Medtail Investment Opportunity | Offering Memorandum

MATTHEWS™

EAST LAKE | LOT 5

@ NORTH McDONOUGH VILLAGE

5915 East Lake Pkwy McDonough, GA 30253 | Atlanta MSA

EAST LAKE LOT 5

McDonough, GA 30253

Listed By

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East Lake | Lot 5

PROPERTY OVERVIEW

Property Overview

Matthews™, as the exclusive broker, is pleased to offer the opportunity to acquire **East Lake | Lot 5** — a newly developed **±6,486 SF** unanchored retail strip center that is **100% leased** to a complementary mix of service-oriented tenants — retail and medical. The subject property is part of North McDonough Village, a **±20-acre** mixed-use development featuring new residential, retail, medical, and educational uses.

±6,486 SF
Offering GLA

±1.41 AC
Land Area

100%
Occupancy

2025
Year Built

$265,601
NOI

Investment Highlights

Affluent Atlanta MSA Demographics with Strong Consumer Spending Power

Located within the affluent southeastern Atlanta MSA, the property benefits from average household incomes exceeding $100,000 across all major trade areas and a population base of more than 79,000 residents within five miles.

Part of the North McDonough Village Development

The property is situated within North McDonough Village, a ±20-acre mixed-use development featuring new residential, retail, restaurant, healthcare, and educational uses that continue to drive growth and consumer traffic.

Daily-Needs Retail & Medical Tenancy

Anchored by Starbucks with a drive-thru, the center features a complementary mix of service-oriented tenants that provide recurring customer visits and durable demand drivers.

Close Proximity to Top Public Schools in Henry County

The property is located less than one mile from East Lake Elementary, Union Grove Middle, and Union Grove High School, all ranked among the top public schools in Henry County.

Class A Construction with Versatile Building Design

Completed in 2025, the center features attractive brick construction, modern design elements, and efficient suite sizes that appeal to a broad range of retail and service users.

Investment Grade Anchor Tenant

Starbucks is the undisputed global leader in the retail coffeehouse market, operating nearly 40,000 locations across more than 80 countries and markets. Starbucks has an investment grade bond rating of BBB+ (S&P Global) and Baa1 (Moody's).

Passive Lease Structure with Built-In Growth

Each tenant reimburses for taxes, insurance, and CAM to help maximize net income. Each tenant also has rent bumps scheduled in the base term and renewal-option rent increases ranging from 10% to 15%.

Excellent Visibility & Site Characteristics

Situated on approximately 1.41 acres, the property benefits from multiple access points, ample parking, elevated visibility, and strong frontage along East Lake Parkway.

Site Details

Location
The property is situated within North McDonough Village, a ±20-acre mixed-use development with frontage along East Lake Parkway.

Address
5915 East Lake Parkway, McDonough, GA 30252

Land Area
±1.41 Acres

Zoning
MU (Mixed-Use) zoning district provides flexible spaces for office, institutional, personal service, and residential uses like single-family, duplex, and multifamily housing.

Utilities
Water is submetered

Access
There are two (2) points of ingress and egress.

Visibility & Signage
The property has a dedicated monument sign that is located along East Lake Parkway.

Parking
65 spaces over an asphalt surface

Improvement Features

Building Frame
Type IIB, unprotected, fully sprinklered, 8” CMU columns and bar joists, metal studs

Exterior Walls
Exterior is 80% brick 20% EIFS

Roof
TPO

02

East Lake | Lot 5

FINANCIAL SUMMARY

Lease Overview

SUITE: Suite 100

GLA: 2,486 SF

LEASE COMMENCEMENT: July 24, 2024

LEASE EXPIRATION: -

BASE TERM: 10 Years

RENEWAL OPTIONS: 4, 5-Year

LESSE: Starbucks Corporation

USE: Tenant may use and occupy the Premises, Drive-Through Facility and Outdoor Seating Area for any lawful retail or restaurant use, including the sale of beer and wine for consumption in the Premises and Outdoor Seating Area.

EXCLUSIVITY AND PROHIBITED USES: Landlord shall not lease to any other tenant nor use or allow any other person or entity (except Tenant and its assigns) to use any portion of the Project for the sale of, or in support of the sale of: (a) whole or ground coffee beans, (b) espresso, espresso-based drinks or coffee-based drinks, (c) tea or tea-based drinks, (d) brewed coffee, and/or (e) blended beverages containing any of the following: coffee, espresso, and/or tea. Landlord shall not lease to any other tenant nor use or allow any other person or entity to use any portion of the Project for or in support of any of the uses or activities described on Exhibit N.

ONGOING COTENANCY CONTINGENCY: In the event that at any time during the Term of this Lease the occupancy of the Shopping Center is less than fifty percent (50%) of the Gross Leasable Area (including the Premises) of the Shopping Center occupied by tenants or occupants who Majeure Events) (the "Ongoing Cotenancy Condition"), Tenant's Base Rent and Annual Additional Rent shall be reduced by fifty percent (50%) from the amounts otherwise due and payable until the Ongoing Cotenancy Condition is satisfied. In addition to the rental reduction, if the Ongoing Cotenancy Condition remains unsatisfied for one hundred eighty (180) consecutive days (excluding closures for remodeling, repairs and Force Majeure Events), Tenant may terminate this Lease by giving written notice to Landlord. In the event Tenant terminates this Lease, Landlord shall reimburse Tenant for the then-unamortized amount of all of Tenant's expenses incurred in connection with this Lease, including, without limitation.

TENANT'S OBLIGATIONS: Subject to the provisions of Sections 6.2 and 6.3 and Articles 9 and 15, Tenant, at Tenant's expense, shall keep the Premises in good order and repair, including maintaining all plumbing, HVAC, electrical and lighting facilities and equipment within the Premises.

LANDLORD'S OBLIGATIONS: Except for repairs, maintenance and replacements to the Premises and the Building for which Tenant is responsible under Section 6.1, Landlord shall maintain, repair and make replacements to the Premises, the Building, the Property, and the Shopping Center (including the Common Areas). Landlord shall, at its sole cost and expense (subject to Tenant's payment obligations, if any, pursuant to Article 12 below), make the repairs and replacements and perform such work that is necessary to maintain the Building, the Property, and the Shopping Center in a condition comparable to other first-class buildings and shopping centers in the McDonough, Georgia metropolitan area. Such repairs, replacements and maintenance shall include (without limitation): (a) the upkeep of the roof, roof membrane and roof systems (gutters, downspouts and the like), foundation, exterior walls, interior structural walls, and all structural components of the Premises, Building, and Shopping Center; and (b) the maintenance and repair of all parking areas, sidewalks, Outdoor Seating Area (other than items installed in the Outdoor Seating Area by Tenant), Drive-Through Facility (other than items installed in the Drive-Through Facility by Tenant), landscaping and drainage systems on the Property, hurricane protection systems and equipment, and all utility systems (including mechanical, plumbing, electrical, lighting, and HVAC systems) and plumbing systems which serve the Building and/or the Shopping Center as a whole and not a particular tenant's premises.

INSURANCE; INDEMNIFICATION: -TENANT'S OBLIGATIONS: Subject to the provisions of Sections 6.2 and 6.3 and Articles 9 and 15, Tenant, at Tenant's expense, shall keep the Premises in good order and repair,
TENANT'S INSURANCE: Tenant shall obtain and keep in full force and effect the following insurance which may be provided under blanket insurance policies covering other properties as well as the Premises and shall be maintained with an insurance company with an A.M. Best Company ("Best's") rating of at least A- and a Best's financial performance rating of at least VII.

LANDLORD'S INSURANCE: As of the Effective Date through the expiration or earlier termination of the Term of this Lease, Landlord shall obtain and keep in full force and effect, the following insurance ("Landlord's Insurance") from an insurance company with a Best's rating of at least A- and a Best's financial performance rating of at least VII. Upon Tenant's request, Landlord will provide Tenant with a copy of the certificate(s) evidencing such coverage and a premium bill for Landlord's Insurance.

LIABILITY INSURANCE: Bodily injury, personal injury and property damage insurance (to include contractual liability) insuring against claims of bodily injury or death, personal injury or property damage arising out of or in connection with: (a) Landlord's and its agents', employees', or independent contractors' conduct upon, in or about the Premises, Drive-Through Facility and Outdoor Seating Area, if any, and (b) events occurring in the balance of the Property and the Shopping Center, including (without limitation) the Common Areas, with an each occurrence limit of not less than One Million Dollars ($1,000,000) and a general aggregate limit of not less than Two Million Dollars ($2,000,000). Tenant shall be named as an additional insured under Landlord's liability insurance policies. Landlord's Insurance shall be primary with respect to any claim covered by this Section 7.2.1.

PROPERTY INSURANCE: Special Form commercial property insurance insuring the Building, Property, and Shopping Center (including all Landlord's Work but excluding any property which Tenant is obligated to insure under Section 7.1.2), for the full replacement value, as such value may change from time to time, and the Landlord's fixtures, equipment, inventory and other contents within the Property. Tenant shall be named as an additional loss payee (to the extent of its interest therein from time to time) under Landlord's property insurance policy(ies).

RENT LOSS INSURANCE: At Landlord's sole discretion Landlord may obtain an insurance policy protecting against loss of rent. Any other insurance reasonably required by Landlord's mortgagee in keeping with comparable requirements for similar properties in the market area.

PROPERTY TAXES: Definition Of "Real Property Taxes: For purposes of this Lease, the phrase **"Real Property Taxes"** shall include general real estate taxes and assessments payable with respect to the Property that are imposed by any authority having the power to tax any legal or equitable interest of Landlord in the Property; provided, however, that assessments shall be prorated and divided into the maximum number of installments permitted by law and only the current portion shall be included in Real Property Taxes for any Lease Year.

PAYMENT OF REAL PROPERTY TAXES: As of the Rent Commencement Date, Landlord represents and warrants that: (a) Landlord has paid in full all Real Property Taxes due as of the Rent Commencement Date, (b) Landlord shall pay when due all future Real Property Taxes and (c) the tax parcel number of the Property is set forth on Exhibit A.

For each Lease Year during the Term, Tenant shall pay Landlord, as additional rent, Tenant's Pro Rata Share of Real Property Taxes in the manner set forth in Article 12.

PROPERTY TAX PROTECTION: Notwithstanding anything contained herein to the Ownership occurs and such change of ownership is the sole cause or trigger for a re-assessment of or increase in Real Property Taxes after a period of tax abatement but not a normal re-assessment coincidentally occurring following a sale, then Tenant shall not be obligated to pay for such increased assessments becoming due during the Initial Term.

TENANT'S PRO RATA SHARE OF COMMON AREA OPERATING EXPENSES, INSURANCE AND TAXES: The term **"Operating Expenses"** shall mean the reasonable and necessary, out-of-pocket costs and expenses actually paid in any calendar year directly attributable to maintaining, operating, and providing services to and for the Common Areas without duplication, including the costs of utilities, maintenance, supplies and wages, and subject to the exceptions set forth in Section 12.5. The terms **"Landlord's Insurance"** and **"Real Property Taxes"** shall have the meanings assigned in Sections 7.2 and 10.1 respectively and shall not be included in Operating Expenses for any purpose, including, without limitation, the calculation of any management or administrative fees.

TENANT'S PAYMENT: Commencing on the Rent Commencement Date, for each calendar year of the Term (prorated for any calendar year falling partially within the Term), Tenant shall pay to Landlord as additional rent Tenant's Pro Rata Share of Operating Expenses, Landlord's Insurance and Real Property Taxes (collectively known as **"Annual Additional Rent"**).

Notwithstanding any provision of this Lease, Tenant's Pro Rata Share of Operating Expenses from the Rent Commencement Date through the end of the first full calendar year shall not exceed (on an annual basis, prorated for any initial, partial calendar year) Two and 50/100 Dollars ($2.50) per square foot of Gross Leasable Area in the Premises, Tenant's Pro Rata Share of Landlord's Insurance from the Rent Commencement Date through the end of the first full calendar year shall not exceed (on an annual basis, prorated for any initial, partial calendar year) Seventy-Five Cents ($0.75) per square foot of Gross Leasable Area in the Premises, and Tenant's Pro Rata Share of Real Property Taxes from the Rent Commencement Date through the end of the first full calendar year shall not exceed (on an annual basis, prorated for any initial, partial calendar year) Two and 00/100 Dollars ($2.00) per square foot of Gross Leasable Area in the Premises. Anything contained herein to the contrary, the portion of Tenant's Annual Additional Rent attributable to Controllable Operating Expenses for any calendar year following the first full calendar year of the Term shall not exceed one hundred five percent (105%), on a non-cumulative basis, of the portion of Tenant's Annual Additional Rent attributable to Controllable Operating Expenses payable by Tenant for the previous calendar year. **"Controllable Operating Expenses"** means all Operating Expenses other than those costs and expenses attributable to taxes, utilities, insurance, snow and ice removal, and storm debris removal.

EXCLUSIONS FROM OPERATING EXPENSES: Administrative or management fees (in the aggregate) which exceed ten percent (10%) of the other Operating Expenses. Landlord's calculation of administrative and/or management fees shall not be based on any charges related to Common Area utility costs, Landlord's Insurance, and/or Real Property Taxes.

ASSIGNMENT AND SUBLETTING: Unless released in writing, Tenant shall remain liable for all covenants under this Lease following any assignment or sublease; provided, however, that Tenant's obligations may not be enlarged or extended by any act or agreement of any assignee or subtenant.

Lease Overview

SUITE: Suite 200
GLA: 2,000 SF
LEASE COMMENCEMENT: October 19, 2023
LEASE EXPIRATION: November 30, 2035
BASE TERM: 10 Years & 4 Months
RENEWAL OPTIONS: 2, 5-Year
SECURITY DEPOSIT: $7,583.33

MONTHLY PAYMENT OF ADDITIONAL CHARGES: Throughout the term hereof, Lessee agrees to pay as additional rent its proportionate share of the following expenses (collectively referred to in this Lease as "Additional Charges"):

a) Operating Expenses (as defined in paragraph 7 of this Lease)

b) Property Taxes (as defined in paragraph 8 of this Lease); and

c) Premiums on property and casualty insurance that may be carried by Lessor, at its sole discretion, with respect to the Premises and/or the Shopping Center, and Lessor's liability insurance with respect to the Shopping Center.

OPERATING EXPENSES: Operating Expenses shall include, without limitation, all charges, salaries, and expenses incurred for operating, managing, equipping, lighting, painting, cleaning, repairing, replacing, resurfacing, and maintaining the Shopping Center (and placing and keeping the same in compliance with existing and future laws and regulations), including (but not limited to) the driveways, parking lots, parking lot signs, sidewalks, landscaping, and other common areas, outside and underground utility lines and water retention facilities, building canopies and facades, repairs to vacant buildings and repairs to the roof. Operating Expenses shall likewise include sanitary assessments, security services, exterior pest control, water, sewer, and dumpster charges (unless separately billed to Lessee), advertising for the Shopping Center, and all equipment, supplies and material and the total cost for all personnel and services necessary to implement all of the above items. Lessee's proportionate share of Operating Expenses shall also include .10 per square foot of gross rentable area of the Premises per calendar year as a reserve for roof replacement.

PROPERTY TAXES: Property Taxes shall include all real estate taxes, assessments, and governmental charges (including any special taxes or assessments) levied against the Shopping Center or the tax parcel which includes the Premises. Lessor may, at its option, contest any and all such taxes, assessments, or charges, and the cost for any such protest shall be considered part of the Property Taxes.

UTILITY BILLS: Lessee shall pay water, sewer, sanitary charges, gas, electricity, fuel, light, heat and power bills for the Premises, or used by Lessee in connection therewith. If Lessee does not pay same, Lessor may pay the same and such payment shall be added to the rental next due for the Premises as additional rent.

REPAIRS BY LESSOR: Lessor agrees to keep in good repair the roof, foundations, and exterior walls of the Premises (exclusive of all glass and exterior doors), and underground utility and sewer pipes outside the exterior walls of the Premises, except repairs rendered necessary by the negligence of Lessee, its agents, employees, independent contractors, representatives or invitees. Lessee shall promptly report in writing to Lessor any defective condition known to Lessee which Lessor is required to repair, and failure to so report such defects shall make Lessee responsible to Lessor for any liability incurred by Lessor by reason of such defects.

REPAIRS BY LESSEE: Lessee shall maintain the Premises in good order and repair, including: the heating and air conditioning equipment, fixtures and systems, including, but not limited to, replacement of parts, compressors, air handling units and heating units (whether or not located entirely within the Premises).

ASSIGNMENT AND SUBLETTING: Any assignee of this Lease shall become directly liable to Lessor for all obligations of Lessee hereunder, but no sublease or assignment by Lessee shall relieve Lessee of any liability hereunder. Any request by Lessee for approval to sell its business, sublet the Premises or to transfer or assign Lessee's interest in this Lease shall be accompanied by a processing charge in the amount of $1,000.00.

CAP ON OPERATING EXPENSES: After the first (1st) full calendar year, controllable Operating Expenses shall not increase more than six percent (6%) per annum, exclusive of expenses for snow and ice removal, common area utilities and security (if applicable). Operating Expenses shall include an administrative fee not to exceed fifteen percent (15%) of Operating Expenses.

EXCLUSIVE USE: Provided Lessee is not in default under the Lease and is still operating in the Shopping Center, Lessor agrees not to lease space in the Shopping Center to another tenant whose primary business is the operation of a dentistry practice.

Lease Overview

SUITE: Suite 300
GLA: 2,000 SF
LEASE COMMENCEMENT: May 15, 2026
LEASE EXPIRATION: TBD
BASE TERM: 10 Years
RENEWAL OPTIONS: 2, 5-Year
GUARANTOR: Tuyen Ngoc Luong & Truong Do
SECURITY DEPOSIT: $5,000.00

MONTHLY PAYMENT OF ADDITIONAL CHARGES: Throughout the term hereof, Lessee agrees to pay as additional rent its proportionate share of the following expenses (collectively referred to in this Lease as "Additional Charges"):

a) Operating Expenses (as defined in paragraph 7 of this Lease);

b) Property Taxes (as defined in paragraph 8 of this Lease); and

c) Premiums on property and casualty insurance that may be carried by Lessor, at its sole discretion, with respect to the Premises and/or the Shopping Center, and Lessor's liability insurance with respect to the Shopping Center.

OPERATING EXPENSES: Operating Expenses shall include, without limitation, all charges, salaries, and expenses incurred for operating, managing, equipping, lighting, painting, cleaning, repairing, replacing, resurfacing, and maintaining the Shopping Center (and placing and keeping the same in compliance with existing and future laws and regulations), including (but not limited to) the driveways, parking lots, parking lot signs, sidewalks, landscaping, and other common areas, outside and underground utility lines and water retention facilities, building canopies and facades, repairs to vacant buildings and repairs to the roof. Operating Expenses shall likewise include sanitary assessments, security services, exterior pest control, water, sewer, and dumpster charges (unless separately billed to Lessee), advertising for the Shopping Center, and all equipment, supplies and material and the total cost for all personnel and services necessary to implement all of the above items. Lessee's proportionate share of Operating Expenses shall also include .10 per square foot of gross rentable area of the Premises per calendar year as a reserve for roof replacement.

PROPERTY TAXES: Property Taxes shall include all real estate taxes, assessments, and governmental charges (including any special taxes or assessments) levied against the Shopping Center or the tax parcel which includes the Premises. Lessor may, at its option, contest any and all such taxes, assessments, or charges, and the cost for any such protest shall be considered part of the Property Taxes.

USE OF PREMISES: The Premises shall be used for The Operation of A Typical Nail Salon and no other purpose.

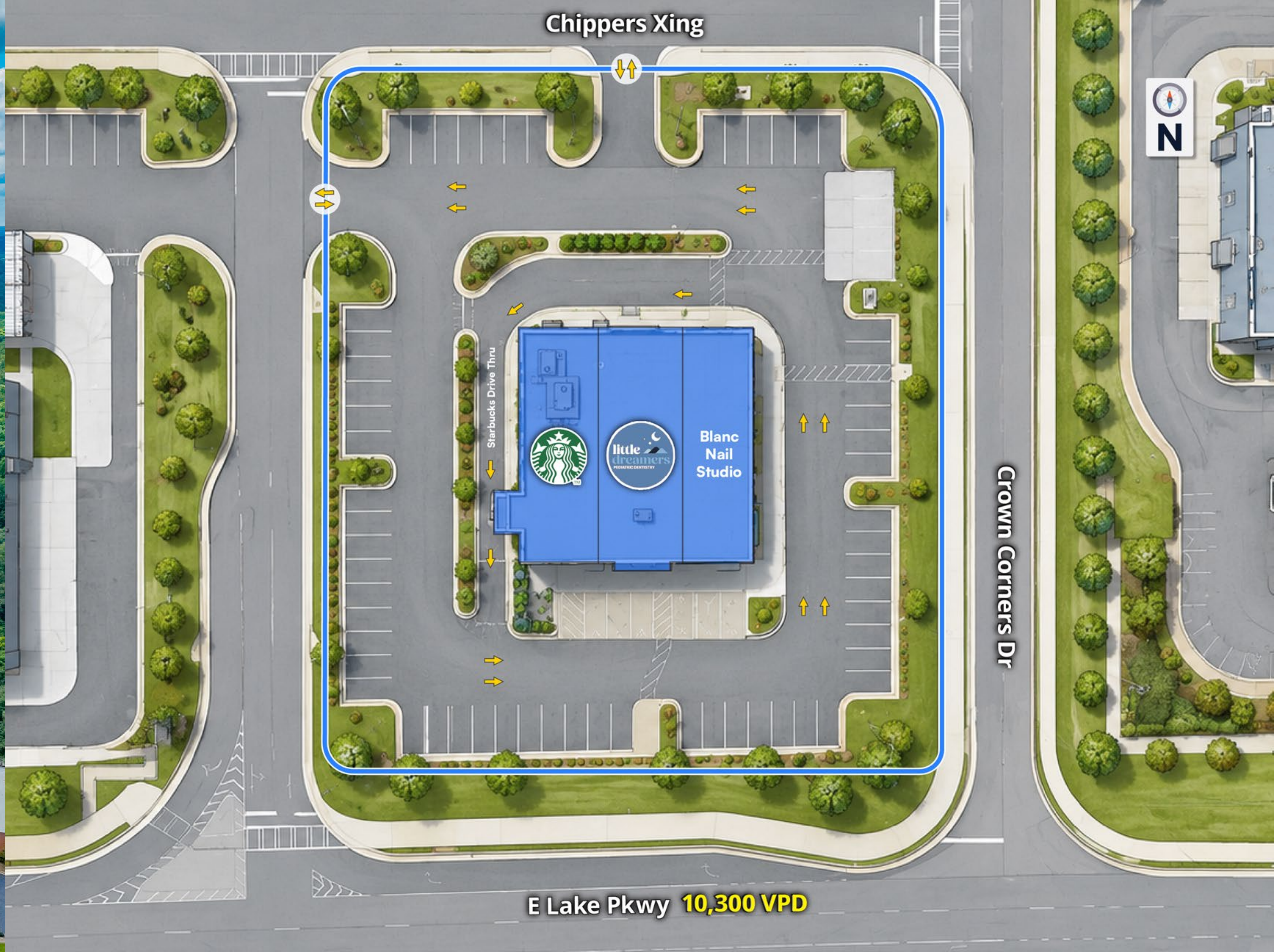
UTILITY BILLS: Lessee shall pay water, sewer, sanitary charges, gas, electricity, fuel, light, heat and power bills for the Premises, or used by Lessee in connection therewith. If Lessee does not pay same, Lessor may pay the same and such payment shall be added to the rental next due for the Premises as additional rent.

REPAIRS BY LESSEE: Lessee accepts the Premises "as is" and in their present condition as suited for the use intended by Lessee. Lessee shall maintain the Premises in good order and repair, including: the heating and air conditioning equipment, fixtures and systems, including, but not limited to, replacement of parts, compressors, air handling units and heating units (whether or not located entirely within the Premises).

ASSIGNMENT AND SUBLETTING: Any assignee of this Lease shall become directly liable to Lessor for all obligations of Lessee hereunder, but no sublease or assignment by Lessee shall relieve Lessee of any liability hereunder. Any request by Lessee for approval to sell its business, sublet the Premises or to transfer or assign Lessee's interest in this Lease shall be accompanied by a processing charge in the amount of $1,000.00.

RECIPROCAL EASEMENT AGREEMENT: The lease is subject to the Reciprocal Easement Agreement (REA) which contains a maintenance fee for the use of common drives and utility facilities located on the property, and which is included as a common area maintenance expense for the Premises and shared among the tenants of the multi-tenant building on a pro rata basis.


East Lake | Lot 5


Chippers Xing
N
Starbucks Drive Thru
little dreamers
Blanc
Nail
Studio
Crown Corners Dr
E Lake Pkwy
10,300 VPD

Financial Overview

$4,118,000
List Price

$265,601
NOI

6.45%
Cap Rate

9.2 Years
WALT

Offering GLA	±6,486 SF
Occupancy	100%
NOI	$265,601

CAM	Current	PSF
Repair Materials	$247	$0.04
Repairs Service	$5,583	$0.86
Landscaping	$12,463	$1.92
Parking Lot R&M	$3,811	$0.59
Utilities	$18,268	$2.82
Operating Reserves	$649	$0.10
Total CAM	**$42,642**	**$6.57**

Potential Gross Revenue	Total	PSF/Year
Potential Base Rent (+)	$269,012	$41.48
Gross Potential Rent	**$269,012**	**$41.48**
Expense Reimbursements		
CAM	$40,372	$6.22
Insurance	$7,196	$1.11
Real Estate Taxes	$28,618	$4.41
Management Fee	$12,588	$1.94
Administrative Fee	$1,867	$0.29
Total Expense Reimbursements	**$90,640**	**$13.97**
Effective Gross Revenue	**$359,652**	**$55.45**
Operating Expenses		
CAM	$42,642	$6.57
Insurance	$7,196	$1.11
Real Estate Taxes	$31,626	$4.88
Management Fee (3.5% of EGR)	$12,588	$1.94
Total Operating Expenses	**$94,052**	**$14.50**
Capital Reserve Expense	$1,621	$0.25
Net Operating Income	**$265,601**	**$40.95**

Tenants

Starbucks, Little Dreamers Pediatric Dentistry, Blanc Nail Studio

Rent Roll

							Rent Schedule								
Suite	Tenant	SF	% Of Offering	Lease Start	Lease End	Period	Changes On	Monthly Rent	Annual Rent	Rent/SF (Monthly)	Rent/SF (Annually)	Increase	% of Total Rent	Renewal Options	Lease Type
100	**Starbucks Corporation**	2,486	38.33%	12/5/24	3/31/35	Base	Current	$10,750	$129,000	$4.32	$51.89	-	47.95%	4 x 5 Years	NNN
						-	4/1/30	$11,825	$141,900	$4.76	$57.08	10.00%			
						Option 1	4/1/35	$13,008	$156,096	$5.23	$62.79	10.00%			
						Option 2	4/1/40	$14,308	$171,696	$5.76	$69.07	9.99%			
						Option 3	4/1/45	$15,739	$188,868	$6.33	$75.97	10.00%			
						Option 4	4/1/50	$17,313	$207,756	$6.96	$83.57	10.00%			
200	**Dr. Darius Sanford d/b/a Little Dreamers Pediatric Dentistry**	2,000	30.84%	10/19/23	11/30/35	Base	Current	$6,668	$80,012	$3.33	$40.01	-	29.74%	2 x 5 Years	NNN
						-	7/2/30	$7,717	$92,600	$3.86	$46.30	15.73%			
						Option 1	12/1/35	$8,488	$101,860	$4.24	$50.93	10.00%			
						Option 2	12/1/40	$9,337	$112,040	$4.67	$56.02	9.99%			
300	**Blanc Nail Studio**	2,000	30.84%	5/15/26	12/31/36	Base	Current	$5,000	$60,000	$2.50	$30.00	-	22.30%	2 x 5 Years	NNN
						-	1/1/32	$5,750	$69,000	$2.88	$34.50	15.00%			
						Option 1	1/1/37	$6,613	$79,360	$3.31	$39.68	15.01%			
						Option 2	1/1/42	$7,605	$91,260	$3.80	$45.63	15.00%			
Occupied	**3 Suites**	**6,486 SF**	**100.00%**					**$22,418**	**$269,012**		**-**		**100.0%**		
Vacant	**0 Suites**	**0 SF**	**0.00%**	**WALT (Rent):**	**9.0 Years**			**$0**	**$0**		**-**		**0.0%**		
Total (100%)	**3 Suites**	**6,486 SF**	**100.00%**	**WALT (Area):**	**9.2 Years**			**$22,418**	**$269,012**		**$41.48 PSF**		**100.0%**		

Underwriting Notes:

(1) Starbucks reimburses their PRS of insurance and CAM; admin/mgmt. fee 10% of CAM only; 5% non-cumulative cap on Controllable Operating Expenses; Real Estate Tax reimbursement based on 2025 bill
(2) Little Dreamers reimburses their PRS of TICAM with a management fee; CAM includes a $0.10 PSF for reserves; 15% admin fee of Operating Expenses; 6% cap on controllable Operating Expenses
(3) Blanc Nail reimburses their PRS of TICAM with a management fee; CAM includes a $0.10 PSF for reserves; no admin fee reimbursement


E
Union Grove Middle School
±1,040 Students
East Lake Elementary
±695 Students
Union Grove High School
±1,640 Students
Kroger Marketplace
Relocation Store
Salem Baptist Softball Field Park
aylo health
SUBWAY
YEAH MAN Good Vibes
Walgreens
Mod Wash
DUNKIN'
BURGER KING
VALERO
Advance Auto Parts
Chick-fil-A
WAFFLE HOUSE
Pizza Hut
PEDROS
Great Clips
Bojangles
McDonald's
FITNESS 2020
CREATE YOUR OWN VISION
E Lake Pkwy
TACO BELL
Subject Property
Union Village by Rockhaven Homes
±84 Townhomes | 2025-2026 Build
WHATABURGER
10,300 VPD
AADT

NE
Atlanta
±28.1 Miles
Union Village by Rockhaven Homes
±84 Townhomes | 2025-2026 Build
Bellah Landing
±67 Units | ±4.9 Miles Away
CHIPOTLE
Piedmont UrgentCare
WHATABURGER
CEDARS
PRESCHOOL
Subject Property
E Lake Pkwy
10,300 VPD
AADT
TACO BELL

03

East Lake | Lot 5

TENANT OVERVIEW

Tenant Overview

Starbucks | Locations: 40,000+ Globally | Publically Traded | Headquarters: Seattle, WA

Starbucks is the world's leading specialty coffee retailer, operating more than 40,990 locations across approximately 87 countries. Founded in 1971, the company has built one of the most recognized consumer brands globally by offering premium coffee, handcrafted beverages, food offerings, and a consistent customer experience. Starbucks strategically targets high-visibility, high-traffic locations, making its stores integral components of neighborhood, urban, and suburban retail corridors. Backed by a publicly traded company (NASDAQ: SBUX), Starbucks benefits from exceptional brand recognition, investment-grade credit, and a proven operating platform that supports long-term growth and customer loyalty. Its strong financial position, established real estate strategy, and enduring market presence make Starbucks one of the most sought-after and dependable tenants in commercial real estate.

Little Dreamers Pediatric Dentistry | Locations: 1 | Privately Held

Little Dreamers Pediatric Dentistry is a privately owned pediatric dental practice dedicated to delivering exceptional oral healthcare in a welcoming, child-centered environment. Founded by Dr. Darius Sanford, the practice offers comprehensive pediatric dental services designed to create positive experiences while promoting lifelong oral health. Strategically located in the heart of McDonough, Georgia, Little Dreamers combines modern technology with a luxury-inspired, family-focused atmosphere to serve one of Metro Atlanta's fastest-growing communities. With an emphasis on personalized care, patient comfort, and community engagement, the practice has established itself as a trusted healthcare provider for families throughout Henry County, making it a strong complement to a high-quality medical and retail tenant mix.

Blanc Nail Studio | Locations: 1 | Privately Held

Blanc Nail Studio is a privately owned boutique nail salon providing premium manicure, pedicure, and beauty services in a modern, welcoming environment. Focused on exceptional customer service, cleanliness, and personalized care, the salon has established a loyal client base by delivering high-quality treatments and a luxury-inspired experience. Conveniently located in McDonough, Georgia, Blanc Nail Studio benefits from its position within one of Metro Atlanta's fastest-growing communities, serving both local residents and the area's expanding professional workforce. Its emphasis on consistent service, repeat clientele, and community engagement makes Blanc Nail Studio a strong neighborhood retail tenant that complements a diverse mix of daily-needs and service-oriented businesses.

04

East Lake | Lot 5

MARKET OVERVIEW

Location Attributes

McDonough, GA

Located approximately 30 miles south of Downtown Atlanta along Interstate 75, McDonough serves as the county seat of Henry County and is one of metro Atlanta's fastest-growing communities. The city has a population of more than 33,000 residents, while Henry County is home to over 250,000 people. McDonough's strategic location provides businesses with direct access to Atlanta's workforce, Hartsfield-Jackson Atlanta International Airport, and one of the Southeast's most important transportation corridors. The local economy is driven by logistics and distribution, healthcare, retail, advanced manufacturing, and professional services. The city's historic downtown square, strong school system, expanding residential base, and business-friendly environment continue to attract new investment and development. McDonough offers residents and employers a unique combination of small-town character, modern amenities, and convenient access to the Atlanta metropolitan area.

Major Area Employers

Piedmont Henry	The Home Depot	Delta	Walmart
Luxottica	Ecolab	FedEx	Henry County Schools

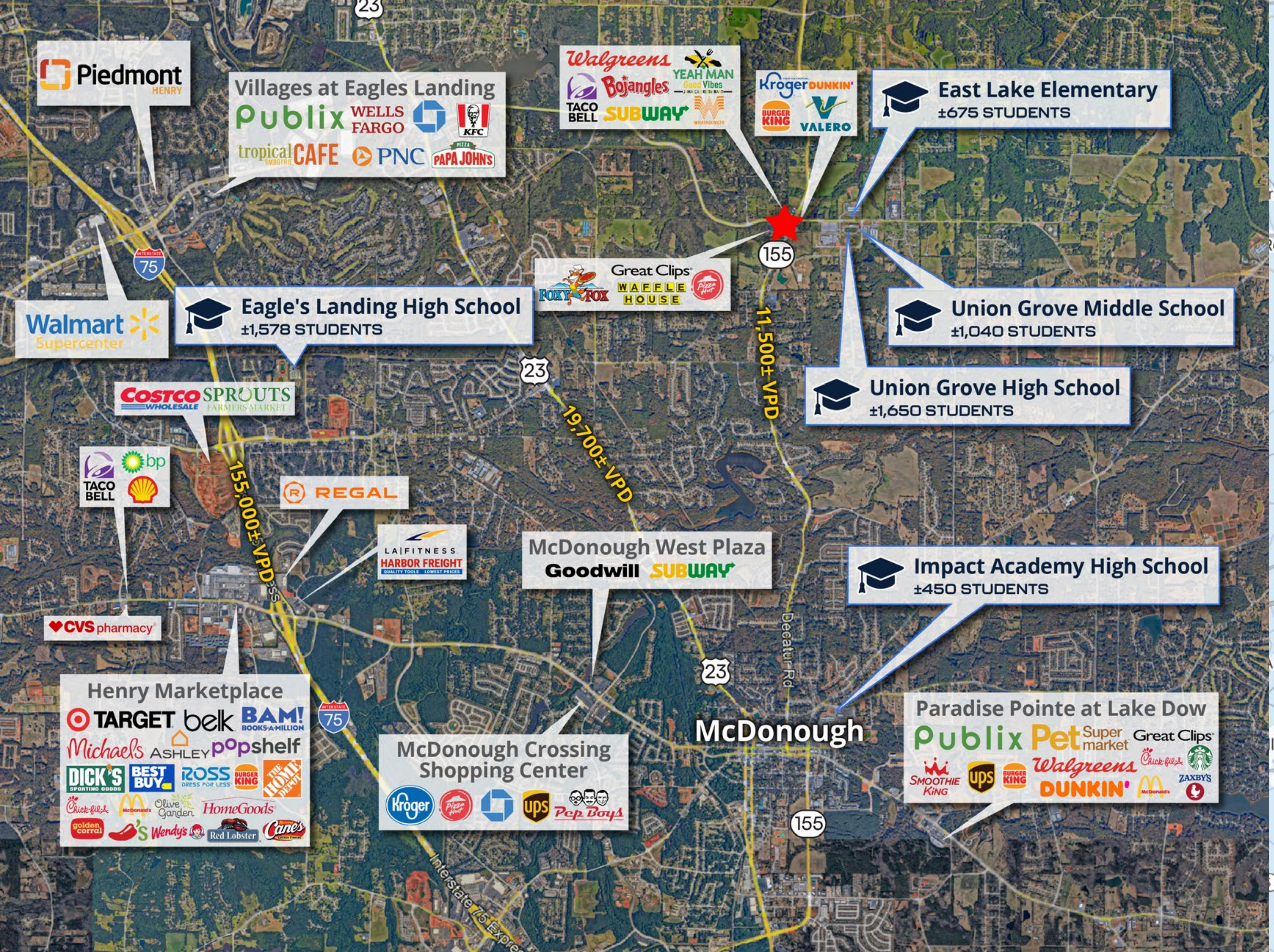
Top Industry Sectors

- Logistics
- Healthcare
- Manufacturing
- Retail
- Education
- Professional Services

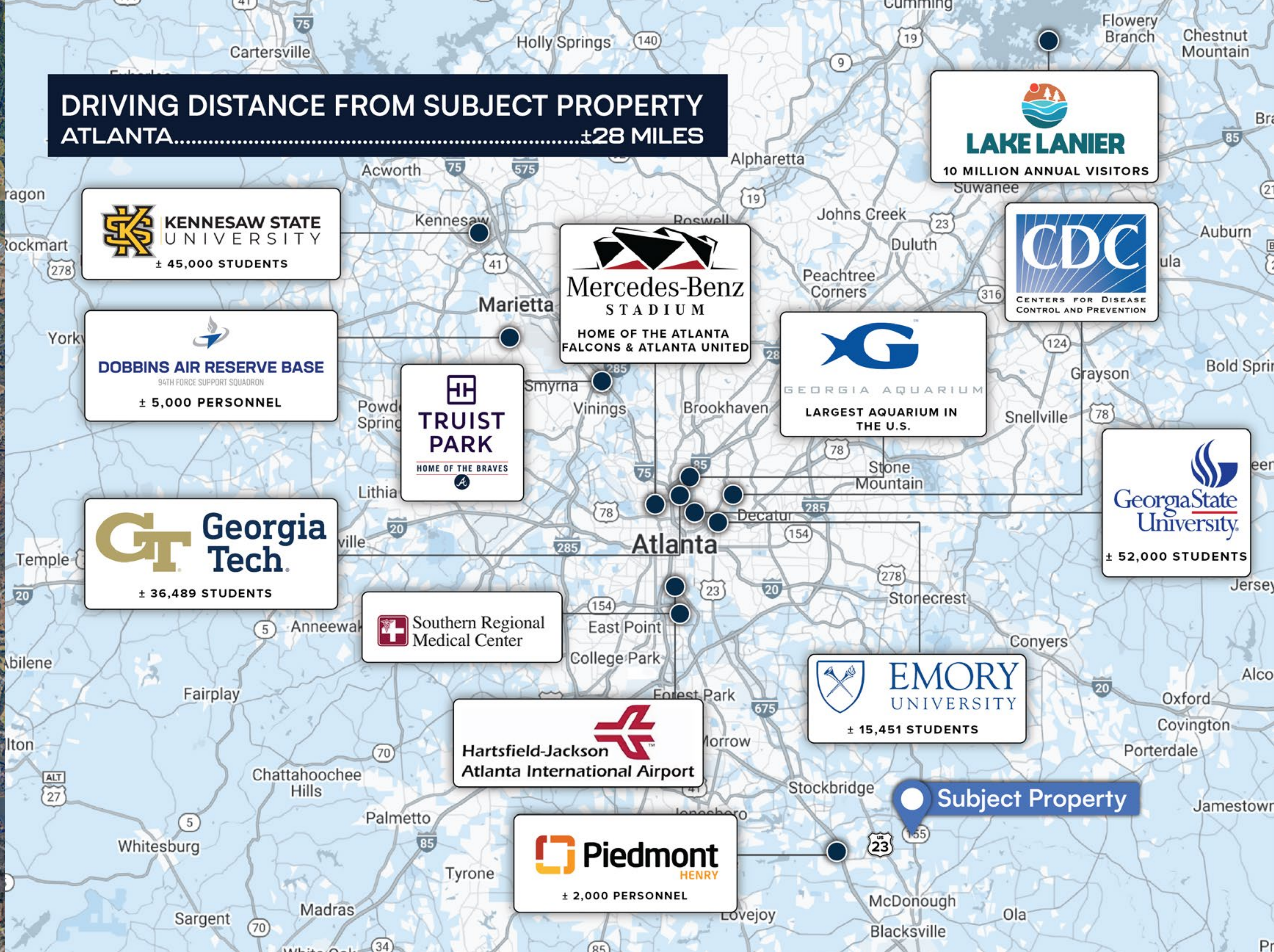
Located Along Atlanta's

I-75 LOGISTICS CORRIDOR

Strategically located along Interstate 75 and just minutes from Hartsfield-Jackson Atlanta International Airport, McDonough serves as a critical logistics and distribution hub for the Southeast, attracting major employers and supporting one of the region's fastest-growing economies.



Piedmont HENRY
Villages at Eagles Landing
Publix
WELLS FARGO
KFC
tropical SMOOTHIE CAFE
PNC
PAPA JOHN'S
Walgreens
Bojangles
YEAH MAN Good Vibes
TACO BELL
SUBWAY
Kroger
DUNKIN'
BURGER KING
VALERO
East Lake Elementary
±675 STUDENTS
155
Walmart Supercenter
75
Eagle's Landing High School
±1,578 STUDENTS
Great Clips
FOXY FOX
WAFFLE HOUSE
Union Grove Middle School
±1,040 STUDENTS
Union Grove High School
±1,650 STUDENTS
11,500± VPD
COSTCO WHOLESALE
SPROUTS FARMERS MARKET
23
19,700± VPD
TACO BELL
bp
Shell
155,000± VPD
REGAL
LA FITNESS
HARBOR FREIGHT
McDonough West Plaza
Goodwill
SUBWAY
Impact Academy High School
±450 STUDENTS
CVS pharmacy
Decatur Rd
Henry Marketplace
TARGET
belk
BAM! BOOKS-A-MILLION
Michaels
ASHLEY
popshelf
DICK'S SPORTING GOODS
BEST BUY
ROSS DRESS FOR LESS
BURGER KING
THE HOME DEPOT
Chick-fil-A
Olive Garden
HomeGoods
golden corral
Wendy's
Red Lobster
Cane's
75
23
McDonough
McDonough Crossing Shopping Center
Kroger
ups
Pep Boys
155
Paradise Pointe at Lake Dow
Publix
Pet Supermarket
Great Clips
Chick-fil-A
SMOOTHIE KING
ups
BURGER KING
Walgreens
DUNKIN'
McDonald's
ZAXBY'S
Interstate 75 Expr



DRIVING DISTANCE FROM SUBJECT PROPERTY
ATLANTA......±28 MILES
KENNESAW STATE UNIVERSITY
± 45,000 STUDENTS
DOBBINS AIR RESERVE BASE
94TH FORCE SUPPORT SQUADRON
± 5,000 PERSONNEL
Mercedes-Benz STADIUM
HOME OF THE ATLANTA FALCONS & ATLANTA UNITED
TRUIST PARK
HOME OF THE BRAVES
GEORGIA AQUARIUM
LARGEST AQUARIUM IN THE U.S.
LAKE LANIER
10 MILLION ANNUAL VISITORS
CDC
CENTERS FOR DISEASE CONTROL AND PREVENTION
Georgia State University
± 52,000 STUDENTS
Georgia Tech
± 36,489 STUDENTS
Southern Regional Medical Center
EMORY UNIVERSITY
± 15,451 STUDENTS
Hartsfield-Jackson Atlanta International Airport
Subject Property
Piedmont HENRY
± 2,000 PERSONNEL
Atlanta
Marietta
Kennesaw
Smyrna
Vinings
Brookhaven
Decatur
Alpharetta
Roswell
Johns Creek
Duluth
Peachtree Corners
Snellville
Stone Mountain
Stonecrest
Conyers
Covington
Stockbridge
McDonough
Jonesboro
Forest Park
East Point
College Park
Fairplay
Palmetto
Tyrone
Lovejoy
Blacksville
Ola
Whitesburg
Chattahoochee Hills
Sargent
Madras
Cartersville
Holly Springs
Acworth
Cumming
Flowery Branch
Chestnut Mountain
Suwanee
Auburn
Grayson
Bold Springs
Oxford
Porterdale
Jamestown
Anneewakee
Temple
Lithia Springs
Powder Springs
York
Rockmart
Morrow

Demographics

Highlights

	1 Mile	3 Miles	5 Miles	10 Miles
Population				
2025 Estimated Population	1,579	23,766	79,038	283,270
Projected Annual Growth 2025-2030	1.5%	1.4%	1.4%	1.1%
Income				
2025 Est. Average Household Income	$129,698	$117,132	$109,804	$102,691
2025 Est. Median Household Income	$99,780	$95,669	$89,038	$82,980
Households				
2020 Households	453	7,353	24,858	93,260
2025 Households	512	8,108	27,478	99,234
2030 Household Projection	551	8,684	29,439	104,768
Annual Growth 2020-2025	3.6%	3.0%	3.0%	2.0%
Race & Ethnicity				
2025 Est. White	769	8,402	24,298	78,157
2025 Est. Black or African American	496	11,389	42,152	159,622
2025 Est. American Indian or Native Alaskan	12	166	630	2,025
2025 Est. Asian	102	1,070	2,811	9,019
2025 Est. Other Races	199	2,738	9,148	34,424
2025 Est. Hispanic	117	1,807	6,366	24,565

> Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE CoStar™

MATTHEWS™ | Medtail Investment Opportunity
Offering Memorandum

EAST LAKE | LOT 5

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