

MATTHEWS™



PEACHTREE CORNERS SELF STORAGE

2991 COLE CT, NORCROSS, GA | OFFERING MEMORANDUM



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| 2991 Cole Ct, Norcross, GA



Retail Tenant Map



LA|FITNESS
IHOP
Chick-fil-A
PANDA EXPRESS
ALDI
Panera BREAD

TAPPI

CAPSTONE
LOGISTICS



Nortech
Business Park

PET SMART
DICK'S
SPORTING GOODS

NAPA

PARSONS
-ROOFING-
MAKING ROOFING EASIER

MISSION
COMMUNICATIONS

Subject
Property

CVS
pharmacy

Holiday Inn
FAMILY DOLLAR
McDonald's
POPEYES
Waffle House
Talpa

target
Starbucks
Publix
TJ-maxx

Parts Authority
Auto Parts Super Stores
"The Answer Is Yes!"

UNITED STATES
POSTAL SERVICE

FedEx
Ship Center

BROADSTONE
JUNCTION

McDonald's
Little Caesars

± 94,900 VPD
741

PCG

Berkeley Park
Business Park

SPP
PUMPS

Jimmy Carter Blvd
± 44,800 VPD

PIONEER
BRANDING

ROOTER
ProXpress

Baldwyn Elementary
± 917 Students

INTERSTATE 85
± 297,000 VPD

KEYSTONE
TILE

Residential Development Map



New Development

Solis Peachtree Corners

±2.5 Miles Away | New luxury apartment community offering approximately ±280 contemporary residences.

New Development

City of Peachtree Corners Intuitive Buildings

±2 Miles Away | A \$425M, 750,000-sq-ft industrial/office project currently under construction.

New Development

Overlook at Peachtree Corners (D.R. Horton)

±1.5 Miles Away | New community featuring spacious 3- and 4-bedroom townhomes.

New Development

Old Norcross Estates

±3 Miles Away | New single-family residential subdivision with newly constructed homes.

New Development

Anderson Place

±3.5 Miles Away | Newly approved residential subdivision bringing additional single-family housing

New Development

Towns at Creekside (Lennar)

±4.5 Miles Away | Multi-phase townhome community offering new construction homes.

New Development

Pleasantdale Exchange Industrial Park

±3.5 Miles Away | A \$66M, ±610,409 SF warehouse park (three buildings) under construction after demolition of the existing structures

New Development

Old Alabama Road Industrial Building

±4.5 miles Away | A \$64.5M, ±120,000 SF industrial development currently in the design phase.

New Development

The Austin at Peachtree Corners (McKinley Homes)

±4.5 miles Away | Newly developed townhome community with modern floorplans and amenities.

New Development

Northwoods Parkway - Foxfield

±3 Miles Away | A \$32M redevelopment into two Class A+ shallow-bay industrial buildings totaling ~217,720 SF.

New Development

The Clara by Broadstone

±2.5 Miles Away | Upscale apartment community with more than ±300 luxury residences and premium amenities.

New Development

Walton Crossing & The Legacy

±3 Miles Away | Mixed-income community featuring affordable, senior, and market-rate apartment

New Development

Corners Office Building 2

±1.9 Miles Away | A \$30M, 150,000-sq-ft office development that's still in the very early, conceptual planning stage.

New Development

Rockfern Place (Richardson Housing Group / RHG)

±2 Miles Away | New 4-bedroom townhome community designed for modern living.

Subject Property

Google Earth

| EXECUTIVE SUMMARY

The Opportunity

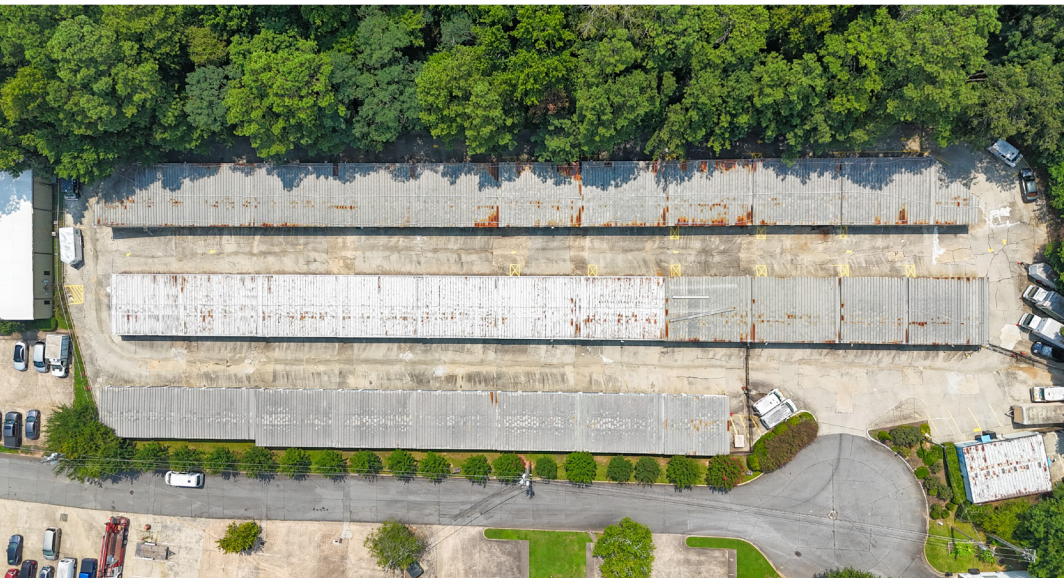
Matthews™ has been exclusively hired to market for sale an all drive-up self-storage facility totaling ±44,656 net rentable square feet in Norcross, Georgia - a dense sub-market of the Atlanta MSA.

The facility is currently 85% occupied by square footage and is being offered below replacement cost at \$63.82 per rentable square foot. Ownership has been doing barely any online advertising, presenting a new owner the opportunity to increase marketing spend and lease up the remaining vacant units. Additional upside also remains in tenant insurance income, with approximately \$13,000 of NOI currently uncaptured due to minimal insurance participation.

The property is also surrounded by national retailers and established neighborhoods, with significant commercial and residential development currently underway nearby. The 3-mile trade area is projected to grow from 80,140 to 84,528 residents by 2030, supported by 2,824 new housing starts projected within 5 miles. Average household incomes also exceed \$105,000 within a 1-mile radius and \$91,000 within 3 miles.

The facility is being offered with a list price of \$2,850,000 in a rolling bids format. Please contact Austin McLeod to discuss and gain access to the deal room.







01

PROPERTY
DETAILS



ASSET OVERVIEW

Facility Name	Peachtree Corners Self Storage
Address	2991 Cole Ct
City, State	Norcross, GA
County	Gwinnett County
Parcel Number	R6255 180
Lot Size (Acres)	±2.20
Year Built	1987
Number of Buildings	4
Number of Stories	1
Net Rentable SF	±44,656
Total Units	218
Climate Controlled Units	0
Non-Climate Controlled Units	202
Parking Spaces	15
Unit Occupancy	76%
Square Foot Occupancy	85%
Economic Occupancy	75%
3-Mile SF/Capita	11.20
5-Mile SF/Capita	7.85
Management	Owner-Operated with Employees
Foundation	Concrete
Framing	Concrete
Roof	Metal
Fencing	Chain-Link, Barbed-Wire
Parking Surface	Paved
Entry	Keypad Access
Traffic Counts	±6,190 VPD
Flood Zone	No
On-Site Apartment	No
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INVESTMENT HIGHLIGHTS

- Below replacement cost offering at \$63.82 per rentable foot
- Currently no online advertising being done, presenting opportunity to increase marketing spend and lease vacant units
- The 3-mile trade area is projected to grow from 80,140 to 84,528 residents, along with 2,824 new housing starts projected within 5-miles
- Average household incomes above \$105,000 in a 1-mile radius and over \$91,000 in a 3-mile radius
- Extremely minimal tenant insurance income being collected - approximately \$13k in NOI available
- Surrounded by national retailers and neighborhoods, with significant commercial and residential development underway nearby



LISTING DETAILS

\$2,850,000

List Price

\$173,352

Current NOI

\$254,517

Year 2 NOI

\$280,599

Year 4 NOI

6.10%

Current Cap Rate

8.93%

Year 2 Cap Rate

9.85%

Year 4 Cap Rate

218

Total Units

202

Non-Climate Controlled Units

15

Parking Spaces

76%

Unit Occupancy

85%

SF Occupancy

75%

Economic Occupancy



UNIT MIX

Non-Climate Controlled

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
5 X 5	25	4	3	1	100	39	156	1872
5 X 5	25	6	4	2	150	39	234	2808
5 X 5	25	12	1	11	300	39	468	5616
5 X 10	50	4	3	1	200	89	356	4272
5 X 10	50	4	2	2	200	\$69	\$276	\$3,312
5 X 10	50	13	5	8	650	\$69	\$897	\$10,764
9 X 10	90	3	3	-	270	\$99	\$297	\$3,564
9 X 10	90	2	2	-	180	\$99	\$198	\$2,376
10 X 10	100	14	13	1	1,400	\$99	\$1,386	\$16,632
10 X 10	100	5	3	2	500	\$99	\$495	\$5,940
7 X 19	133	2	1	1	266	\$109	\$218	\$2,616
10 X 15	150	1	1	-	150	\$129	\$129	\$1,548
10 X 15	150	1	1	-	150	\$129	\$129	\$1,548
10 X 15	150	2	2	-	300	\$129	\$258	\$3,096
10 X 18	180	1	1	-	180	\$139	\$139	\$1,668
10 X 20	200	1	1	-	200	\$159	\$159	\$1,908
10 X 20	200	13	12	1	2,600	\$159	\$2,067	\$24,804
10 X 24	240	1	1	-	240	\$179	\$179	\$2,148
10 X 24	240	7	6	1	1,680	\$179	\$1,253	\$15,036
10 X 30	300	2	1	1	600	\$189	\$378	\$4,536
10 X 30	300	5	5	-	1,500	\$189	\$945	\$11,340
10 X 30	300	32	21	11	9,600	\$189	\$6,048	\$72,576
10 X 30	300	56	52	4	16,800	\$189	\$10,584	\$127,008
20 X 27	540	11	11	-	5,940	\$449	\$4,939	\$59,268
Totals	-	202	155	47	44,156	-	\$32,188	\$386,256

UNIT MIX

Open Parking

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
8 X 10	-	2	1	1	-	\$99	\$198	\$2,376
10 X 15	-	13	9	4	-	\$99	\$1,287	\$15,444
Totals	-	15	10	5	-	-	\$1,485	\$17,820

Office

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
20 X 25	500	1	1	0	500	\$900	\$900	\$10,800
Totals	-	1	1	0	500	--	\$900	\$10,800

Facility Totals	-	218	166	52	44,656	--	\$34,573	\$414,876
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FINANCIAL OVERVIEW

	T-12		Year 1		Year 2		Year 3		Year 4	
	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF
Income										
Gross Potential Rent	\$404,076	\$9.05	\$416,198	\$9.32	\$428,684	\$9.60	\$450,118	\$10.08	\$463,622	\$10.38
Apartment Income	\$0.00	\$0.00	\$9,000	\$0.20	\$9,000	\$0.20	\$9,270	\$0.21	\$9,548	\$0.21
Merchandise Sales	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Tenant Insurance (Net)	\$238	\$0.01	\$11,029	\$0.25	\$12,605	\$0.28	\$13,393	\$0.30	\$13,794	\$0.31
Admin Fees	\$0.00	\$0.00	\$1,728	\$0.04	\$1,780	\$0.04	\$1,833	\$0.04	\$1,888	\$0.04
Late Fees	\$1,140	\$0.03	\$1,368	\$0.03	\$1,915	\$0.04	\$2,202	\$0.05	\$2,268	\$0.05
Economic Vacancy	-25.0%	\$101,163 (\$2.27)	-10.0%	\$41,620 (\$0.93)	-10.0%	\$42,868 (\$0.96)	-10.0%	\$45,012 (\$1.01)	-10.0%	\$46,362 (\$1.04)
Effective Gross Income	\$304,290	\$6.81	\$397,703	\$8.91	\$411,115	\$9.21	\$431,804	\$9.67	\$444,758	\$9.96
Expenses										
Real Estate Taxes	\$39,973	\$0.90	\$36,024	\$0.81	\$36,744	\$0.82	\$37,479	\$0.84	\$38,229	\$0.86
Insurance	\$8,076	\$0.18	\$8,238	\$0.18	\$8,402	\$0.19	\$8,570	\$0.19	\$8,742	\$0.20
Utilities & Trash	\$13,355	\$0.30	\$13,622	\$0.31	\$13,894	\$0.31	\$14,172	\$0.32	\$14,456	\$0.32
On-Site Payroll	\$35,000	\$0.78	\$35,700	\$0.80	\$36,414	\$0.82	\$37,142	\$0.83	\$37,885	\$0.85
Management Fees	\$15,215	\$0.34	\$19,885	\$0.45	\$20,556	\$0.46	\$21,590	\$0.48	\$22,238	\$0.50
Bank and Credit Card Fees	\$6,847	\$0.15	\$8,948	\$0.20	\$9,250	\$0.21	\$9,716	\$0.22	\$10,007	\$0.22
Advertising & Marketing	\$0.00	\$0.00	\$18,000	\$0.40	\$18,360	\$0.41	\$18,727	\$0.42	\$19,102	\$0.43
Office & Administrative	\$5,154	\$0.12	\$5,257	\$0.12	\$5,362	\$0.12	\$5,469	\$0.12	\$5,579	\$0.12
Telephone & Internet	\$3,216	\$0.07	\$3,280	\$0.07	\$3,346	\$0.07	\$3,413	\$0.08	\$3,481	\$0.08
Repairs & Maintenance	\$4,103	\$0.09	\$4,185	\$0.09	\$4,269	\$0.10	\$4,355	\$0.10	\$4,442	\$0.10
Total Operating Expenses	\$130,938	\$2.93	\$153,140	\$3.43	\$156,598	\$3.51	\$160,634	\$3.60	\$164,160	\$3.68
Operating Expense Ratio	43.0%	-	38.5%	-	38.1%	-	37.2%	-	36.9%	-
Net Operating Income	\$173,352	\$3.88	\$244,563	\$5.48	\$254,517	\$5.70	\$271,170	\$6.07	\$280,599	\$6.28

ASSUMPTIONS:

- Gross Potential Rent - Unchanged in Year 1, 5% increase in Year 2, and 3% increases in Year 3 and Year 4
- Tenant Insurance (Self-Storage Units Only) - 70% penetration x \$6.50 (Profit) x 12 months in Year 1, 80% penetration in Year 2, 85% penetration in Year 3, 3% annual growth moving forward
- Admin Fees - \$24 per move-in x 6 move-ins per month x 12 months in Year 1, 3% annual growth moving forward
- Real Estate Taxes - Estimated in Year 1 based on the sale price (with 30% goodwill allocation) and current millage rate, followed by 2% annual growth moving forward
- Insurance Expense - 2% annual growth starting in Year 1
- Utilities Expense - 2% annual growth starting in Year 1
- Management Fee - 5% of Effective Gross Income
- Bank and Credit Card Fees - 2.25% of Effective Gross Income
- Advertising & Marketing - \$1,000 per month budget starting in Year 1, 2% annual growth moving forward
- Office & Administrative - 2% annual growth starting in Year 1
- Telephone & Internet - 2% annual growth starting in Year 1
- Repairs & Maintenance - 2% annual growth starting in Year 1

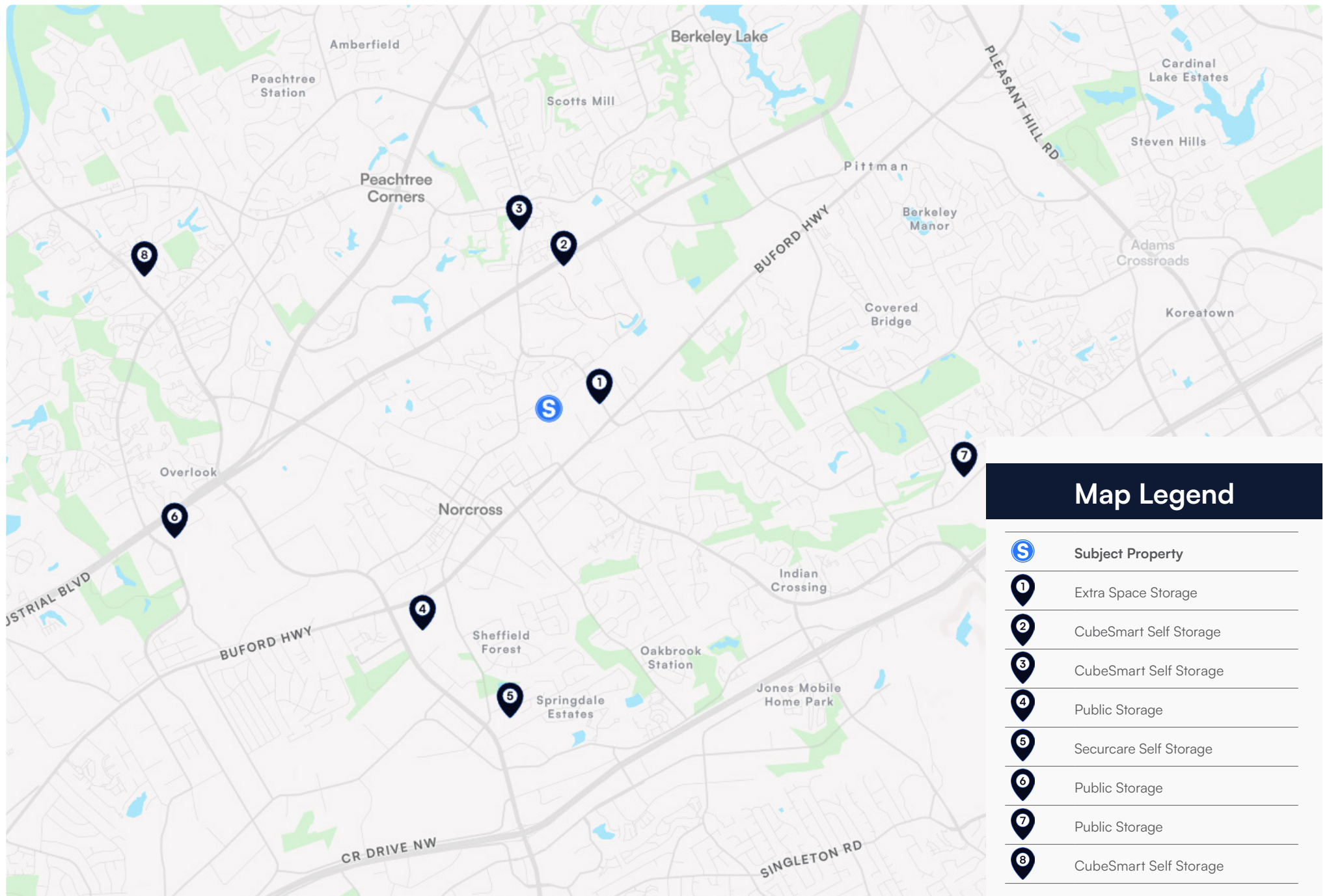
10 YEAR CASH FLOW ANALYSIS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Income										
Gross Potential Rent	\$416,198	\$428,684	\$450,118	\$463,622	\$477,531	\$491,857	\$506,612	\$521,811	\$537,465	\$553,589
Apartment Income	\$9,000	\$9,000	\$9,270	\$9,548	\$9,835	\$10,130	\$10,433	\$10,746	\$11,069	\$11,401
Merchandise Sales	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Tenant Insurance (Net)	\$11,029	\$12,605	\$13,393	\$13,794	\$14,208	\$14,634	\$15,073	\$15,526	\$15,991	\$16,471
Admin Fees	\$1,728	\$1,780	\$1,833	\$1,888	\$1,945	\$2,003	\$2,063	\$2,125	\$2,189	\$2,255
Late Fees	\$1,368	\$1,915	\$2,202	\$2,268	\$2,336	\$2,406	\$2,478	\$2,553	\$2,629	\$2,708
Economic Vacancy	\$41,620	\$42,868	\$45,012	\$46,362	\$47,753	\$49,186	\$50,661	\$52,181	\$53,746	\$55,359
Effective Gross Income	\$397,703	\$411,115	\$431,804	\$444,758	\$458,101	\$471,844	\$486,000	\$500,580	\$515,597	\$531,065
Expenses										
Real Estate Taxes	\$36,024	\$36,744	\$37,479	\$38,229	\$38,994	\$39,773	\$40,569	\$41,380	\$42,208	\$43,052
Insurance	\$8,238	\$8,402	\$8,570	\$8,742	\$8,917	\$9,095	\$9,277	\$9,462	\$9,652	\$9,845
Utilities & Trash	\$13,622	\$13,894	\$14,172	\$14,456	\$14,745	\$15,040	\$15,341	\$15,647	\$15,960	\$16,280
On-Site Payroll	\$35,700	\$36,414	\$37,142	\$37,885	\$38,643	\$39,416	\$40,204	\$41,008	\$41,828	\$42,665
Management Fees	\$19,885	\$20,556	\$21,590	\$22,238	\$22,905	\$23,592	\$24,300	\$25,029	\$25,780	\$26,553
Bank and Credit Card Fees	\$8,948	\$9,250	\$9,716	\$10,007	\$10,307	\$10,616	\$10,935	\$11,263	\$11,601	\$11,949
Advertising & Marketing	\$18,000	\$18,360	\$18,727	\$19,102	\$19,484	\$19,873	\$20,271	\$20,676	\$21,090	\$21,512
Office & Administrative	\$5,257	\$5,362	\$5,469	\$5,579	\$5,690	\$5,804	\$5,920	\$6,039	\$6,160	\$6,283
Telephone & Internet	\$3,280	\$3,346	\$3,413	\$3,481	\$3,551	\$3,622	\$3,694	\$3,768	\$3,843	\$3,920
Repairs & Maintenance	\$4,185	\$4,269	\$4,355	\$4,442	\$4,530	\$4,621	\$4,713	\$4,808	\$4,904	\$5,002
Total Operating Expenses	\$153,140	\$156,598	\$160,634	\$164,160	\$167,766	\$171,453	\$175,224	\$179,081	\$183,025	\$187,060
<i>Operating Expense Ratio</i>	38.5%	38.1%	37.2%	36.9%	36.6%	36.3%	36.1%	35.8%	35.5%	35.2%
Net Operating Income	\$244,563	\$254,517	\$271,170	\$280,599	\$290,336	\$300,391	\$310,775	\$321,499	\$332,571	\$344,005

NON-CLIMATE CONTROLLED RENT COMPARABLES

Facility Name	Address	5x5 NC		5x10 NC		10x10 NC		10x15 NC		10x20 NC		10x30 NC		Distance to Property
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
 Subject Property	2991 Cole Ct, Norcross, GA	\$39.00	-	\$89.00	-	\$99.00	-	\$129.00	-	\$159.00	-	\$189.00	-	-
 Extra Space Storage	2655 Langford Rd NW, Norcross, GA	-	-	\$38.00	\$20.00	\$99.00	\$55.00	\$136.00	\$75.00	-	-	-	-	0.27 Miles
 CubeSmart Self Storage	5180 Peachtree Industrial Blvd, Norcross, GA	-	-	-	-	-	-	-	-	\$287.00	\$172.20	-	-	0.86 Miles
 CubeSmart Self Storage	3345 Medlock Bridge Road, Peachtree Corners, GA	-	-	-	-	\$106.00	\$63.60	\$134.00	\$80.40	\$171.00	\$102.60	\$219.00	\$131.40	1.13 Miles
 Public Storage	6289 Jimmy Carter Blvd, Norcross, GA	\$17.00	\$13.00	\$39.00	\$29.00	\$54.00	\$41.00	\$115.00	\$86.00	\$129.00	\$97.00	-	-	1.72 Miles
 Securcare Self Storage	1 Western Hills Ct, Norcross, GA	\$28.00	\$18.00	\$30.00	\$19.00	\$67.00	\$43.00	\$102.00	\$66.00	\$137.00	\$89.00	\$173.00	\$112.00	1.93 Miles
 Public Storage	3055 Jones Mill Rd, Norcross, GA	-	-	\$38.00	\$31.00	\$86.00	\$66.00	-	-	\$148.00	\$115.00	\$264.00	\$200.00	2.47 Miles
 Public Storage	4475 Satellite Blvd, Duluth, GA	\$26.00	\$20.00	\$48.00	\$36.00	\$93.00	\$70.00	\$155.00	\$116.00	\$185.00	\$140.00	-	-	2.60 Miles
 CubeSmart Self Storage	3766 Holcomb Bridge Rd, Norcross, GA	-	-	\$140.00	\$84.00	-	-	\$195.00	\$117.00	\$269.00	\$161.40	-	-	2.67 Miles
Averages		\$23.67	\$17.00	\$55.50	\$36.50	\$84.17	\$56.43	\$139.50	\$90.07	\$189.43	\$125.31	\$218.67	\$147.80	
Average Rent Per Foot		\$0.95	\$0.68	\$1.11	\$0.73	\$0.84	\$0.56	\$0.93	\$0.60	\$0.95	\$0.63	\$0.73	\$0.49	

NON-CLIMATE CONTROLLED RENT COMPARABLES MAP



An aerial photograph of a town with a mix of residential and commercial buildings. A train with several colorful freight cars is moving through the town, crossing a street. The sky is blue with some light clouds. In the background, there are trees and distant hills.

02

MARKET
OVERVIEW



NORCROSS, GA

POPULATION STATISTICS

WITHIN 5 MILES

0.7%

2025-2030 Annual
Population Growth

36.2

Median Age

0.5%

2020-2025 Annual
Household Growth

42,507

Owner Occupied
Households

53,285

Renter Occupied
Households

\$98,451

Average Household
Income



255,841

TOTAL
POPULATION

2.7

AVG HOUSEHOLD
SIZE (PEOPLE)

95,792

NUMBER OF
HOUSEHOLDS

\$69,596

MEDIAN
HOUSEHOLD INCOME



DEMOGRAPHIC ANALYSIS

POPULATION				
	1-MILE	3-MILE	5-MILE	
2020 Population	7,820	76,474	253,654	
2025 Population	8,445	79,023	255,841	
2030 Population Projection	8,872	82,299	264,180	
Median Age	37.9	36.7	36.2	
HOUSEHOLDS				
	1-MILE	3-MILE	5-MILE	
2020 Households	2,848	27,966	92,077	
2025 Households	3,084	28,830	92,765	
2030 Household Projection	3,243	30,023	95,791	
Owner Occupied Households	1,876	15,152	42,507	
Renter Occupied Households	1,366	14,872	53,285	
INCOME				
	1-MILE	3-MILE	5-MILE	
Avg Household Income	\$116,374	\$103,869	\$98,451	
Median Household Income	\$88,378	\$73,372	\$69,596	
< \$25,000	342	3,592	13,010	
\$25,000 - 50,000	540	6,344	20,719	
\$50,000 - 75,000	432	4,837	16,358	
\$75,000 - 100,000	427	3,686	12,710	
\$100,000 - 125,000	279	2,343	7,175	
\$125,000 - 150,000	192	1,898	5,313	
\$150,000 - 200,000	448	2,569	6,811	
\$200,000+	425	3,560	10,670	



Atlanta, GA

Atlanta ranks as the nation's **seventh-largest metro area** and continues attracting significant population and business migration driven by its diversified economy, business-friendly environment, and strong quality of life. The metro serves as one of the Southeast's leading economic and transportation hubs, supported by major corporate headquarters, a

rapidly expanding technology sector, global logistics infrastructure, and strong employment growth. Continued immigration, expanding consumer demand, and long-term economic development continue reinforcing Atlanta's position as a leading market for retail, mixed-use, office, and industrial investment.

#1 Busiest Airport in the World

100M+ Annual Air Passengers

7th Largest U.S. Metro

6.44M+ Total Population

\$92.6K

Median HH Income

Source: CoStar Group, Hartsfield-Jackson Atlanta International Airport | 2025 Dataset



Employment

Atlanta ranks among the top 10 largest employment centers in the United States, supported by a highly diversified economy spanning corporate headquarters, logistics, healthcare, technology, financial services, and film production. The metro's strong population growth, business-friendly environment, and global connectivity through Hartsfield—Jackson Atlanta International Airport continue driving long-term expansion across IT, logistics, life sciences, and professional services.

3.13M+

Total Workforce Base

21K+

Jobs Added YoY

Ranked #7 Nationally for Fortune 500 HQs Concentration

Technology Square

Midtown continues to attract major corporate technology investment

Cargill Innovation Hub

New facility planned | ±400 technology & engineering jobs

Norfolk Southern HQ

±750K SF smart headquarters campus in Midtown

Midtown Tech Anchors



Source: CoStar Group, Bureau of Labor Statistics, Metro Atlanta Chamber, Georgia Department of Economic Development, Cargill, Norfolk Southern, Georgia Tech | 2025 Dataset

Top Employers

Largest Employer



42,000+
Employees

Northside Hospital

32,000+ Employees

Piedmont Healthcare

29,600+ Employees

Children's Healthcare of Atlanta

10,500+ Employees

Georgia Tech

9,400+ Employees

Cox Enterprises

7,700+ Employees

Grady Health System

7,300+ Employees

The Coca-Cola Company

7,000+ Employees



Confidentiality Agreement and Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2991 Cole Ct, Norcross, GA 30071** ("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™ 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.



MATTHEWS™

OFFERING MEMORANDUM

PEACHTREE CORNERS SELF STORAGE

2991 COLE CT, NORCROSS, GA 30771

EXCLUSIVELY LISTED BY:

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BROKER OF RECORD

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