

# OFFERING MEMORANDUM

FOR SALE | RETAIL / OFFICE INVESTMENT

# GREEN STREET CENTER

1035 Green Street SE | Conyers, GA 30012



LIST PRICE	BUILDING SIZE	OCCUPANCY
<b>\$3,150,000</b>	<b>14,872 SF</b>	<b>100%</b>

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Prospective purchasers shall be responsible for all costs and expenses associated with their investigation of the property, including but not limited to legal, accounting, environmental, and engineering fees.

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## 01 EXECUTIVE SUMMARY

CSG Commercial is pleased to present the opportunity to acquire Green Street Center, a 14,872-square-foot multi-tenant retail and office property located in the heart of Conyers, Georgia. The property is 100% leased to a stable tenant base and offers a new owner immediate, in-place cash flow with embedded rent escalations and a strategic location one block from the Rockdale County Courthouse and within walking distance of historic Olde Town Conyers.

Situated on a 3.9-acre lot just one mile from Interstate 20 and approximately 28 miles east of Hartsfield-Jackson Atlanta International Airport, Green Street Center benefits from strong frontage, ample parking, and direct exposure to the daytime population generated by the adjacent county government complex and downtown business district. The Conyers/Rockdale County submarket has experienced sustained population and household income growth, supported by ongoing public infrastructure investment in the Olde Town district.

The offering is well-suited to a private investor or 1031 exchange buyer seeking a stabilized, low-management asset with a defensive tenant mix anchored by a long-tenured local operator. With contractual rent escalations of 2.5% per year and 100% current occupancy, Green Street Center is positioned to deliver predictable, growing income through the hold period.

<b>Offering Price</b>	\$3,150,000	<b>Building Size</b>	14,872 SF
<b>Price / SF</b>	\$211.81	<b>Lot Size</b>	3.9 Acres (±169,884 SF)
<b>Cap Rate (Pro Forma)</b>	7.90%	<b>Occupancy</b>	100% Leased
<b>Cap Rate (2025 Actual)</b>	7.33%	<b>Suites / Tenants</b>	6 Suites   4 Tenants
<b>Property Type</b>	Retail / Office	<b>Annual Escalations</b>	2.5%

## 02 INVESTMENT HIGHLIGHTS

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- **100% Occupied at Acquisition.** All six suites are leased to four tenants, providing immediate stabilized income from day one. The new owner steps into a fully operating asset with no lease-up risk or carry.
- **Contractual Rent Growth.** All four leases include built-in annual escalations of 2.5%, providing organic NOI growth without the need for active asset management or capital reinvestment over the hold.
- **Long-Tenured Anchor Tenant.** The anchor tenant occupies approximately 82% of the building under an NNN lease structure across two contiguous suite groupings, providing rent stability and recovery of major operating expenses including taxes, insurance, and common area maintenance.
- **Irreplaceable Location.** Positioned one block from the Rockdale County Courthouse and within walking distance of historic Olde Town Conyers, the property benefits from a continuous flow of legal, professional, and government-related foot traffic, with no comparable competing supply pipeline in the immediate trade area.
- **Strategic Highway Access.** Direct access to Interstate 20 is approximately one mile to the south, providing fast connectivity to downtown Atlanta (28 miles), Hartsfield-Jackson International Airport, and the broader metro market.
- **Below-Market In-Place Rents.** Weighted-average in-place rent of \$18.92/SF/yr provides upside on lease rollover relative to comparable Conyers-area retail/office product, particularly on the smaller in-line suites.
- **Low-Management, Defensive Asset.** Single-story construction, surface parking, and stable long-term tenancy make this an ideal asset for a private investor, 1031 exchange buyer, or syndication seeking predictable cash flow without operational intensity.

## 03 PROPERTY OVERVIEW



<b>Address</b>	1035 Green Street SE, Conyers, GA 30012
<b>County</b>	Rockdale County
<b>Property Type</b>	Multi-tenant retail / office
<b>Building Size</b>	14,872 SF
<b>Lot Size</b>	3.9 Acres (±169,884 SF)
<b>Suites / Tenants</b>	6 suites   4 tenants   100% leased
<b>Year Built / Renovated</b>	1985 / renovated 2005
<b>Construction</b>	Single-story stucco exterior, flat/parapet roof, surface parking
<b>Parking</b>	±51 surface spaces (3.43 per 1,000 SF)
<b>Zoning</b>	MXD — Mixed Use District (City of Conyers)
<b>Utilities</b>	Georgia Power   Rockdale Water Resources   City of Conyers (trash)
<b>Occupancy</b>	100%
<b>Lease Structure</b>	Mixed — anchor on NNN, in-line suites on modified gross

## 04 RENT ROLL & TENANCY

The property is 100% leased to four tenants across six suites. The current rent roll, in-place base rent, and rent per square foot are summarized below.

Tenant / Suite	SF	Annual Rent	Monthly Rent	\$/SF/Yr	% of Rent
Raymond — Suites A/B/C (NNN)	9,622	\$202,277	\$16,856	\$21.02	71.9%
Raymond — Suite D	2,600	\$42,875	\$3,573	\$16.49	15.2%
An Amayzn Experience — Suite F	1,550	\$20,150	\$1,679	\$13.00	7.2%
Georgia Event Staffing — Suite E	1,100	\$16,068	\$1,339	\$14.61	5.7%
<b>TOTAL / WEIGHTED AVG</b>	<b>14,872</b>	<b>\$281,369</b>	<b>\$23,447</b>	<b>\$18.92</b>	<b>100.0%</b>

### Lease Highlights

- Anchor tenant occupies 82.2% of the building under an NNN structure with annual 2.5% rent escalations.
- All four leases include 2.5% annual rent escalations, providing contractual NOI growth over the hold period.
- CAM, taxes, and insurance recoveries from the anchor NNN lease provide approximately \$32,206 in additional reimbursement income to the landlord.
- Full lease abstracts, including remaining term, options, and guaranty information, available to qualified purchasers upon execution of a confidentiality agreement.

## 05 FINANCIAL SUMMARY

The table below presents the property's 2025 actual operating performance alongside the 2026 pro forma projection, which reflects contractual rent escalations and current operating expense levels.

	2025 Actual	2026 Pro Forma
<b>INCOME</b>		
Base Rental Income	\$282,008	\$281,369
CAM Reimbursements	—	\$32,206
Other / Utility Income	\$3,310	—
<b>Total Income</b>	<b>\$285,318</b>	<b>\$313,575</b>
<b>EXPENSES</b>		
Landscaping	\$2,950	\$5,454
Water	\$2,344	\$2,488
Electricity	\$3,774	\$3,778
Garbage / Trash	\$1,321	\$4,000
Repairs & Maintenance	\$100	\$1,854
Insurance	\$9,151	\$13,312
Property Tax	\$34,925	\$33,867
<b>Total Operating Expenses</b>	<b>\$54,565</b>	<b>\$64,752</b>
<b>NET OPERATING INCOME</b>	<b>\$230,753</b>	<b>\$248,823</b>

Return Metric	2025 Actual	2026 Pro Forma
List Price	\$3,150,000	\$3,150,000
Net Operating Income	\$230,753	\$248,823
Cap Rate	7.33%	7.90%
Price / SF	\$211.81	\$211.81
GRM (Gross Income Multiplier)	11.04x	10.04x

*Note: 2026 pro forma reflects contractual 2.5% rent escalations on all four leases and assumes continued 100% occupancy. CAM reimbursements per the anchor NNN lease structure. Pro forma does not include third-party management fee or replacement reserves; buyer should adjust per underwriting standards.*

## 06 INCOME & EXPENSE DETAIL

The table below presents a three-year operating history for the property, demonstrating consistent income growth and stable expense control.

	2024 Actual	2025 Actual	2026 Pro Forma
Total Income	\$275,290	\$285,318	\$313,575
Total Operating Expenses	\$56,054	\$54,565	\$64,752
Expense Ratio	20.4%	19.1%	20.6%
<b>NET OPERATING INCOME</b>	<b>\$219,236</b>	<b>\$230,753</b>	<b>\$248,823</b>

### Operating Notes

- 2024 and 2025 actuals are sourced from owner-provided operating statements.
- 2025 statements are prepared on an accrual basis and represent the cleanest view of stabilized operations.
- 2026 pro forma assumes 2.5% contractual rent increases, normalized CAM recoveries, and current expense levels.
- Property tax represents the largest single expense line and reflects 2025 Rockdale County billings.
- Anchor tenant NNN structure transfers a meaningful portion of operating expense risk to the tenant.

## 07 LOCATION OVERVIEW



### Conyers & Rockdale County

Conyers serves as the county seat of Rockdale County and anchors the eastern edge of metro Atlanta along the Interstate 20 corridor. The city has experienced steady residential and commercial growth, driven by its proximity to Atlanta, lower cost of living, and active public investment in the historic downtown district. The Olde Town Conyers redevelopment initiative, ongoing courthouse-area improvements, and continued residential development in surrounding subdivisions have all contributed to a strengthening trade area.

### Property Location

Green Street Center sits one block off Green Street SE, directly adjacent to the Rockdale County government complex. The Rockdale County Courthouse, City Hall, and county administrative offices are all within walking distance, generating consistent daytime population, foot traffic, and demand for surrounding legal, professional, and service-oriented tenants. Olde Town Conyers — with its restaurants, retail, and the Georgia International Horse Park — is also walkable from the site.

- Interstate 20 — approximately 1 mile south
- Hartsfield-Jackson Intl. Airport — approx. 35 miles
- Downtown Atlanta — approximately 28 miles west
- Stonecrest Mall — approximately 8 miles west

## 08 AERIAL & SITE PHOTOGRAPHY

### LONG ELEVATION | Tenant Facade & Entrances



### REAR & CORNER VIEWS

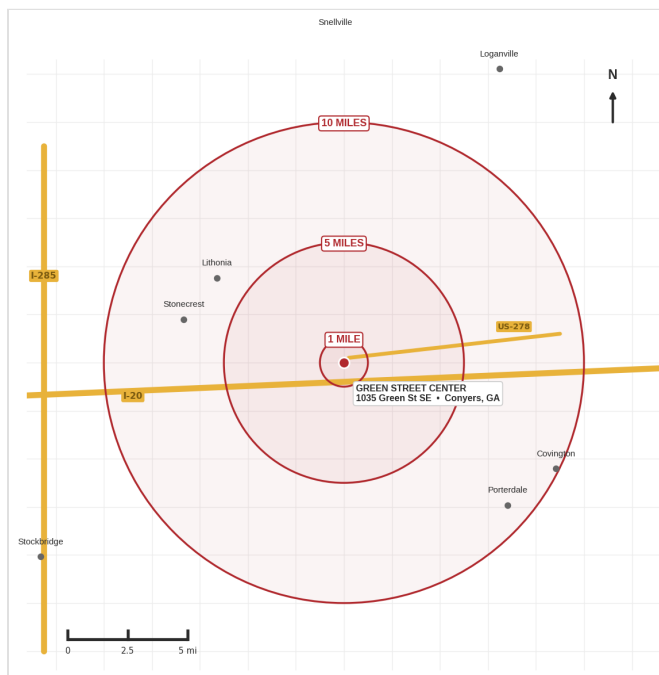


## 09 AREA DEMOGRAPHICS

The property benefits from steady demographic fundamentals across all three demographic rings, supported by stable household formation and rising household income levels in Rockdale County.

Population	1 Mile	5 Miles	10 Miles
Total Population	4,659	75,638	286,360
Average Age	36.6	37.7	36.7

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,012	29,075	104,937
Persons per Household	2.3	2.6	2.7
Average HH Income	\$52,168	\$69,844	\$70,954
Average Home Value	\$127,165	\$142,804	\$159,165



Source: 2020 American Community Survey (ACS). Map for general orientation; mile rings are accurate to scale. Demographic data should be independently verified.

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## 10 BROKER CONTACT

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For additional information, financials, lease abstracts, or to schedule a property tour, please contact:

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*All inquiries should be directed to the brokers named above. Property tours are by appointment only. Prospective purchasers must execute a confidentiality agreement prior to receipt of detailed financial information and lease documents.*