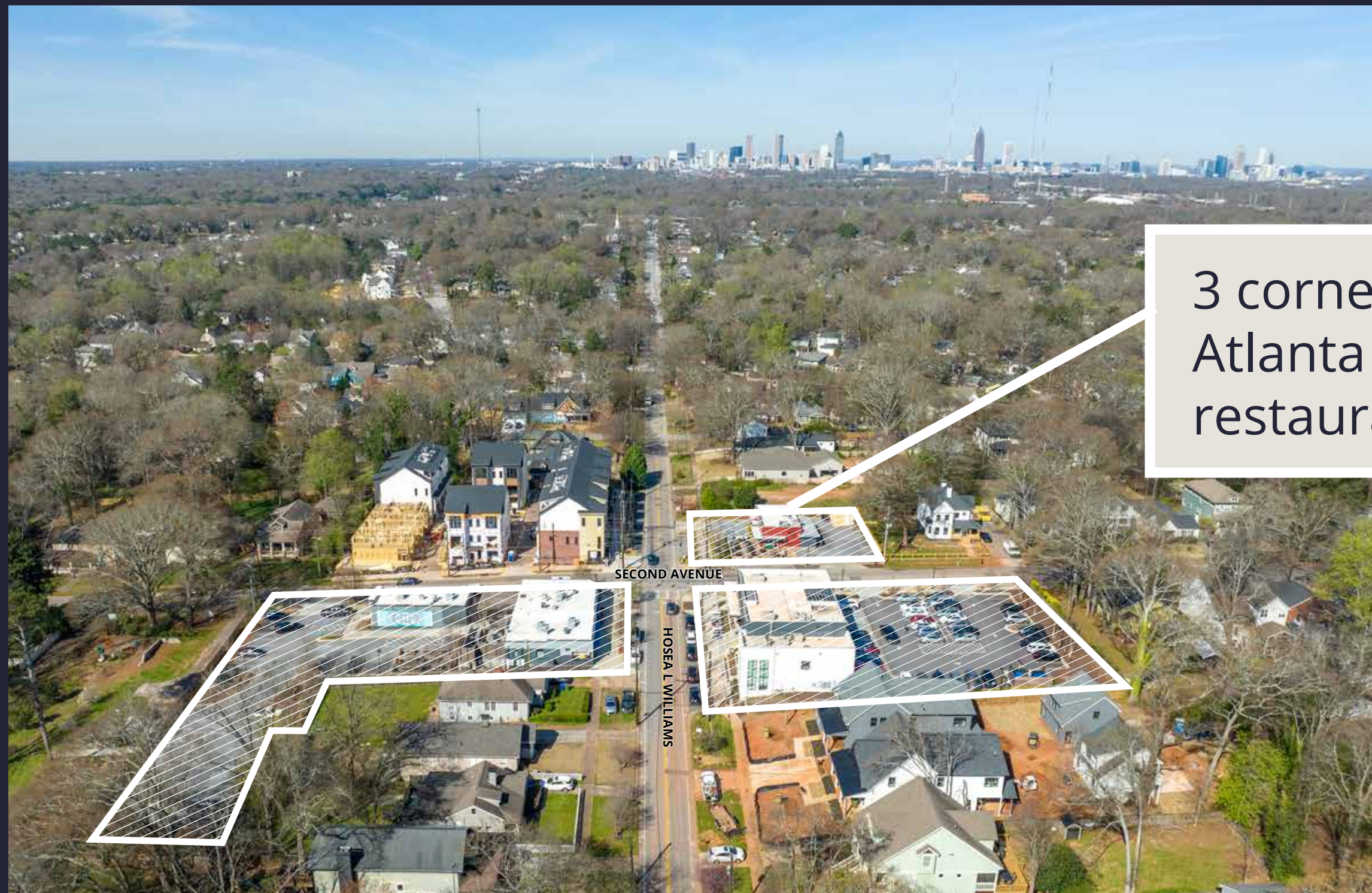


# EASTLAKE CORNERS

A PRIME INVESTMENT OPPORTUNITY



CITY REALTY  
ADVISORS LLC



3 corners of eastside Atlanta neighborhood, restaurant and retail

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# Eastlake Corners

City Realty Advisors is pleased to offer three of the four 'East Lake Corners' at the intersection of Second Avenue and Hosea L Williams in EastLake. This truly irreplicable retail asset is incredibly unique and has been highly praised throughout the market for its award-winning design for its local tenants, parking, walkability, visibility and access.

Located in the heart of EastLake Atlanta, just south of the Oakhurst neighborhood of Decatur, EastLake Corners acts as the "front porch" for the immediate and surrounding neighborhoods with fantastic demographics and an incredibly strong housing market.

With brand new Tenant build-outs, near term expirations, and below market rents, we believe that there will be significant upside appreciation in rents over the next few years.

## Tenants (100% leased)

- Lake & Oak Neighborhood BBQ: (owned by James Beard Award Winner Todd Richards)
- Hippin Hops Brewery: opened Feb 2022
- Perc Coffee: a high traffic neighborhood destination
- Cameo Salon: An Atlanta favorite for over 8 years, relocated from Inman Park
- Purpose Built Communities: U.S. Headquarters of the nationwide community development non-profit
- Salaryman: Japanese/Korean fusion restaurant owned by regional restaurant group, open since 2019
- Poor Hendrix: Multiple award-winning, chef-owned neighborhood bar and restaurant staple, original Tenant since 2016
- Mix'D Up Burger: An Eastside favorite - opened in 2010 in Grant Park and moved to EastLake Corners in 2017

## Parking

106 Off-street parking spaces

## Total land:

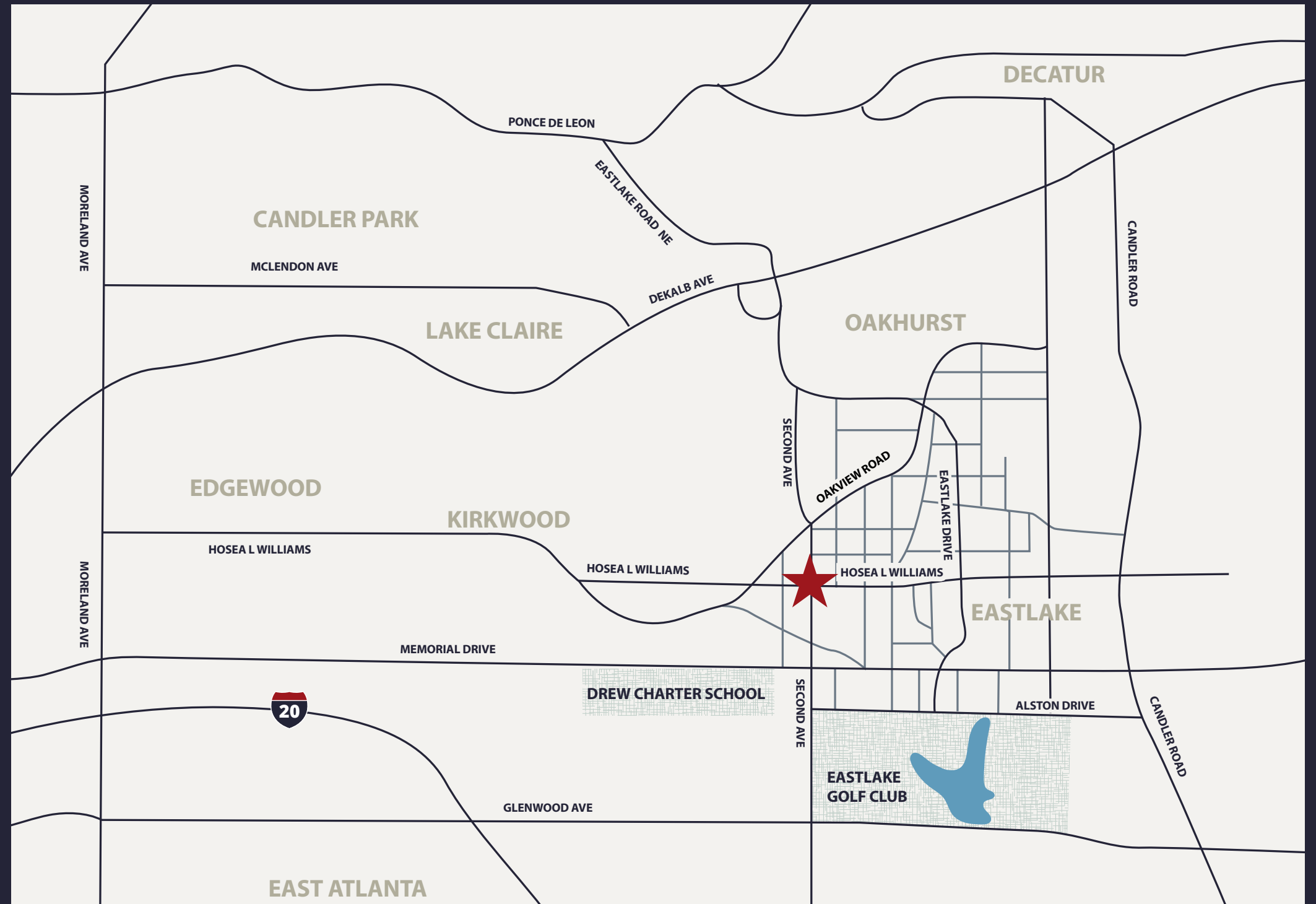
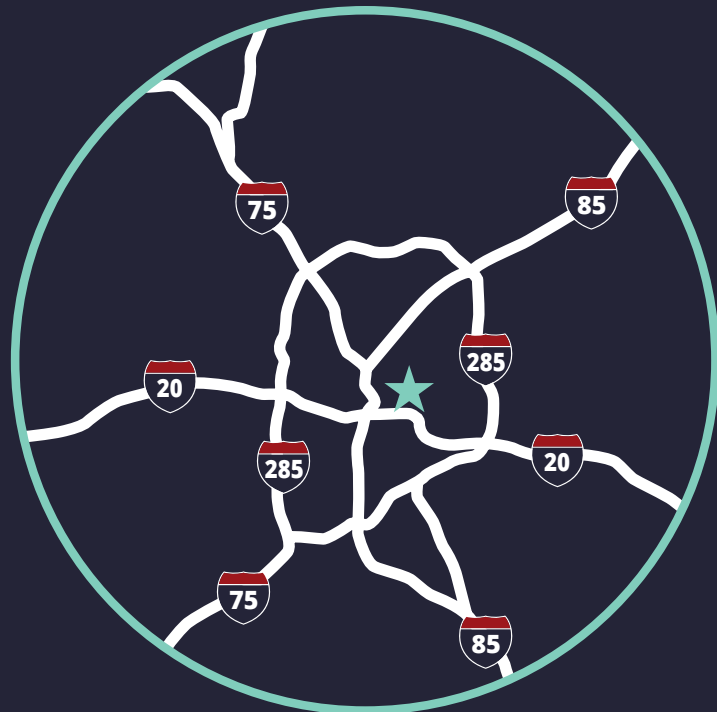
1.87 acres  
79,170 SF



# Eastlake Corners

## Drive Times:

Oakhurst	1 minute
I-20/Maynard Terrace	5 minutes
Downtown Decatur	8 minutes
75/85 (via I-20)	9 minutes
Downtown Atlanta	11 minutes
Hartsfield Jackson International Airport	15 minutes



# Eastlake Corners: Income Summary

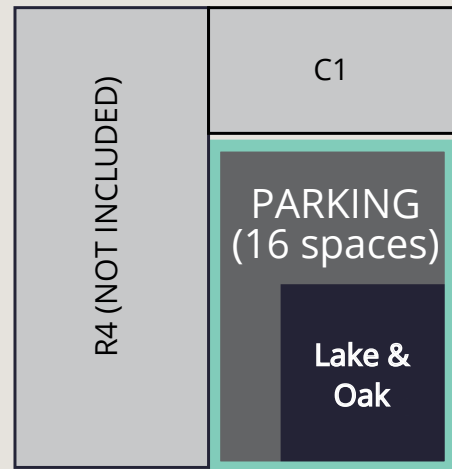
	SQUARE FEET	ANNUAL BASE NNN RENT	PSF	ADDITIONAL RENT	TAX	RENT GROWTH	LEASE EXPIRY	OPTIONS
<b>2358 Hosea L Williams</b>								
Lake & Oak BBQ	1,400	\$36,000	\$25.71	\$42,000	\$11,156	-	May 15, 2023	5 Year
				5% of Gross Sales				
<b>2368-2380 Hosea L Williams</b>								
Hippin Hops	2,300	\$66,990	\$29.13			3%	Jul 1, 2026	2 x 5 Year
Perc	1,710	\$54,804	\$32.05			3%	Jan 1, 2027	2 x 5 Year
Cameo Salon	760	\$29,058	\$38.23			3%	Jun 28, 2024	5 Year
Purpose Built Communities	3,232	\$92,778	\$28.71			3%	Nov 1, 2024	2 x 5 Year
<b>2369-2371 Hosea L Williams</b>								
Mix'd Up Burger	1,680	\$53,692	\$31.96			3%	Feb 1, 2026	4 Year
Poor Hendrix	2,015	\$61,848	\$30.69			-	Dec 1, 2026	2 x 5 Year
Salaryman	2,491	\$77,144	\$30.97			3%	Aug 21, 2024	2 x 5 Year
<b>TOTAL:</b>	<b>15,588</b>	<b>\$472,314</b>		<b>\$42,000</b>	<b>\$11,156</b>			
<b>NET INCOME</b>				<b>\$503,158</b>				



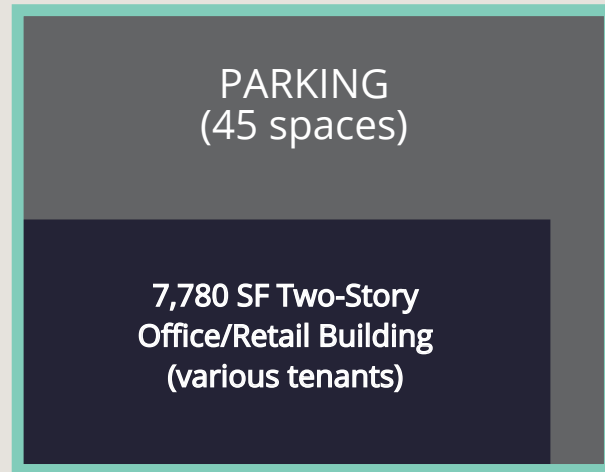
# Eastlake Corners

## SITE 3

1,400 SF Restaurant + patio  
Land: 11,500 SF



SECOND AVE



HOSEA L WILLIAMS DR

## SITE 2

Ground Floor Retail: 4,590 SF  
(Perc, Hippin Hops, Cameo)

Second Floor Office: 3,190 SF  
(Purposebuilt Communities)

Land: 0.691 acres (30,085 SF)



## SITE 1

6,186 SF, 3 restaurants  
Land: 0.9037 acres (39,366 SF)



# Eastlake Corners



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