



FOR SALE

SHALLOW BAY INDUSTRIAL PROPERTY-VALUE ADD
6487 GA HWY 85 RIVERDALE, GA 30274



EXECUTIVE SUMMARY

6487 GA Highway 85 in Riverdale is a strategically positioned industrial property in the Atlanta MSA in an established industrial corridor that is one of the nation's most dynamic logistics and population growth markets.

The property serves a densely populated trade area in Clayton County, whose access to GA Highway 85, Interstate 75, Interstate 285, GA Highway 314, and Hartsfield-Jackson Atlanta International Airport positions it within a critical distribution and service corridor supporting industrial, contractor, logistics, automotive, and airport-oriented businesses.

The property is characterized by flexible multi-tenant layouts, shallow-bay industrial configurations, extensive grade-level loading, ample parking, and functional space to accommodate a diverse tenant base supported by a strong leasing demand from small to mid-sized industrial users seeking well-located, cost-effective space within the Atlanta metropolitan area.

This investment profile offers in-place cash flow and opportunities to enhance long-term value with multiple avenues for future income growth. Through lease-up, mark-to-market rental increases, and proactive asset management, this asset offers both current yield and long-term appreciation potential.

Investment Highlights

- 73,735 SF
- 27 Units
- 74.1% Occupied
- Current NOI \$449,135.25
- Diversified rent roll with no dominant tenant concentration
- Lease expirations distributed through 2036
- Built-in contractual rent escalations
- Meaningful vacancy upside w/o redevelopment
- Multiple avenues for NOI growth through active management

FOR SALE
\$7,373,500



6487 GA HWY 85

6487 GA Highway 85 is an income-producing multi-tenant commercial asset with direct frontage along GA Route 85 in the Riverdale / Clayton County trade area. The property consists of approximately 73,735 square feet across five single-story buildings situated on 4.955 acres and features a functional mix of retail, office, restaurant, and light industrial tenancy.

The property is located within an established commercial corridor serving Riverdale, Jonesboro, College Park, and surrounding South Atlanta communities—an area whose strength lies in logistics, workforce availability, and infill commercial development. Its immediate proximity to Hartsfield-Jackson Atlanta International Airport and direct access to Atlanta’s expanding southern growth corridor position the asset within one of the most active economic submarkets in the region.

The property is a compelling opportunity for experienced investors seeking both current cash flow and long-term upside in a high-traffic South Atlanta corridor.



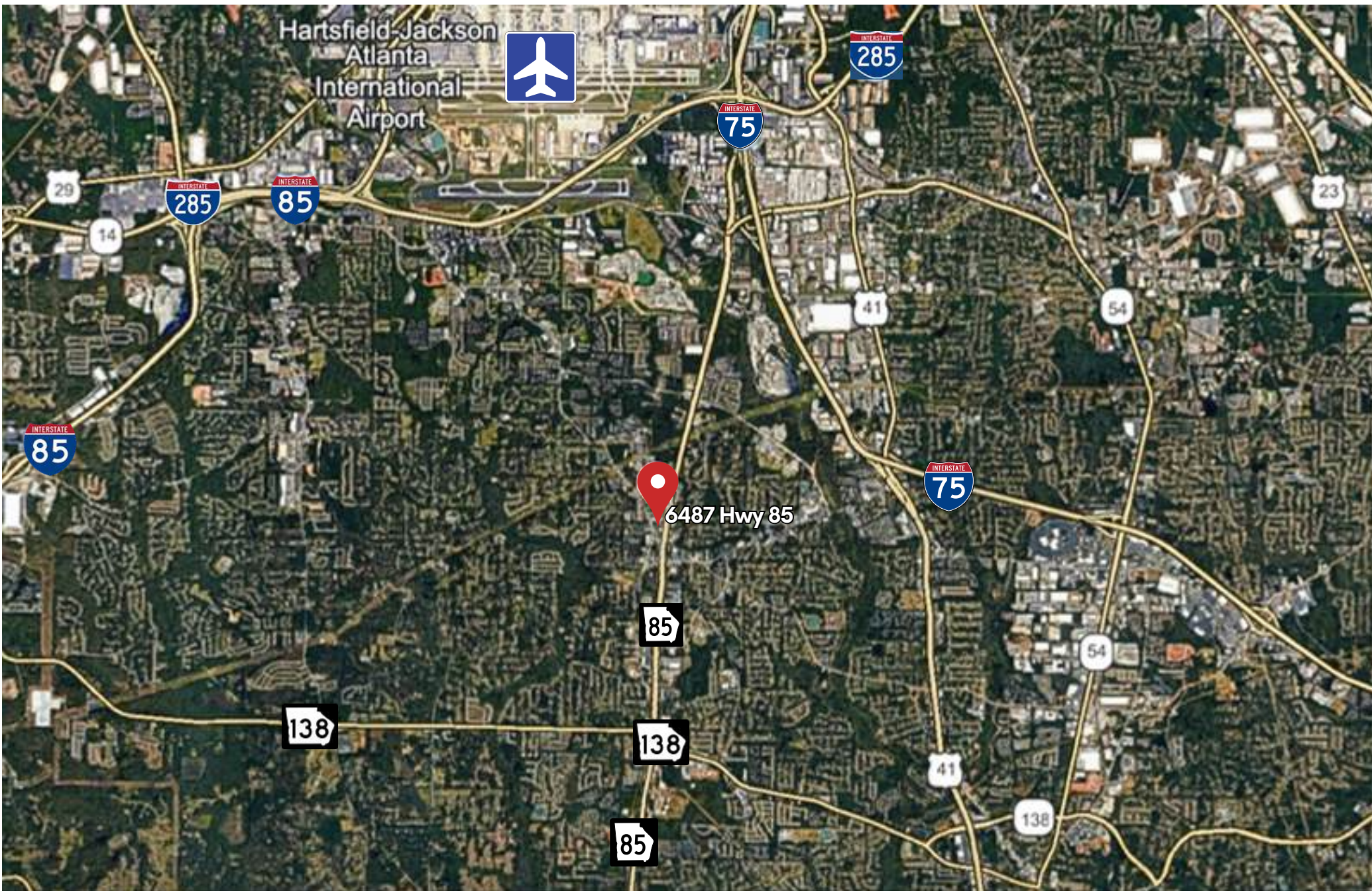
Riverdale Business Park	
Address	6487 GA Hwy 85, Riverdale, GA
Parcel ID	13138D F005
Property Type	Retail / Light Industrial / Flex
Buildings	Five (5)
Stories	One (1)
Year Built	1963, 1970, 1973, 1977
Gross Rentable Area	73,735 SF
Site Area	4.955 Acres
Units	26
Drive-Ins/Roll-up Doors	31
Clear Heights	11'-14'
Ingress/Egress	King Rd., Church St., GA Hwy 85
Parking	218 Spaces, 4 ADA
Zoning	GC (General Commercial)
Construction	Steel , CMU, masonry
Utilities	Clayton County Water Authority, Georgia Power, Atlanta Gas Light

6487 GA HWY 85



GA HWY 85

6487 GA HWY 85



SURVEYOR'S LEGAL DESCRIPTION

[illegible]

ALTA/SURVEY AND TITLE SURVEY
AND REENTRY SURVEY FOR
WM RIVERDALE PARK I, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
WM RIVERDALE PARK II, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
SOUTHERN STATES BANK
AND CHICAGO TITLE INSURANCE COMPANY

LOTS 5, 6, 7, 8, 14 & PART OF LOT 15,
CARGLE SUBDIVISION OF RIVERDALE HEIGHTS
IN THE CITY OF RIVERDALE
IN LAND LOT 138
13th DISTRICT
CLAYTON COUNTY, GEORGIA
STREET ADDRESS: 5427 HIGHWAY 80
RIVERDALE, GEORGIA

SCHEDULE B – TITLE EXCEPTION NOTICE

[illegible]

ENCROACHMENT NOTE:

DISCLOSURE NOTE:
Some of the amendments on the previously
disclosed items on the following property were
of the amendments on the following property
disclosed on the "General".

[illegible]

It is noted that results in accordance with the 2007 National Standard (and Recommendations for A14/2007) used the term "average" for the assessment and calculated by 50% and 500% are recorded (Table 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 8


 William C. Smith
 Surgeon's Lieutenant
 William C. Smith
 REGISTERED LAND SURVEYOR No. 1911
 in the State of Georgia
 Date of Last Renewal: 10-01-2000

ACCESS NOTE:

ACCESS NOTE:
The document may contain details of research in progress, which is not a final word of the Institute's policy.

PEINING MEITE

LEARNING NOTE:
As you read this on multiple readings and times,
this property is known as the "law of the excluded middle."

[illegible]

PARKING NOTE:

Any other necessary details for the use of the
property, its location, condition,
and the proposed use, shall be submitted
separately.

Updated

[illegible]

FLOOD ZONE NOTICE

By printed journal only, the property is in June of the Flood Insurance Rate

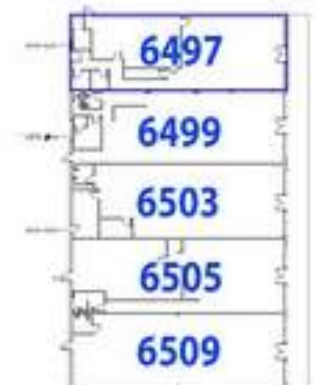
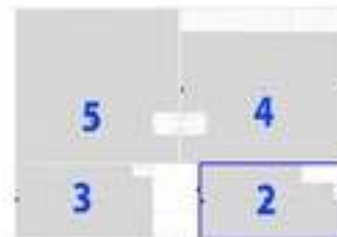
Wash. Community Fund 708/70288-2, at
is not in a Special Fund Account Area.
FIELD REPORT
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Shapiro & Shapiro, Inc., Publishers, P.O.
Box 908, New York, N.Y. 10108
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Printed in U.S.A.

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Journal of Internal Medicine 247: 395–402

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

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6487 GA HWY 85 GALLERY

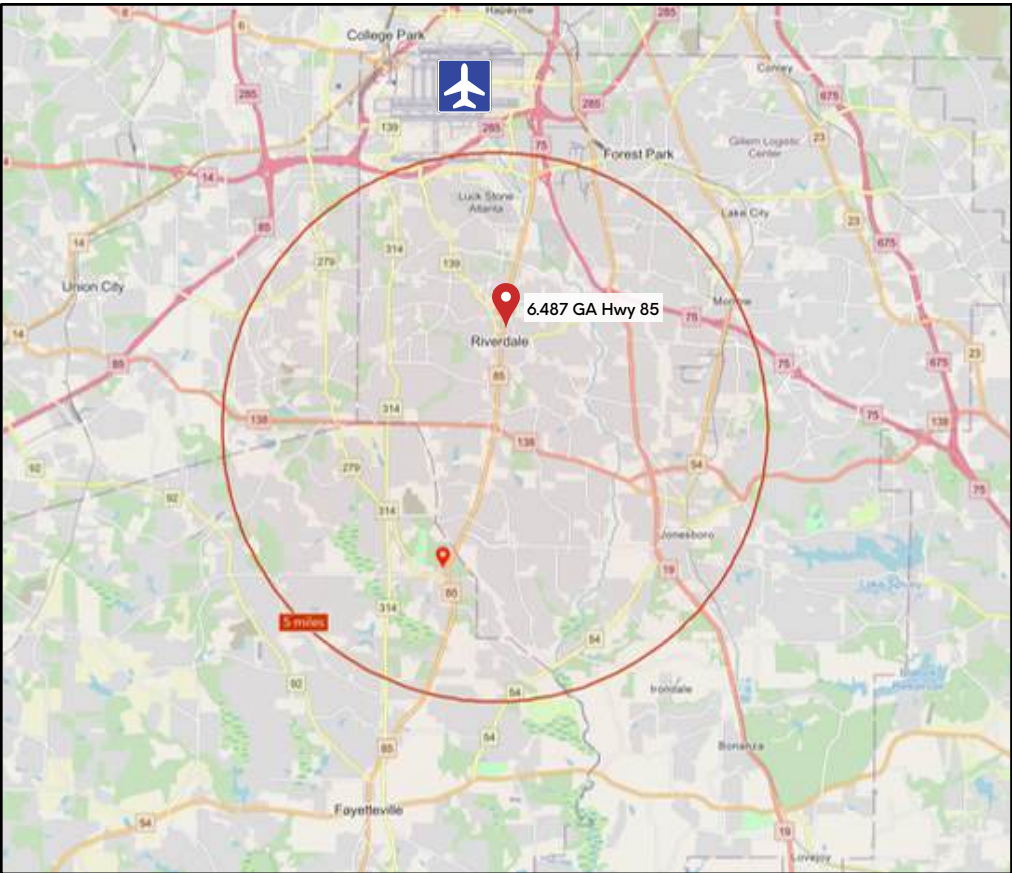


DEMOGRAPHICS

6487 GA Hwy 85 is positioned within a dense South Metro Atlanta trade area supported by more than 425,000 residents and approximately 156,000 households within the surrounding market. The area combines the affluence and purchasing power of Fayette County with the workforce depth and transportation advantages of Clayton County, creating a highly functional demand base for retail, service, office, and flex users.

Unemployment remains relatively healthy at approximately 4%, while the market supports an estimated 12,000+ businesses, reflecting sustained entrepreneurial activity and long-term tenant demand throughout the South Atlanta corridor.

Within a 15-mile radius the trade area spans portions of Fayette County, Clayton County, southern Fulton County, western Henry County, and eastern Coweta County and is anchored by access to Hartsfield-Jackson Atlanta International Airport. Major transportation corridors, including I-75, I-285, GA Hwy 85, and GA 314, provide efficient connectivity and create sustained demand from distribution, service, contractor, and airport-related users.



Demographic Snapshot	
Metric	Estimated Trade Area Total*
Population	425,000+
Households	155,000+
Unemployment Rate	Approx. 3.8% – 4.5%
Businesses	12,000+

Income Statement - 12 Month

Report for: 09/01/2025 to 08/31/2026

Atlas Management
 Project/Job: Riverside Business Center - 8457 Hwy 95 - 8457 Georgia Highway 95 Riverdale, GA 30274
 Fund Type: 01
 Period Range: Sep 2025 to Aug 2026
 Accounting Basis: Cash
 Level of Detail: Detail view
 Include Zero Balance GL Accounts: No

Account Name	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Total
Operating Income & Expense													
Income													
INCOME ACCOUNTS													
Base Rent Income	28,022.24	28,024.18	28,027.24	28,087.75	32,471.41	35,421.85	35,196.93	32,512.96	38,356.18	30,792.48	26,039.43	27,216.60	371,089.22
Late Fees & Penalties (4)	908.88	1,001.11	615.00	665.54	1,437.51	285.01	146.89	3.61	680.58	0.00	906.00	453.08	4,988.58
CAM Income (6)	7,457.17	7,285.47	7,965.92	8,119.20	7,575.08	11,263.71	9,799.74	8,445.74	10,032.49	8,055.43	5,505.78	6,779.37	96,283.10
Rent Concessions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,000.00
NOI Fee Income	50.50	0.00	0.00	50.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	150.50
Total INCOME ACCOUNTS	36,538.80	36,310.76	37,618.16	34,922.49	41,484.00	46,979.57	45,142.76	40,962.31	58,089.25	38,837.91	32,545.19	32,448.63	473,485.39
Total Operating Income	36,538.80	36,310.76	37,618.16	34,922.49	41,484.00	46,979.57	45,142.76	40,962.31	58,089.25	38,837.91	32,545.19	32,448.63	473,485.39
Expense													
Recoverable Operating Expenses													
Utilities													
Water	-11,801.52	3,380.63	4,322.83	3,458.93	4,060.44	4,436.57	1,273.08	5,362.43	5,312.45	3,806.08	6,142.90	5,987.34	35,642.75
Stormwater	0.00	0.00	49.11	34.20	34.20	34.20	31.96	0.00	44.85	44.85	44.85	44.85	300.16
Electricity	565.97	650.93	905.13	906.08	675.54	356.95	356.68	316.98	1,150.78	337.27	879.73	1,506.48	8,544.12
Total Utilities	-11,235.55	4,031.56	5,277.07	4,409.21	4,770.18	4,827.72	1,661.71	5,733.36	6,463.23	4,146.20	7,067.47	7,488.67	44,537.03
Repairs & Maintenance													
Exterior R&M	0.00	1,958.50	0.00	325.00	325.00	325.00	405.00	325.00	325.00	325.00	1,975.00	325.00	6,807.00
Plumbing R&M	0.00	625.00	0.00	0.00	0.00	0.00	2,200.00	0.00	0.00	0.00	3,950.00	0.00	8,775.00
Paint/Windows R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00	750.00
Landscaping	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
Janitorial/Cleaning	0.00	0.00	0.00	0.00	325.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	325.00
Bulk Trash	0.00	0.00	0.00	1,875.00	2,200.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	4,275.00
Total Repairs & Maintenance	400.00	2,983.50	400.00	2,400.00	3,050.00	725.00	3,405.00	725.00	725.00	725.00	4,475.00	1,475.00	24,132.00
Administrative													
Management Fees	1,614.52	1,451.04	0.00	2,883.62	0.00	0.00	3,538.61	3,444.04	0.00	0.00	0.00	6,216.80	15,149.63
Supplies & Equipment	0.00	0.00	0.00	173.44	0.00	0.00	121.78	0.00	0.00	0.00	0.00	0.00	295.22
Bank Fees	35.00	12.50	0.00	30.00	0.00	0.00	35.00	25.00	12.50	-2.50	12.50	25.00	205.00
Legal & Professional Fe	12,095.44	1,419.68	0.00	2,152.94	2,080.10	111.00	0.00	7,188.64	0.00	2,737.78	4,167.83	0.00	31,902.89
Total Administrative	13,745.96	2,883.22	0.00	5,071.96	2,263.14	146.00	3,694.39	10,635.68	12.50	2,735.28	4,180.33	6,241.80	51,552.44
Insurance													
Insurance Expense	2,696.06	2,696.06	2,696.06	2,696.06	2,696.06	2,696.06	0.00	5,500.00	2,529.06	2,529.06	2,529.06	2,529.06	31,792.88
Total Insurance	2,696.06	2,696.06	2,696.06	2,696.06	2,696.06	2,696.06	0.00	5,500.00	2,529.06	2,529.06	2,529.06	2,529.06	31,792.88
Total Recoverable Operating Expenses	5,544.67	12,585.34	6,373.13	14,346.43	12,969.88	8,384.88	9,963.15	22,589.74	8,729.79	10,437.82	20,251.96	17,734.83	162,914.87
Non-Recoverable Expenses													
Electricity - Vacancies	225.48	1,324.98	587.16	1,496.25	1,801.49	1,157.83	1,329.73	908.58	255.49	750.24	582.60	407.42	16,872.05
HVAC R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	254.00	0.00	478.00	478.00
Janitorial/Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	400.00
Storage R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	250.00
Bulk Trash	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00	1,750.00	0.00	0.00	2,500.00
Plumbing R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	368.00	0.00	0.00	0.00	368.00
Roof R&M	0.00	967.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,877.00	0.00	5,629.00
Key/Lock Replacement	0.00	262.30	0.00	0.00	0.00	229.79	0.00	0.00	280.00	0.00	0.00	0.00	752.09
Exterior R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,995.00	0.00	0.00	0.00	0.00	1,995.00
Total Non-Recoverable Exp	426.48	2,191.68	549.48	1,496.25	1,801.49	1,387.32	1,329.73	2,904.58	1,817.49	3,464.24	3,209.60	2,882.82	33,334.05
Total Operating Expense	426.48	2,191.68	549.48	1,496.25	1,801.49	1,387.32	1,329.73	2,904.58	1,817.49	3,464.24	3,209.60	2,882.82	33,334.05
NOI - Net Operating Income	36,112.32	34,119.08	37,068.78	33,426.24	39,682.51	45,592.25	43,813.03	38,057.73	46,271.76	35,373.67	29,335.59	29,565.81	440,151.34

RENT ROLL

Properties: Riverdale Business Center - 6487 Hwy 85 - 6487 Georgia Highway 85 Riverdale, GA 30274

Units: Active

Include Advertised Rent: No

OL Accounts: None

As of: 06/30/2028

Include Non-Revenue Units: No

Unit	SqFt	Total	Recurring Charges	Lease From	Lease To	Next Rent Increase	Status
- Riverdale Business Center - 6487 Hwy 85 - 6487 Georgia Highway 85 Riverdale, GA 30274							
Suite A	3,640	4,523.32	777.66	07/01/2024	07/01/2027	07/01/2027	Evict
Suite B	1,893	2,346.28	403.43	03/01/2023	03/01/2031	03/01/2027	Current
Suite C	1,833		0.00				Vacant-Unleased
Suite D	1,835	0.00		04/01/2024	04/01/2028		Evict
Suite E	1,893		0.00				Vacant-Unleased
Suite F	1,895	2,897.38	372.77	01/01/2024	01/01/2027	01/01/2027	Current
Suite G	3,640	4,289.21	752.26	04/01/2024	03/01/2027		Current
Suite H	1,854	370.57	370.57	06/01/2023	06/01/2028		Evict
Suite I	1,828	2,124.38	395.83	07/01/2023	06/30/2028	07/01/2027	Current
Suite J	1,833		0.00				Vacant-Unleased
Suite K-M	8,718	6,897.78	1,897.78	01/01/2028	12/31/2030	01/01/2027	Current
Suite 1-2	2,954		0.00				Vacant-Unleased
Suite 4	3,025	2,500.00	618.42	05/01/2028	04/30/2031	05/01/2027	Current
Suite 5	3,043		0.00				Vacant-Unleased
Suite 6487	3,743	3,800.00	618.77	09/01/2025	08/31/2030	09/01/2028	Current
Suite 6485 & 6487	1,540	1,518.00	338.00	10/01/2021	09/30/2028	10/01/2026	Current
Suite 6489	2,724	2,817.78	540.85	04/01/2025	07/31/2028	04/01/2027	Current
Suite 6473	2,488		0.00				Vacant-Rented
Suite 6475	2,488	0.00		07/01/2028	06/30/2029	11/01/2028	Notice-Unleased
Suite 6479	2,400	3,000.00	480.00	05/01/2025	07/31/2028	05/01/2027	Evict
Suite 6483	2,488		0.00				Vacant-Unleased
Suite 6487	2,715	588.88	588.88	07/15/2024	01/01/2033	11/01/2028	Current
Suite 6487	2,488	2,430.40	540.80	10/01/2023	09/30/2028	10/01/2028	Current
Suite 6488	2,500	2,550.53	581.87	07/01/2023	06/30/2028	07/01/2027	Current
Suite 6503	2,723	3,089.53	588.88	05/01/2024	04/30/2031	05/01/2027	Current
Suite 6505	2,488	2,474.87	488.88	10/01/2023	09/30/2027	10/01/2028	Current
Suite 6508	2,792	3,583.07	558.40	02/01/2025	01/31/2034		Current
27 Units	79,756	48,724.08	11,344.53				74.7% Occupied

ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

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