



DOWNTOWN PLAZA

CONFIDENTIALITY

Hale Retail Group, Inc. ("Broker") has been retained as an exclusive advisor and the Broker to Owner and its subsidiaries regarding the sale of the property described in this Offering Memorandum ("Property").

This Marketing Package has been prepared by Broker, for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the property or any of the documents related thereto, nor does it purport to be all inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Broker, Owner and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of Owner, Broker and therefore are subject to variation. No representation is made by Broker, or Owner as to the accuracy or completeness of the information computed herein, and nothing contained herein is, nor shall be relied on as, a promise or representation of the future performance of the property. Although the information contained herein is believed to be correct, Owner, Broker, and their respective employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Owner, Broker, and their respective employees disclaim any and all liability for representation and warranties, expressed and implied, contained in, or for omissions from, the Marketing Package or any other written or oral communication transmitted or made available to the recipient. The Marketing Package does not constitute a representation that there has been no change in the business or affairs of the property or Owner since the date of preparation of the Marketing Package. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the property will be made available upon written request from interested and qualified prospective investors.

Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing the Marketing Package or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. No brokerage commission or finder's fee shall be payable to any party by Owner or Broker or any affiliate or agent thereof in connection with the sale of the property unless otherwise agreed to by Broker and Owner in writing.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Package, you agree that you will hold and treat it in the strictest confidence. You agree that you will not photocopy or duplicate it, that you will not disclose the Marketing Package or any of its contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Broker. You also agree that you will not use the Marketing Package or any of its contents in any fashion or manner detrimental to the interest of Owner or Broker.

Broker discloses that it represents Owner only in this transaction, and Broker's compensation shall be paid by Owner only. Prospective purchasers should carefully review the notices and disclosures contained within this Marketing Package.

If after reviewing this Package, you have no further interest in purchasing the Property, kindly return this Package to:

Hale Retail Group
1303 Hightower Trail, Suite 201
Atlanta, Georgia 30350

EXCLUSIVELY LISTED BY:



Sam Hale
President

1303 Hightower Trail Suite 201
Atlanta, GA 30350
404-790-2846
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DOWNTOWN PLAZA

SUMMARY

OFFERING

Property	Downtown Plaza
Address	197 Martin Luther King Jr. Avenue Cairo, GA 39828
Parcel No.	C0190-017-000
Zoning	General Commercial

SITE DESCRIPTION

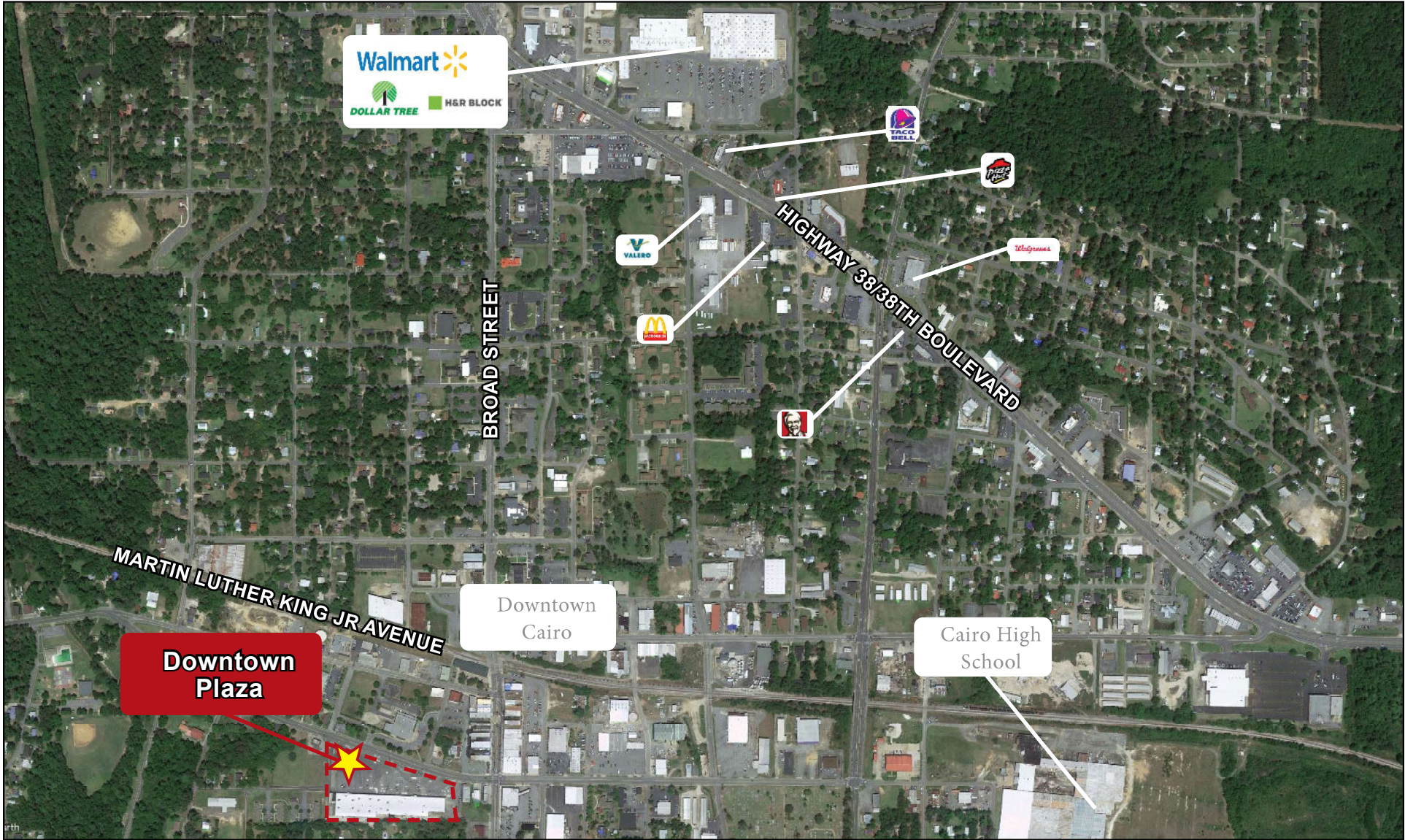
Number of Stories	1
Year Built	1974
Remodeled.....	2015
New Roof.....	2019
Gross Leasable Area (GLA).....	70,835 SF
Lot Size	+/- 8.17 Acres
Parking.....	103 Spaces
Parking Ratio.....	400 Surface Spaces

INVESTMENT HIGHLIGHTS

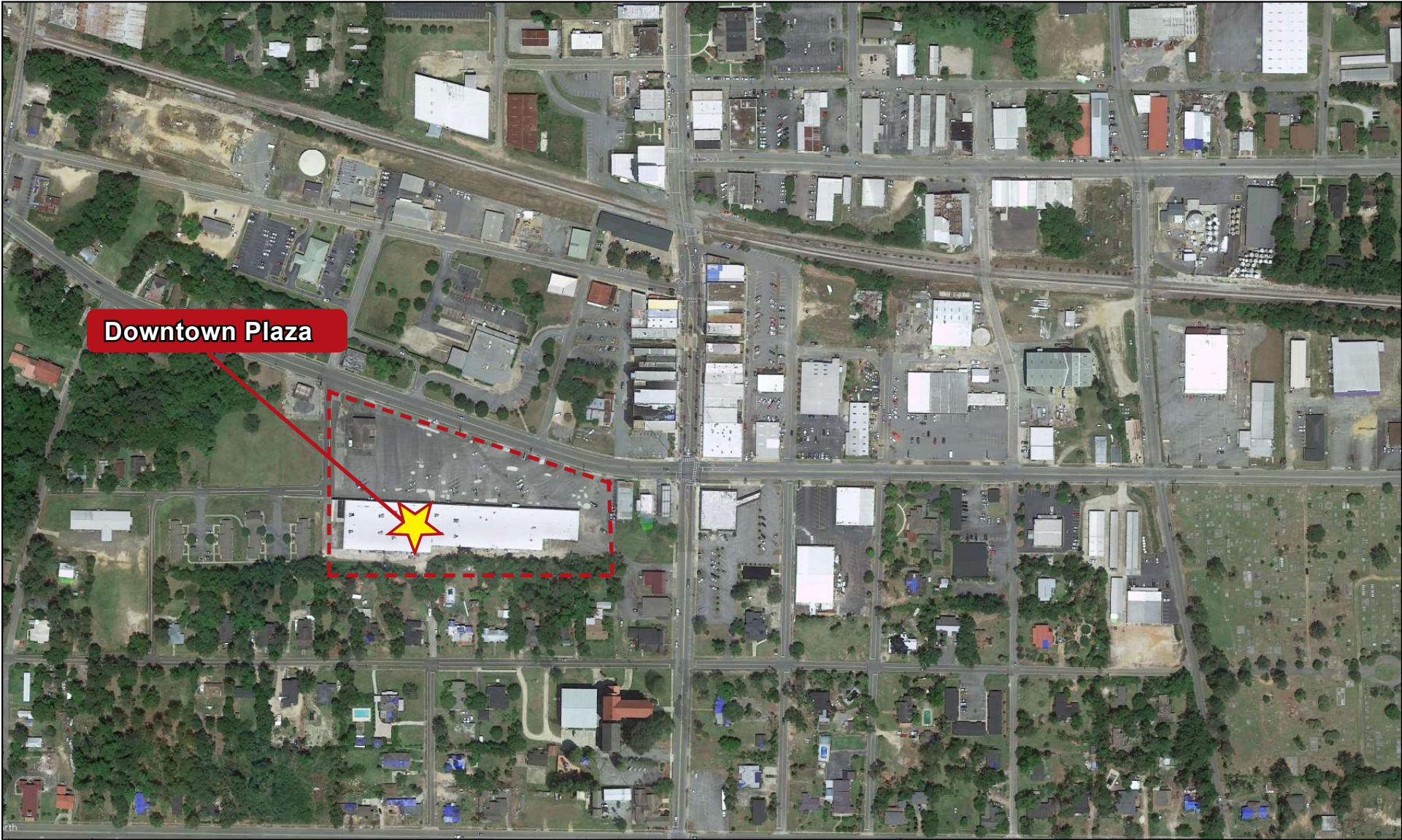
- High Traffic Area - Martin Luther King, Jr. Drive is a highly travelled primary corridor and boasts good visibility
- 4 outparcels included in acreage
- Property is located adjacent to downtown Cairo and across the street from the U.S. Post Office, on Martin Luther King Jr Drive, just 1.2 miles from the Wal-Mart shopping center
- New stacked stone façade and paint on this center have really enhanced the property



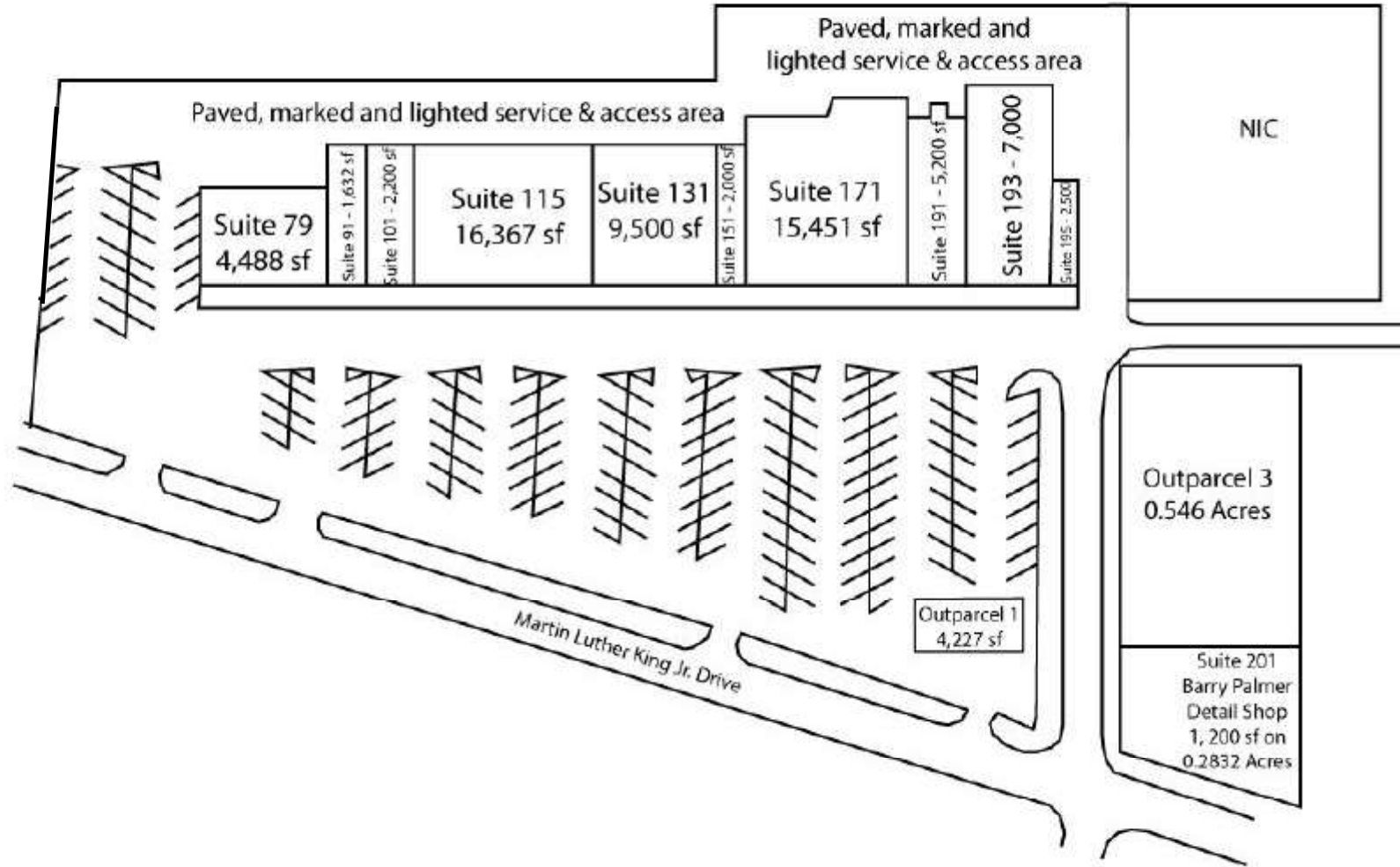
AERIAL PHOTO



AERIAL PHOTO



SITE PLAN



DEMOGRAPHICS

POPULATION	2 MILE	5 MILES	10 MILES
2020 POPULATION	9,715	13,901	22,298
2025 PROJECTION	9,583	13,714	22,007
ANNUAL GROWTH 2020-2025	-0.3%	-0.3%	-0.3%
MEDIAN AGE	37.2	38.2	39.5
HOUSEHOLDS			
2020 HOUSEHOLDS	3,569	5,150	8,338
ANNUAL GROWTH 2020-2025	-0.3%	-0.3%	-0.3%
HOUSEHOLD INCOME			
2020 MEAN HH INCOME	\$52,586	\$55,878	\$58,409



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