

**Roberts Commercial
Real Estate Services**

AVAILABLE FOR SALE

BROKERAGE

**ACQUISITIONS/
DEVELOPMENT**

**PROPERTY
MANAGEMENT**

**INVESTMENT
SALES**

**SMYRNA MARKET VILLAGE
Building One
2840 South Atlanta Road
Smyrna, Cobb County, Georgia 30080**

**Presented By:
John Harrison and Brandon Crim
Roberts Commercial Real Estate Services**

**For More Information
Contact:**

9875 Medlock Bridge Parkway
Suite 200
Alpharetta, Georgia 30022
Phone: 770-840-9395
Fax: 770-840-0275

www.robertscommercial.com

Roberts Commercial

AVAILABLE FOR SALE



SMYRNA MARKET VILLAGE, BUILDING I
2840 South Atlanta Road
Smyrna, Cobb County, Georgia 30080
6,972 Sq. Ft. – Two Tenant Retail Building
\$2,600,000.00 – Sales Price

**For Additional Information,
Please Contact:**

John Harrison

678.527.0720

jharrison@robertscommercial.com

Brandon Crim

678.527.0730

bcrim@robertscommercial.com

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9875 Medlock Bridge Parkway

Suite 200

Alpharetta, Georgia 30022

Main: 770.840.9395

Fax: 770.840.0275

- 100% Occupied two-tenant building with Regional and National Tenants
- Located in the heart of Smyrna, GA on Atlanta Road just off I-285
- Part of Master-Planned Development of Retail, Office, Residential, and Municipality buildings
- Excellent visibility from Atlanta Road with a traffic count of 20,600 cars per day
- Local population of 90,980 people within 3 miles

Roberts Commercial

REAL ESTATE SERVICES

No warranty or representation, expressed or implied is made as the accuracy of the information contained herein. In consideration of the within information, purchaser agrees to rely solely on its own right and assumes the duty to independently obtain and analyze all information.

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ATTENTION: This brochure has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the subject property. It does not however, purport to present all information regarding the subject property, it is not a substitute for a due diligence investigation. Roberts Commercial Real Estate Services has not made any investigations and makes no warranty or representation with respect to the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue or renew its occupancy of the subject property. The information contained herein has been obtained from sources we believe to be reliable; however, Roberts Commercial Real Estate Services makes no warranty or representation regarding the accuracy of the information provided.

PROPERTY SUMMARY

Smyrna Market Village, developed by GKL Development, LLC in 2002, is located in the heart of Smyrna, Georgia. SMV has an open streetscape which features 16 town homes, over 40,000 square feet of retail space, 18,000 square feet of office space, and seven restaurants. Also included in this downtown area of Smyrna is a City Hall, Community Center, and City Library. SMV draws many opportunities and people to the downtown area with events and activities which includes outdoor concerts, movies, and festivals.

The subject property, Smyrna Market Village, Building I, is a one-story retail building consisting of 6,972 SF of net rentable space. The two tenants in the building are Atkins Park Tavern, which leases 4,202 SF, and Moe's Southwest Grill, which leases the remaining 2,590 SF.



Atkins Park Tavern, at SMV, is one of four Atlanta locations. The original Atkins Park Tavern located in Virginia Highlands (GA) dates back to 1922. Other Metro-Atlanta locations include Cumming and the new Brookhaven site opening in 2007. Atkins Park Tavern offers family dining, weekend brunch, private party facilities, and late-night drinks.

Moe's Southwest Grill, at SMV, is a fast casual restaurant. Moe's Southwest Grill was launched in 2000 and in just over seven years has established itself as one of the most successful fast-casual restaurant concepts in America, with over 80 locations in Georgia alone.



INVESTMENT HIGHLIGHTS

Year 1 Income & Expense	In Place Income
Potential Gross Revenue	
Scheduled Base Rental Income	\$173,179
Total Reimbursement Revenue	\$65,445
Total Potential Gross Revenue	\$238,624
General Vacancy	(\$4,772)
Effective Gross Revenue	\$233,852
Operating Expenses	(\$60,191)
NET OPERATING INCOME	\$173,661

Sales Price:	\$2,600,000
CAP Rate:	6.67%
Square Footage:	6,792
Occupancy:	100%
NOI:	\$173,661

Property Type:	Two-tenant retail building, which is a part of the master-planned mixed-use Smyrna Market Village.
Building Size:	The building consist of 6,792 net rentable square feet.
Age:	The property was completed in 2002.
Site Description:	Site includes a one-story building on +/- 0.24 acre.
Utilities:	Utilities available include electricity, water, sanitary sewer, and natural gas.
Zoning:	The property is subject to use control by the City of Smyrna and is currently zoned CBD (Central Business District). The zoning classification permits the retail development and the development is a legal and conforming use.
Parking Spaces:	Total of 28 spaces; included in the 4.3 spaces per 1,000 SF available for the entire Smyrna Market Village.
Signage:	Property has excellent signage directly on Atlanta Road as well as store frontage within SMV.
Exposure:	The subject property has excellent exposure on 4-lane Atlanta Road which has an average of 20,600 vehicles per day.
Access:	The property has direct access at the lighted intersection of Atlanta Road and Spring Street, as well as several additional entrances along Atlanta Road into the master-planned SMV.

AREA RETAILERS - AERIALS

SMYRNA/VININGS - AREA RETAIL

1. Smyrna Market Village



2. Belmont Hills



3. Jonquil Village



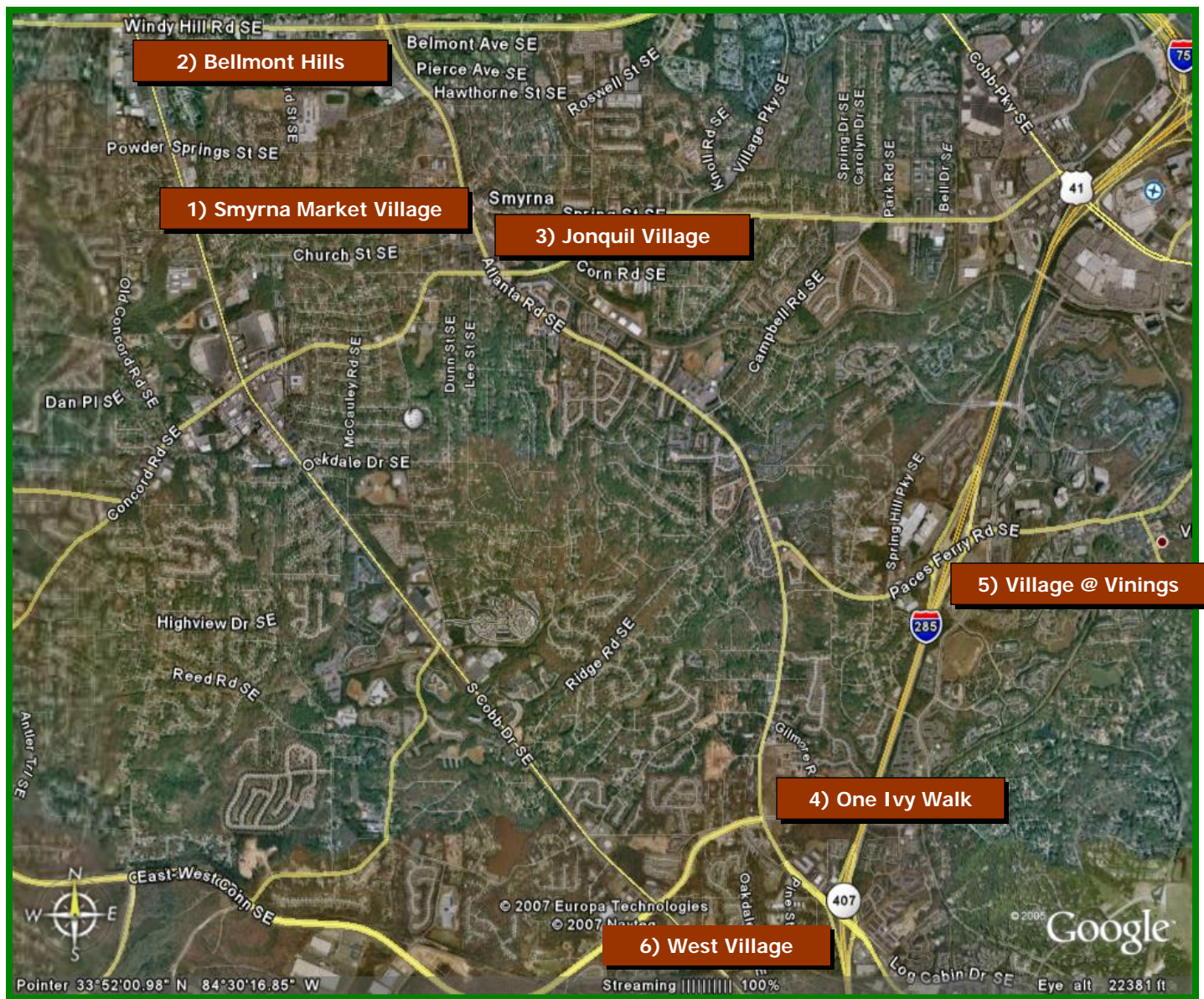
4. One Ivy Walk



5. The Village at Vinings – NEW DEVELOPMENT

Banks, Retail, Residential

6. West Village



AREA RETAILERS - DETAILED

Smyrna Market Village

- Atkins Park Tavern
- Moe's Southwest Grill
- Shane's Rib Shack
- Evene Day Spa
- Marble Slab Creamery
- Milano Cleaners
- Pet Expressions
- Fischer Orthodontics
- Little Gym
- The Wine Cellar, Inc.
- Young Chefs Academy
- The Great Frame Up
- Smyrna School of Ballet
- Doodle Bug
- Quiznos Subs
- Red Door Interiors
- Village Pottery Works
- Italo's Gelato & Café
- D'Chel Spa
- Village Green Flowers & Gifts
- Zucca
- Vintage Tavern
- Café Michel
- Smyrna City Library
- Smyrna Community Center
- Smyrna City Hall



Belmont Hills

Upcoming 275,000 SF Mixed-Use Redevelopment

- Anchor- Wal-Mart Supercenter



Jonquil Village

Upcoming 650,000 SF Mixed-Use Redevelopment

- Anchor- Publix



AREA RETAILERS - DETAILED

One Ivy Walk

- Little Azio Pizza Kitchen
- Muss and Turner's Gourmet-to-Go
- South City Kitchen
- The Dinner A'Fare
- Affluence Floral
- Ditto Boutique
- Hand in Pocket
- (*One Ivy Walk Cont'*)
- Lollipops & Lemonade
- Precious Cargo Kids
- Seagrass Home and Garden
- The Silver Spoon Children's Boutique
- Sprint PCS
- Tracy Nicole Women's Wear
- Fitness Together

- Ivy Cleaners
- Ivy Nails
- Kumon Learning Center
- Radius Hair Salon
- Natural Body Spa
- Sprint PCS
- Studio Atlanta Dance featuring Evening at Emory
- Vinings School of Art
- Jack Millkey, Attorney at Law
- One Ivy Walk Sales
- Century 21 Star Properties
- Wieland Commercial Group
- Dr. Jeffery Sims, DDS
- Dr. Mindy Fine - Complete Care for Women
- O'Aesthetics Anti-Aging Clinic
- Vinings Eyecare Optometrists
- Vinings Family Chiropractic



The Village at Vinings

Upcoming 600,000 SF Mixed-Use Development



West Village

- Five Guys Burgers and Fries
- Je Belle's
- Nora's Place
- Palo's Shoe Gallery
- Pashmere Ladies Boutique
- Starbucks Coffee
- Vantage Point Staffing Solutions



AREA RETAILERS – MARKET RENTS

Property	Address	Total Square Feet	Available Square Feet	Minimum Rate PSF	Maximum Rate PSF	Tenants
Smyrna Market Village, Bldg. I	2840 Atlanta Rd. Smyrna, GA 30080	6,792	100% Leased	\$25.28	\$25.85	Atkins Park Taven Moe's Southwest Grill
One Ivy Walk	1675 Cumberland Pkwy. Atlanta, GA 30309	60,000	1,500 - 3,031	\$28.50	\$29.50	South City Kitchen Little Azio Pizza
West Village	4500 West Village Place Smyrna, GA 30080	62,949	1,318 - 4,800	\$30.00	\$34.00	Starbuck's, Five Guys, Blue Moon Pizza
Smyrna Market Village, Bldg. II	2860 Atlanta Rd. Smyrna, GA 30080	6,866	100% Leased	\$25.11	\$26.30	Café Michel Zucca Bar & Pizzeria
Smyrna Market Village, Bldg. III	1260 W. Spring St. Smyrna, GA 30080	11,000	100% Leased	\$18.00	\$22.00	Red Door Interiors
Smyrna Market Village, Bldg. IV	1265 W. Spring St. Smyrna, GA 30080	11,000	100% Leased	\$18.00	\$22.00	Itallo Gelato Café
Smyrna Market Village, Bldg. V	1295 W. Spring St. Smyrna, GA 30080	14,611	2,200	\$20.00	\$25.47	The Wine Cellars Little Gym

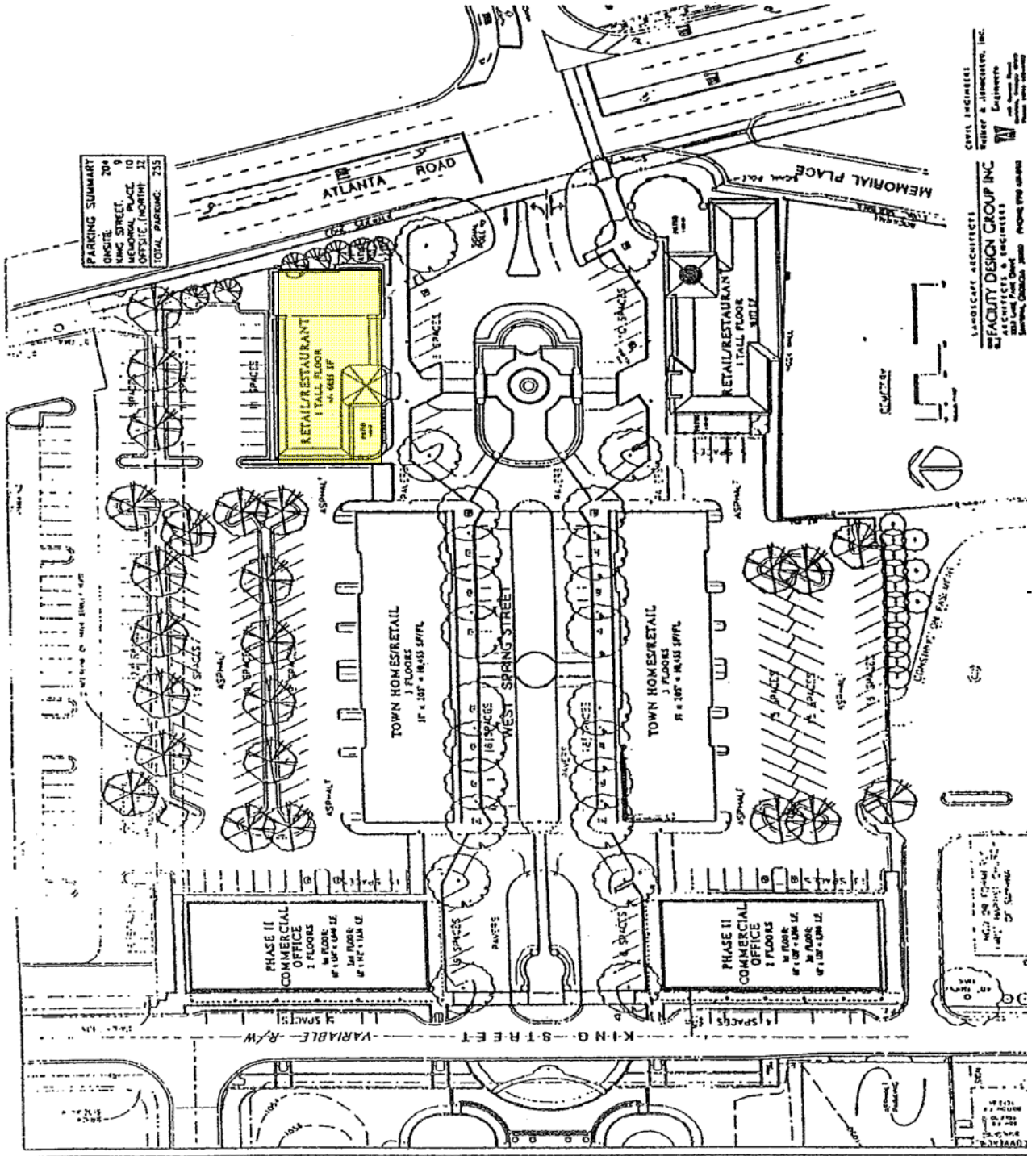
PROPERTY DESCRIPTION

Year Developed: 2002
Acreage: +/- 0.24
Square Feet: 6,792
Occupancy: 100%
NOI: \$173,661
Trade Area: Smyrna/Vinings
Tenants: Atkins Park Tavern 4,202 SF
 Moe's Southwest Grill 2,590 SF
Parking: 28 spaces; 4.3 spaces per 1,000 SF with other parking available throughout Smyrna Market Village.
Zoning: CBD (Central Business District)
Access: Access is provided by on-street parking from King and Spring Streets, as is typical with downtown developments.
Road Frontage: Approximately 67 feet along the west side of Atlanta Road and approximately 130 feet along the north side of West Spring Street.
Exposure: Great exposure along Atlanta Road with excellent frontage and high traffic counts at the lighted intersection of Atlanta Road and Spring Street.
Traffic Count: Atlanta Road- 20,600 vehicles per day.

<u>Demographics:</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
2007 Population	11,824	90,980	213,899
2007 HH	5,179	38,953	87,965
2007 Avg. HH Income	\$68,446	\$79,319	\$83,080
2007 Med. HH Income	\$55,036	\$59,954	\$61,127



SITE PLAN



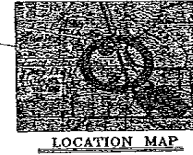
PROPERTY SURVEY

LEGAL DESCRIPTION

All that tract of land lying in and being in land lot 524, 17th District 2nd section, in the City of Smyrna, Cobb County, Georgia, and being described as follows: Beginning at the point where the former southerly right-of-way line of the apparently abandoned West Spring Street intersects the former westerly right-of-way line of Memorial Place, thence N 80°34'48" E a distance of 204' along said southerly right-of-way of West Spring Street to a point on the westerly right-of-way line of Atlanta Road, thence along said right-of-way of Atlanta Road N 16°03'09" W for a distance of 16.32 feet, thence leaving said right-of-way and running S 86°09'24" W for a distance of 153.7 feet, thence S 86°09'24" W for a distance of 153.7 feet, thence N 02°50'36" W for a distance of 658.1 feet to an iron pin set and the TRUE POINT OF BEGINNING.

Beginning at a 1/2" rebar found, thence N 03°09'06" W a distance of 76.67 feet to a circular square, thence N 86°09'24" E a distance of 128.00 feet to a 1/2" rebar found, thence S 03°50'36" E a distance of 739 feet to a 1/2" rebar found, thence S 20°31'02" E a distance of 391.1 feet to a 1/2" rebar found, thence with a curve turning to the right with an arc length of 21.05 feet, with a radius of 15.36 feet, with a chord bearing of S 48°20'31" W, with a chord length of 12.51 feet to a 1/2" rebar found, thence S 85°09'24" W a distance of 129.52 feet to a 1/2" rebar found, which is the TRUE POINT OF BEGINNING, having an area of 10,450 square feet, 0.24 acres.

SITE



LEGEND

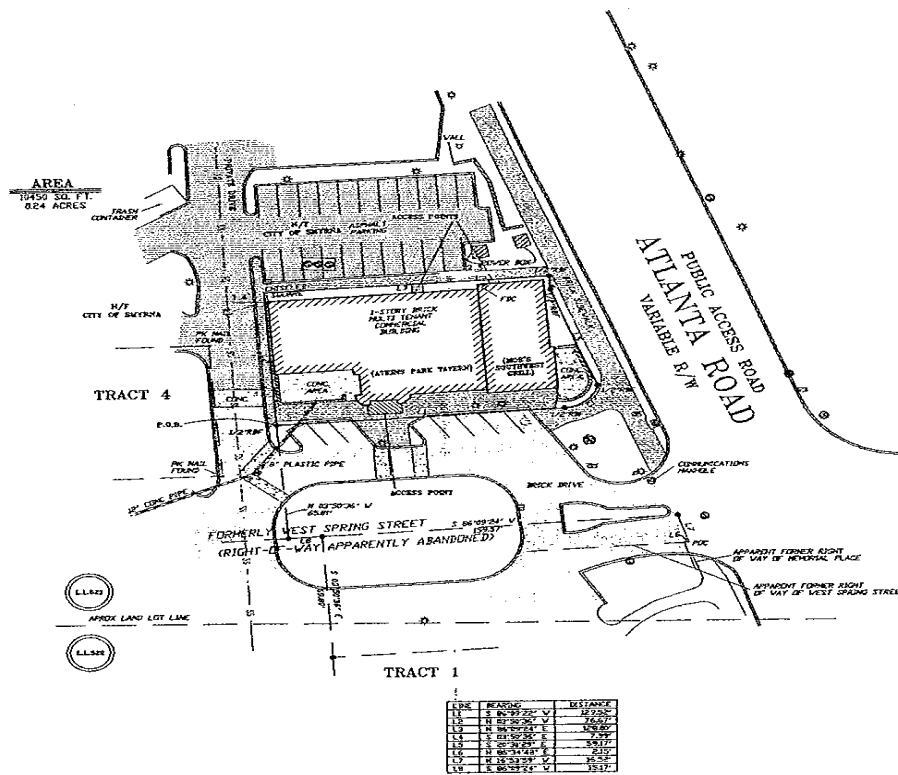
- These standard symbols will be placed in the drawing:
- ▲ TRAVELER POINT
 - 3/8" REBAR SET
 - ⊙ IRON PIN FOUND
 - ⊕ EXIST. MASON
 - ⊞ DRAIN
 - ⊞ FUSE HYDRANT
 - GUY WIRE
 - ⊙ LIGHT POLE
 - ⊙ MANHOLE
 - ⊙ POWER POLE
 - VALVE
 - S1-S2— SFEED
 - E-E— ELECTRIC
 - R-R— FENCE

TITLE EXCEPTIONS

KLASS, LLC, A GEORGIA LIMITED LIABILITY COMPANY
EFFECTIVE DATE: MAY 24, 2006
CASE NO. S29270-D

SCHEDULE (B)

8. Declaration of Covenants, Conditions, Easements, and Restrictions for Smyrna Market Village dated February 6, 2002, recorded at Deed Book 12489, page 5496, in the Office of the Clerk of the Superior Court of Cobb County, Georgia, as Amendment Agreement as to Recorded Documents dated March 29, 2002, recorded at Deed Book 13530, page 1549, aforesaid records, and said amendment being re-recorded on May 3, 2002, at Deed Book 13531, page 3621, aforesaid records, as further amended by Clarification Amendment to Declaration of Covenants, Conditions, Easements, and Restrictions, dated October 10, 2002, recorded at Deed Book 13610, page 6029, aforesaid records, as further amended by Second Amendment Agreement as to Recorded Documents, dated October 10, 2002, recorded at Deed Book 13610, page 6029, aforesaid records, as affected by Lender Subordination dated November 1, 2002, recorded at Deed Book 13625, page 256, aforesaid records, as further amended by Fourth Amendment to Declaration of Covenants, Conditions, Easements, and Restrictions, dated September 17, 2003, recorded at Deed Book 13850, page 5495, aforesaid records.
LAW: J.L. GIBBLE
9. Atlanta Gas Light Company, BellSouth and Marketta FiberNet facilities located on subject property and/or easement areas to the extent located in the abandoned right of way of Atlanta Road.
LAW: J.L. GIBBLE
10. Lease Exclusives set forth on Exhibit 'D' to the Agreement of Purchase and Sale referenced in the certain Listed Warranty Deed from Smyrna Market Village, LLC, to Romano Real Estate Investments, Inc., dated March 21, 2003, recorded at Deed Book 13712, page 3923, aforesaid records.
LAW: J.L. GIBBLE
11. Lease dated September 10, 2002, from Smyrna Market Village, LLC, to Charley's Red-Headed Stepmother, LLC, d/b/a Atlanta Park Tavern, with Lessor's interest being assigned to Romano Real Estate Investments, Inc., by Assignments of Leases, dated March 21, 2003, recorded at Deed Book 13783, page 4918, aforesaid records.
LAW: J.L. GIBBLE



LEASE ABSTRACT

TENANT: Moe's Southwest Grill.
Lease is guaranteed by James D. Killinsworth, Jr.

SQUARE FEET/ SUITE: 2,590 SF/ Suite 1

COMMENCEMENT DATE: October 20, 2002

TERMINATION DATE: October 19, 2012

LEASE TERM: Ten (10) Years

RENEWAL OPTIONS: Two (2) five (5) year terms

SECURITY DEPOSIT: \$5,741.18 to be applied to Minimum Rent at the beginning of Lease Year six

RENTAL INCOME:

<u>Year</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>PSF</u>	<u>Period</u>
1	\$5,072.09	\$60,865.08	\$23.50	10/20/02 – 10/19/03
2	\$5,072.09	\$60,865.08	\$23.50	10/20/03 – 10/19/04
3	\$5,072.09	\$60,865.08	\$23.50	10/20/04 – 10/19/05
4	\$5,072.09	\$60,865.08	\$23.50	10/20/05 – 10/19/06
5	\$5,072.09	\$60,865.08	\$23.50	10/20/06 – 10/19/07
6	\$5,579.30	\$66,951.60	\$25.85	10/20/07 – 10/19/08
7	\$5,579.30	\$66,951.60	\$25.85	10/20/08 – 10/19/09
8	\$5,579.30	\$66,951.60	\$25.85	10/20/09 – 10/19/10
9	\$5,579.30	\$66,951.60	\$25.85	10/20/10 – 10/19/11
100	\$5,579.30	\$66,951.60	\$25.85	10/20/11 – 10/19/12

CAM, TAXES AND INSURANCE: Article VI: Tenant's responsibility for taxes, other real estate charges, and insurance expenses; Article VII: Common Areas

<u>Monthly</u>	<u>Annually</u>
\$1,663.27	\$19,959.24

UTILITIES: Article XIV: Utilities

<u>Monthly</u>	<u>Annually</u>
\$419.46	\$5,033.52

LANDLORD REPAIRS: Article X, Section 10.1
"Landlord shall keep foundation, the exterior walls..., and roof of the Demised Premises in good repair."

TENANT REPAIRS: Article X, Section 10.2
" Tenant shall keep the Demised Premises in good, clean and habitable condition...at tenants sole cost and expense...make all needed repairs and replacements...HVAC, lighting, plumbing and other electrical and mechanical installation...all utility repairs..."

LEASE ABSTRACT

TENANT: Atkins Park Tavern.
Lease is guaranteed by Kevin Drawe and Charley's Favorite Nephew, Inc.

SQUARE FEET/SUITE: 4,202 SF/ Suite 2

COMMENCEMENT DATE: March 17, 2003

TERMINATION DATE: March 16, 2013

LEASE TERM: Ten (10) Years

RENEWAL OPTION: Two (2) five (5) year terms

SECURITY DEPOSIT: N/A

RENTAL INCOME:	Year	Monthly Rent	Annual Rent	PSF	Period
	1	\$8,404.00	\$100,848.00	\$24.00	3/17/03 – 3/16/04
	2	\$8,404.00	\$100,848.00	\$24.00	3/17/04 – 3/16/05
	3	\$8,404.00	\$100,848.00	\$24.00	3/17/05 – 3/16/06
	4	\$8,624.61	\$103,495.32	\$24.63	3/17/06 – 3/16/07
	5	\$8,852.21	\$106,226.56	\$25.28	3/17/07 – 3/16/08
	6	\$9,086.83	\$109,041.90	\$25.95	3/17/08 – 3/16/09
	7	\$9,328.44	\$111,941.28	\$26.64	3/17/09 – 3/16/10
	8	\$9,573.56	\$114,882.68	\$27.34	3/17/10 – 3/16/11
	9	\$9,829.18	\$117,950.14	\$28.07	3/17/11 – 3/16/12
	10	\$10,095.31	\$121,143.66	\$28.83	3/17/12 – 3/16/13

CAM, TAXES AND INSURANCE: Article VI: Tenant's responsibility for taxes, other real estate charges, and insurance expenses;
Article VII: Common Areas

Monthly	Annually
\$2,690.45	\$32,285.40

UTILITIES: Article XIV: Utilities

Monthly	Annually
\$680.54	\$8,166.48

LANDLORD REPAIRS: Article X, Section 10.1
"Landlord shall keep foundation, the exterior walls..., and roof of the Demised Premises in good repair."

TENANT REPAIRS: Article X, Section 10.2
" Tenant shall keep the Demised Premises in good, clean and habitable condition...at tenants sole cost and expense...make all needed repairs and replacements...HVAC, lighting, plumbing and other electrical and mechanical installation...all utility repairs..."

TENANT PROFILES

Atkins Park Tavern



Atkins Park enjoys a colorful history as Atlanta's oldest continuously licensed tavern and we are grateful for the continued loyalty from the neighborhood. Whether you're looking for a great place to eat with the kids, weekend brunch, or a late night drink...Atkins Park has something to offer everybody. We offer the best family dining in the Highlands on the Atkins Park patio.

Atkins Park Tavern Restaurant Group was conceived by Warren Bruno in 1983 and is now owned and operated by his wife, Sandra Spoon, friend Kevin Drawe and the management staff of the individual restaurants.

An Atlanta legend, the original Atkins Park Tavern Restaurant enjoys a colorful history as Atlanta's oldest continuously-licensed tavern. What began as a deli in 1922 is now a smart-casual restaurant that offers upscale comfort cuisine.

The Atkins Park Tavern Restaurant Group offers family dining, weekend brunch, private party facilities, and late-night drinks. Locations around Atlanta include Brookhaven (Opening 2007), Cumming, Smyrna, and the original location in Virginia Highland.

Moe's Southwest Grill



Moe's Southwest Grill is an American "fast casual" restaurant originally franchised by Raving Brands in the style of Tex-Mex or Fresh Mex. The restaurant is characterized by warm colors, music from the 1950s to the 1980s, freshly prepared food, and menu items named for celebrities or pop-culture references. Patrons are greeted by employees shouting "Welcome to Moe's!" when they enter. Moe's started with 2 locations in 2001. Currently, there are over 350 locations in operation in 35 states with 800 more franchise deals signed and awaiting construction. The implied character named "Moe" is entirely fictitious and is actually an acronym for "Musicians, Outlaws, and Entertainers."

On April 11, 2007, Raving Brands sold Moe's to FOCUS Brands, franchisor of Carvel, Cinnabon, Seattle's Best Coffee, and Schlotzsky's.

FOCUS Brands is the franchisor and operator of over 1,750 ice cream stores, bakeries, sandwich shops, and cafes in the United States, the District of Columbia, Puerto Rico, and 33 foreign countries under the brand names Carvel®, Cinnabon®, Schlotzsky's®, and the franchisor of Seattle's Best Coffee® on military bases and in certain international markets. Including Moe's, FOCUS Brands will have five franchise brands generating over \$1 billion in annual system-wide revenues through over 10,000 points of distribution in 50 states and 33 countries.

RENT ROLL

Tenant	Square Feet	Lease Term	Lease Start	Lease End	Annual Rent	Monthly Rent	PSF	Monthly Taxes	Monthly Insurance	Monthly CAM	Monthly Management Fee	Security Deposit
Moe's Southwest Grill 2840 Atlanta Road, Suite 1 Smyrna, GA 30080	2,590	10 years	10/20/2002	10/19/2012	\$66,951	\$5,579.30	\$25.85	\$953.33	\$144.72	\$817.11	\$167.57	\$5,741.18
Atkins Park Tavern 2840 Atlanta Road, Suite 2 Smyrna, GA 30080	4,202	10 years	3/17/2003	3/16/2013	\$106,227	\$8,852.21	\$25.25	\$1,546.67	\$234.78	\$1,325.69	\$263.85	N/A
Avg./Totals:	6,792				\$173,179	\$14,432	\$25.55	\$2,500	\$380	\$2,143	\$432	\$5,741.18

INCOME AND EXPENSE ANALYSIS

For the Year Beginning	Oct-07
Potential Gross Revenue	
Scheduled Base Rental Revenue	\$173,179
Expense Reimbursement Revenue	
CAM	\$22,014
Taxes	\$30,000
Insurance	\$4,554
Administrative Fee	\$3,700
Management Reimbursement	\$5,177
Total Reimbursement Revenue	\$65,445
Total Potential Gross Revenue	\$238,624
General Vacancy 2%	(\$4,772)
Effective Gross Revenue	\$233,852
Operating Expenses	
CAM	
Paid to City of Smyrna (Grounds, Trash, Water)	\$15,600
Electricity	\$1,200
Maintenance	\$2,674
Miscellaneous Expenses	\$2,150
Safety Inspection	\$390
Total CAM	\$22,014
Taxes	\$30,000
Insurance	\$3,000
Management	\$5,177
Total Operating Expenses	\$60,191
Net Operating Income	\$173,661

EXISTING FINANCING

Loan Amount:	\$1,550,000
Lender:	Principal Commercial Funding, LLC
Interest Rate:	6.71%
Terms:	Interest only through August 1, 2008; Principal and interest payments commencing on September 1, 2008
P & I:	\$10,012.09 (commencing 9/1/08)
Maturity Date:	August 1, 2016
Loan Assumption Fee:	One percent (1%) of the principal balance of the note.

MARKET INFORMATION

SMYRNA

Smyrna is located about 10 miles northwest of Atlanta, Georgia and is considered an integral part of the Metro Atlanta area. Known as the "jonquil City", it derives this name from the thousands of jonquils that flourish in gardens and along the streets in early spring.



- Revitalized and active new downtown area "The Village Green" includes a new library, community center, retail development and mixed-use development, city hall and charming homes
- New homes priced from the \$300's to \$1 million's
- Charming neighborhoods with a vast array of amenities for residents and businesses
- Parks, jogging trails, pools, lighted tennis courts, public golf courses and much more
- Day camps, sports and recreational activities for children to seniors
- New Welcome Center and Museum
- Summer concerts and family events on the Village Green
- Winner of the prestigious Urban Land Institute's Award of Excellence

The City of Smyrna has developed a reputation for smart growth and revitalization and was recently awarded the Urban Land Institute's Award for Excellence. The City of Smyrna, for more than a decade, has been in the business of reinventing itself and setting the standard for community. As a recipient of the Government Finance Officers Association's "Distinguished Budget Presentation Award," the City of Smyrna continues to serve its citizens well, with integrity and minded, earned progress.

Smyrna is pro-business and service-oriented – committed to business as well and the business of community and its residents. Smyrna has long been an integral part of the growth and development of Cobb County and is recognized as one of the most desirable places to live in the entire Metropolitan Atlanta area, the place to be...the place to call home.

In geographical terms, the City of Smyrna exhibits some excellent physical characteristics. With an average temperature of 61.4 degrees, the climate is very favorable consisting of warm summers and moderate winters. Between these seasons, the Smyrna area is decorated with thousands of jonquils blooming in the spring and a colorful change of leaves in the fall. The general terrain of the area is characteristic of the piedmont region of Georgia. One will find hills with broad ridges, sloping uplands, and relatively narrow valleys. Smyrna sits at an altitude of 1,150 feet above sea level.

With visionary leadership and strong community spirit, Smyrna has become one of the most popular places to reside in the metro-Atlanta area. Voted by Atlanta Magazine as one of the top 10 places to live in the Atlanta area, it is no wonder that more people are choosing Smyrna to raise their children. The "small town" atmosphere offered here is the type of lifestyle many seek when deciding where to raise their families.

Another important attribute of Smyrna is its location in relationship to major transportation modes. Being a citizen of Smyrna means having ready access to several different methods of conveyance. The City is strategically located near three interstate and intrastate highway systems: I-75, I-20, and I-285. Downtown Atlanta is a 15-minute drive via the interstate and Atlanta's Hartsfield International Airport is only a 30-minute drive away. In addition, several principal arterial roadways, such as Cobb Parkway (U.S. Highway 41), Atlanta Road (State Highway 3) and South Cobb Drive (State Highway 280), pass through the municipality. Smyrna will also benefit from the route (and recently completed section) of the East-West Connector road extension through Cobb County. The Cobb Community Transit (CCT) bus system provides public transportation for our residents with links to the Metropolitan Atlanta Rapid Transit Authority (MARTA) rapid-rail network. There are also two major railways that service Smyrna and four airports can be found within an 18-mile radius of the City.

MARKET INFORMATION

COBB COUNTY

Cobb's population has grown 9.2 percent since 2000 when approximately 607,751 people resided in the county. Based on the U.S. Census as of July 2005 and adding a 1.5 percent growth factor, Cobb's population is estimated at 673,775. According to the U.S. Census Bureau and the Atlanta Regional Commission, the U.S. population increase from July 1, 1970 to July 1, 2005 was 44.60 percent, compared with Georgia's 99.06 percent increase for the same period. In contrast, Cobb County's population increase for the same period was 237.32 percent. This makes Cobb County one of the fastest growing counties in the nation since 1970.



A five-member Board of Commissioners governs Cobb County. The Board is comprised of one chairman elected county-wide, and four commissioners, each elected from a separate commission district serving four-year staggered terms. A county manager, who is appointed by and responsible to the Board of Commissioners, directs the daily operation of the county. Services provided to approximately 673,775 residents living in the 340.2 square mile area include: public safety (fire, EMS, police, 911 emergency, animal control and corrections), community development, community services, transportation, and other general governmental services. The county also provides water, sewer and solid waste disposal services to the public.

Cobb County is part of a very select group that includes less than 1 percent of counties nationwide to have achieved a Triple AAA credit rating, and this achievement has been accomplished for the tenth year in a row. In 1995, Moody's Investor Services awarded Cobb its first AAA rating citing strong economic growth and strong fiscal management. Cobb was the first county in Moody's eight-state southeast region to achieve this highly coveted rating. In April of 1996, Fitch Investors also awarded Cobb with their top rating AAA. Cobb was also the first county in Fitch's southeast region to achieve their AAA rating. Standard and Poor's upgraded Cobb to AAA in June of 1997. The Triple AAA rating is the most highly acclaimed indicator of the overall financial strength of a community. These coveted independent ratings verify that Cobb's sound fiscal policies and conservative management philosophy will guide Cobb into the future.

Thanks in large part to the foresight and stewardship of county leadership, today Cobb County is the leader in the metro area employing more than 439,260 within its boundaries. Currently, there are more than 29,899 businesses licensed in Cobb County. The top industries currently providing employment are professional, scientific, management, and administrative waste management services at 15.1 percent, educational, health, and social services at 15 percent, retail trade at 13 percent and manufacturing at 10 percent. The county's unemployment rate is 4 percent, which is lower than both the state of Georgia (4.4 percent) and the United States (4.3 percent).

Although the top 10 major employers in the community account for only 13.6 percent of all those employed in Cobb County, the national recognition they bring to the county cannot be overstated. There are three Fortune 500 companies that have their headquarters in Cobb County, with 22 international companies having a presence and contributing to our dynamic business environment. The companies include Lockheed Martin, The Home Depot and IBM. Each of these companies represents a different type of commercial enterprise that has found the environment within the county to be conducive to future growth.

In order to continue to compete in a global economy and ensure continued economic growth, Cobb County must continue to address the public infrastructure that effectively serves the demands for transportation and air travel, water supply, wastewater treatment and waste disposal. To address these challenges, along with other quality of life issues, Cobb aggressively developed and adopted its first five-year rolling Capital Improvement Program (CIP) in 1990. Since that time, Cobb County opened the South Cobb Regional Library in May of 2006. The South Cobb Regional Library is 20,000 square feet, with three study rooms and 36 public Internet computers.

Cobb County's superior service delivery and infrastructure improvements are effectively managed to maintain the lowest comparative property tax burden in the Metro Atlanta area.



2840 Atlanta Rd SE
Smyrna, GA 30080

Site Type: Radius

Latitude: 33.883215
Longitude: -84.514248
Radius: 1.0 mile

Summary	2000	2007	2012
Population	10,909	11,824	12,427
Households	4,869	5,179	5,416
Families	2,411	2,398	2,387
Average Household Size	2.22	2.26	2.27
Owner Occupied HUs	2,638	2,798	2,857
Renter Occupied HUs	2,231	2,381	2,559
Median Age	32.2	34.4	36.5

Trends: 2007-2012 Annual Rate	Area	State	National
Population	1%	2.24%	1.30%
Households	0.9%	2.25%	1.33%
Families	-0.09%	1.89%	1.08%
Owner HHs	0.42%	2.36%	1.41%
Median Household Income	3.37%	3.64%	3.32%

Households by Income	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	570	11.5%	473	9.1%	432	8.0%
\$15,000 - \$24,999	612	12.4%	320	6.2%	244	4.5%
\$25,000 - \$34,999	661	13.4%	542	10.5%	450	8.3%
\$35,000 - \$49,999	1,036	21.0%	961	18.6%	788	14.5%
\$50,000 - \$74,999	1,027	20.8%	1,181	22.8%	1,236	22.8%
\$75,000 - \$99,999	567	11.5%	711	13.7%	800	14.8%
\$100,000 - \$149,999	327	6.6%	714	13.8%	985	18.2%
\$150,000 - \$199,000	92	1.9%	153	3.0%	265	4.9%
\$200,000+	51	1.0%	124	2.4%	216	4.0%
Median Household Income	\$43,002		\$55,036		\$64,957	
Average Household Income	\$52,341		\$68,446		\$81,776	
Per Capita Income	\$24,006		\$30,193		\$35,859	

Population by Age	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	666	6.1%	712	6.0%	753	6.1%
5 - 9	603	5.5%	623	5.3%	623	5.0%
10 - 14	481	4.4%	631	5.3%	587	4.7%
15 - 19	604	5.5%	553	4.7%	663	5.3%
20 - 24	1,010	9.3%	923	7.8%	939	7.6%
25 - 34	2,833	26.0%	2,633	22.3%	2,272	18.3%
35 - 44	1,879	17.2%	2,247	19.0%	2,516	20.2%
45 - 54	1,180	10.8%	1,565	13.2%	1,836	14.8%
55 - 64	689	6.3%	933	7.9%	1,156	9.3%
65 - 74	541	5.0%	508	4.3%	535	4.3%
75 - 84	330	3.0%	359	3.0%	385	3.1%
85+	92	0.8%	137	1.2%	162	1.3%

Race and Ethnicity	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,546	60.0%	6,327	53.5%	6,098	49.1%
Black Alone	2,848	26.1%	3,321	28.1%	3,624	29.2%
American Indian Alone	60	0.6%	70	0.6%	76	0.6%
Asian Alone	240	2.2%	307	2.6%	354	2.8%
Pacific Islander Alone	6	0.1%	7	0.1%	8	0.1%
Some Other Race Alone	947	8.7%	1,454	12.3%	1,878	15.1%
Two or More Races	262	2.4%	338	2.9%	390	3.1%
Hispanic Origin (Any Race)	1,957	17.9%	2,781	23.5%	3,415	27.5%

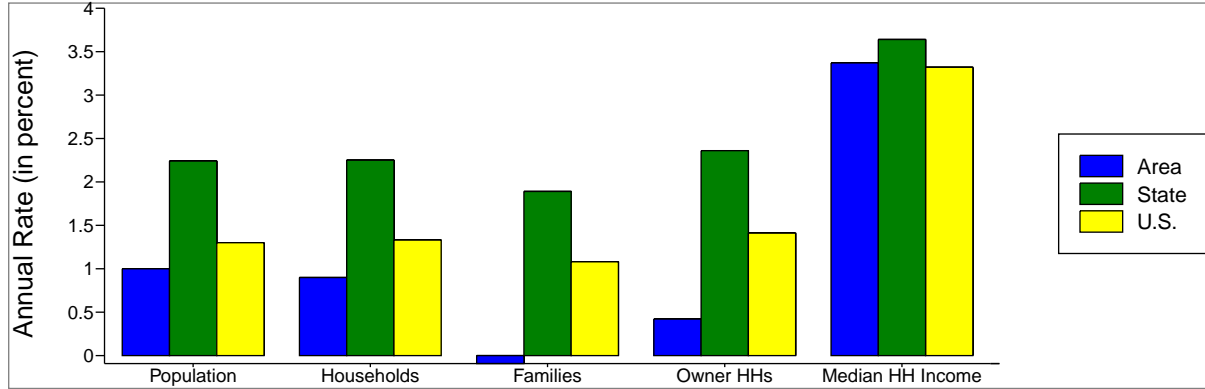


2840 Atlanta Rd SE
Smyrna, GA 30080

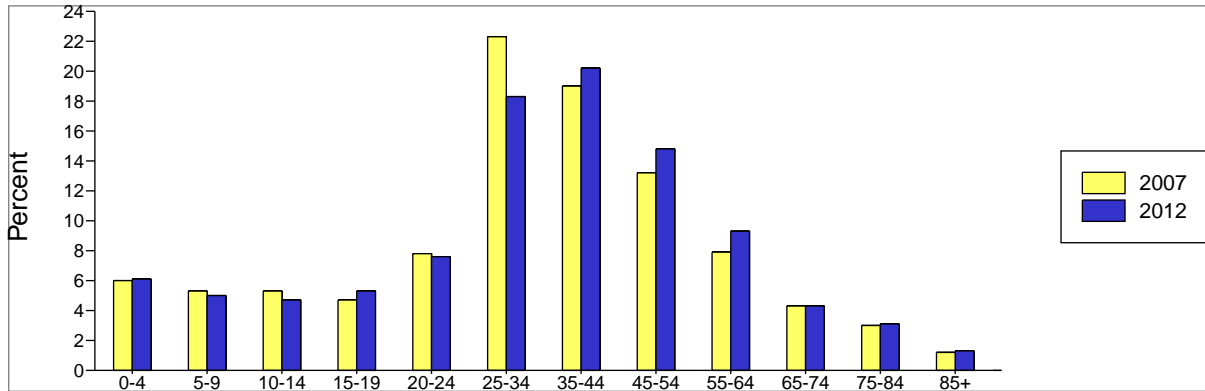
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Longitude: -84.514248
Radius: 1.0 mile

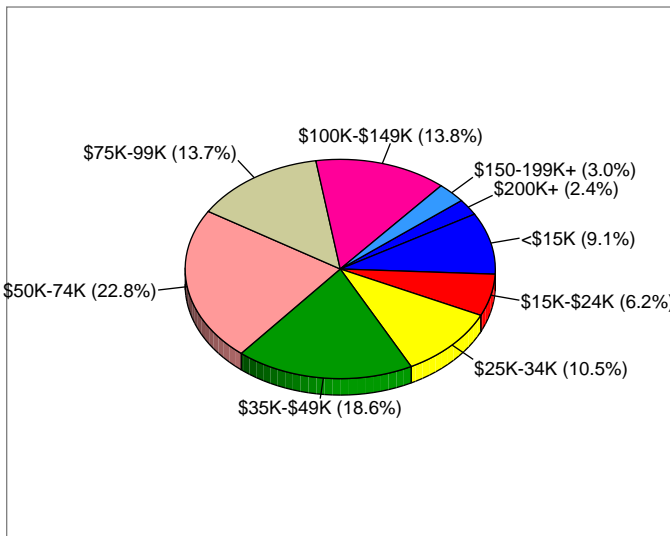
Trends 2007-2012



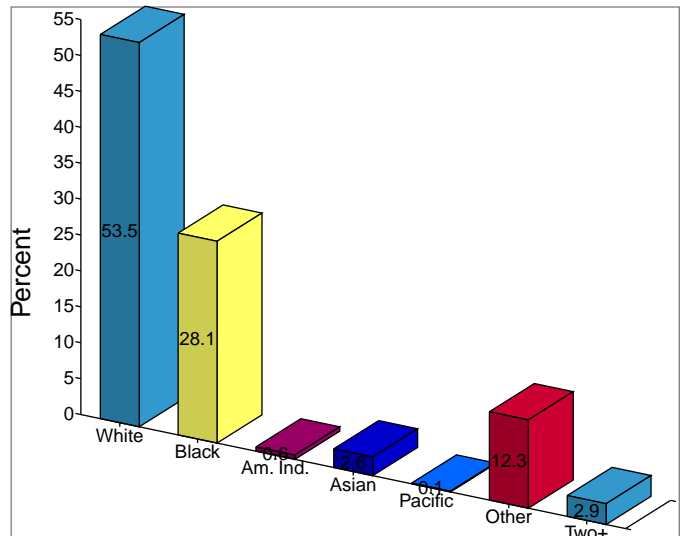
Population by Age



2007 Household Income



2007 Population by Race



2007 Percent Hispanic Origin: 23.5%



2840 Atlanta Rd SE
Smyrna, GA 30080

Site Type: Radius

Latitude: 33.883215
Longitude: -84.514248
Radius: 3.0 mile

Summary	2000	2007	2012
Population	83,724	90,980	95,643
Households	36,473	38,953	40,777
Families	19,223	19,248	19,259
Average Household Size	2.27	2.31	2.32
Owner Occupied HUs	15,943	17,124	17,756
Renter Occupied HUs	20,530	21,829	23,022
Median Age	31.0	32.9	33.8

Trends: 2007-2012 Annual Rate	Area	State	National
Population	1%	2.24%	1.30%
Households	0.92%	2.25%	1.33%
Families	0.01%	1.89%	1.08%
Owner HHs	0.73%	2.36%	1.41%
Median Household Income	3.4%	3.64%	3.32%

Households by Income	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	3,629	10.0%	2,827	7.3%	2,526	6.2%
\$15,000 - \$24,999	3,981	10.9%	2,530	6.5%	1,726	4.2%
\$25,000 - \$34,999	5,077	13.9%	3,558	9.1%	2,942	7.2%
\$35,000 - \$49,999	7,246	19.9%	6,396	16.4%	5,437	13.3%
\$50,000 - \$74,999	8,048	22.1%	9,401	24.1%	9,065	22.2%
\$75,000 - \$99,999	3,863	10.6%	5,720	14.7%	6,279	15.4%
\$100,000 - \$149,999	2,930	8.0%	5,100	13.1%	7,432	18.2%
\$150,000 - \$199,000	856	2.4%	1,800	4.6%	2,561	6.3%
\$200,000+	795	2.2%	1,622	4.2%	2,809	6.9%
Median Household Income	\$45,913		\$59,954		\$70,872	
Average Household Income	\$58,660		\$79,319		\$98,105	
Per Capita Income	\$25,485		\$33,595		\$41,291	

Population by Age	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,011	7.2%	6,233	6.9%	6,742	7.0%
5 - 9	5,027	6.0%	5,639	6.2%	5,204	5.4%
10 - 14	4,114	4.9%	5,050	5.6%	5,108	5.3%
15 - 19	4,212	5.0%	5,128	5.6%	5,248	5.5%
20 - 24	8,267	9.9%	6,909	7.6%	10,043	10.5%
25 - 34	22,201	26.5%	21,160	23.3%	17,527	18.3%
35 - 44	13,604	16.2%	16,269	17.9%	17,532	18.3%
45 - 54	8,908	10.6%	10,668	11.7%	12,538	13.1%
55 - 64	5,042	6.0%	7,044	7.7%	8,209	8.6%
65 - 74	3,584	4.3%	3,610	4.0%	3,804	4.0%
75 - 84	2,120	2.5%	2,333	2.6%	2,582	2.7%
85+	636	0.8%	938	1.0%	1,103	1.2%

Race and Ethnicity	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
White Alone	48,660	58.1%	47,234	51.9%	45,677	47.8%
Black Alone	23,620	28.2%	27,606	30.3%	30,118	31.5%
American Indian Alone	340	0.4%	407	0.4%	449	0.5%
Asian Alone	2,923	3.5%	3,773	4.1%	4,363	4.6%
Pacific Islander Alone	30	0.0%	35	0.0%	40	0.0%
Some Other Race Alone	6,177	7.4%	9,390	10.3%	12,075	12.6%
Two or More Races	1,974	2.4%	2,534	2.8%	2,922	3.1%
Hispanic Origin (Any Race)	12,492	14.9%	17,597	19.3%	21,593	22.6%

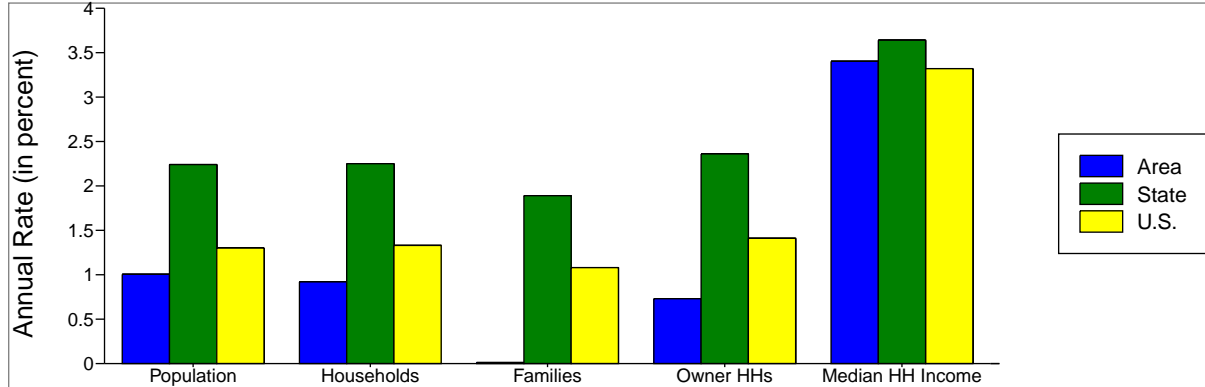


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Smyrna, GA 30080

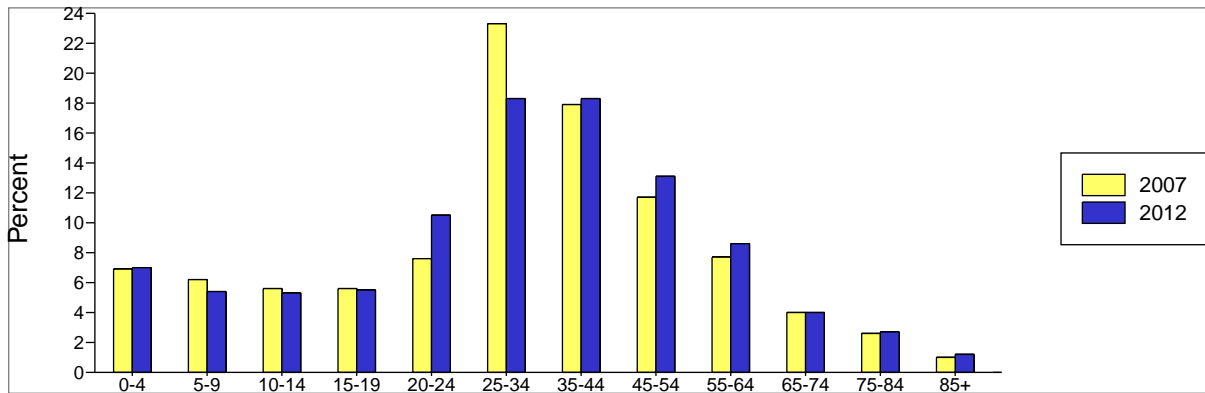
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Longitude: -84.514248
Radius: 3.0 mile

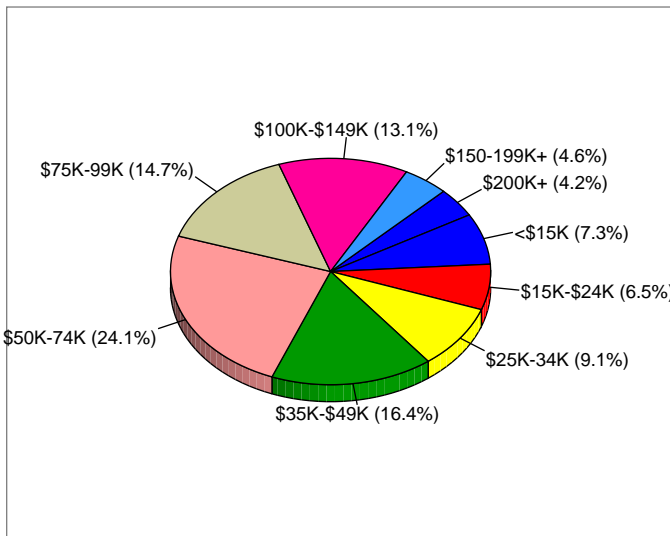
Trends 2007-2012



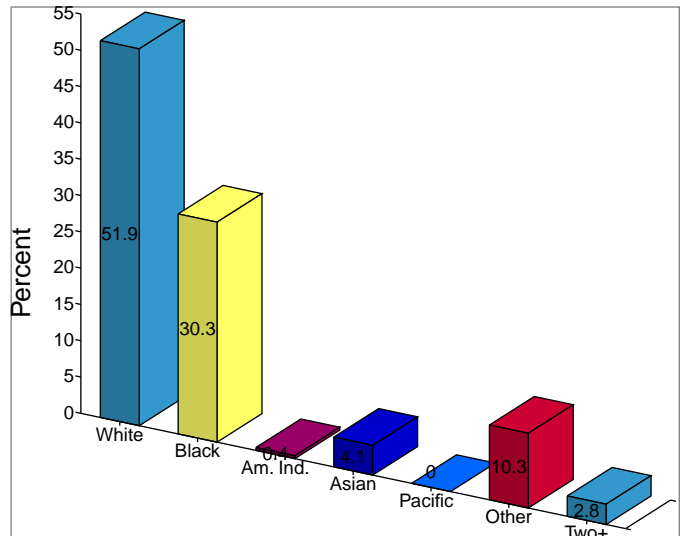
Population by Age



2007 Household Income



2007 Population by Race



2007 Percent Hispanic Origin: 19.3%



2840 Atlanta Rd SE
Smyrna, GA 30080

Site Type: Radius

Latitude: 33.883215
Longitude: -84.514248
Radius: 5.0 mile

Summary	2000	2007	2012
Population	192,917	213,849	226,358
Households	81,017	87,965	92,844
Families	43,284	44,322	44,898
Average Household Size	2.33	2.36	2.37
Owner Occupied HUs	35,155	38,763	40,810
Renter Occupied HUs	45,862	49,202	52,034
Median Age	30.9	32.7	33.1

Trends: 2007-2012 Annual Rate	Area	State	National
Population	1.14%	2.24%	1.30%
Households	1.09%	2.25%	1.33%
Families	0.26%	1.89%	1.08%
Owner HHs	1.03%	2.36%	1.41%
Median Household Income	3.58%	3.64%	3.32%

Households by Income	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	8,274	10.2%	6,627	7.5%	5,979	6.4%
\$15,000 - \$24,999	8,309	10.3%	5,732	6.5%	4,097	4.4%
\$25,000 - \$34,999	11,171	13.8%	7,431	8.4%	6,159	6.6%
\$35,000 - \$49,999	15,588	19.2%	14,173	16.1%	11,859	12.8%
\$50,000 - \$74,999	17,935	22.1%	20,291	23.1%	19,740	21.3%
\$75,000 - \$99,999	8,852	10.9%	13,161	15.0%	14,165	15.3%
\$100,000 - \$149,999	6,593	8.1%	11,753	13.4%	17,243	18.6%
\$150,000 - \$199,000	1,852	2.3%	4,380	5.0%	6,146	6.6%
\$200,000+	2,481	3.1%	4,414	5.0%	7,455	8.0%
Median Household Income	\$46,715		\$61,127		\$72,868	
Average Household Income	\$62,077		\$83,080		\$102,112	
Per Capita Income	\$26,631		\$34,587		\$42,339	

Population by Age	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,467	7.0%	14,274	6.7%	15,567	6.9%
5 - 9	11,433	5.9%	12,962	6.1%	12,060	5.3%
10 - 14	9,724	5.0%	11,863	5.5%	12,083	5.3%
15 - 19	10,304	5.3%	12,993	6.1%	13,062	5.8%
20 - 24	19,765	10.2%	17,913	8.4%	25,781	11.4%
25 - 34	49,704	25.8%	48,422	22.6%	42,333	18.7%
35 - 44	31,639	16.4%	37,469	17.5%	39,401	17.4%
45 - 54	21,058	10.9%	25,429	11.9%	29,029	12.8%
55 - 64	11,938	6.2%	16,982	7.9%	19,553	8.6%
65 - 74	7,846	4.1%	8,318	3.9%	9,457	4.2%
75 - 84	4,698	2.4%	5,213	2.4%	5,624	2.5%
85+	1,343	0.7%	2,012	0.9%	2,409	1.1%

Race and Ethnicity	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
White Alone	114,614	59.4%	113,962	53.3%	111,402	49.2%
Black Alone	52,692	27.3%	63,879	29.9%	70,805	31.3%
American Indian Alone	645	0.3%	771	0.4%	850	0.4%
Asian Alone	7,079	3.7%	9,395	4.4%	11,064	4.9%
Pacific Islander Alone	102	0.1%	122	0.1%	135	0.1%
Some Other Race Alone	13,119	6.8%	19,664	9.2%	25,070	11.1%
Two or More Races	4,666	2.4%	6,056	2.8%	7,033	3.1%
Hispanic Origin (Any Race)	26,753	13.9%	37,427	17.5%	45,666	20.2%

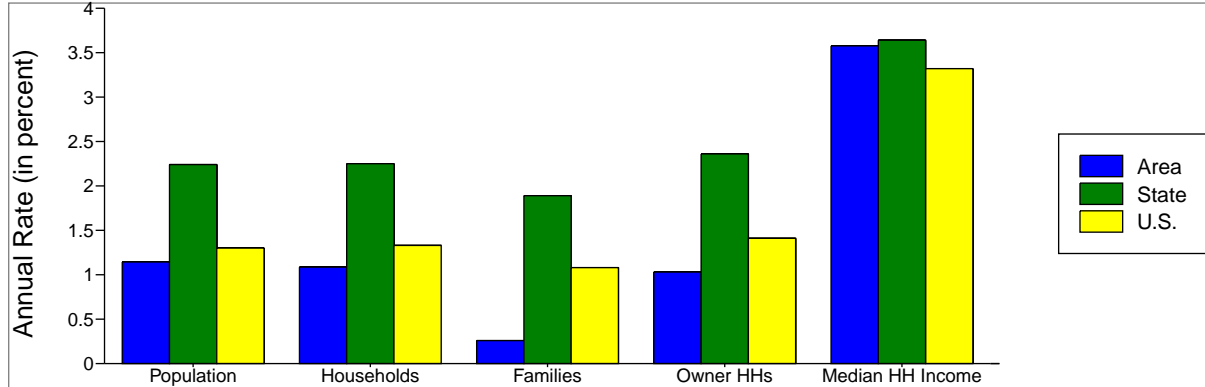


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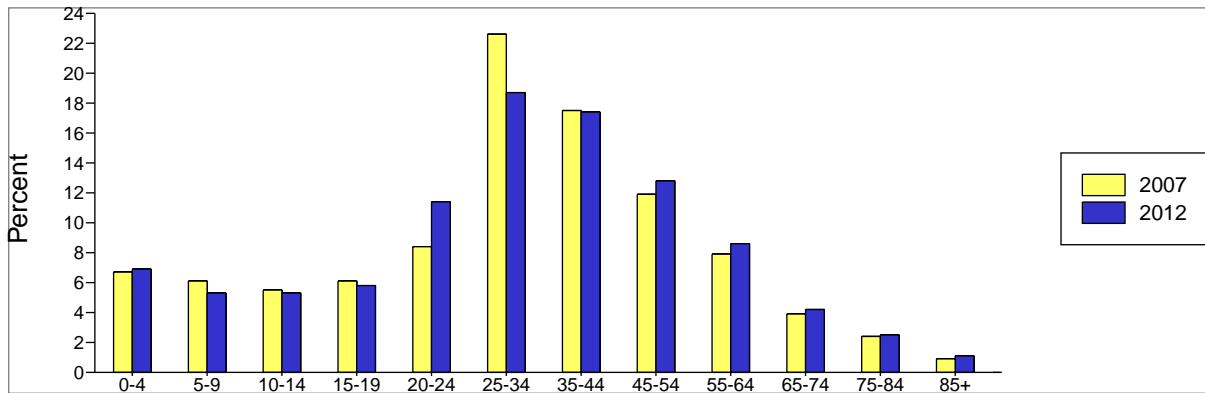
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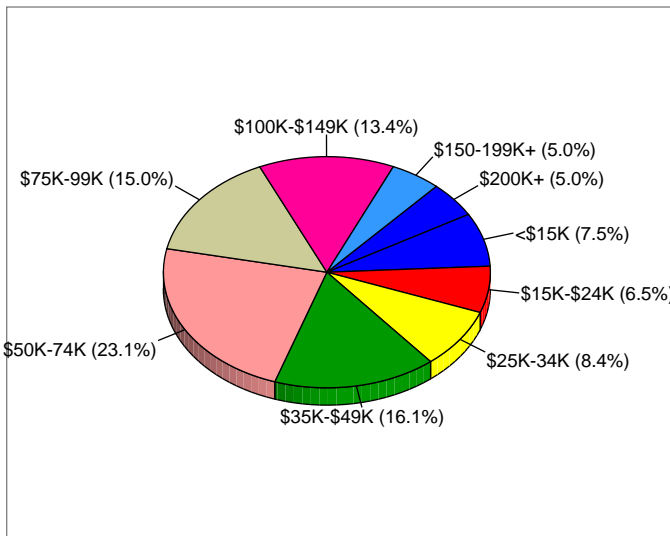
Trends 2007-2012



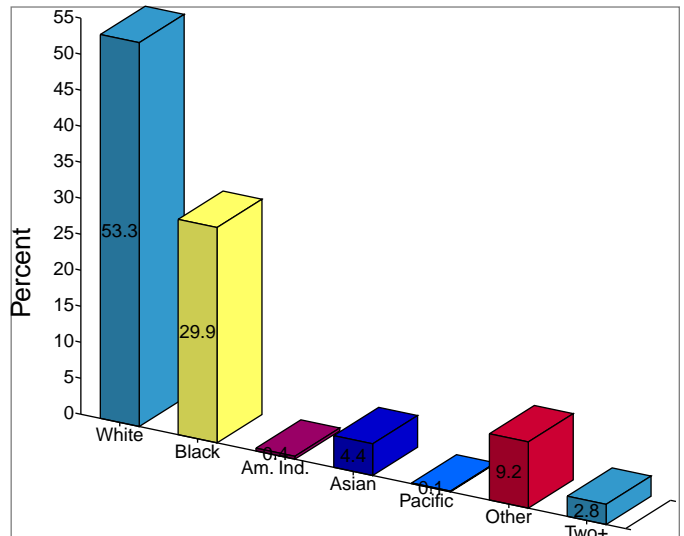
Population by Age



2007 Household Income



2007 Population by Race



2007 Percent Hispanic Origin: 17.5%