that tract or parcel of real property lying and being in Land Lot 277, 18th District, DeKalb County, Georgia and being more particularly described as follows:

To find the true point of beginning, start at an iron pin set at MARTA coordinate NI, 411,009.391 and E453, 019.977 Georgia Transverse Mercator Grid System, West Zone, as adjusted in 1974 for Metropolitan Atlanta Rapid Transit Authority, as set forth in Plat Book 64, Pag 72 through 95, inclusive, in the office of the Clerk of the Superior Court of DeKalb County, Georgia; thence running north 48 degrees 20 minutes 10 seconds east, 106.36 feet to a point; then running south 85 degrees 20 minutes 52 seconds, 26.20 feet to a point; then running along the arc of a curve to the left, 207.21 feet on a bearing of north 45 degrees 36 minutes 32 seconds east, and having a radius of 3,374.25 feet to the TRUE POINT OF THE BEGINNING.

FROM SAID TRUE POINT OF BEGINNING, run thence north 17 degrees, 28 minutes 13 seconds east 73.64 feet to a point; then south 88 degrees 41 minutes 34 seconds west 15.96 feet to a point; thence north 43 degrees 1 minute 10 seconds east 113.00 feet to a point; thence north 34 degrees 19 minutes 16 seconds west 181.90 feet to a point; thence running along the arc of a curve to the left 146.50 feet along the southeast right of way of Peachtree Road to a point, said curve having a chord distance of 146.46 feet on a bearing of south 38 degrees 24 minutes 36 seconds west 84.00 feet along the southeast right of way of Peachtree Road to a point, thence running south 53 degrees 3 minutes 20 seconds east 201.11 feet to the TRUE POINT OF BEGINNING; said tract containing approximately .8205 acres, as shown on that certain survey entitled "Survey for Larry W. Entekin," prepared by Ruppe Engineering Co., stamped by Charles E. Ruppe, Georgia Registered Land Surveyor No. 1233, dated September 27, 1989



Demographic and Income Profile

Alan Joel

Peachtree Rd, Atlanta, GA 30...

Latitude: 33.882885
 Longitude: -84.317647
 Radius: 1 Miles

Site Type: Ring

Summary	2000	2009	2014
Population	5,764	7,278	7,736
Households	2,675	3,177	3,363
Families	1,311	1,457	1,479
Average Household Size	2.02	2.16	2.18
Owner Occupied HUs	1,245	1,498	1,573
Renter Occupied HUs	1,430	1,678	1,790
Median Age	34.8	35.2	34.6

Trends: 2009-2014 Annual Rate	Area	State	National
Population	1.23%	1.80%	0.91%
Households	1.14%	1.83%	0.94%
Families	0.3%	1.47%	0.74%
Owner HHs	0.98%	1.92%	1.19%
Median Household Income	1.14%	0.64%	0.80%

Households by Income	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	448	16.7%	341	10.7%	317	9.4%
\$15,000 - \$24,999	284	10.6%	221	7.0%	220	6.5%
\$25,000 - \$34,999	272	10.1%	217	6.8%	194	5.8%
\$35,000 - \$49,999	431	16.1%	389	12.2%	365	10.9%
\$50,000 - \$74,999	461	17.2%	695	21.9%	734	21.8%
\$75,000 - \$99,999	320	11.9%	415	13.1%	585	17.4%
\$100,000 - \$149,999	293	10.9%	572	18.0%	575	17.1%
\$150,000 - \$199,000	97	3.6%	172	5.4%	192	5.7%
\$200,000+	78	2.9%	156	4.9%	182	5.4%
Median Household Income	\$46,446		\$65,115		\$68,918	
Average Household Income	\$62,493		\$82,839		\$86,822	
Per Capita Income	\$27,676		\$37,139		\$39,004	

Population by Age	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	308	5.3%	404	5.6%	427	5.5%
5 - 9	212	3.7%	285	3.9%	304	3.9%
10 - 14	201	3.5%	273	3.8%	287	3.7%
15 - 19	288	5.0%	403	5.5%	411	5.3%
20 - 24	515	8.9%	726	10.0%	766	9.9%
25 - 34	1,383	24.0%	1,524	20.9%	1,739	22.5%
35 - 44	892	15.5%	1,060	14.6%	952	12.3%
45 - 54	664	11.5%	869	11.9%	914	11.8%
55 - 64	454	7.9%	684	9.4%	751	9.7%
65 - 74	400	6.9%	467	6.4%	583	7.5%
75 - 84	317	5.5%	390	5.4%	387	5.0%
85+	128	2.2%	193	2.7%	213	2.8%

Race and Ethnicity	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,065	70.5%	4,455	61.2%	4,379	56.6%
Black Alone	816	14.2%	1,022	14.0%	1,097	14.2%
American Indian Alone	16	0.3%	23	0.3%	25	0.3%
Asian Alone	350	6.1%	559	7.7%	646	8.3%
Pacific Islander Alone	4	0.1%	7	0.1%	11	0.1%
Some Other Race Alone	397	6.9%	1,016	14.0%	1,345	17.4%
Two or More Races	115	2.0%	197	2.7%	234	3.0%
Hispanic Origin (Any Race)	754	13.1%	1,707	23.5%	2,199	28.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Demographic and Income Profile

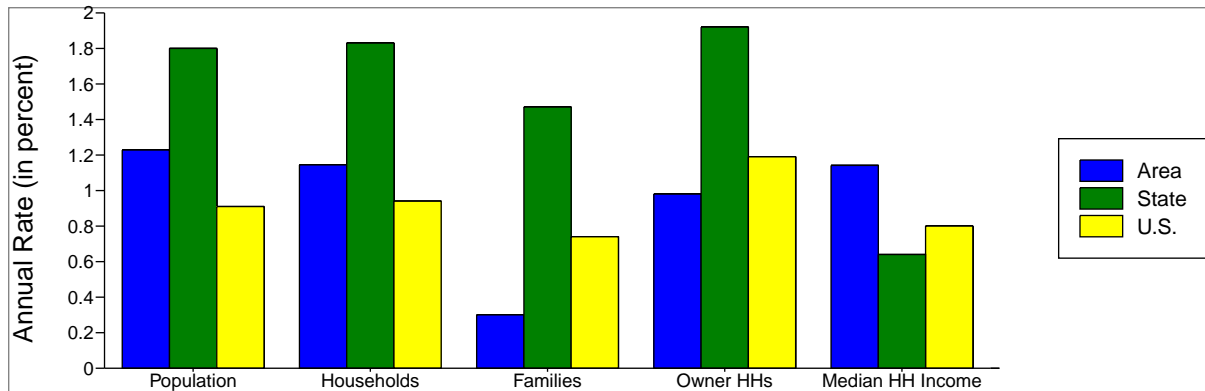
Alan Joel

Peachtree Rd, Atlanta, GA 30...

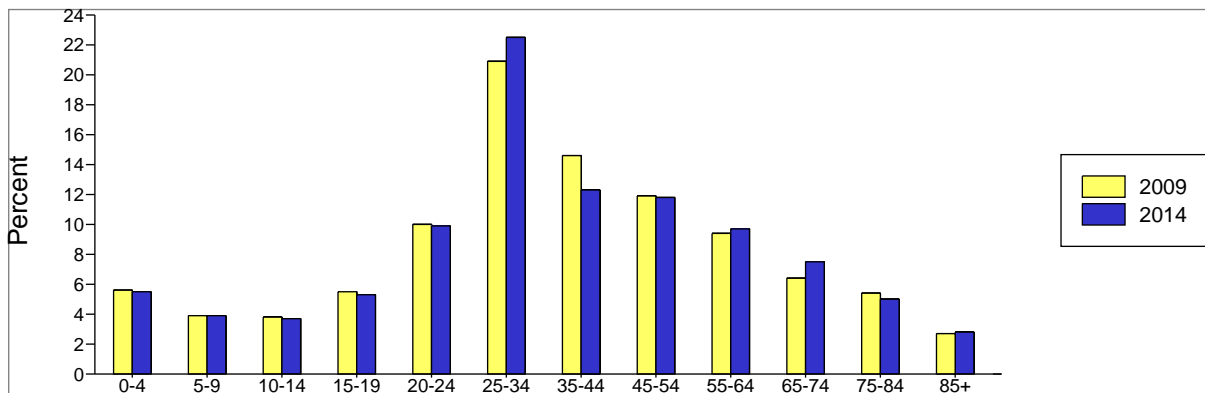
Latitude: 33.882885
 Longitude: -84.317647
 Radius: 1 Miles

Site Type: Ring

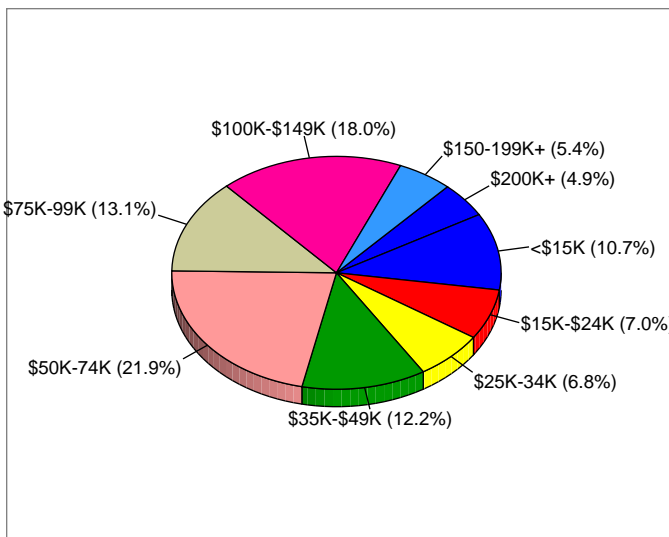
Trends 2009-2014



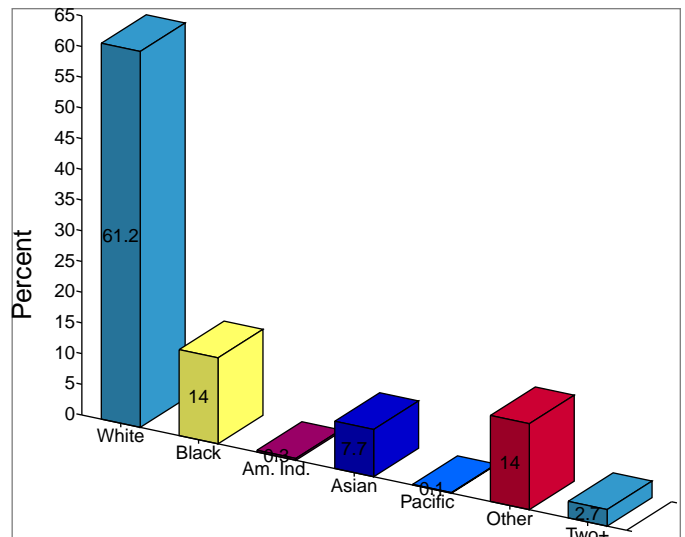
Population by Age



2009 Household Income



2009 Population by Race



2009 Percent Hispanic Origin: 23.5%



Demographic and Income Profile

Alan Joel

Peachtree Rd, Atlanta, GA 30...

Latitude: 33.882885
Longitude: -84.317647
Radius: 3 Miles

Site Type: Ring

Summary	2000	2009	2014
Population	94,514	106,420	112,422
Households	36,529	40,603	42,996
Families	19,756	20,561	20,982
Average Household Size	2.52	2.56	2.56
Owner Occupied HUs	16,861	18,451	19,508
Renter Occupied HUs	19,667	22,152	23,488
Median Age	32.2	33.3	33.6

Trends: 2009-2014 Annual Rate	Area	State	National
Population	1.1%	1.80%	0.91%
Households	1.15%	1.83%	0.94%
Families	0.41%	1.47%	0.74%
Owner HHs	1.12%	1.92%	1.19%
Median Household Income	1.35%	0.64%	0.80%

Households by Income	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	3,455	9.5%	2,636	6.5%	2,421	5.6%
\$15,000 - \$24,999	3,575	9.8%	1,988	4.9%	1,944	4.5%
\$25,000 - \$34,999	3,925	10.8%	2,569	6.3%	2,294	5.3%
\$35,000 - \$49,999	5,999	16.5%	5,177	12.7%	4,691	10.9%
\$50,000 - \$74,999	6,968	19.2%	8,624	21.2%	8,950	20.8%
\$75,000 - \$99,999	4,146	11.4%	5,990	14.8%	8,092	18.8%
\$100,000 - \$149,999	4,383	12.1%	7,322	18.0%	7,403	17.2%
\$150,000 - \$199,000	1,622	4.5%	2,655	6.5%	2,915	6.8%
\$200,000+	2,252	6.2%	3,643	9.0%	4,286	10.0%
Median Household Income	\$53,449		\$72,653		\$77,701	
Average Household Income	\$77,333		\$102,339		\$108,839	
Per Capita Income	\$30,408		\$39,349		\$42,031	

Population by Age	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,286	6.7%	6,923	6.5%	7,174	6.4%
5 - 9	4,776	5.1%	5,569	5.2%	5,843	5.2%
10 - 14	3,871	4.1%	4,908	4.6%	5,158	4.6%
15 - 19	5,387	5.7%	5,968	5.6%	6,258	5.6%
20 - 24	9,564	10.1%	10,108	9.5%	10,903	9.7%
25 - 34	23,564	24.9%	23,117	21.7%	23,987	21.3%
35 - 44	16,004	16.9%	17,141	16.1%	16,049	14.3%
45 - 54	10,611	11.2%	13,482	12.7%	14,434	12.8%
55 - 64	5,950	6.3%	9,122	8.6%	10,438	9.3%
65 - 74	4,221	4.5%	4,820	4.5%	6,538	5.8%
75 - 84	3,044	3.2%	3,488	3.3%	3,616	3.2%
85+	1,239	1.3%	1,776	1.7%	2,023	1.8%

Race and Ethnicity	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
White Alone	59,454	62.9%	59,679	56.1%	59,247	52.7%
Black Alone	12,900	13.6%	14,765	13.9%	15,360	13.7%
American Indian Alone	466	0.5%	540	0.5%	567	0.5%
Asian Alone	6,650	7.0%	8,599	8.1%	9,556	8.5%
Pacific Islander Alone	79	0.1%	98	0.1%	104	0.1%
Some Other Race Alone	12,208	12.9%	19,037	17.9%	23,397	20.8%
Two or More Races	2,758	2.9%	3,702	3.5%	4,190	3.7%
Hispanic Origin (Any Race)	25,803	27.3%	36,981	34.8%	43,556	38.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Demographic and Income Profile

Alan Joel

Peachtree Rd, Atlanta, GA 30...

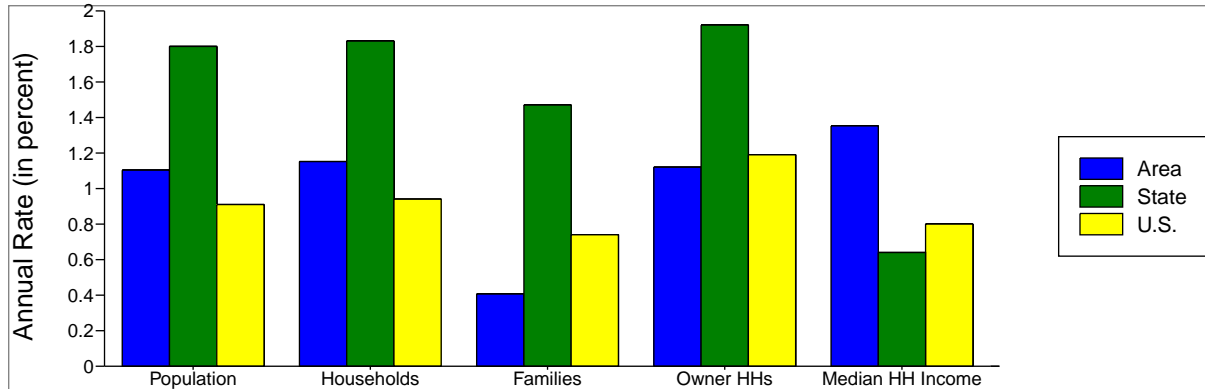
Latitude: 33.882885

Longitude: -84.317647

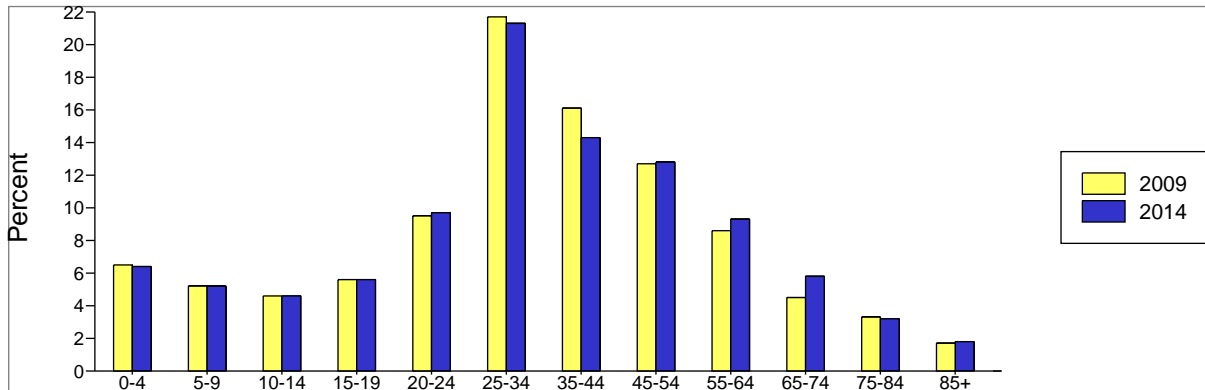
Radius: 3 Miles

Site Type: Ring

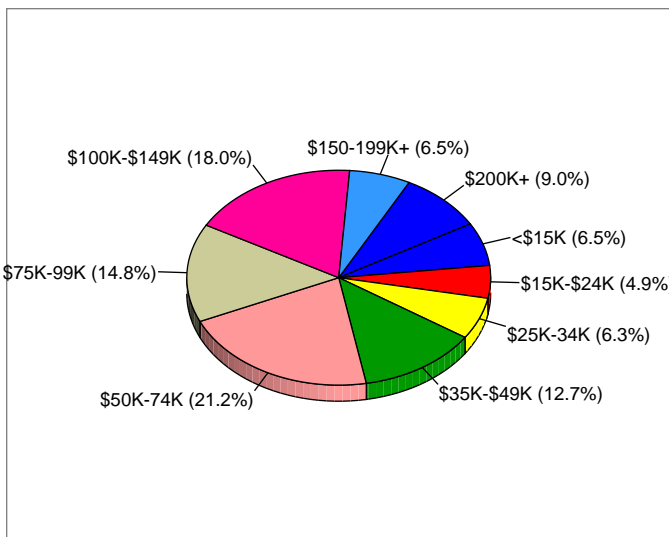
Trends 2009-2014



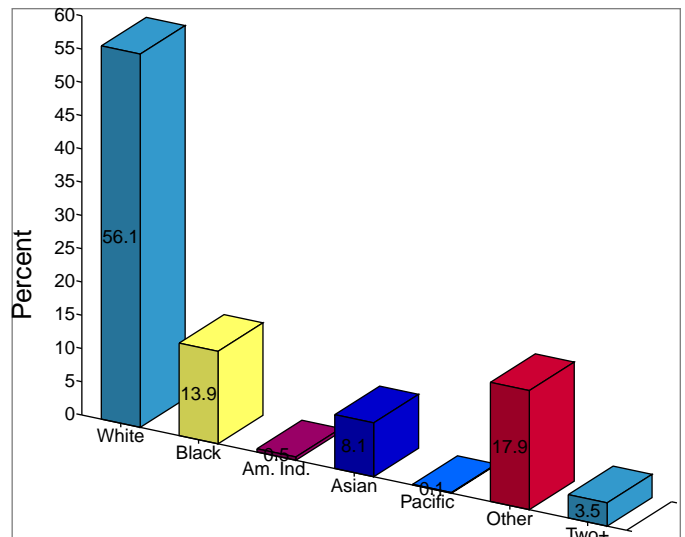
Population by Age



2009 Household Income



2009 Population by Race



2009 Percent Hispanic Origin: 34.8%



Demographic and Income Profile

Alan Joel

Peachtree Rd, Atlanta, GA 30...

Latitude: 33.882885
Longitude: -84.317647
Radius: 5 Miles

Site Type: Ring

Summary	2000	2009	2014
Population	247,039	282,105	301,244
Households	106,061	120,421	128,952
Families	53,049	55,969	57,448
Average Household Size	2.29	2.31	2.30
Owner Occupied HUs	50,338	55,441	58,848
Renter Occupied HUs	55,723	64,980	70,105
Median Age	33.3	34.6	34.6

Trends: 2009-2014 Annual Rate	Area	State	National
Population	1.32%	1.80%	0.91%
Households	1.38%	1.83%	0.94%
Families	0.52%	1.47%	0.74%
Owner HHs	1.2%	1.92%	1.19%
Median Household Income	1%	0.64%	0.80%

Households by Income	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	9,792	9.2%	7,486	6.2%	6,985	5.4%
\$15,000 - \$24,999	9,285	8.7%	5,906	4.9%	5,869	4.6%
\$25,000 - \$34,999	11,140	10.5%	7,069	5.9%	6,389	5.0%
\$35,000 - \$49,999	16,628	15.7%	13,830	11.5%	12,678	9.8%
\$50,000 - \$74,999	20,849	19.6%	24,712	20.5%	25,800	20.0%
\$75,000 - \$99,999	12,847	12.1%	18,964	15.7%	25,348	19.7%
\$100,000 - \$149,999	13,621	12.8%	22,630	18.8%	23,068	17.9%
\$150,000 - \$199,000	5,355	5.0%	8,567	7.1%	9,487	7.4%
\$200,000+	6,614	6.2%	11,258	9.3%	13,331	10.3%
Median Household Income	\$56,381		\$76,170		\$80,052	
Average Household Income	\$79,680		\$106,214		\$112,877	
Per Capita Income	\$34,619		\$45,547		\$48,538	

Population by Age	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,748	6.0%	16,332	5.8%	17,216	5.7%
5 - 9	11,769	4.8%	13,330	4.7%	14,166	4.7%
10 - 14	9,845	4.0%	12,284	4.4%	12,898	4.3%
15 - 19	11,898	4.8%	13,532	4.8%	14,000	4.6%
20 - 24	24,088	9.8%	26,103	9.3%	28,048	9.3%
25 - 34	60,359	24.4%	61,797	21.9%	66,646	22.1%
35 - 44	39,956	16.2%	43,308	15.4%	41,284	13.7%
45 - 54	28,946	11.7%	36,280	12.9%	38,731	12.9%
55 - 64	17,641	7.1%	26,048	9.2%	29,601	9.8%
65 - 74	13,354	5.4%	14,702	5.2%	19,351	6.4%
75 - 84	10,316	4.2%	11,974	4.2%	12,086	4.0%
85+	4,118	1.7%	6,417	2.3%	7,215	2.4%

Race and Ethnicity	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
White Alone	171,072	69.2%	174,821	62.0%	175,390	58.2%
Black Alone	29,404	11.9%	36,632	13.0%	39,974	13.3%
American Indian Alone	877	0.4%	1,075	0.4%	1,173	0.4%
Asian Alone	16,652	6.7%	23,269	8.2%	27,247	9.0%
Pacific Islander Alone	182	0.1%	251	0.1%	286	0.1%
Some Other Race Alone	22,842	9.2%	37,525	13.3%	47,178	15.7%
Two or More Races	6,010	2.4%	8,531	3.0%	9,996	3.3%
Hispanic Origin (Any Race)	48,010	19.4%	73,017	25.9%	88,651	29.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Demographic and Income Profile

Alan Joel

Peachtree Rd, Atlanta, GA 30...

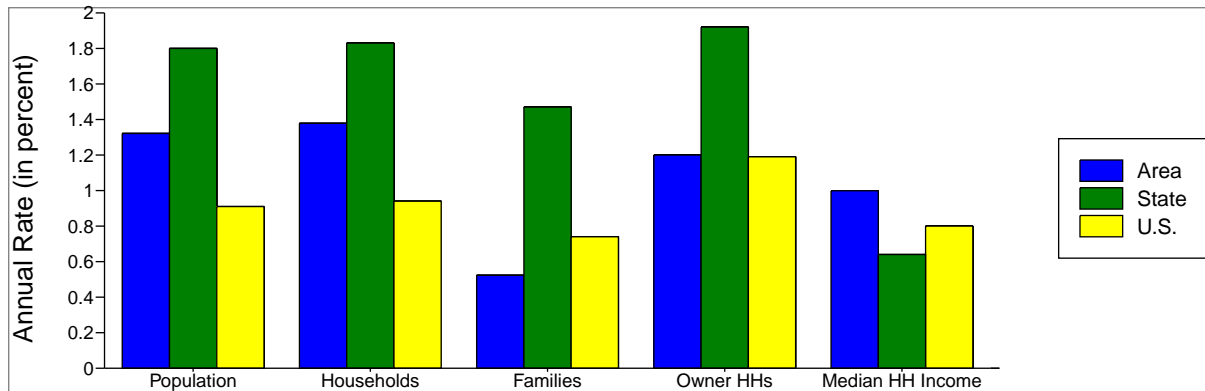
Latitude: 33.882885

Longitude: -84.317647

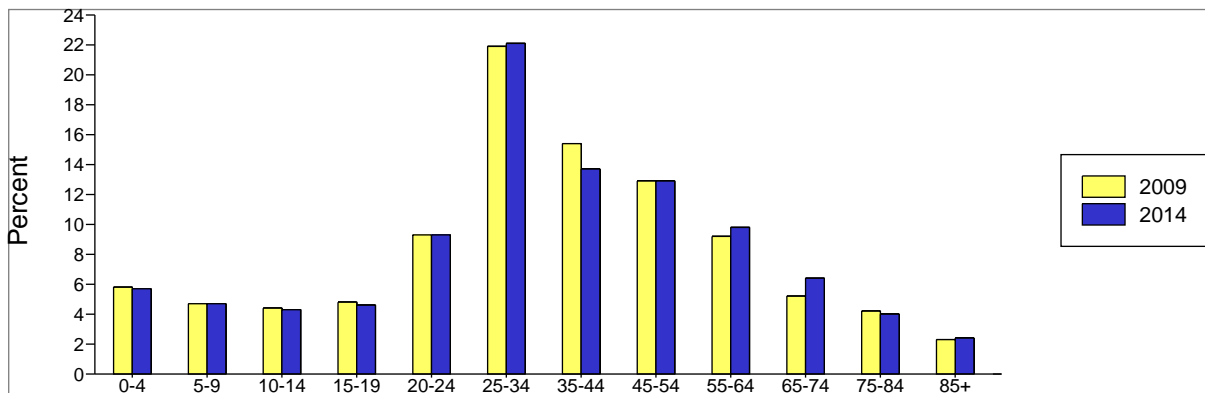
Radius: 5 Miles

Site Type: Ring

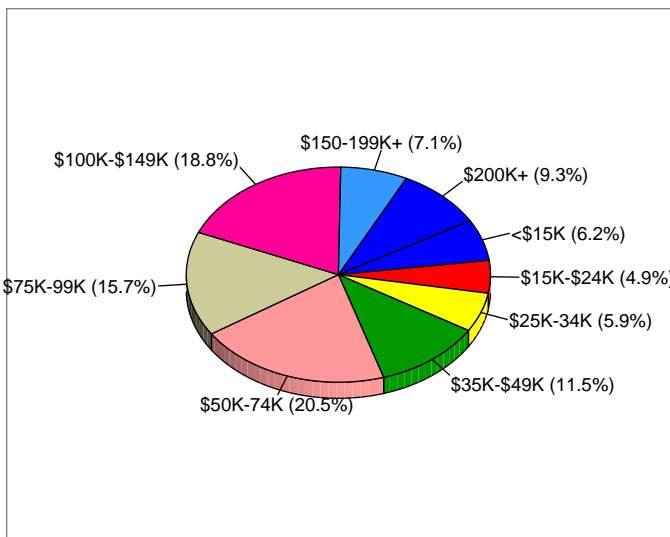
Trends 2009-2014



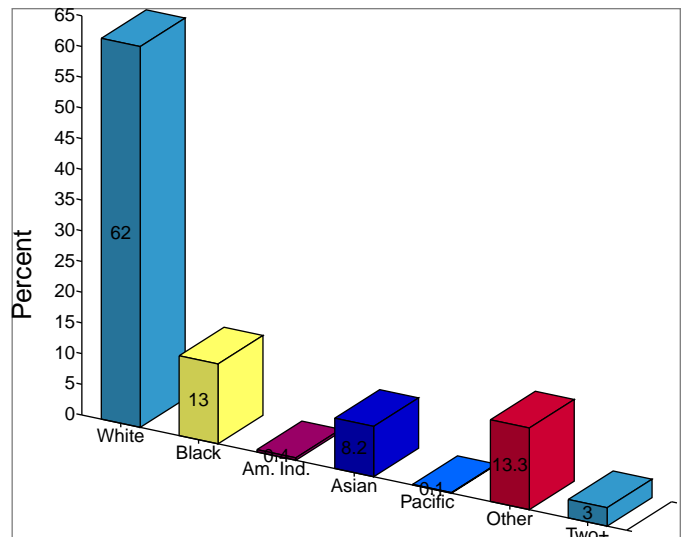
Population by Age



2009 Household Income



2009 Population by Race



2009 Percent Hispanic Origin: 25.9%