

3781 MLK Jr Dr. Southwest

Atlanta, GA 30331

Multifamily
Investment Opportunity

Offering Memorandum



MATTHEWS™

3781 MLK Jr Dr Southwest

Atlanta, GA 30331

Exclusively Listed By



Austin Graham

FVP & Associate Director

(404) 445-1091

austin.graham@matthews.com

License No. 408272 (GA)



Connor Kerns

FVP & Associate Director

(404) 445-1090

connor.kerns@matthews.com

License No. 408600 (GA)

Maxx Bauman

Broker of Record

Broker Lic. No.: 451849 (GA)

Firm Lic. No.: 80041 (GA)

MATTHEWS™





Table of Contents

04 | **Property Overview**

15 | **Financial Overview**

24 | **Market Overview**

Property Overview

3781 MLK Jr Dr. Southwest
Atlanta, GA 30331



Executive Summary

3781 MLK Dr SW

Atlanta, GA 30331

1966/2021

Year Built/Renovated

26

Total Units

±20,750

Total Gross SF

±798

SF Per Unit

The Opportunity

Matthews™ is pleased to present the opportunity to acquire a fully renovated 26-unit multifamily community located at 3781 MLK Dr SW in Atlanta, GA. The property was taken down to the studs in 2021, with ownership investing over \$1.3 million into a comprehensive interior renovation, delivering a true turnkey asset. Improvements include new framing, PEX plumbing, updated electrical system, new windows, new HVACs, new water heaters, and modern, consistent finishes across all the units. It also had 10 year Freddie Mac financing placed on the property in 2022 at a 4.24% that is fully assumable.

The property has a desirable utility setup, with tenants covering gas, electric and sub metered for water usage. It operates as a fully market-rate community,

supporting consistent rent collections and room for future rent growth. The gated access and security cameras also provide a safe and comfortable environment for residents.

This property offers convenient access to West Atlanta and the greater Austell corridor, with strong connectivity to Downtown Atlanta and major employment hubs as it is only minutes from I-285 and I-20. The surrounding area continues to benefit from ongoing growth and redevelopment, supporting increasing rental demand. Residents enjoy proximity to major thoroughfares, retail centers, and everyday amenities, making the property an attractive option for tenants seeking affordability with access to Atlanta's urban core.



Capital Renovations



Capital Improvement Upgrades

- New Framing
- Updated Electrical System
- New HVAC
- New Water Heaters
- Modern Finishes
- Updated Plumbing System



Investment Highlights

Property Highlights

Significant Capital Investment: Ownership invested over \$1.3M on a full gut renovation with everything new on the building other than the exterior shell. This includes new framing, plumbing, electrical, windows, HVACs, water heaters, and full gut interior renovations.

Assumable Freddie Mac Financing: Current in place assumable agency financing with a 4.24% interest rate and over 6 years of remaining term.

Attractive Floorplans: All of the units are spacious two or three bedroom townhome style floorplans.

Washer/dryer connections: Every unit includes laundry hookup.

Gated Community With Security Features: Gated with control access and new video surveillance system.

Convenient Access to I-285 and I-20: Provides easy connectivity to Downtown, Hartsfield Jackson Airport, and all major employment corridors throughout West ATL.



Property Highlights

Additional Property Information

Number of Units: 26

Built/Renovated: 1966/2021

Total Gross SF: ±20,750 SF

Average Unit Size: ±798 SF

Acreage: ±1.65 Acres

Unit Mix: 2+1.5 (18) 3+1.5 (8)

HVAC: Central

Metering: Individually metered electric | Sub-metered water | Individually metered gas

Electrical: Copper (replaced in 2021)

Roofs: Pitched (Reroofed in 2018)

Plumbing: PEX (replaced in 2021)

Roof: Pitched (8 Years old)

Section 8: None

Opportunity Zone: Yes

Parking: Gated-access surface parking

Utility Summary

Service	Paid By	Fee
Electricity	Tenant	Direct to City
Gas	Tenant	Direct to City
Water & Sewer	Tenant	Submetered to Tenants
Pest Control	Property	\$0
Trash	Property	\$0

Distance To:

Fulton County Airport: ±0.6 miles

Six Flags Over Georgia: ±2.6 miles

I-285 Access: ±1.7 miles

I-20 Access: ±2.2 miles

Collier Park: ±0.6 miles

Chick-Fil-A: ±3.2 miles

Atlanta Beltline Westside Trail: ±6.1 miles

Riverside High School : ±4.0 miles

Downtown ATL: ±10.0 miles

Publix Super Market: ±3.4 miles

Wolf Creek Amphitheater: ±10.6 miles

Assumable Freddie Mac Financing

Original Principal Balance	\$2,439,000
Outstanding Principal Balance	\$2,289,272.52
Origination Date	6/16/2022
Maturity Date	6/1/2032
Amortization	30 Year
Interest Rate	4.24% Fixed
Total Monthly Payment	\$11,984.14
Servicer	Arbor
Interest Only	No



FULTON COUNTY AIRPORT

±2 Minute Drive | ±1,500 Employees





... DOWNTOWN ATLANTA
±10 MILES



+ Piedmont Atlanta
±643 Beds



NS-Inman Yard
Railroad Company



✈ Fulton County Airport - Brown Field (FTY)
±0.6 Miles Away

±490K Employees



Georgia Institute of Technology
±53,067 Students

Subject Property

±3M Annual Visitors

Frederick Douglass High School
±1,720 Students



Collier Park
±0.7 Miles Away

±2.95M Annual Visitors



±140 Creative Business Hub
Event Venue



Atlanta
±10 Miles

±184,000 VPD



John A. White Golf Course
Golf Course

+ Grady Memorial Hospital
±953 Beds



±158,000 VPD



✈ Hartsfield-Jackson Atlanta International Airport
±14.1 Miles Away

Google Earth

Interior Photos





3781

3781 MLK
TOWNHOMES
2 & 3 BR / 1.5 BATH
REMODELED
GATED COMMUNITY
404-394-0917

Financial Overview

3781 MLK Jr Dr. Southwest
Atlanta, GA 30331



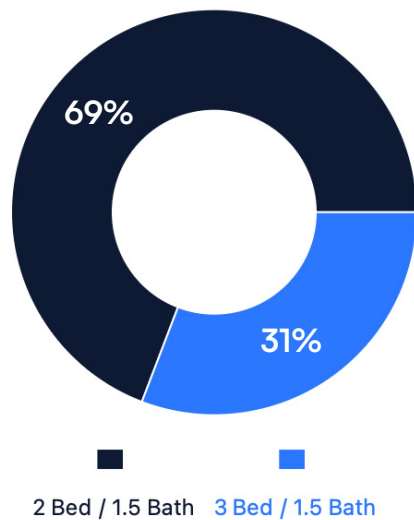
Financial Summary

Investment Summary

List Price			Historical		Year 1 Adjusted		Matthews™ Pro Forma	
List Price	Price/Unit	Price/SF	Cap Rate	GRM	Cap Rate	GRM	Cap Rate	GRM
\$3,150,000	\$121,154	\$151.81	6.35%	7.55	6.52%	7.50	7.45%	6.82

Unit Mix

Total Units	Unit Mix	Unit Mix %	Avg SF	Current Avg Rent PSF	Current Avg Rent	Market Avg Rent	Market Rent PSF	Current Max Rent	Total Current Monthly Rent	Market Monthly Rent
18	2/1.5	69%	775	\$1.67	\$1,294	\$1,375	\$1.77	\$1,375	\$23,288	\$24,750
8	3/1.5	31%	850	\$1.68	\$1,425	\$1,475	\$1.74	\$1,475	\$11,400	\$11,800
	Average		798	\$1.67	\$1,334	\$1,406	\$1.76	\$1,406	\$34,688	\$36,550
26	Total		20750	\$43.46	\$34,688	\$36,550	\$45.82	\$4,768	\$416,250	\$438,600



Financial Summary

Annual Operating Summary

		Total	Per Unit	Year 1 - Adjusted	Per Unit	Matthews™ Pro Forma	Per Unit
Gross Potential Rent	Pro Forma Estimates	\$416,250		\$438,600	Market Rent	\$465,311	12%
Less Vacancy	-5.0%	-\$20,813	-5.00%	-\$21,930	-5.0%	-\$23,266	-5.0%
Loss/Gain to Lease	-4.5%	\$0	0.00%	-\$19,737	-4.5%	-\$4,653	-1.0%
Less Change in Delinquency	-1%	\$0	0.00%	-\$4,386	-1.0%	-\$4,653	-1.0%
Other Income	2% Over Actual	\$926	\$36	\$945	\$36	\$983	\$38
Gross Operating Income		\$396,364		\$393,492		\$433,722	
Expenses		\$196,487	47.1%	\$188,195	45.30%	\$198,941	43.53%
Net Operating Income		\$199,877	\$7,688	\$205,297	\$7,896	\$234,781	\$9,030
Loan Payments		\$154,813		\$154,813		\$154,813	
Pre-Tax Cash Flow		\$45,064	5.1%	\$50,484	5.75%	\$79,969	9.11%
Plus Principal Reduction		\$30,608		\$30,608		\$30,608	
Total Return Before Taxes		\$75,672	8.62%	\$81,092	9.24%	\$110,577	12.60%

Broker Notes

Less Vacancy

Assumes a 5% vacancy factor

Loss/Gain to Lease

Assumes 1% loss to lease

Less Change in Delinquency

Assumes 1% bad debt write offs

Other Income

Based on T-12 other income grown at 2%

Financial Summary

Pro Forma Annual Operating Summary

	Pro Forma Estimates	% of Current SGI	Total	Per Unit	Year 1 Adjusted	Per Unit	Matthews™ Pro Forma	Per Unit	% of SGI
Real Estate Taxes	% of Purchase Price	9.86%	\$41,026	\$1,578	\$46,391	\$1,784	\$48,739	\$1,875	10.5%
Property Management Fee	6.0% x GOI	4.31%	\$17,952	\$690	\$23,610	\$908	\$26,023	\$1,001	5.6%
Insurance	\$1,225 Per Unit	7.59%	\$31,594	\$1,215	\$31,850	\$1,225	\$33,462	\$1,287	7.2%
General and Administrative	\$200 Per Unit	1.31%	\$5,448	\$210	\$5,200	\$200	\$5,463	\$210	1.2%
Contract Services	\$150 Per Unit	0.99%	\$4,138	\$159	\$3,900	\$150	\$4,097	\$158	0.9%
Landscaping/Grounds	\$200 Per Unit	2.02%	\$8,423	\$324	\$5,200	\$200	\$5,463	\$210	1.2%
Turnover	\$200 Per Unit	0.00%	\$0	\$0	\$5,200	\$200	\$5,463	\$210	1.2%
Repairs & Maintenance	\$600 Per Unit	10.50%	\$43,724	\$1,682	\$15,600	\$600	\$16,390	\$630	3.5%
Electricity	2% Over Actual	1.59%	\$6,615	\$254	\$6,747	\$260	\$7,089	\$273	1.5%
Water/Sewer	2% Over Actual	7.13%	\$29,696	\$1,142	\$30,289	\$1,165	\$31,823	\$1,224	6.8%
Trash Removal	2% Over Actual	1.82%	\$7,557	\$291	\$7,708	\$296	\$8,098	\$311	1.7%
Marketing/Advertising	\$50 Per Unit	0.08%	\$315	\$12	\$1,300	\$50	\$1,366	\$53	0.3%
Reserves	\$200 Per Unit	0.00%	\$0	\$0	\$5,200	\$200	\$5,463	\$210	1.2%
Total Expenses		49.57%	\$196,487	\$7,557	\$188,195	\$7,238	\$198,941	\$7,652	42.8%
			Current	Per Unit	% of SGI				
Non-Controllable Expenses: Taxes, Ins., Reserves			\$81,044	\$3,117	18.5%				
Total Expense Without Taxes & Reserves			\$155,460	\$5,979	35.44%				

Broker Notes

Real Estate Taxes

Assumes Yr 1 tax reassessment at 40.909 mileage rate

Property Management Fee

Assumes management fee of 6% of gross operating income

Insurance

Assumes insurance expense of \$1,000/unit

General and Administrative

Assumes general administrative expense of \$200/unit

Contract Services

Assumes contract services of \$150/unit

Landscaping/Grounds

Assumes landscaping expense of \$200/unit

Turnover

Assumes turnover expense of \$200/unit

Repairs & Maintenance

Assumes repairs and maintenance expense of \$600/unit

Electricity

Based on T-12 electricity expense grown at 2%

Water/Sewer

Based on T-12 water/sewer expense grown at 2%

Trash Removal

Based on T-12 trash expense grown at 2%

Marketing/Advertising

Assumes marketing expense of \$50/unit

Reserves

Assumes \$200/unit in Reserves

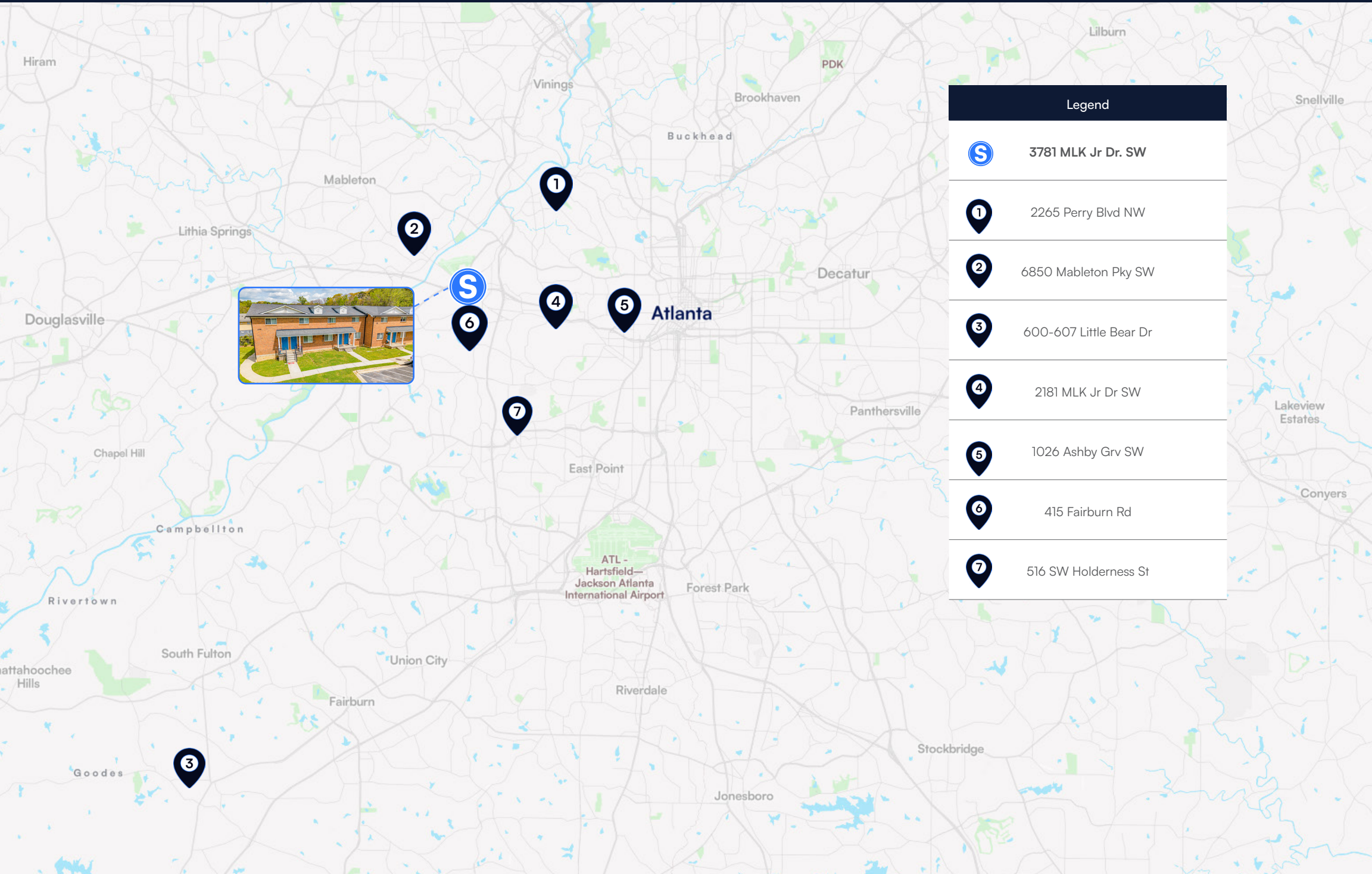
Rent Roll

Unit Mix	Unit #	SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF
3/1.5	M1	850	\$1,375	\$1.62	\$1,475	\$1.74
2/1.5	M2	775	\$1,275	\$1.65	\$1,375	\$1.77
3/1.5	M3	850	\$1,375	\$1.62	\$1,475	\$1.74
2/1.5	M4	775	\$1,375	\$1.77	\$1,375	\$1.77
3/1.5	M5	850	\$1,375	\$1.62	\$1,475	\$1.74
2/1.5	M6	775	\$1,350	\$1.74	\$1,375	\$1.77
3/1.5	M7	850	\$1,375	\$1.62	\$1,475	\$1.74
2/1.5	M8	775	\$1,375	\$1.77	\$1,375	\$1.77
2/1.5	N1	775	\$1,275	\$1.65	\$1,375	\$1.77
2/1.5	N2	775	\$1,175	\$1.52	\$1,375	\$1.77
2/1.5	N3	775	\$1,375	\$1.77	\$1,375	\$1.77
2/1.5	N4	775	\$1,350	\$1.74	\$1,375	\$1.77
2/1.5	N5	775	\$1,175	\$1.52	\$1,375	\$1.77
2/1.5	N6	775	\$1,350	\$1.74	\$1,375	\$1.77
2/1.5	N7	775	\$1,350	\$1.74	\$1,375	\$1.77
2/1.5	N8	775	\$1,363	\$1.76	\$1,375	\$1.77
2/1.5	N9	775	\$1,175	\$1.52	\$1,375	\$1.77
2/1.5	N10	775	\$1,000	\$1.29	\$1,375	\$1.77
3/1.5	P1	850	\$1,475	\$1.74	\$1,475	\$1.74
2/1.5	P2	775	\$1,350	\$1.74	\$1,375	\$1.77
3/1.5	P3	850	\$1,475	\$1.74	\$1,475	\$1.74
2/1.5	P4	775	\$1,350	\$1.74	\$1,375	\$1.77
3/1.5	P5	850	\$1,475	\$1.74	\$1,475	\$1.74
2/1.5	P6	775	\$1,250	\$1.61	\$1,375	\$1.77
3/1.5	P7	850	\$1,475	\$1.74	\$1,475	\$1.74
2/1.5	P8	775	\$1,375	\$1.77	\$1,375	\$1.77
Totals	26	20,750	\$34,688	\$1.67	\$36,550	\$1.76
Averages		798	\$1,334	\$1.67	\$1,406	\$1.76

Sales Comparables

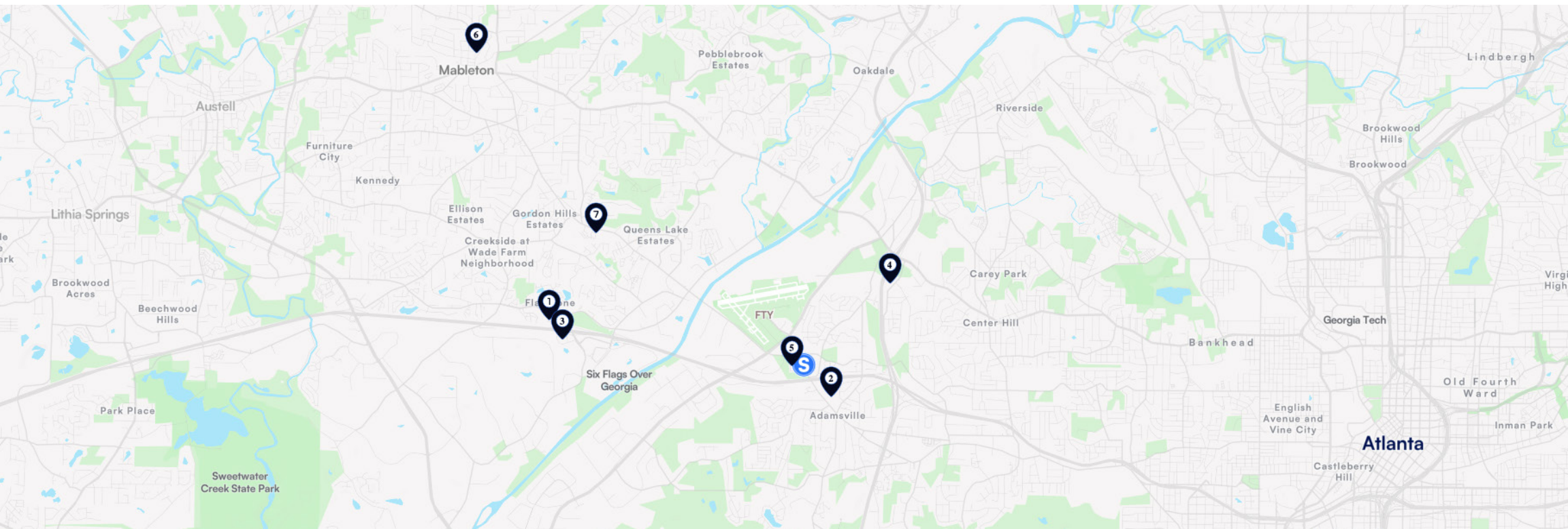
	Property Name	Address	City	State	Zip Code	Units	Building Size (SF)	Year Built/Reno	Closing Price	Price Per Unit	Per SF	Sale Date
	3781 MLK Jr Dr. Southwest	3781 MLK Jr Dr. SW	Atlanta	GA	30331	26	20,750 SF	1966/2021	-	\$121,154	\$151.81	-
	Cielo at West Midtown	2265 Perry Blvd NW	Atlanta	GA	30318	112	73,030 SF	1961	\$12,500,000	\$111,607	\$171.16	11/7/25
	Upland Townhomes	6850 Mableton Pky SW	Mableton	GA	30126	348	289,801 SF	1973	\$33,720,000	\$96,897	\$116.36	7/29/25
	Carlton Ford	600-607 Little Bear Dr	Palmetto	GA	30268	32	28,800 SF	1985	\$3,730,000	\$116,562	\$129.51	12/2/25
	2181 MLK Jr Dr SW	2181 MLK Jr Dr SW	Atlanta	GA	30310	7	4,500 SF	1960	\$1,040,000	\$148,571	\$231.11	11/26/24
	1026 Ashby Grv SW	1026 Ashby Grv SW	Atlanta	GA	30314	8	4,995 SF	1952	\$1,150,000	\$143,750	\$230.23	9/18/25
	City Park	415 Fairburn Rd	Atlanta	GA	30331	208	193,328 SF	1991	\$20,900,000	\$100,481	\$108.11	2/6/26
	516 SW Holderness St	516 SW Holderness St	Atlanta	GA	30310	6	5,316 SF	1960	\$810,000	\$135,000	\$108.11	9/5/25
	Average									\$121,838	\$156.37	

Sales Comparables Map



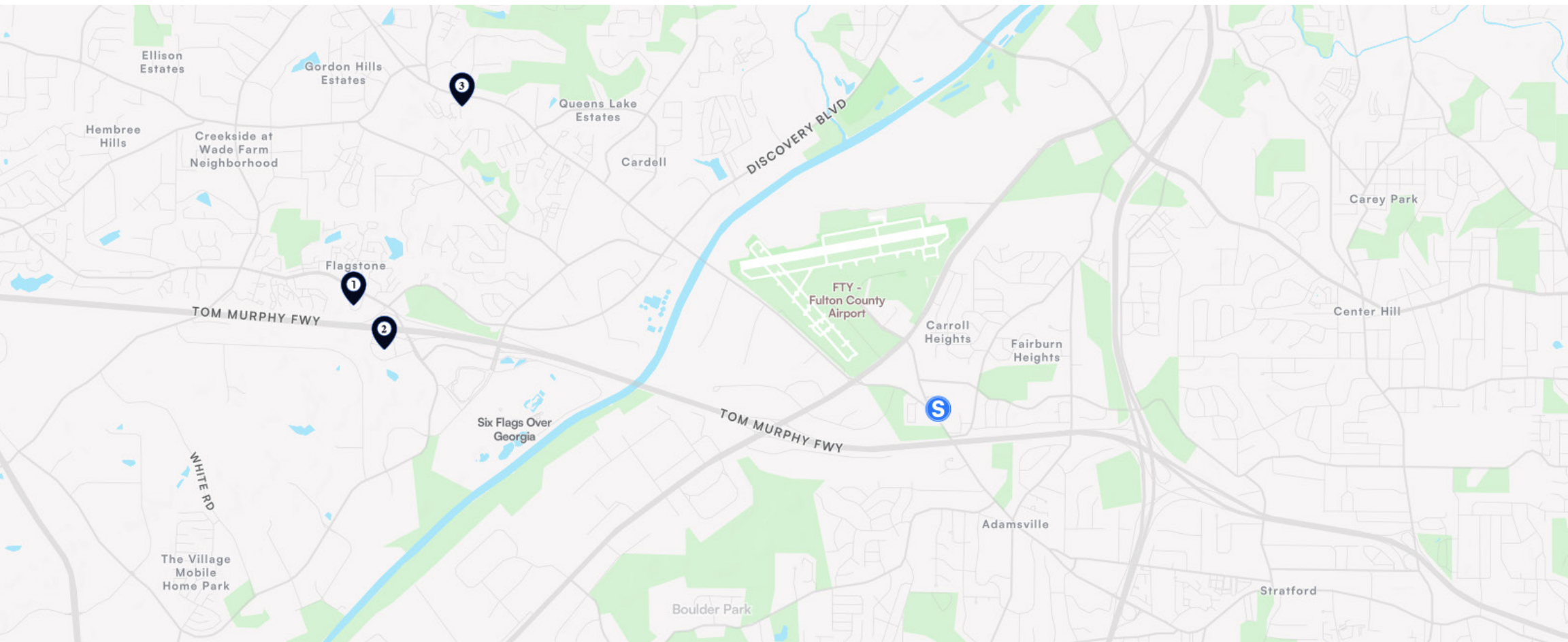
Two Bed Rent Comparables

	Street Address	City	State	Zip Code	Year Built/Reno	Units	Building Size (SF)	Unit Mix	Unit Size (SF)	Monthly Rent	Avg Rent/SF
S	3781 MLK Jr Dr. Southwest	Atlanta	GA	30331	1966/2021	26	20,750	2/1.5	775	\$1,294	\$1.67
1	Cielo @ 325 Apartments - 325 Riverside Pkwy SW	Austell	GA	30168	1975	120	123,504	2+2	1,047	\$1,525	\$1.46
2	3669 MLK Jr Dr SW	Atlanta	GA	30331	1969	28	26,600	2+1.5	-	\$1,350	-
3	The Cobb Apartments - 7440 Riverside Pky	Austell	GA	30168	1972	232	241,200	2+2	1,090	\$1,300	\$1.19
4	Crystal at Harwell - 1021 Harwell Rd NW	Atlanta	GA	30318	1971	419	453,350	2+1.5	1,066	\$1,549	\$1.45
5	Crystal Townhomes - 3804 MLK Jr Dr SW	Atlanta	GA	30331	1969/2019	124	150,598	2+1.5	1,080	\$1,299	\$1.20
6	5438 Old Floyd Rd SW	Mableton	GA	30126	1966	12	10,740	2+1	895	\$1,350	\$1.51
7	Mableton Ridge - 6660 Mableton Pkwy SE	Mableton	GA	30126	1970	272	228,624	2+1	900	\$1,424	\$1.58
Averages										\$1,400	\$1.40



Three Bed Rent Comparables

	Street Address	City	State	Zip Code	Year Built/Reno	Units	Building Size (SF)	Unit Mix	Unit Size (SF)	Monthly Rent	Avg Rent/SF
S	3781 MLK Jr Dr. Southwest	Atlanta	GA	30331	1966/2021	26	20,750	3/1.5	850	\$1,425	\$1.68
1	Cielo @ 325 Apartments - 325 Riverside Pkwy SW	Austell	GA	30168	1975	120	123,504	3+2	1,258	\$1,630	\$1.30
2	The Cobb Apartments - 7440 Riverside Pky	Austell	GA	30168	1972	232	241,200	3+2	1,200	\$1,550	\$1.29
3	Mableton Ridge - 6660 Mableton Pkwy SE	Mableton	GA	30126	1970	272	228,624	3+2	1,100	\$1,763	\$1.60
Averages										\$1,648	\$1.40



Market Overview

3781 MLK Jr Dr. Southwest
Atlanta, GA 30331



ATLANTA, GA

498,000

Total Population

46%

% Bachelor's Degree

\$74,000

Median HH Income

43%

Homeownership Rate

\$571B

Regional GDP

260,000

Employed Population

34.5

Median Age

\$410,000

Median Property Value

200,000

of Households

7 Miles

Distance to Dtn Atlanta, GA



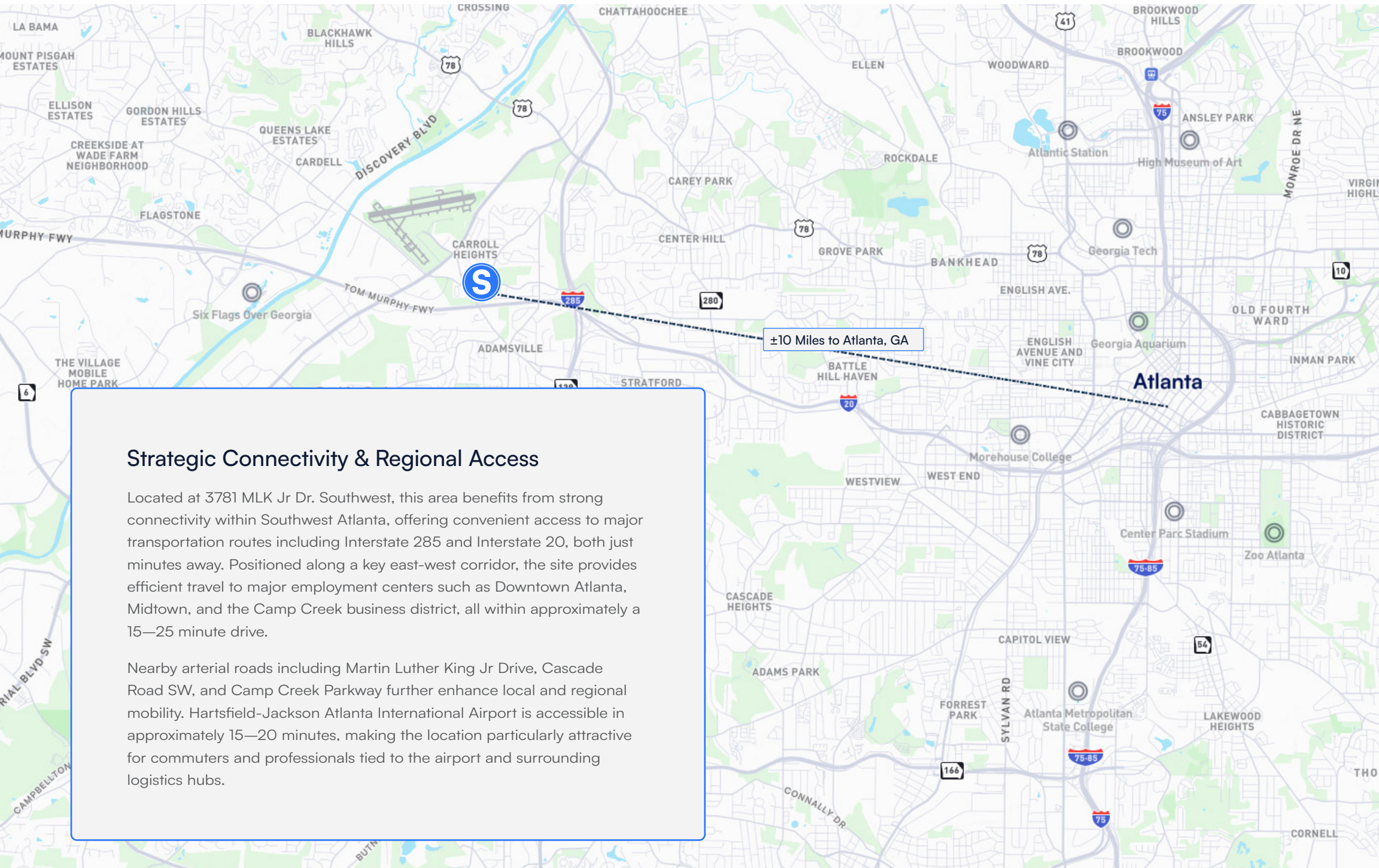
Neighborhood Overview

Located in Southwest Atlanta along MLK Jr Dr, this corridor sits within an established residential pocket known for its accessibility to Downtown Atlanta, I-285, and major employment hubs including the airport and logistics centers. The 30331 submarket has seen steady demand driven by relative affordability compared to intown neighborhoods.

The area is characterized by a higher homeownership rate than much of Atlanta, with a mix of legacy single-family housing and ongoing infill development. While household incomes trend below metro averages, the stability of long-term residents and proximity to job centers supports consistent housing demand.

Ongoing public and private investment across Southwest Atlanta—including corridor improvements and nearby redevelopment—continues to enhance connectivity and neighborhood appeal, positioning the area for gradual appreciation and sustained rental demand.

Regional Map



±10 Miles to Atlanta, GA

Atlanta

Strategic Connectivity & Regional Access

Located at 3781 MLK Jr Dr. Southwest, this area benefits from strong connectivity within Southwest Atlanta, offering convenient access to major transportation routes including Interstate 285 and Interstate 20, both just minutes away. Positioned along a key east-west corridor, the site provides efficient travel to major employment centers such as Downtown Atlanta, Midtown, and the Camp Creek business district, all within approximately a 15–25 minute drive.

Nearby arterial roads including Martin Luther King Jr Drive, Cascade Road SW, and Camp Creek Parkway further enhance local and regional mobility. Hartsfield-Jackson Atlanta International Airport is accessible in approximately 15–20 minutes, making the location particularly attractive for commuters and professionals tied to the airport and surrounding logistics hubs.

ATLANTA, GA

The Atlanta MSA is one of the nation's most dynamic and resilient markets, supported by a diverse economy and its role as a hub for commerce, culture, and transportation. A strong tourism industry,

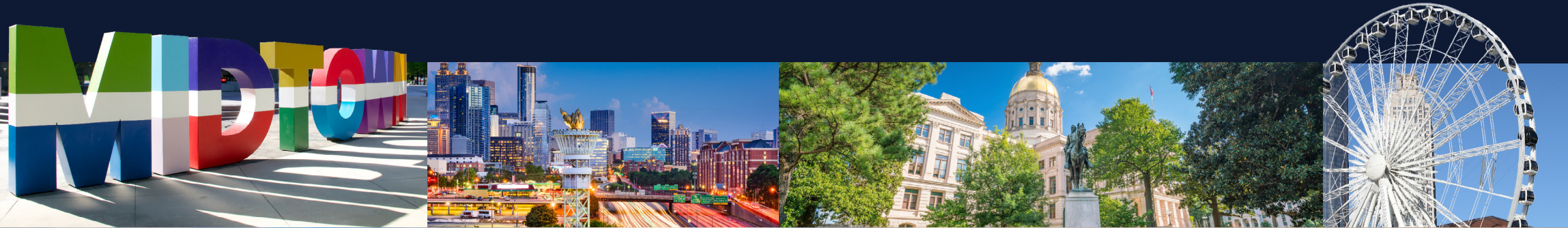
global corporate presence, and growing population continue to fuel demand for housing, making Atlanta a prime market for long-term investments.

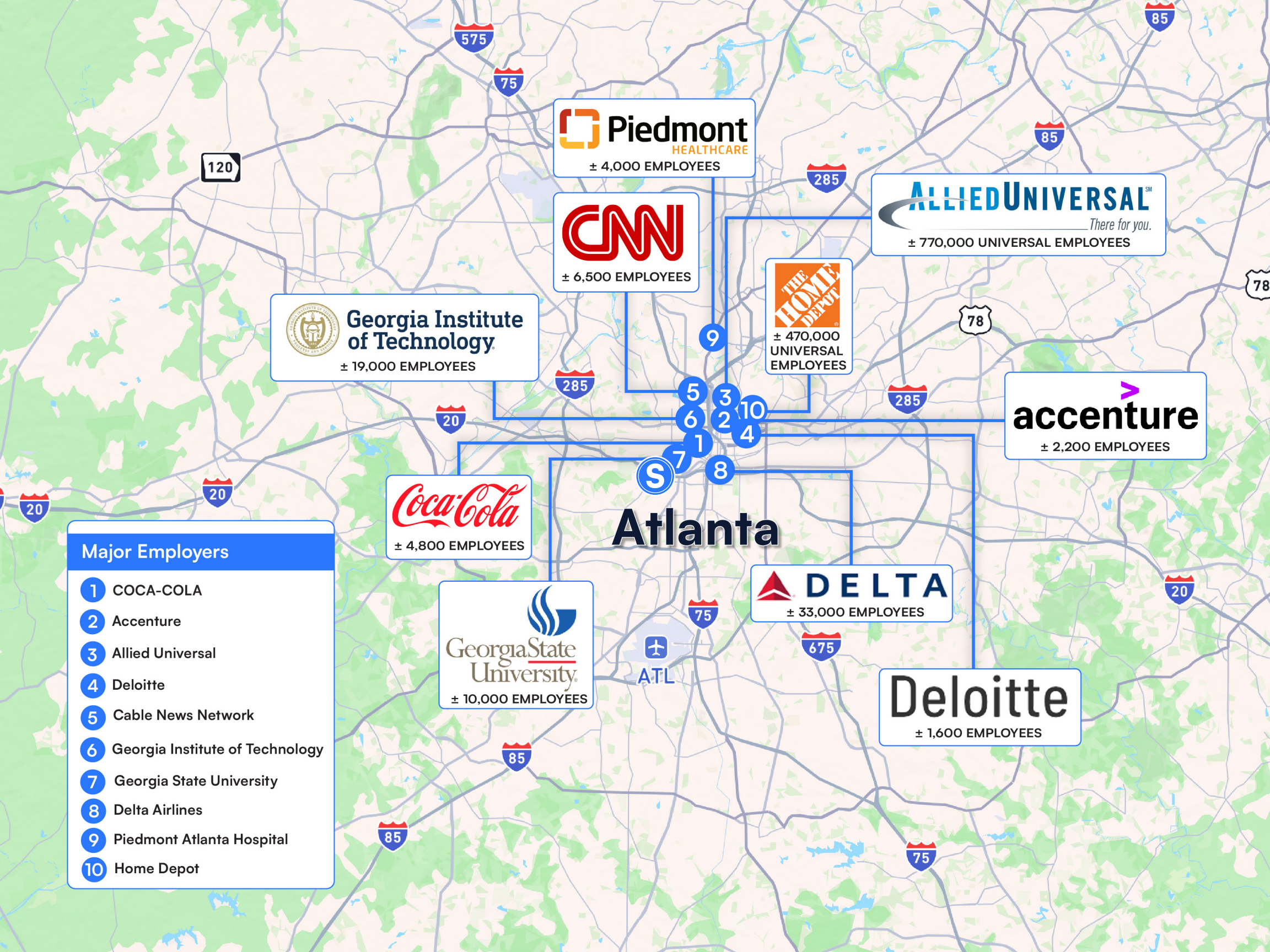
Total Population
6,305,839

Annual Visitors
51 Million

Tourism Economic Impact
\$20 Billion

GDP
\$571+ Billion





Piedmont
HEALTHCARE
± 4,000 EMPLOYEES

CNN
± 6,500 EMPLOYEES

ALLIED UNIVERSAL
There for you.
± 770,000 UNIVERSAL EMPLOYEES

Georgia Institute of Technology
± 19,000 EMPLOYEES

THE HOME DEPOT
± 470,000 UNIVERSAL EMPLOYEES

accenture
± 2,200 EMPLOYEES

Coca-Cola
± 4,800 EMPLOYEES

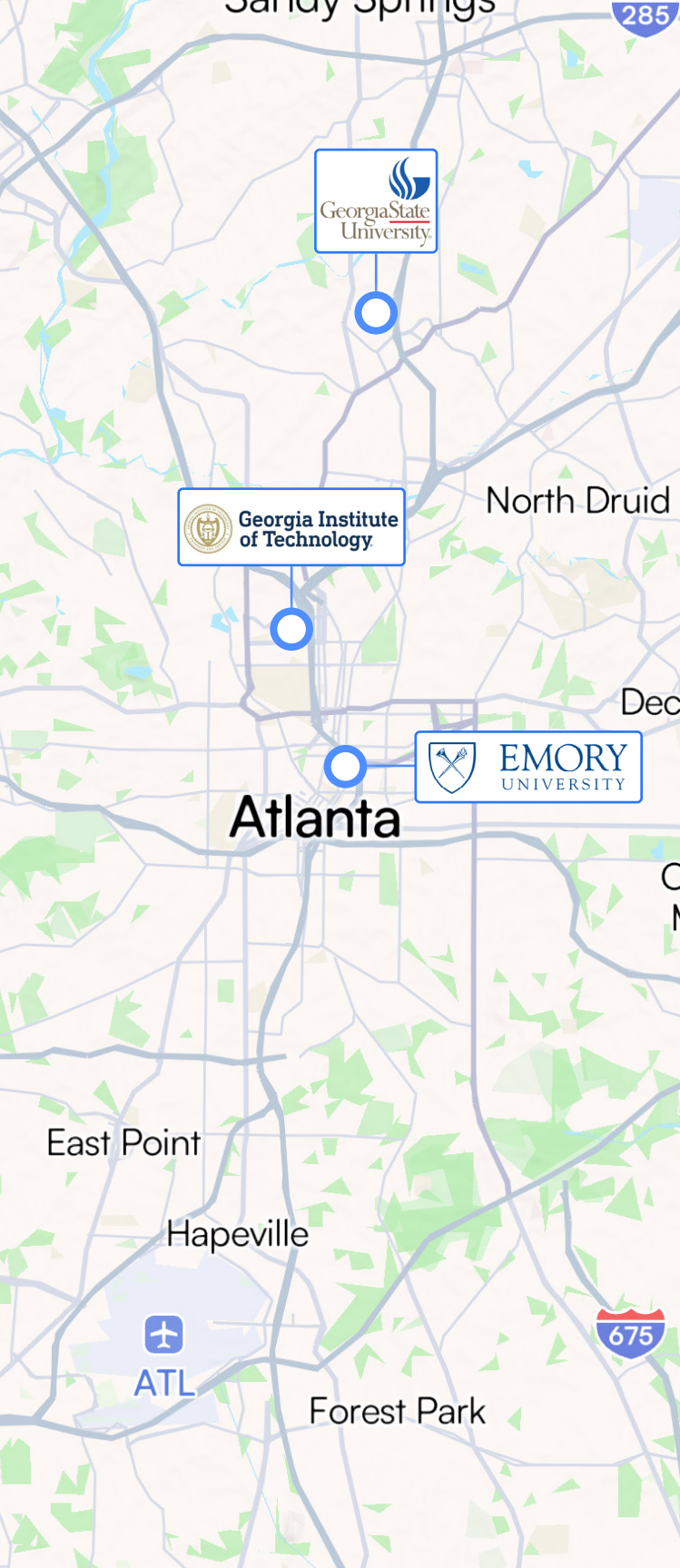
Atlanta

DELTA
± 33,000 EMPLOYEES

Georgia State University
± 10,000 EMPLOYEES

Deloitte
± 1,600 EMPLOYEES

- Major Employers**
- 1 COCA-COLA
 - 2 Accenture
 - 3 Allied Universal
 - 4 Deloitte
 - 5 Cable News Network
 - 6 Georgia Institute of Technology
 - 7 Georgia State University
 - 8 Delta Airlines
 - 9 Piedmont Atlanta Hospital
 - 10 Home Depot



Higher Education

Atlanta's higher education sector is anchored by Georgia Tech, Emory University, and Georgia State University, collectively serving over 120,000 students each year. These universities are nationally recognized for strengths in research, healthcare, business, and technology, attracting students and faculty from across the country and the globe. With strong graduation rates and steady enrollment growth, they act as pipelines for highly skilled talent that feeds into Atlanta's diverse economy. Their presence also drives significant demand for housing, student services, and cultural amenities, reinforcing the city's role as a leading hub for education and innovation.

Georgia Institute of Technology

Enrollment (2024-2025)

53,067 Students | 11.4% increase from 2024

Graduation Rate: 93%

Emory University

Enrollment (2024-2025)

15,046 Students

Graduation Rate: 91%

Georgia State University

Enrollment (2024-2025)

52,400 Students

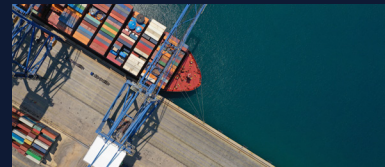
Graduation Rate: 54%





Transportation

Atlanta's transportation network is anchored by Hartsfield—Jackson, the world's busiest airport, and a major global cargo hub. Supported by MARTA rail and bus service, extensive interstates, and a large logistics workforce, the region serves as a key gateway for commerce and growth in the Southeast. The Port of Savannah's strong rail and highway links to Atlanta further strengthen its role as a logistics hub. This integrated infrastructure supports business expansion, tourism, and multifamily housing demand across the metro.



Jobs in Logistics
150,000+ Jobs



Airport Economic Impact
\$34.8 Billion Annually
Supports 448,000 Jobs Annually



Logistics Employment
220,000 Workers in
Transportation and Warehousing



Annual Ridership for
Public Transportation
100M+ (Bus, Trolley, Skyway)

MATTHEWS™

Exclusively Listed By



Austin Graham

FVP & Associate Director

(404) 445-1091

austin.graham@matthews.com

License No. 408272 (GA)



Connor Kerns

FVP & Associate Director

(404) 445-1090

connor.kerns@matthews.com

License No. 408600 (GA)

Maxx Bauman | Broker of Record | Broker Lic. No. 451849 (GA) | Firm Lic. No. 80041 (GA)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3781 MLK Jr Dr Southwest, Atlanta, GA 30331** ("Property"). 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™. The material and information in the Offering Memorandum is unverified. Matthews™ 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. Neither 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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 Owner or Matthews Matthews™ 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 of this Offering Memorandum.