



FOR SALE

Turn-Key Auto Repair Business with 5,000 SF Building

ATLANTA, GA

DISCLOSURE / CONFIDENTIALITY

This Offering Memorandum and any subsequent evaluation material you may be provided (collectively known as the "Offering Memorandum") is intended solely for your limited use in considering whether to pursue negotiations to acquire **1226 Custer Avenue** (the "Property") located in **Atlanta, Georgia 30316**. The Property is being marketed for sale by Ackerman & Co. ("Broker").

The Offering Memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by Broker. It does not, however, purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Broker makes no representation or warranty, express or implied, as to the accuracy or completeness of the Offering Memorandum or any of its contents, and no legal liability is assumed to be implied with respect thereto.

By acknowledgment of your receipt of the Offering Memorandum you agree that the Offering Memorandum and its contents are confidential, that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Offering Memorandum or its contents to any other person, firm, or entity (including, without limitation, any principal for whom you have been engaged), without prior written authorization of Owner or Broker and that you will not use or permit to be used the Offering Memorandum or its contents to be copied or used in any fashion or manner detrimental to the interest of Owner. Photocopy or other duplication is strictly prohibited.

THE OFFERING MEMORANDUM SHALL NOT BE DEEMED TO REPRESENT THAT STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT

THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THE OFFERING MEMORANDUM.

The information provided in the Offering Memorandum has been gathered from sources that are deemed reliable, but the Broker does not warrant or represent that the information is true or correct. Prospective offerors are advised to verify information independently. The Offering Memorandum is not to be construed as an offer or as any part of a contract to sell the property.

Furthermore, the inclusion or exclusion in the Offering Memorandum of information relating to asbestos or any other hazardous, toxic or dangerous chemical item, waste or substance (hereinafter collectively referred to as "Waste") relating to the Property shall in no way be construed as creating any warranties or representations, expressed or implied by the Broker as to the existence or nonexistence or nature of Waste in, under or on the Property, it may create significant legal and/or economic obligations upon the Owner, lessee and/or other holders of interest in the Property or a part thereof and you are hereby advised to obtain professional assistance such as from a consultant, engineer and/or attorney prior to taking an interest in the Property or a part thereof.

This Offering Memorandum is exclusively presented by the Broker. For additional information or to schedule a tour, please contact:

JOSEPH HARLAND, II
Vice President, Investment Sales
770.913.3945 | jharland@ackermanco.net



1226 Custer Avenue
Atlanta, GA 30316

INVESTMENT PROFILE

| | |
|------------------|-------------------------------|
| Square Footage: | 5,225 SF |
| Acreage: | 0.55 acres |
| Offering Price: | \$550,000 |
| 2015 Sales: | \$284,518 |
| FF & E Included: | \$25,295 |
| Debt Structure: | Market (offered free & clear) |

Ackerman & Co., as the exclusive agent to the seller, is pleased to present this NAPA-branded AutoCare Repair Shop for sale to qualified buyers and investors. The shop is located in DeKalb County in Atlanta, GA.

INVESTMENT HIGHLIGHTS

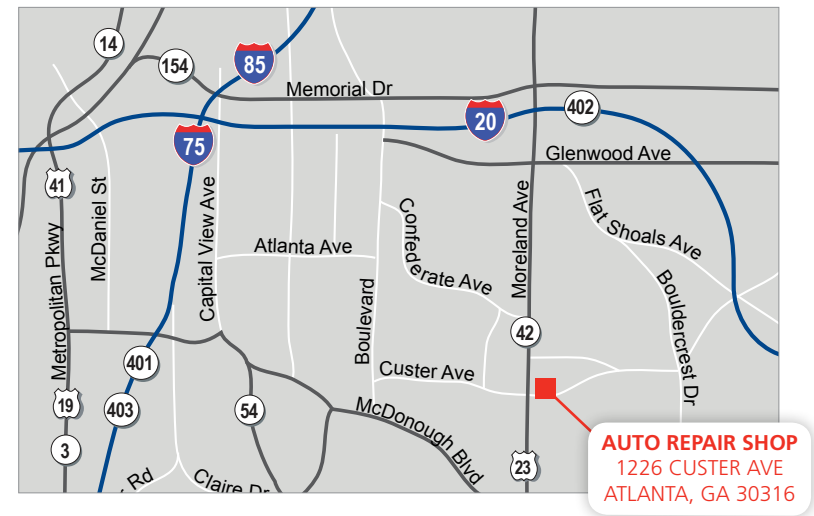
- Well established / turn-key business
- 30+ years of continuous operations
- Excellent business reputation in the community
- Loyal clientele
- More than 5,000 SF of shop space
- Easy to operate/manage
- Four dedicated mechanics on duty
- Emission Testing Center drives customer traffic and adds additional cash flow
- Ideal business for the first time auto repair shop entrepreneur
- All Furniture, fixtures and equipment included
- Seller will provide training and support to buyer
- Owner retiring

LOCATION AND DEMOGRAPHICS

The Auto Repair Shop, located on 1226 Custer Avenue in Atlanta, Georgia, was established in 1984 and is in great physical condition.

In 2015, total population within 5 miles was 269,801 and average household income within 5 miles was \$64,240.

| DEMOGRAPHIC SUMMARY | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| Population 2015 | 7,185 | 86,760 | 269,801 |
| Total Households | 2,801 | 35,898 | 114,479 |
| Average Household Income | \$60,568 | \$58,983 | \$64,240 |





TRAFFIC COUNTS
22,171 VEHICLES PER DAY
 (INTERSECTION OF MORELAND AVE AND CUSTER AVE)

Source: 2014 MPSI Systems Inc. d.b.a. DataMetrix®

PROPERTY AERIAL - CLOSE UP



PROPERTY AERIAL - NEIGHBORING PROPERTIES



PROPERTY OVERVIEW (ACTUAL PHOTOS)



EXTERIOR

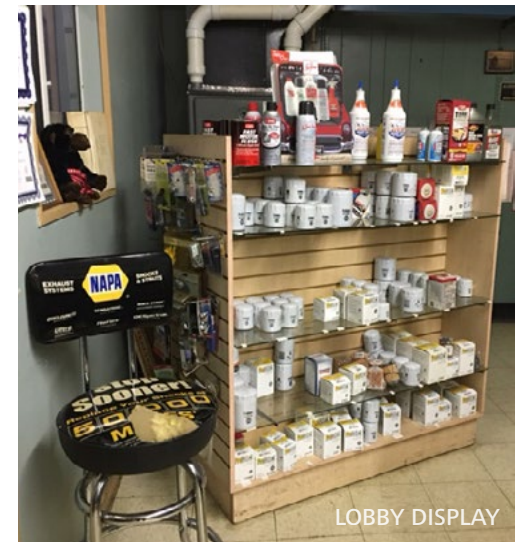
| | |
|----------------|--|
| Address: | 1226 Custer Avenue Atlanta GA 30316 |
| Parcel ID: | 15-144-04-008 |
| County: | DeKalb County |
| Zoning: | Commercial (C3) |
| Building Size: | 5,225 SF |
| Land Area: | 0.55 acres |
| Year Built: | 1975 |
| Construction: | Masonry |
| Parking: | 20 parking spaces |



OFFICE



LOBBY/SHOWROOM



LOBBY DISPLAY

COMPARATIVE PROPERTY SALES

Area properties that have sold within the past 24 months



**1418 Custer Ave
Atlanta, GA 30316**

| | |
|-------|-----------------|
| Type | Service Station |
| Size | 2,281 SF |
| Sold | 8.6.2014 |
| Price | \$550,000 |



**506 E Howard Ave
Decatur, GA 30030**

| | |
|-------|-----------------|
| Type | Retail Building |
| Size | 5,340 SF |
| Sold | 3.24.2014 |
| Price | \$650,000 |



**533 SE Memorial Dr
Atlanta, GA 30312**

| | |
|-------|------------------|
| Type | Auto Repair Shop |
| Size | 2,681 SF |
| Sold | 9.4.2015 |
| Price | \$625,000 |



**149 New St
Decatur, GA 30030**

| | |
|-------|------------|
| Type | Industrial |
| Size | 4,000 SF |
| Sold | 3.3.2015 |
| Price | \$565,000 |



FOR MORE INFORMATION, PLEASE CONTACT:

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Ackerman & Co.

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