

WHAT I'M BUYING:

- ▶ Retail, Light Industrial Flex & Small Office

TARGET LOCATION:

- ▶ Atlanta & Surrounding Tertiary Markets

Building Criteria:

- ▶ Multi-tenant or Suitable for Micro-suites
- ▶ 8,000-12,000 Square Feet
- ▶ Moderate to Heavy Value Add Condition

Acquistion Range:

- ▶ Price: \$500,000 - \$3,000,000
- ▶ Cap Rate: 7-8% After Stabilized

Lease Structure:

- ▶ Vacant or Existing Short-term Leases

Deal Killers & Hard Stops:

- ▶ Cap Rate Below 8.5% With No Value-Add
- ▶ Long-term Under-market Leases with No Near-term Upside

How I'm Buying:

- ▶ Cash & Creative Deals
- ▶ JVs Welcome!!
- ▶ Seller Financing



www.cherryfrederick.com

Atlanta Commercial Real Estate Brokers