

ATL AIRPORT PORTFOLIO

OFFERING MEMORANDUM

HARTSFIELD-JACKSON
ATLANTA INTERNATIONAL
AIRPORT



503 OAK PLACE



485 SOUTH ATLANTA PARKWAY



445 SOUTH ATLANTA PARKWAY

COBB COUNTY
INTERNATIONAL
AIRPORT



2035 VAUGHN ROAD



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OPPORTUNITY SUMMARY

503 OAK PLACE

Address:
503 Oak Place, Atlanta, GA 30349

Parcel ID #: 13075A A003

Acreage: 5.20 AC

Class: B+

Building Square Footage: 39,533 SF

Zoning: HI (Heavy Industrial) - This district is established to provide a land use category for manufacturing, assembling, and fabrication activities including large scale or specialized industrial operations.

Property Notes: Five-tenant stabilized, 93% occupied office building home to credit tenants that support projects & infrastructure within the Atlanta Airport.

445 SOUTH ATLANTA

Address:
445 South Atlanta Parkway, Atlanta, GA 30349

Parcel ID #: 13075A A002

Acreage: 2.661 AC

Class: B+

Building Square Footage: 34,064SF

Zoning: GB (General Business District) - This district accommodates a wide variety of retail, service, and entertainment uses and generates an intense commercial district.

Property Notes: Six-tenant stabilized, 100% occupied office building home to credit tenants that support projects & infrastructure within the Atlanta Airport.

485 SOUTH ATLANTA

Address:
485 South Atlanta Parkway, Atlanta, GA 30349

Parcel ID #: 13075A A004

Acreage: 5.502 AC

Class: B+

Building Square Footage: 50,328 SF

Zoning: GB (General Business District) - This district accommodates a wide variety of retail, service, and entertainment uses and generates an intense commercial district.

Property Notes: A fully stabilized office building that is 100% leased by Georgia State Properties Commission, with occupying tenants being Department of Human Services & Atlanta Technical College.

2035 VAUGHN ROAD

Address:
2035 Vaughn Road, Kennesaw, GA 30144

Parcel ID #: To Be Assigned - Property Recently Subdivided

Acreage: 3.556 AC

Class: A+

Building Square Footage: 30,584 SF

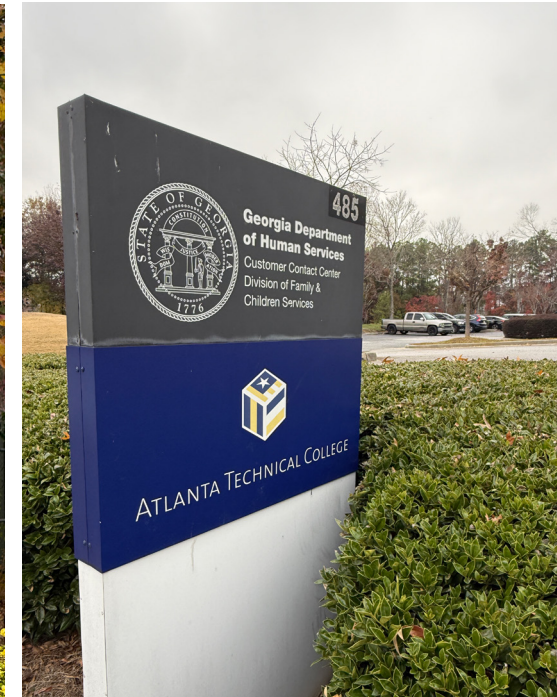
Zoning: LI (Light Industrial)

Property Notes: Single-tenant stabilized, 100% occupied office building home to Old Republic Aerospace. A leading aviation insurance provider and subsidiary of Old Republic International Corporation, one of the nation's largest publicly held insurance organizations.

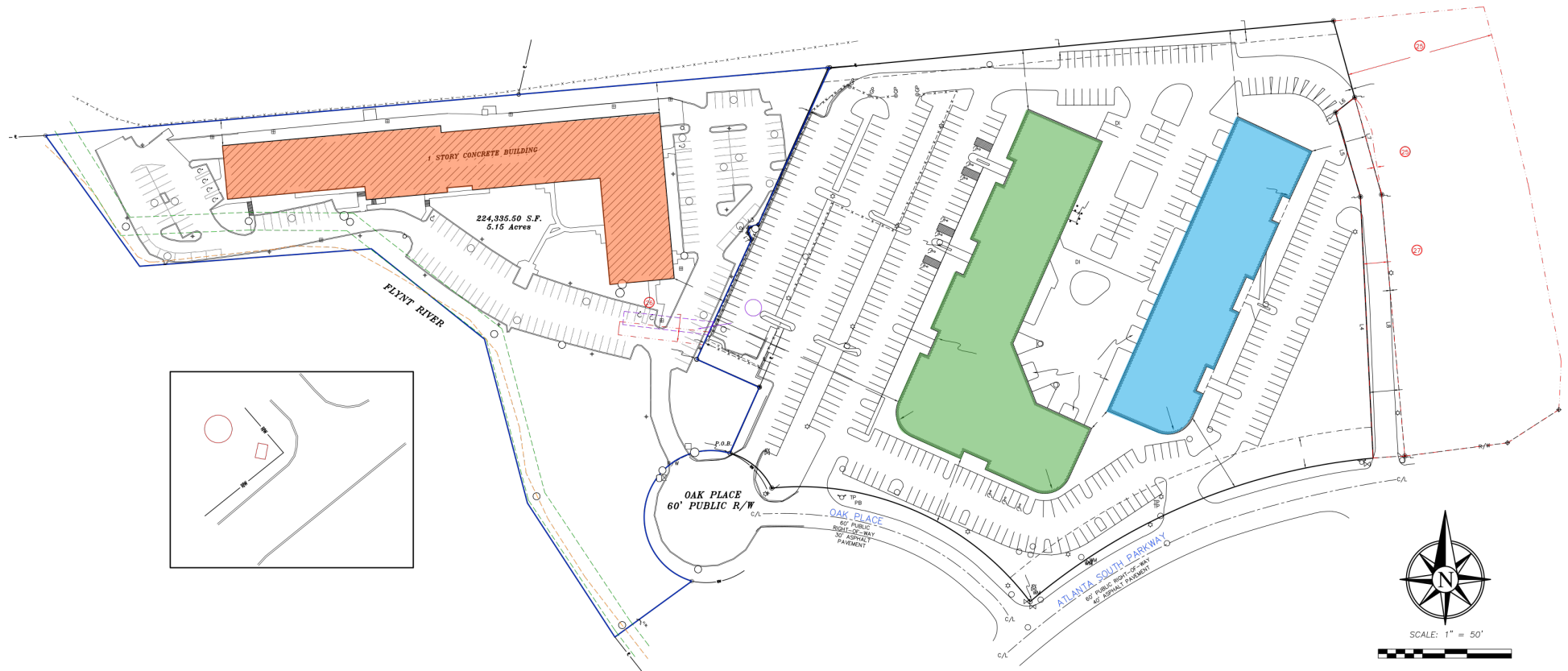
INVESTMENT HIGHLIGHTS

PROPERTY:	Four-Property Office Portfolio
CITY / STATE:	Atlanta & Kennesaw / Georgia
SUBMARKET:	Atlanta Airport / Northwest Atlanta
AREA:	16.92 AC
PORTFOLIO SF:	154,509
PRODUCT TYPE:	Stabilized Office
CONSTRUCTED:	1988, 1989, & 1999
% LEASED:	98.3%
TENANCY:	14 Tenants
WALT:	4.6
INCREASES:	Standard 3% Annual Increases
2026 CONTRACTED NOI:	\$2,231,838.79*

*Assumes the lease-up of the vacant space at 503 Oak Place and the finalization of the DCFS lease negotiations at 485 South Atlanta Parkway, each under market-rate conditions.



PROPERTY SURVEYS

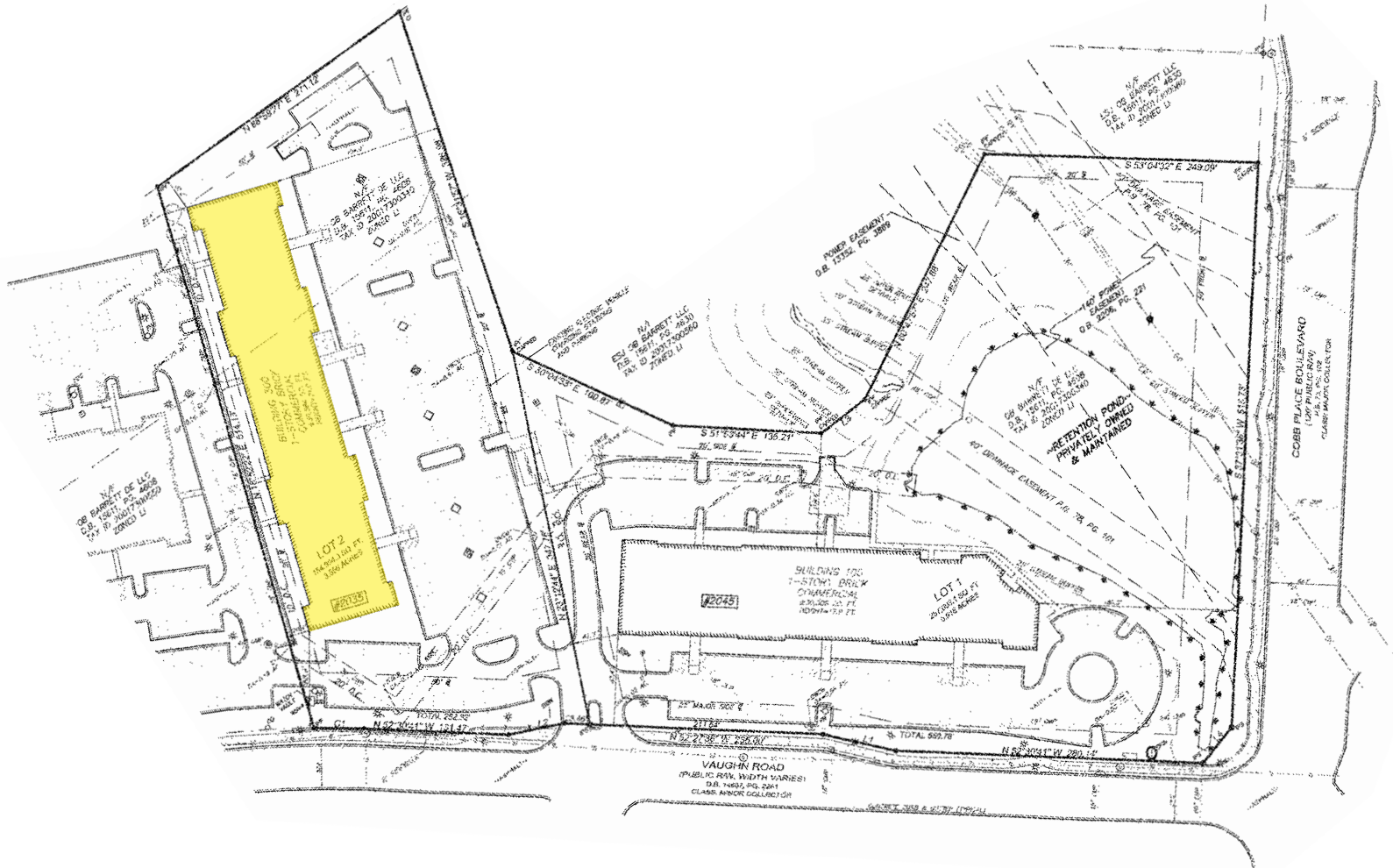


503 Oak Place

445 South Atlanta Parkway

485 South Atlanta Parkway

PROPERTY SURVEYS



 2035 Vaughn Road

ZONING INFORMATION:

445 & 485 S ATLANTA PARKWAY

General Business District, Permitted Uses and Conditional Uses

District Intent

To accommodate a variety of retail, service, and entertainment uses. The development standards are designed to improve functionality of businesses and the corridors that serve them.

Permitted Uses

- Apparel shops (new merchandise only)
- Banks and similar financial establishments
- Beverage shops
- Bookstores
- Camera shops
- Catering establishments
- Cannabidiol (CBD oil) sales
- Childcare and adult daycare
- Coin-operated laundry
- Commercial indoor and outdoor recreational uses
- Copy and printing services
- Decorator shops
- Delivery services
- Drug stores
- Dry cleaner
- Exterminators
- Fitness centers and gymnasiums
- Instructional dance studio
- Florists and gift shops
- Gift shops
- Grocery, full service
- Hardware stores
- Health club and spas

Additional Restrictions

All work must be conducted in an enclosed building and no merchandise shall be stored or displayed outside.

- Hotels and motels, located on arterials, only
- Lobet, pant, las and wallpaper stores
- Office supply stores
- Personal service establishments including barber shops, beauty salons, dry cleaners, electrical appliance repair shops, florist shops, laundromats, optical or watch repair shops, outdoor garden shops, photographic studios, shoe repair shop, tailors and similar establishments
- Pet grooming and supply shops
- Professional offices
- Restaurants (non- Drive-thru or Drive-in configuration)
- Retail stores
- Sporting goods and hobby shops.
- Taxicab and limousine stands and dispatching offices
- Place of worship
- Plumbing and heating equipment dealers
- Recreation--Indoor
- Restaurants with a Drive-thru or Drive-in configuration
- Service labor organizations meeting hall/offices
- Theaters
- Tire shops
- Vehicle rental
- Vehicle repair

Conditional Uses

- Ambulance services
- Amusement centers & arcades
- Automobile, truck, trailer, and boat sales, and leasing
- Car washes, detail shops, and service stations
- Colleges
- Convenience stores
- Small box variety discount stores
- Funeral homes
- Mini-warehouses & self-storage facilities
- Movie theaters
- Outdoor amusements
- Outdoor theaters
- Pawnbroker

Accessory Uses

Uses customarily accessory to any use permitted in the GB District including but not limited to parking.

ZONING INFORMATION:

503 OAK PLACE

Heavy Industrial District Intent. Permitted Uses and Conditional Uses

District Intent

The "HI" District is intended to provide a land use category for manufacturing, assembling, and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. The provisions that regulate this land use district should make the district compatible with the "LI" and "IC" districts and environmentally sensitive areas. This district should be used in combination with the "LI" district in areas with convenient access to major transportation routes.

Permitted Uses

- Industrial Uses

- Any use permitted in the Light Industrial (LI) district
- Agriculture crop processing and storage (of materials produced off-site)
- Asphalt manufacturing
- Blast furnace, steel furnace, blooming, or rolling mill
- Brick, tile, and terra-cotta manufacturing
- Cement, lime, gypsum, or plaster of paris manufacturing
- Central mixing plant for cement, mortar, plaster, and / or housing materials
- Chemical storage or manufacturing
- Heating and electric power generating plants and all necessary uses

Additional Restrictions

- The Use Matrix at the end of this Article provides detailed use listings.
- The Overlay Districts shall apply as specified in Article 4 of this Ordinance.
- Any district may be rezoned to "PUD" (Planned Unit Development) as specified in Article 7 of this Ordinance.
- The subdivision of land in this district shall be consistent with the specifications of the Clayton County Subdivision Ordinance.

- Government buildings, offices, and storage
- Incineration of garbage or refuse when conducted within an enclosed plant
- Machine and machine tool manufacture
- Petroleum or inflammable liquids, production, refining, or storage
- Smelting of copper, iron, zinc, or ore
- Rock, sand, or gravel distribution
- Any accessory building and uses custom

- Communication/ Utilities

- Public wellfield/ pump house
- Sewage Treatment Plan
- Utility substation
- Water tow

Conditional Uses

- Industrial Uses

- Airport, heliports, and related landing areas and buildings
- Development of natural resources, including the removal of minerals and natural materials together with necessary buildings and machinery
- Junk/salvage yard, places for dismantling, wrecking, and disposing of material
- Mineral extraction and processing
- Municipal solid waste landfills, inert landfills,

construction and demolition landfills, refuse dump, scrap metal yard, and recycling center

- Slaughterhouse
- Any other heavy industrial use, which shall be compatible with the intent of the district.

- Adult Uses

- Adult entertainment facilities, sexually orientated businesses, and massage parlors

Conditional Uses

- Communication/Utilities

- Wireless telecommunications facility/ tower

ZONING INFORMATION:

2035 VAUGHN ROAD

Light Industrial District Intent. Permitted Uses and Conditional Uses

District Intent

The LI light industrial district is established to provide locations for light industrial uses such as low intensity automobile repair and service, commercial greenhouses, distribution centers, warehouse and storage, transportation terminals. When located on the perimeter of an industrial node, the LI district should provide for uses that are low in intensity and scale such to ensure compatibility with surrounding properties.

Permitted Uses

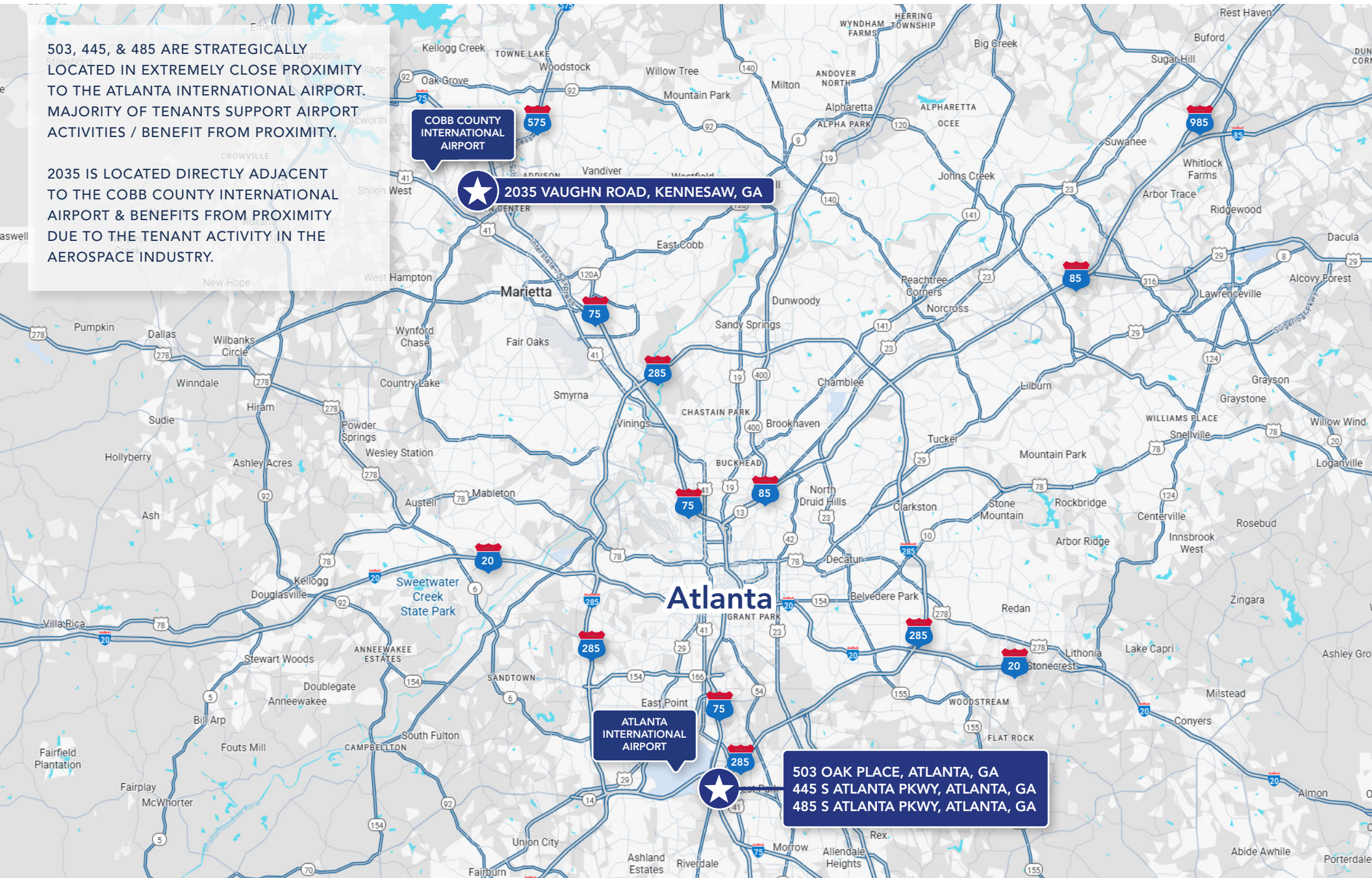
- Accessory retail sales and services
- Agriculture produce stands
- Ambulance services
- Ambulance services, if accessory to hospitals or funeral homes
- Amphitheaters
- Ancillary retail sales
- Animal hospitals
- Appliance repair (major)
- Assembly halls
- Automotive paint and body repair services
- Automotive parking lots and garages
- Automotive repair and maintenance facilities
- Automotive upholstery shops
- Aviation airports (private)
- Boat sales and service establishments
- Breeding and boarding kennels
- Building materials stores
- Bus stations
- Bus stations for freight
- Car washes
- Clinics
- Clubs or lodges (noncommercial)
- Colleges and universities (private), including but not limited to research and training facilities
- Commercial greenhouses and plant nurseries
- Commercial indoor recreation uses
- Commercial outdoor recreation uses
- Community fairs
- Contractors (general, heavy, special) (office/warehouse)
- Corporate or administrative offices for any permitted use
- Dairies
- Designated recycling collection locations*
- Dry cleaning plants

- Electrical supply stores
- Emissions/inspection stations
- Executive golf courses
- Exterminating facilities (insect and/or rodent)
- Farm and garden supply stores
- Farm equipment stores/repair
- Fast food restaurant
- Freight terminals
- Fuel and ice dealers
- Full service gasoline stations
- Funeral homes
- Golf courses (Par-3)
- Golf courses (18-hole regulation; private and public)
- Group homes*
- Halfway houses
- Heavy automotive repair establishments
- Helicopter landing areas
- Hospitals
- Laundry and dry cleaning pick-up establishments
- Light automotive repair
- Light manufacturing establishments
- Linen and diaper services
- Livestock sales pavilions
- Machine shops
- Medical and dental laboratories, provided that no chemicals are manufactured on site
- Mobile food vending unit
- Newspaper publishing facilities
- Nonautomotive repair service establishments
- Nonprofit riding stables
- Office service and supply establishments
- Other service establishments
- Outdoor golf driving ranges
- Pain management clinic
- Parking for vehicles
- Plumbing and/or heating equipment dealers
- Poultry hatcheries
- Printing, publishing, and lithography establishments
- Pro shops (accessory to driving ranges/golf courses)
- Professional offices
- Radio and television stations
- Rail stations (commuter)
- Railroad car classification yards
- Railroad stations
- Recreation grounds other than tennis courts and golf courses
- Religious assemblies
- Medical research centers
- Research testing laboratories
- Re-upholstery and furniture repair establishments
- Sawmills (temporary)
- Self-service storage facilities
- Sexually Oriented Businesses*
- Shelters (homeless)*
- Taxi stands and dispatching agencies
- Temporary Uses*
- Tire retreading and recapping facilities
- Transportation equipment storage and maintenance facilities
- Truck terminals
- Utility facilities (private)
- Vending machine sales, service, rental, or repair establishments
- Vocational schools (commercial)
- Warehouse and storage facilities
- Wholesale sales offices
- Wholesale trade and distribution facilities
- Wholesale trade offices in conjunction with office showrooms
- Zoos
- The following uses are permitted by special exception:
- Amusement centers
- Automobile, truck, and trailer lease and rental facilities (accessory use)
- Automobile, truck, and trailer lease and rental facilities (principal use)
- Automobile and truck sales and service facilities
- Automotive storage yards and wrecker service
- Cemeteries
- Crematories, human or animal
- Drive in theaters
- Flea markets
- Mausoleums
- Motorcycles, ATV, and three-wheel vehicle sales and service facilities (need SE standards)
- Private community centers
- Private schools of general and special education
- The following uses are permitted only by special land use permit:
- Coliseums, stadiums, and conventions centers (privately owned) (SLUP)
- Radio, television and other communication towers and antennas (SLUP)
- Wireless telecommunications facilities (SLUP)

OFFICE STRATEGIC LOCATIONS

503, 445, & 485 ARE STRATEGICALLY LOCATED IN EXTREMELY CLOSE PROXIMITY TO THE ATLANTA INTERNATIONAL AIRPORT. MAJORITY OF TENANTS SUPPORT AIRPORT ACTIVITIES / BENEFIT FROM PROXIMITY.

2035 IS LOCATED DIRECTLY ADJACENT TO THE COBB COUNTY INTERNATIONAL AIRPORT & BENEFITS FROM PROXIMITY DUE TO THE TENANT ACTIVITY IN THE AEROSPACE INDUSTRY.



AIRPORT OFFICE PORTFOLIO INVESTMENT STRATEGY

Mission-Critical Airport Locations Near Major Corporate Anchors

503 Oak Place, 445 South Atlanta Parkway, and 485 South Atlanta Parkway are located among nationally recognized industrial and logistics operators including:

- Prologis
- Lineage Logistics
- Volkswagen / Audi Learning Center
- Numerous transportation, logistics, and aviation-related users

2035 Vaughn Road is positioned adjacent to major anchors such as:

- FedEx Ground Distribution Center
- Genesis Elevator
- Comfort Systems USA Southeast

This clustering of demand drivers creates a highly stable environment for tenant retention and future leasing.

Highly Efficient Single-Story Product With Flexible Future Use

Each property features single-story construction, providing:

- Superior gross-to-net efficiency
- Lower operating and occupancy costs for tenants
- Highly flexible configurations. Units have individual loading docks
- Future conversion potential into flex/industrial given site layouts, clear heights, and parking ratios

This design profile is increasingly scarce in the submarket and positions the portfolio as a long-term, value-preserving asset with redevelopment optionality.

Exceptional Parking Ratios & Expansion Capacity

Across all four assets, the portfolio offers abundant parking ratios well above standard office requirements, delivering:

- Enhanced tenant convenience
- Capacity for high-density uses
- Excess land suitable for future expansion, additional building pads, or adaptive reuse
- Availability for additional building rights over surplus parking

This strong parking profile is a key differentiator relative to competing airport-area office product.

Strong, Diversified, and Airport-Aligned Tenancy

The majority of tenants within the portfolio directly support or align with airport, aviation, government, or transportation-related operations, creating durable long-term demand drivers. Tenants across the portfolio include entities involved with projects or ongoing use of:

- **Hartsfield-Jackson Atlanta International Airport**
- **Cobb County International Airport**

This alignment with mission-critical tenancy enhances stability and renewability of cash flow.

Superior Regional Connectivity

All assets are located within one mile of major interstate systems, providing immediate access to:

- I-75
- I-85
- I-285
- Atlanta's largest air, ground, and logistics corridors

This level of connectivity is a key reason institutional users cluster within these submarkets and creates a long-term competitive advantage for the portfolio.

Flexible Property Management Structure

The Portfolio offers the option to acquire the assets with or without existing property management services.

- The current management platform is already fully integrated into the day-to-day operations of each asset, providing turnkey continuity for investors seeking property management services during the ownership transition.
- Ability to properly manage property immediately upon closing, without any reliance on third-party service providers.
- Each property benefits from professional management practices, existing vendor relationships, and established tenant service protocols.

PORTFOLIO PROXIMITY



EXTERIOR PHOTOS

503 Oak Place



445 South Atlanta Parkway



485 South Atlanta Parkway



2035 Vaughn Road



RENT ROLL

Tenant Name	Building	Square Feet	% of Building	Unit	Lease Start Date	Lease End Date
2035 Vaughn Road, Kennesaw, GA						
Old Republic Aerospace, Inc.	2035	33,548	100%	300	4/27/2022	11/30/2033
485 South Atlanta Parkway, Atlanta, GA						
Atlanta Technical College	485	27,245	54.21%	300	7/1/2019	6/30/2036
Georgia Department of Family & Children Services*	485	23,009	45.79%	335	7/1/2018	6/30/2028
Bear Drilling**	485	---	---	Parking Lot	M-T-M	M-T-M
445 South Atlanta Parkway, Atlanta, GA						
Staffmark Group (RGF Staffing and Recruit Group)	445	2,922	8.46%	105	3/10/2022	9/29/2027
GuardaWorld Security (Whelan)	445	2,902	8.40%	120	5/17/2021	3/31/2026
Mallory Alexander International Logistics	445	5,948	17.22%	130	10/21/2017	2/28/2031
Applus+ USA	445	8,504	24.62%	150	10/1/2013	1/31/2028
Ser Familia	445	8,298	24.03%	140-145 (135-140)	2/10/2022	6/30/2027
Carroll Daniel Construction & Engineering	445	5,963	17.27%	155-160	7/24/2019	7/31/2027
503 Oak Place, Atlanta, GA						
B.I Incorporated	503	9,425	25.15%	510-530	10/1/2020	12/31/2030
VACANT	503	2,624	6.98%	520	---	---
M.C. Dean Inc. (Subsidiary of MJ Electric)	503	4,056	10.79%	540	5/2/2022	6/30/2027
PAR Western (Subsidiary of QUES)	503	4,700	12.52%	545	12/1/2021	11/30/2026
Quanta Utility Engineering Services, Inc. (QUES)	503	7,466	44.56%	550	2/1/2019	1/31/2029
Quanta Utility Engineering Services, Inc. (QUES)	503	9,460	44.56%	575-590	6/1/2021	12/31/2026

Total 2026 NOI: \$2,231,838.79***
Standard 3% Annual Increases

Notes to Consider

- *GA Dept of Family Services Tenant has provided renewal notice for an additional nine years of lease term. Terms of renewal are under negotiation.
- **Additional Parking/Acreage Purchaser can utilize excess parking on subject property that is currently leased to Bear Drilling for future build. An assumption of 20,000 - 25,000 SF building with a 4.00/1,000 SF parking ratio has been explored.
- ***Total 2026 NOI Assumes the lease-up of the vacant space at 503 Oak Place and the finalization of the GA Department of Family & Children Services lease negotiations at 485 South Atlanta Parkway, each under market-rate conditions.

NATIONAL + REGIONAL CREDIT TENANTS



TENANT SUMMARIES

OLD REPUBLIC AEROSPACE



Industry:

Aviation Insurance & Risk Management

Overview:

Old Republic Aerospace provides underwriting, claims management, and risk services for aviation clients. Backed by Old Republic International (NYSE: ORI), a major U.S. insurance carrier with an A+ (Superior) financial strength rating, the company delivers highly reliable and long-term risk solutions for the aviation industry.

Tenant Benefits:

- » Publicly traded parent company with strong credit
- » Specialized, high-skill professional office user with long term lease in-place
- » Stable insurance-sector operations



B.I. INCORPORATED



Industry:

Electronic Monitoring, Government Services

Overview:

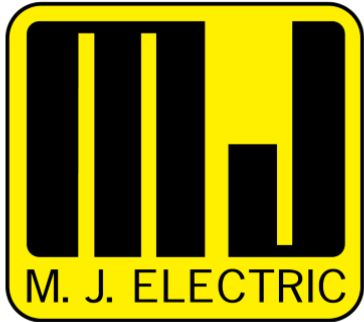
B.I. Incorporated is a national leader in electronic monitoring, GPS tracking, alcohol monitoring, and community-supervision technology for government agencies. With 40+ years in the field, BI provides essential compliance technology and 24/7 monitoring operations.

Tenant Benefits:

- » Government-contracted revenue, high stability
- » Technology-driven, professional office use
- » Low-impact operations



M.J. ELECTRIC



Industry:

Utility Contracting, Power Infrastructure

Overview:

MJ Electric (an MJE subsidiary) provides construction, maintenance, and emergency response services for electrical transmission lines, power substations, and distribution systems.

Tenant Benefits:

- » Major utility contractor with national reach
- » Mission-critical infrastructure work
- » Consistent workload from long-term utility contracts



QUANTA UTILITY ENGINEERING SERVICES, INC. (QUES)



A QUANTA SERVICES COMPANY

Industry:

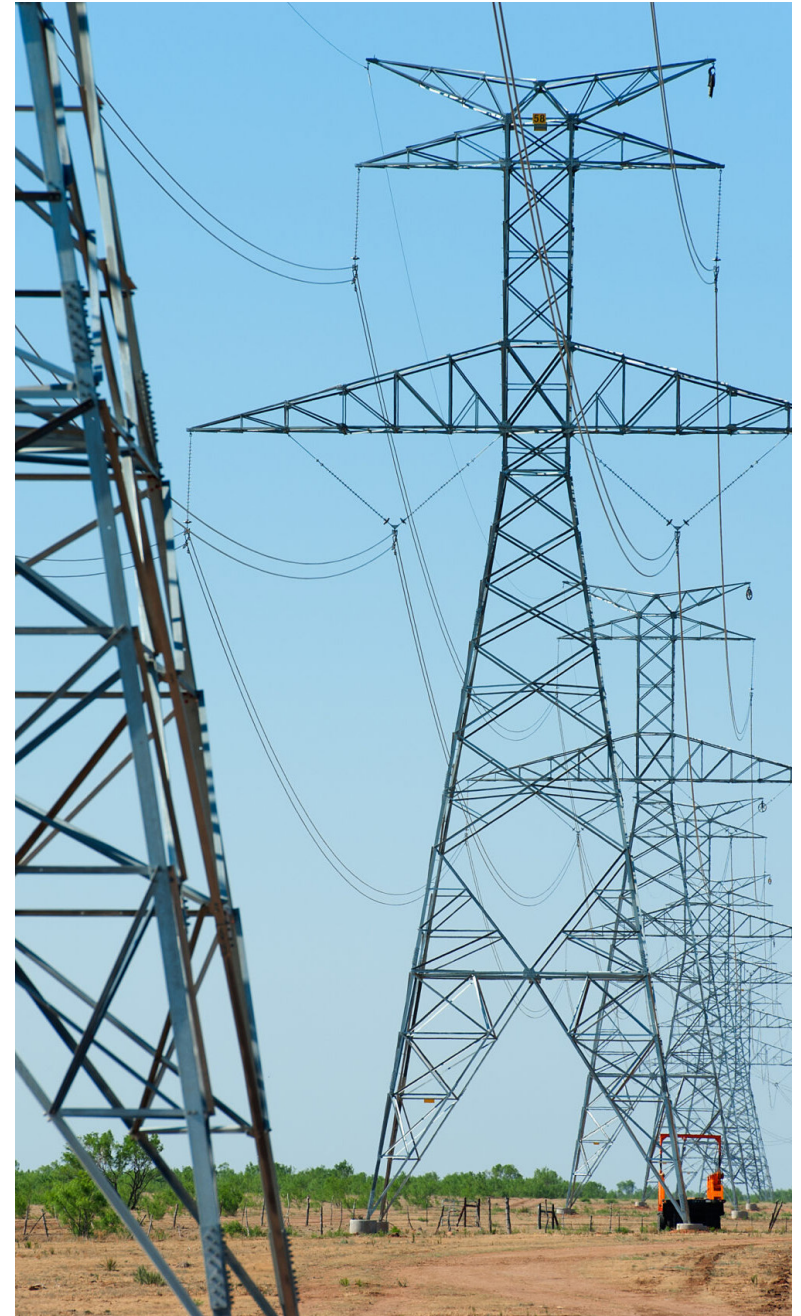
Engineering for Electric Power & Energy Infrastructure

Overview:

Part of Quanta Services (NYSE: PWR), the largest specialty contractor in North America. Quanta UES provides engineering, design, analysis, and project management for high-voltage transmission, distribution, and substation projects.

Tenant Benefits:

- » Publicly traded, investment-grade parent company
- » Essential services tied to national grid modernization
- » High creditworthiness & stable operations



PAR WESTERN (SUBSIDIARY OF QUES)



Industry:

Power Line Construction & Utility Infrastructure

Overview:

PAR Western, part of Quanta Services, specializes in overhead/underground electrical construction, storm response, and maintenance for utilities across the U.S.

Tenant Benefits:

- » Backed by Quanta Services, major industry reputation
- » Mission-critical utility infrastructure, stable revenue
- » Fleet-oriented tenancy



MJ DEAN (SUBSIDIARY OF MJ ELECTRIC)

M.J. Dean
CONSTRUCTION, INC.

Industry:

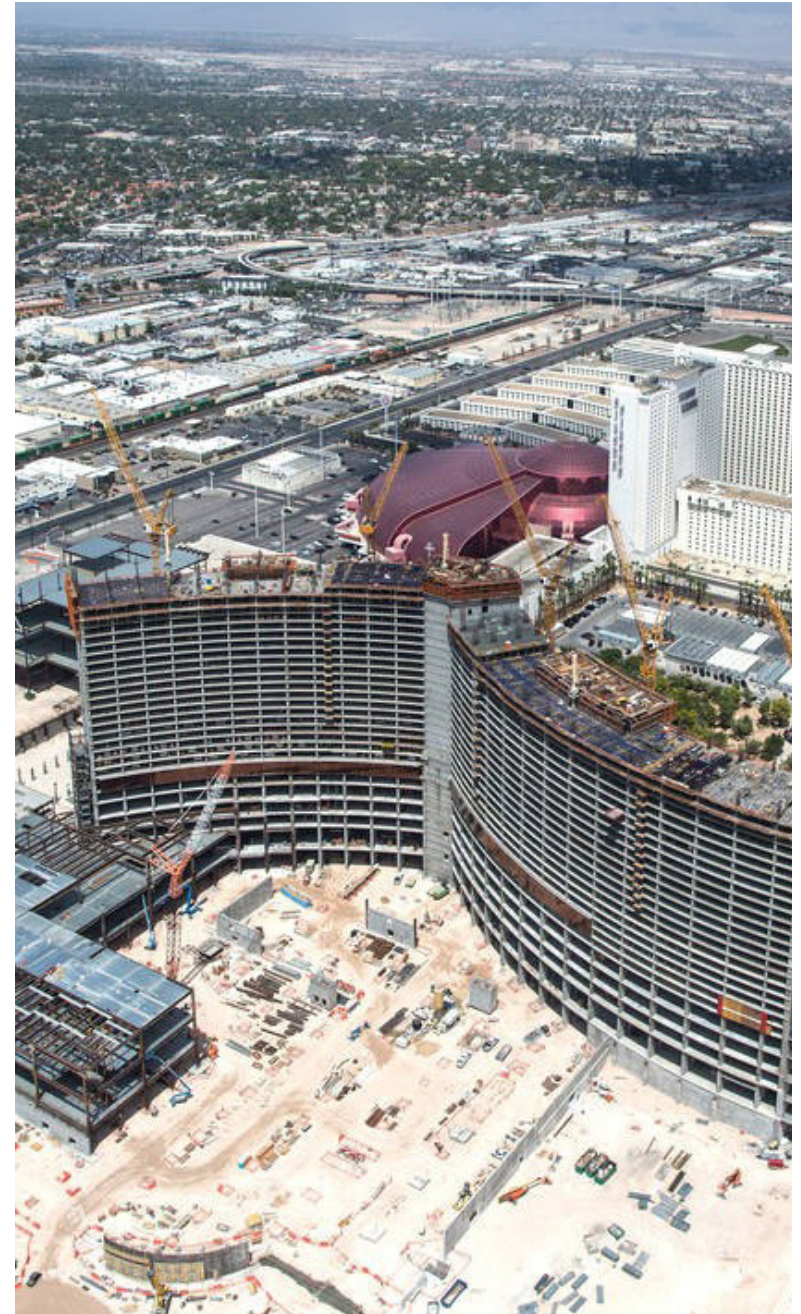
Commercial Construction

Overview:

MJ Dean is a large-scale general contractor known for commercial, industrial, retail, and public-sector construction projects.

Tenant Benefits:

- » Project-driven workload, steady business
- » Professional office/yard needs well-suited to asset type
- » Long-standing presence in the construction sector



SER FAMILIA



Industry:

Nonprofit, Community Services

Overview:

Ser Familia is a prominent Georgia nonprofit providing family counseling, youth programs, education, domestic violence support, and bilingual community services.

Tenant Benefits:

- » Funded through grants, government partnerships, and community programs
- » Stable nonprofit with strong regional presence
- » Adds community-oriented identity to subject property



WHELAN SECURITY



Industry:

Security Services

Overview:

Whelan Security, now operating under GardaWorld, provides contract security, patrol services, and workforce protection for commercial, industrial, and event clients nationwide.

Tenant Benefits:

- » Backed by GardaWorld, a global security firm
- » Stable contract-based revenue
- » Office/dispatch-style operations fits asset location



STAFFMARK (RGF STAFFING AND RECRUIT GROUP)

Staffmark GroupSM

Industry:

Staffing & Workforce Solutions

Overview:

Staffmark is a national staffing and recruitment company providing industrial, clerical, logistics, and administrative workforce solutions. Part of RGF Staffing, one of the largest staffing groups globally.

Tenant Benefits:

- » High business stability due to continuous employer demand
- » Professional office operations
- » National brand with strong credit profile



APPLUS+ USA



Industry:

Testing, Inspection, and Certification (TIC)

Overview:

Applus+ is a global leader in engineering testing, automotive inspection, certification, and compliance services. They serve energy, aerospace, automotive, construction, and industrial markets.

Tenant Benefits:

- » Multinational company with strong corporate backing
- » Specialized testing operations, long-term space needs
- » High creditworthiness



MALLORY ALEXANDER INTERNATIONAL LOGISTICS



Industry:

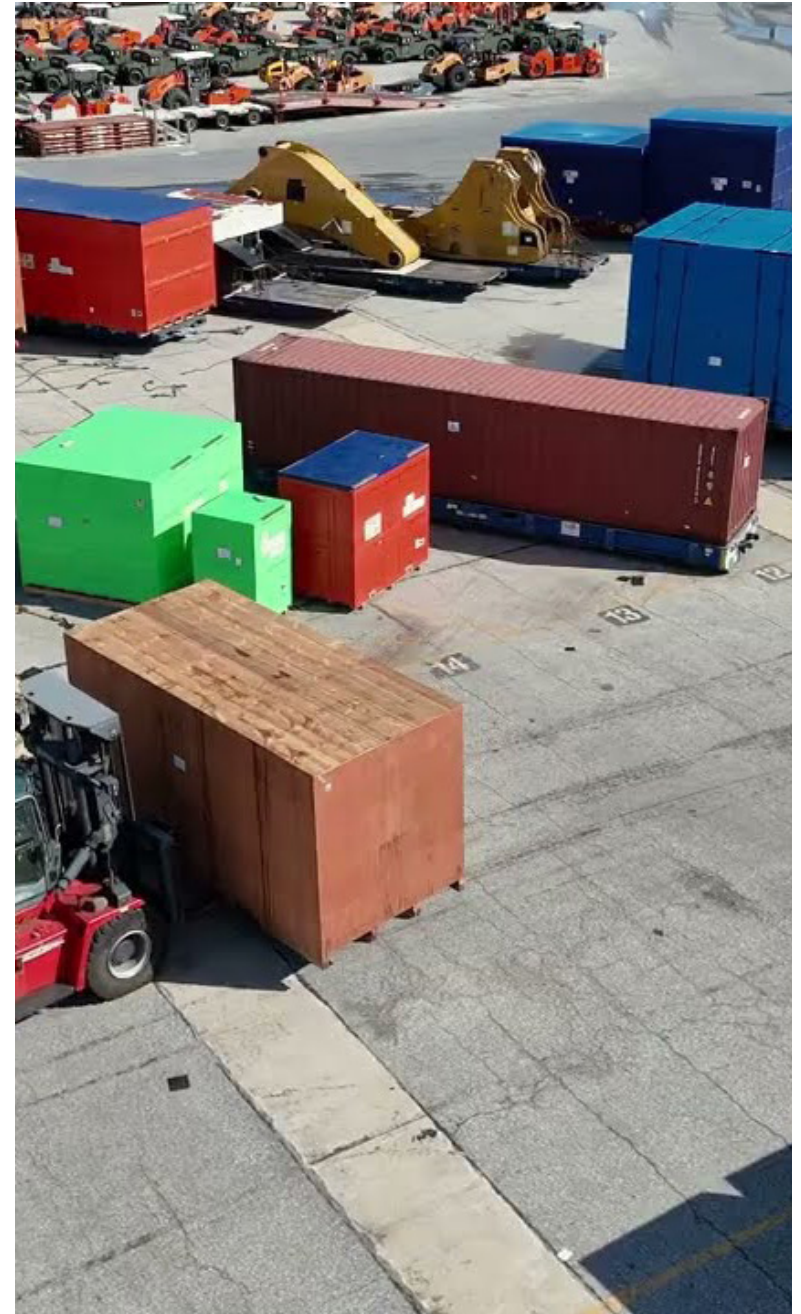
Global Logistics & Supply Chain

Overview:

Mallory Alexander provides freight forwarding, warehousing, customs brokerage, transportation, and supply-chain management services worldwide.

Tenant Benefits:

- » 90+ years in business, highly established
- » Logistics operations & stable demand
- » Strong, diversified client base



CARROLL DANIEL | CONSTRUCTION & ENGINEERING



Industry:

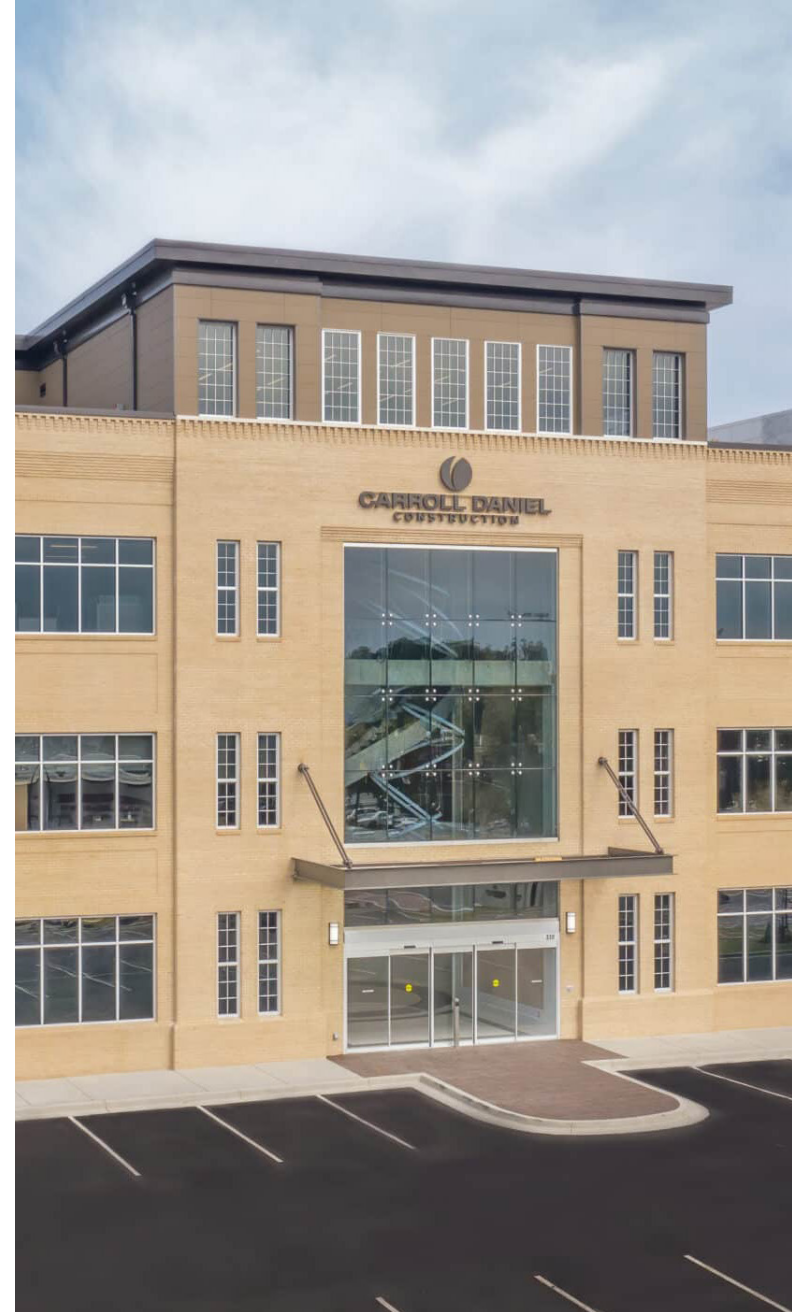
General Contracting & Construction Management

Overview:

Carroll Daniel is one of the Southeast's premier commercial contractors, specializing in education, industrial, public-sector, and large-scale corporate projects.

Tenant Benefits:

- » Award-winning regional builder with repeat clients
- » Long-term project pipeline ensures operational stability
- » Location of subject property in proximity to Atlanta Airport is critical for business



GEORGIA DEPARTMENT OF FAMILY & CHILDREN SERVICES



Industry:

Government Services

Overview:

DFCS is a state agency providing essential services such as child welfare, foster care, financial assistance (SNAP, TANF), and family support.

Tenant Benefits:

- » Government-backed, highest credit stability
- » Consistent public funding and long-term tenancy, upcoming renewal in negotiations
- » Community-serving mission enhances property prestige



ATLANTA TECHNICAL COLLEGE



ATLANTA
TECHNICAL
COLLEGE

Industry:

Education, Workforce Development

Overview:

ATC is a state-supported institution offering degree programs, workforce training, technical certifications, and continuing education to the Atlanta labor market.

Tenant Benefits:

- » State-funded, strong financial stability
- » Long-term space needs for instruction & administration
- » Adds academic and community value to the property





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BUILDING RELATIONSHIPS. EXECUTING DEALS.

Every property is unique. It takes proper skills and expertise to understand the nuances of valuing, marketing, and executing commercial real estate transactions. At Rise Property Group, we provide a standard of excellence to our clients, driven by our principled approach. Our four guiding principles are: relationships, integrity, hustle, and innovation.