SKYLINE SEVEN
REAL ESTATE

Offering Memorandum

# Cross Creek Village

141-167 Jonesboro Rd, McDonough (Atlanta MSA), GA 30253




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# Executive Summary

| Sale Price | $2,110,000 |
|---|---|

## Offering Summary

| | |
|---|---|
| **Current CAP Rate:** | 6.88% |
| **Current NOI:** | $145,110 |
| **Proforma CAP Rate:** | 12.26% |
| **Proforma NOI:** | $258,697 |
| **Property Size:** | 16,800 SF |
| **Lot Size:** | 2.08 Acres |
| **Year Built:** | 2000 |

## Property Highlights

- Upside opportunity with 10 current tenants and 3 vacant spaces ready to be leased - 2 buildings totaling 16,800 SF.
- Total roof replacement in 2025 at a cost of $62,500 with a 10 year warranty
- The parking lot was recently resealed and restriped.
- Positioned along Jonesboro Road, a well-traveled corridor with strong connectivity to nearby residential and retail - 34,000 cars passing per day
- Strong retail area with nearby retailers such as Kroger, Goodwill, Starbucks, Chase Bank, Walgreens, and more.
- Strong surrounding demographics with over 92,700 residents within five miles, projected to exceed 108,900, and average household incomes growing to over $125,000
- Ideal for investors seeking stable cash flow with upside, and long-term growth potential in a suburban Atlanta market


## Property Description

Cross Creek Village is a two building retail shopping center located on the highly traveled Jonesboro Road in McDonough, Georgia. This continues to be one of the fastest growing Atlanta submarket. The property is positioned along a well-established commercial corridor, offering visibility, accessibility, and proximity to surrounding residential neighborhoods and retail development.

The asset benefits from its location within a strong and expanding trade area, supported by increasing population and household growth. With convenient access to nearby thoroughfares and continued development throughout Henry County, Cross Creek Village is well-positioned to support long-term tenant demand and provide a compelling opportunity for investors seeking stability and future growth.

# Aerial View

# Aerial View

# Left Side - Suite 141-151


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# Right Side - Suite 153-167


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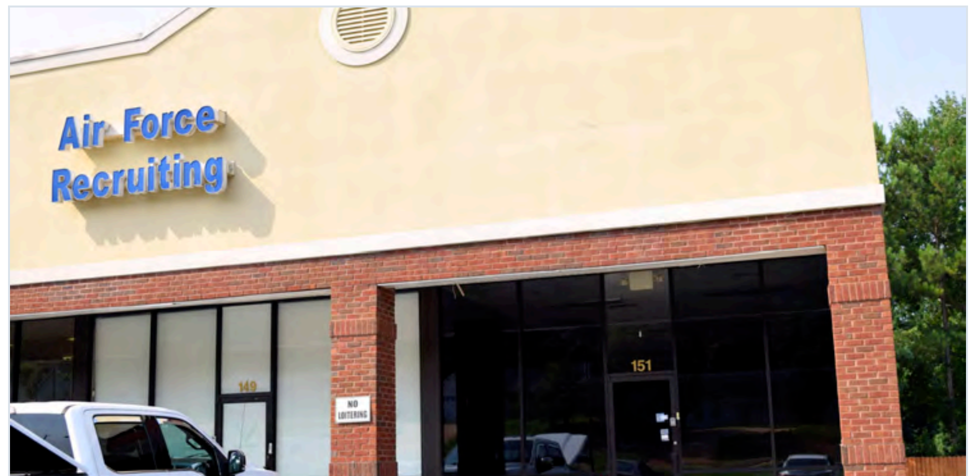
# Additional Photos


Suite 141 - Barber Shop (new tenant) & 143 - Vacant


Suite 145 - Impact Nutrition | Suite 147 - Pampered Pups

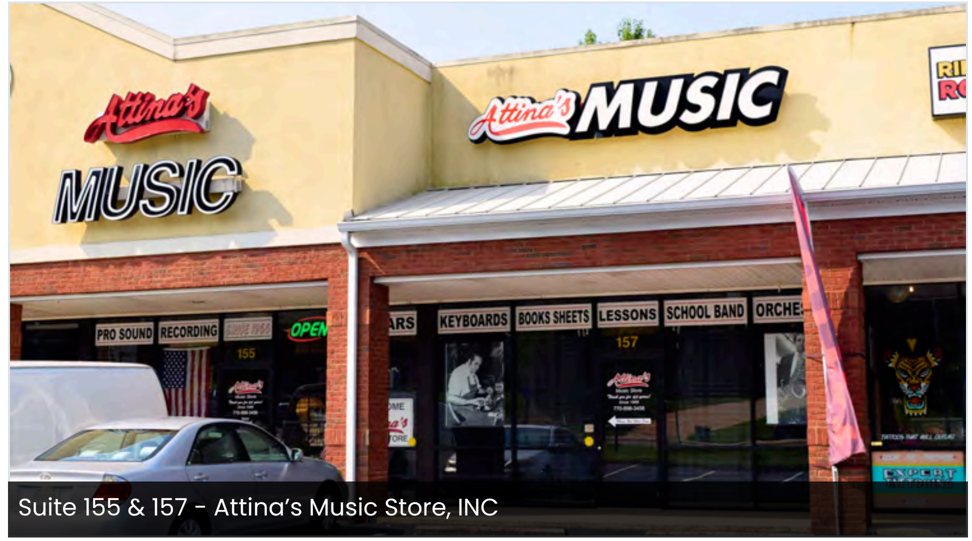

Suite 149 - US Air Force (Federal Government Lease)




Suite 151 - Pinnacle Exam Centers (new tenant)

# Additional Photos


Suite 153 - ZigZag Treats (new tenant)

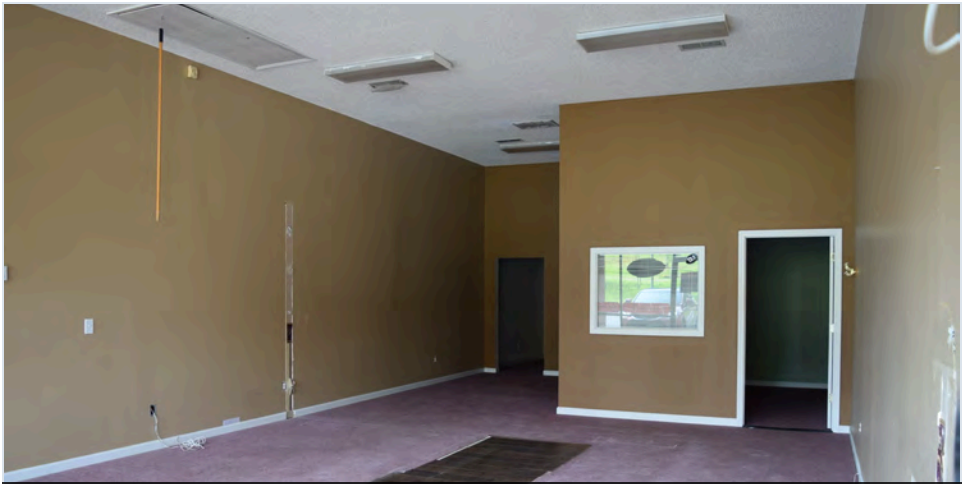


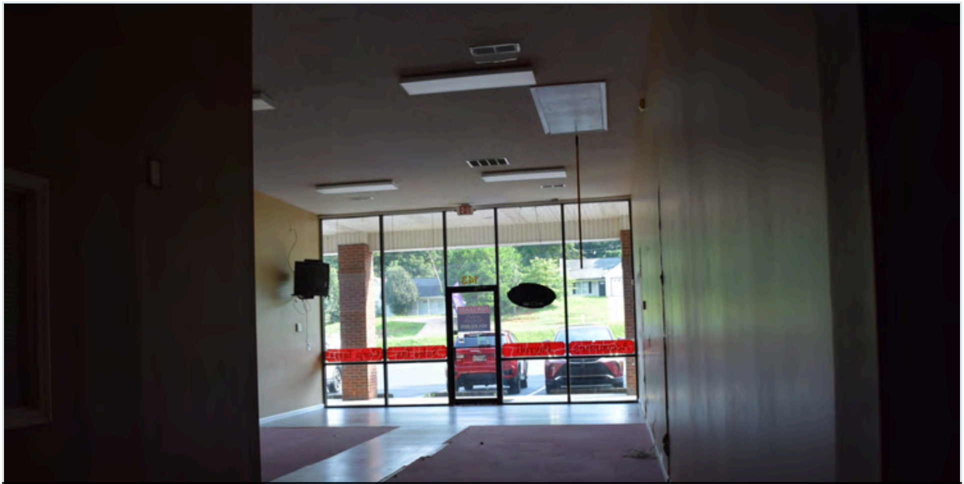

Suite 155 & 157 - Attina's Music Store, INC


Suite 159 -  Ring and Robe Tattoo & Suite 161 - Vina's Alteration


Suite 163 - Bene's Dominican Salon | Suite 165 & 167 - Vacant

# Suite 143 – Interior

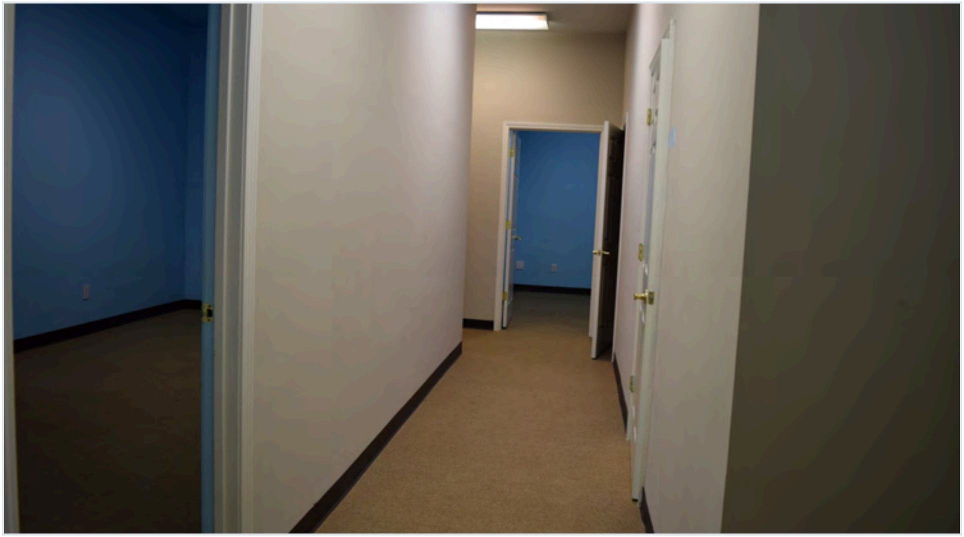

Looking from the front door to the back


Looking from the back to the front


Bathroom


Office space

# Suite 165 & 167 - Previously Church



# Rent Roll

| Unit | Tenant Name | SQ. FT. | % Of GLA | Lease Start | Lease End | Annual Rent | Rent PSF | Estimated Recapture | PSF Recapture |
|---|---|---|---|---|---|---|---|---|---|
| 141 | Barber Shop | 1,200 | 7.14% | 09/01/2026 | 12/31/2030 | $18,000 | $15.00 | $5,832 | $4.86 |
| 143 | Vacant | 1,200 | 7.14% | | | $18,000 | $15.00 | $5,832 | $4.86 |
| 145 | Impact Nutrition, LLC | 1,200 | 7.14% | 09/01/2024 | 08/31/2027 | $13,968 | $11.64 | $5,832 | $4.86 |
| 147 | Pampered Pups, | 1,200 | 7.14% | 10/01/2023 | MTM | $13,968 | $11.64 | $5,832 | $4.86 |
| 149 | US Air Force | 1,200 | 7.14% | 08/15/2016 | 08/14/2031 | $15,600 | $13.00 | $10,140 | $8.45 |
| 151 | Pinnacle Exam Centers | 1,200 | 7.14% | 06/01/2026 | 05/31/2029 | $18,000 | $15.00 | $5,820 | $4.85 |
| 153 | ZigZag Treats | 1,200 | 7.14% | 06/01/2026 | 05/31/2029 | $18,000 | $15.00 | $5,820 | $4.85 |
| 155 & 157 | Attina's Music Store, Inc. | 2,400 | 14.29% | 02/01/2026 | 01/31/2027 | $18,336 | $7.64 | $11,664 | $4.86 |
| 159 | Ring & Robe Tattoo | 1,200 | 7.14% | 02/01/2022 | 12/31/2028 | $12,168 | $10.14 | $5,832 | $4.86 |
| 161 | Vina's Alterations | 1,200 | 7.14% | 01/01/2020 | 01/31/2027 | $10,968 | $9.14 | $5,832 | $4.86 |
| 163 | Dominican Hair Salon | 1,200 | 7.14% | 06/01/2019 | 01/31/2029 | $12,168 | $10.14 | $5,832 | $4.86 |
| 165 | Vacant | 1,200 | 7.14% | | | $18,000 | $15.00 | $5,832 | $4.86 |
| 167 | Vacant | 1,200 | 7.14% | | | $18,000 | $15.00 | $5,832 | $4.86 |
| **Totals/Averages** | | **16,800** | | | | **$205,176** | **$12.21** | **$85,932** | **$4.95** |
| **Occupied** | | 13,200 | | | | $151,176 | | $68,436 | |
| **Vacant** | | 3,600 | | | | $54,000 | | $17,496 | |

# Net Operating Income

| Income Summary | Current | Proforma At $15/SF |
|---|---|---|
| Gross Scheduled Income | $205,176 | $252,000 |
| Other Income | $85,932 | $85,932 |
| Total Scheduled Income | $291,108 | $337,932 |
| Vacancy Cost | $71,496 | $0 |
| **Gross Income** | **$219,612** | **$337,932** |

| Expense Summary | | |
|---|---|---|
| Property Taxes | $30,190 | $30,190 |
| Insurance | $11,603 | $11,603 |
| Electricity | $7,041 | $7,041 |
| Water | $3,546 | $3,546 |
| Garbage and Recycling | $4,885 | $4,885 |
| Cleaning and Maintenance | $3,720 | $3,720 |
| Repairs | $4,733 | $4,733 |
| Management Fee (4%) | $8,784 | $13,517 |
| **Gross Expenses** | **$74,502** | **$79,235** |

| | | |
|---|---|---|
| **Net Operating Income** | **$145,110** | **$258,697** |

# Retailer Map

# Retailer Map

# Lease Abstract

U.S. AIR FORCE

### Tenant Overview - Suite 145

| | |
|---|---|
| **Tenant:** | Impact Nutrition, LLC (Idalene Williams) |
| **Square Feet:** | 1,200 SF |
| **Lease Start Date:** | September 01, 2024 |
| **Lease Expiration Date:** | August 31, 2027 |
| **Annual Base Rent:** | $13,968 |
| **Current Reimbursement:** | $5,832 |

### Rent Schedule

| Term | Annual Base Rent | Rent Per SF/YR |
|---|---|---|
| **09/01/24-08/31/25** | $13,968 | $11.64 |
| **09/01/25-08/31/26** | $14,387 | $11.99 |
| **09/01/26-08/31/27** | $14,918 | $12.35 |

Tenant is responsible for paying rent and utilities and maintaining the interior of the premises, including HVAC, plumbing, electrical systems, and repairs caused by its use.

Landlord is responsible for maintaining the building's structural components, including the roof, foundation, exterior walls, and common areas of the shopping center.

### Tenant Overview - Suite 149

| | |
|---|---|
| **Tenant:** | US Air Force |
| **Square Feet:** | 1,200 SF |
| **Lease Start Date:** | August 15, 2016 |
| **Lease Expiration Date:** | August 14, 2031 |
| **Annual Base Rent:** | $15,600 |
| **Current Reimbursement:** | $10,140 |

### Rent Schedule

| Term | Annual Base Rent | Rent Per SF/YR |
|---|---|---|
| **08/15/16-08/14/26** | $14,400 | $12.00 |
| **08/15/26-08/14/31** | $15,600 | $13.00 |

Landlord is responsible for maintaining the premises, building systems, common areas, HVAC, utilities, and other services necessary to keep the space tenantable and operational.

# Lease Abstract

### Tenant Overview - Suite 147

| | |
|---|---|
| **Tenant:** | Thomas Payne & Pampered Pups, LLC |
| **Square Feet:** | 1,200 SF |
| **Lease Start Date:** | October 01, 2023 |
| **Lease Expiration Date:** | MTM |
| **Annual Base Rent:** | $13,968 |
| **Current Reimbursement:** | $5,832 |

### Rent Schedule

| Term | Annual Base Rent | Rent Per SF/YR |
|---|---|---|
| 01/01/26-MTM | $13,968 | $11.64 |

Tenant is responsible for paying rent and utilities and maintaining routine items such as HVAC filters, light bulbs, smoke detector batteries, and keeping the premises clean and in good condition.

Landlord is responsible for maintaining and repairing major building systems, including the HVAC, electrical, and plumbing systems, and making required repairs to landlord-maintained property components.

### Tenant Overview - Suite 151

| | |
|---|---|
| **Tenant:** | Pinnacle Exam Centers |
| **Square Feet:** | 1,200 SF |
| **Lease Start Date:** | June 01, 2026 |
| **Lease Expiration Date:** | May 31, 2029 |
| **Annual Base Rent:** | $18,000 |
| **Current Reimbursement:** | $5,820 |

### Rent Schedule

| Term | Annual Base Rent | Rent Per SF/YR |
|---|---|---|
| 06/01/26-05/31/27 | $18,000 | $15.00 |
| 06/01/27-05/31/28 | $18,540 | $15.45 |
| 06/01/28-05/31/29 | $19,092 | $15.91 |

Tenant is responsible for paying rent and utilities and maintaining the interior of the premises, including HVAC, plumbing, electrical systems, and repairs resulting from its use or negligence.

Landlord is responsible for maintaining the common areas and the building's structural components, including the roof, foundation, exterior walls, and other structural repairs assigned to the landlord under the lease.

# Lease Abstract

### Tenant Overview - Suite 153

| | |
|---|---|
| **Tenant:** | ZigZag Treats |
| **Square Feet:** | 1,200 SF |
| **Lease Start Date:** | June 01, 2026 |
| **Lease Expiration Date:** | May 31, 2029 |
| **Annual Base Rent:** | $18,000 |
| **Current Reimbursement:** | $5,820 |

### Rent Schedule

| Term | Annual Base Rent | Rent Per SF/YR |
|---|---|---|
| 06/01/26-05/31/27 | $18,000 | $15.00 |
| 06/01/27-05/31/28 | $18,540 | $15.45 |
| 06/01/28-05/31/29 | $19,092 | $15.91 |

Tenant is responsible for paying rent and utilities and maintaining the interior of the premises, including HVAC, plumbing, electrical systems, and repairs resulting from its use or negligence.

Landlord is responsible for maintaining the common areas and the building's structural components, including the roof, foundation, exterior walls, and other structural repairs assigned to the landlord under the lease.

### Tenant Overview - Suite 155 - 157

| | |
|---|---|
| **Tenant:** | Attina's Music Store, Inc. |
| **Square Feet:** | 2,400 SF |
| **Lease Start Date:** | August 01, 2024 |
| **Lease Expiration Date:** | January 31, 2027 |
| **Annual Base Rent:** | $18,336 |
| **Current Reimbursement:** | $11,664 |

### Rent Schedule

| Term | Annual Base Rent | Rent Per SF/YR |
|---|---|---|
| 02/01/26-01/31/27 | $18,336 | $7.64 |

Tenant is responsible for paying base rent, additional rent, and utilities, and for maintaining the entire interior of the premises, including HVAC equipment, plumbing fixtures, electrical systems, lighting, doors, walls, ceilings, glass, and other non-structural components. The tenant must also maintain an HVAC service contract and repair damage caused by its use or negligence.

Landlord is responsible for maintaining the common areas and the building's structural components, including the roof, foundations, structural floors, exterior walls, and demising walls. The landlord also warrants that the HVAC, plumbing, and electrical systems are in good working order as of the commencement date and must address structural repairs that fall under its responsibilities.

# Lease Abstract

## Tenant Overview - Suite 159

| | |
|---|---|
| **Tenant:** | Ring and Robe Tattoo |
| **Square Feet:** | 1,200 SF |
| **Lease Start Date:** | February 01, 2022 |
| **Lease Expiration Date:** | December 31, 2028 |
| **Annual Base Rent:** | $12,168 |
| **Current Reimbursement:** | $5,832 |

### Rent Schedule

| Term | Annual Base Rent | Rent Per SF/YR |
|---|---|---|
| 01/01/26-12/31/26 | $12,168 | $10.14 |
| 01/01/27-12/31/27 | $13,368 | $11.14 |
| 01/01/28-12/31/28 | $14,568 | $12.14 |

Tenant is responsible for maintaining and repairing the interior of the premises, including the HVAC system, plumbing, electrical systems, lighting, doors, walls, windows, and all other non-structural components, while the landlord is responsible for maintaining the common areas and making repairs to the roof, foundations, structural concrete floors, exterior walls, and demising walls, except where damage is caused by the tenant. The landlord also warrants that the HVAC, plumbing, and electrical systems are in good working order at the start of the lease term.

## Tenant Overview - Suite 161

| | |
|---|---|
| **Tenant:** | Vina's Alteration |
| **Square Feet:** | 1,200 SF |
| **Lease Start Date:** | January 01, 2020 |
| **Lease Expiration Date:** | January 31, 2027 |
| **Annual Base Rent:** | $10,968 |
| **Current Reimbursement:** | $5,832 |

### Rent Schedule

| Term | Annual Base Rent | Rent Per SF/YR |
|---|---|---|
| 02/01/26-01/31/27 | $10,968 | $9.14 |

Tenant is responsible for interior maintenance and repairs, including the heating system, smoke detectors, restrooms, exterior windows, security alarm, and utilities such as electricity, gas, telephone, cable, and internet.

Landlord is responsible for the plumbing, air conditioning, electrical systems, building exterior, parking area, exterior walkways, trash facilities, landscaping, water, garbage, and sewer services.

# Lease Abstract

| Tenant Overview - Suite 163 | |
|---|---|
| **Tenant:** | Bene's Dominican Hair Salon |
| **Square Feet:** | 1,200 SF |
| **Lease Start Date:** | June 01, 2019 |
| **Lease Expiration Date:** | January 31, 2029 |
| **Annual Base Rent:** | $12,168 |
| **Current Reimbursement:** | $5,832 |

**Rent Schedule**

| Term | Annual Base Rent | Rent Per SF/YR |
|---|---|---|
| 02/01/26-01/31/27 | $12,168 | $10.14 |
| 02/01/27-01/31/28 | $13,368 | $11.14 |
| 02/01/28-01/31/29 | $14,568 | $12.14 |

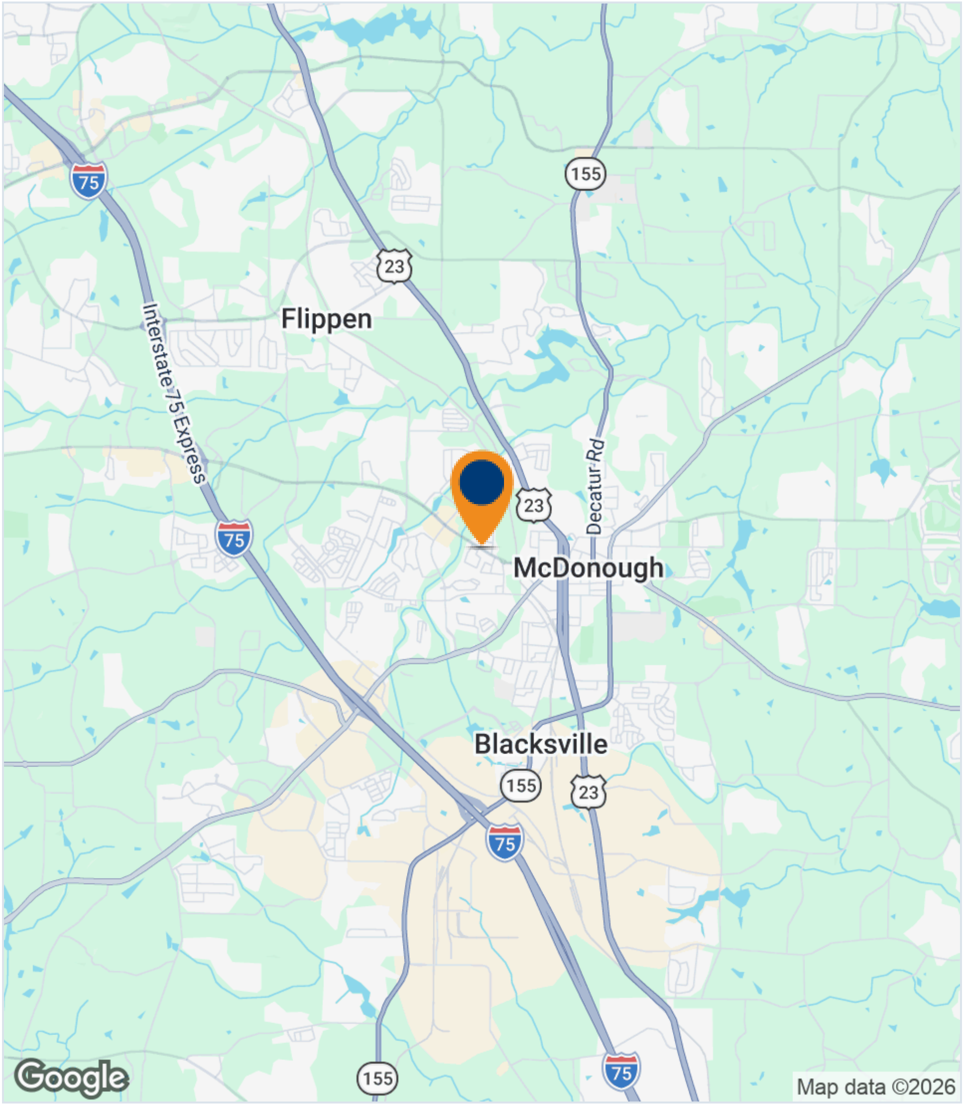
Tenant is responsible for maintaining and repairing the interior of the premises, including HVAC, plumbing, electrical, lighting, doors, walls, windows, and other non-structural elements.

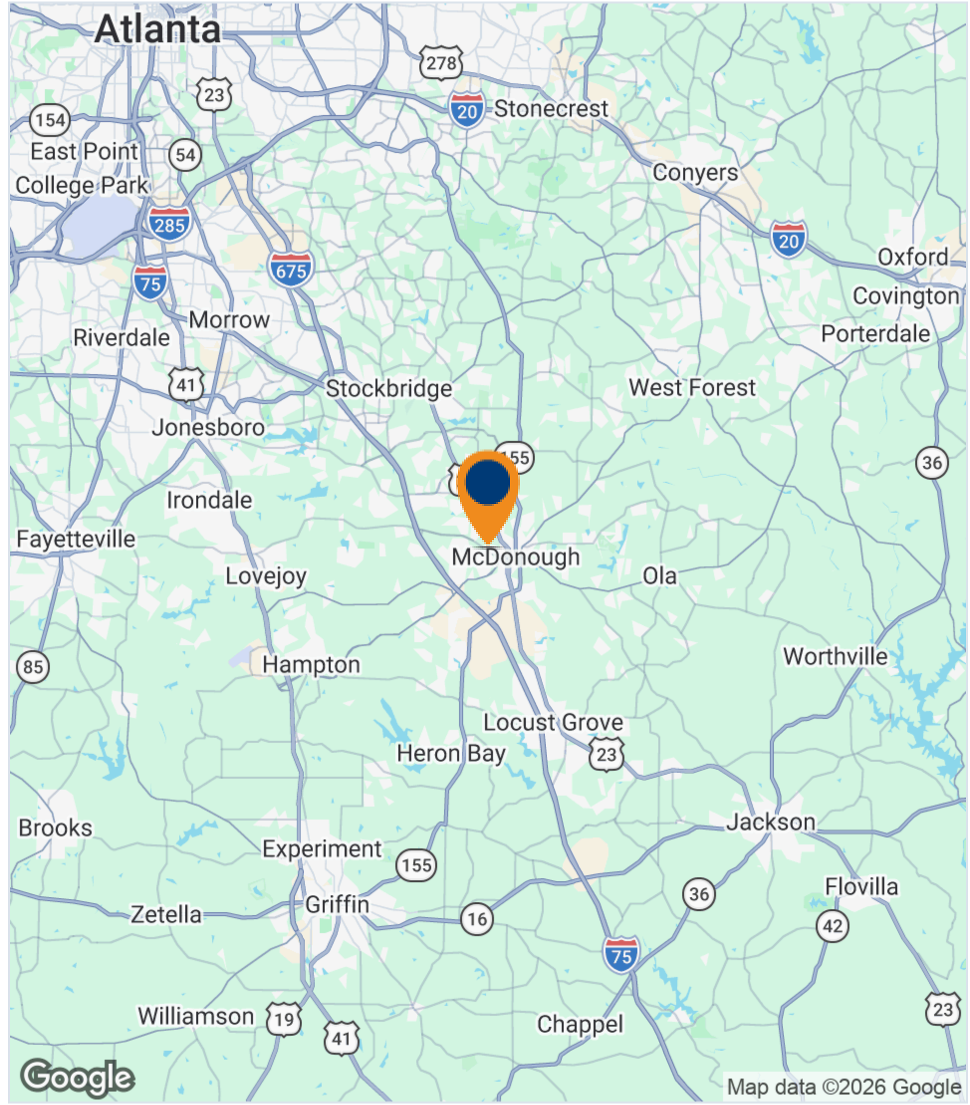
Landlord is responsible for maintaining the common areas, roof, foundations, structural floors, and exterior and demising walls.

# Aerial Map


Cross Creek Village
(2 Parcel)
Jonesboro Rd
Jonesboro Rd
Rosehill Dr
Rosebud
Rosewood Dr
Camp Creek
Camp Creek
Clear Blue Way
Beaver Run Trce
Beaver Run Trce
Fallview Dr
Coldsprings Ct
Edgewater Way
Taylor Knoll Way
Whisper Wind Dr
Doris St
Google
Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

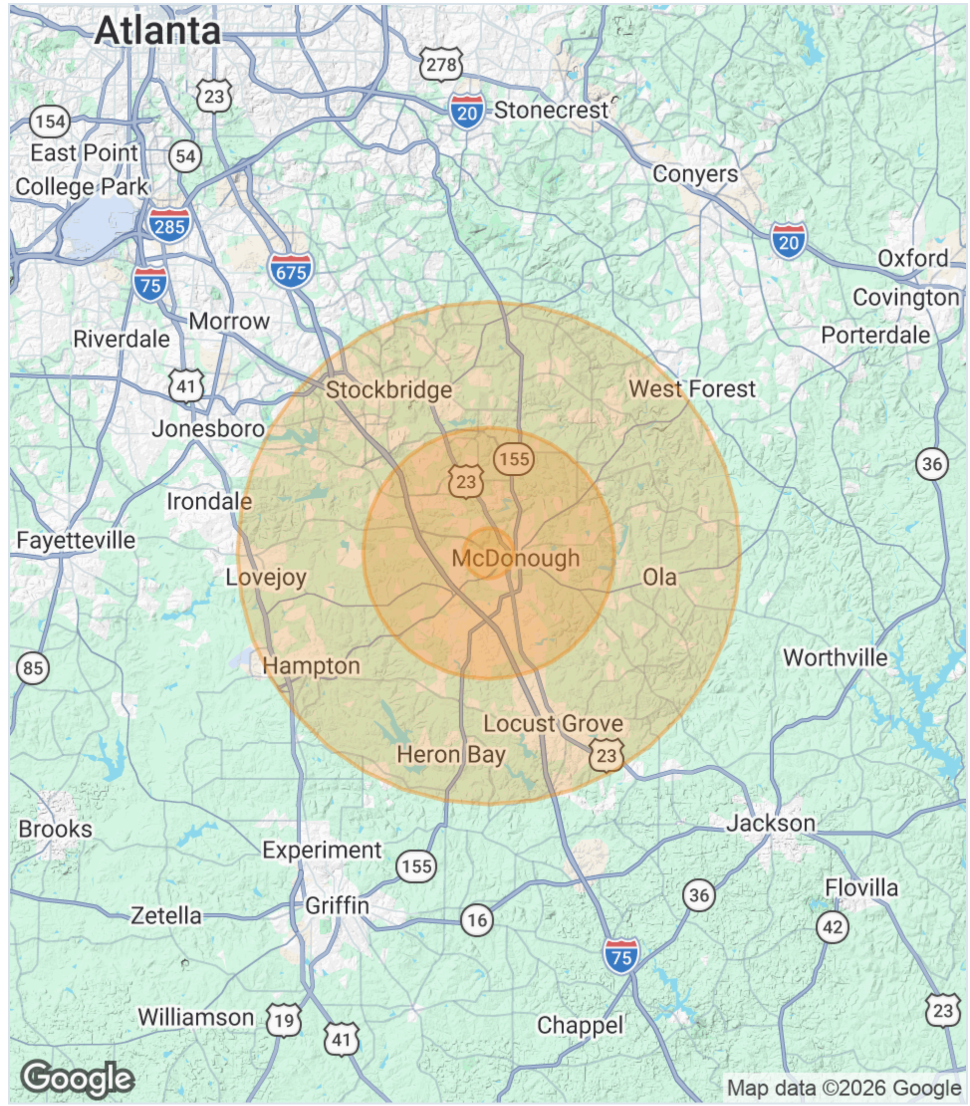
# Location Map



# Demographics

| Population | One-Mile | Three-Mile | Five-Mile |
|---|---|---|---|
| 2025 Population | 9,650 | 46,080 | 92,760 |
| 5 Year Projected | 11,550 | 54,810 | 108,960 |
| **Households** | | | |
| 2025 Population | 3,640 | 16,660 | 32,480 |
| 5 Year Projected | 4,360 | 19,840 | 38,220 |
| **Income** | | | |
| 2025 Average Household Income | $81,700 | $96,000 | $108,900 |
| 5 Year Projected | $93,900 | $110,300 | $125,100 |



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# Advisor Biographies Page

### Elliott Kyle

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Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breath of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of $750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.

### Chase Murphy

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Chase Murphy is a Senior Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of $750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of $35,000,000. While under Chase's direction, the company impressively removed $70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.

# Disclaimer

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