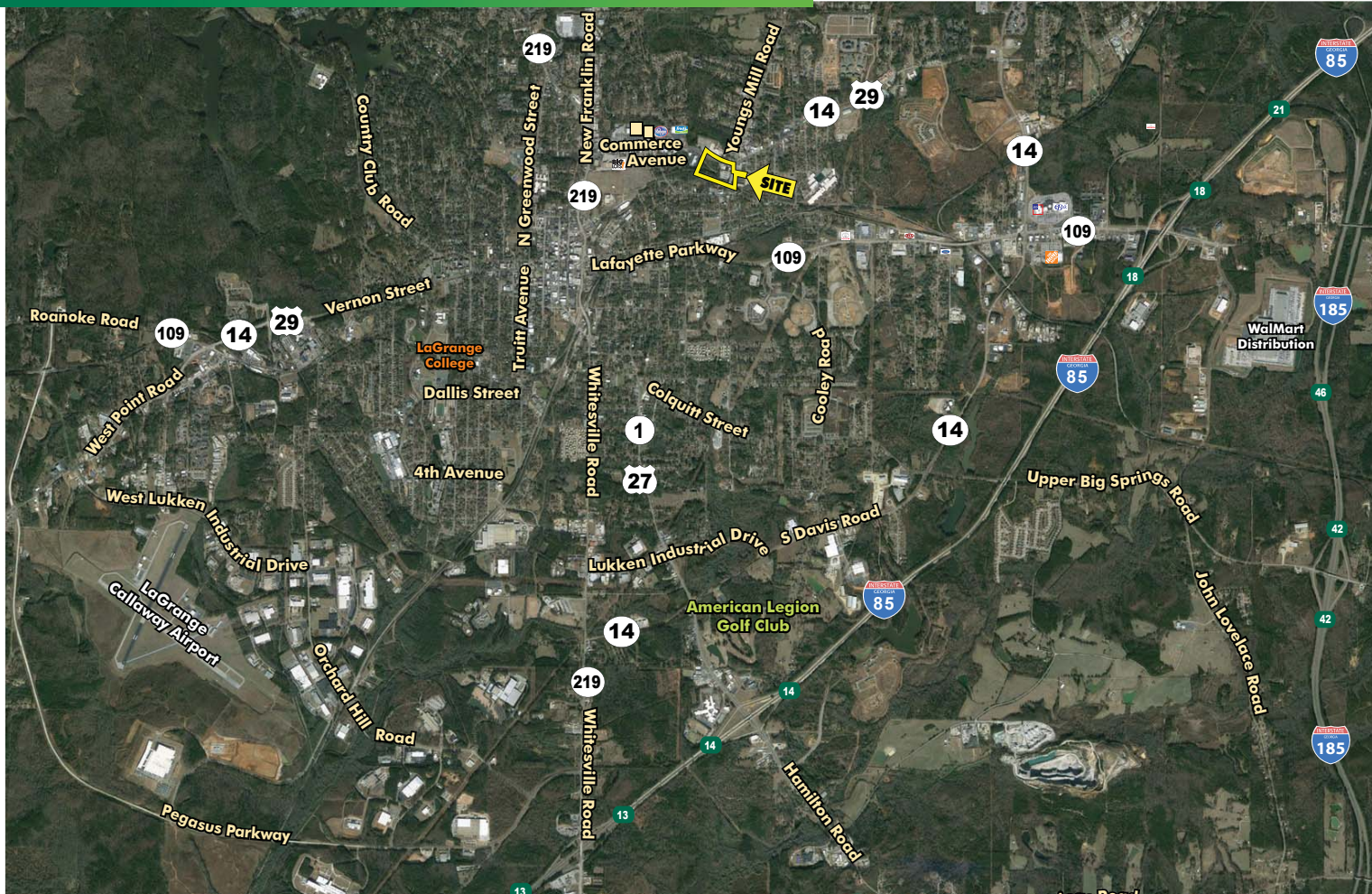


±8.991 ACRES

COMMERCE AVENUE

LaGrange, GA



AFFILIATED BUSINESS DISCLOSURE AND CONFIDENTIALITY AGREEMENT

CBRE, Inc. operates within a global family of companies with many subsidiaries and/or related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates, including CBRE Investors, Inc. or Trammell Crow Company. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither CBRE, Inc. nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, CBRE, Inc. will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be

a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

CBRE is representing the Seller, not the Purchaser, in this transaction and will be paid by the Seller, not the Purchaser. Any cooperating Broker shall have written exclusive authorization from Purchaser and co-op commission, if any, to be paid by purchaser.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

CBRE is representing the Seller, not the Purchaser, in this transaction and will be paid by the Seller, not the Purchaser. Any cooperating Broker shall have written exclusive authorization from Purchaser and co-op commission, if any, to be paid by purchaser.

© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



PROPERTY DESCRIPTION

CBRE is pleased to present the exclusive opportunity to acquire ±8.991 acres of raw land along Commerce Avenue approximately 1.5 miles north west of downtown LaGrange, Georgia and 4 miles west of Interstate 85. Subject property is well located along one of LaGrange’s busiest corridors with good proximity to major commercial development, City Hall, and LaGrange College.

+ Property Size

±8.991 acres

+ Location

300 Commerce Avenue
LaGrange, Georgia
Troup County

+ Topography

_Relatively flat, gently sloping away from Commerce Avenue

+ Utilities

All utilities available subject to independent verification

+ Zoning

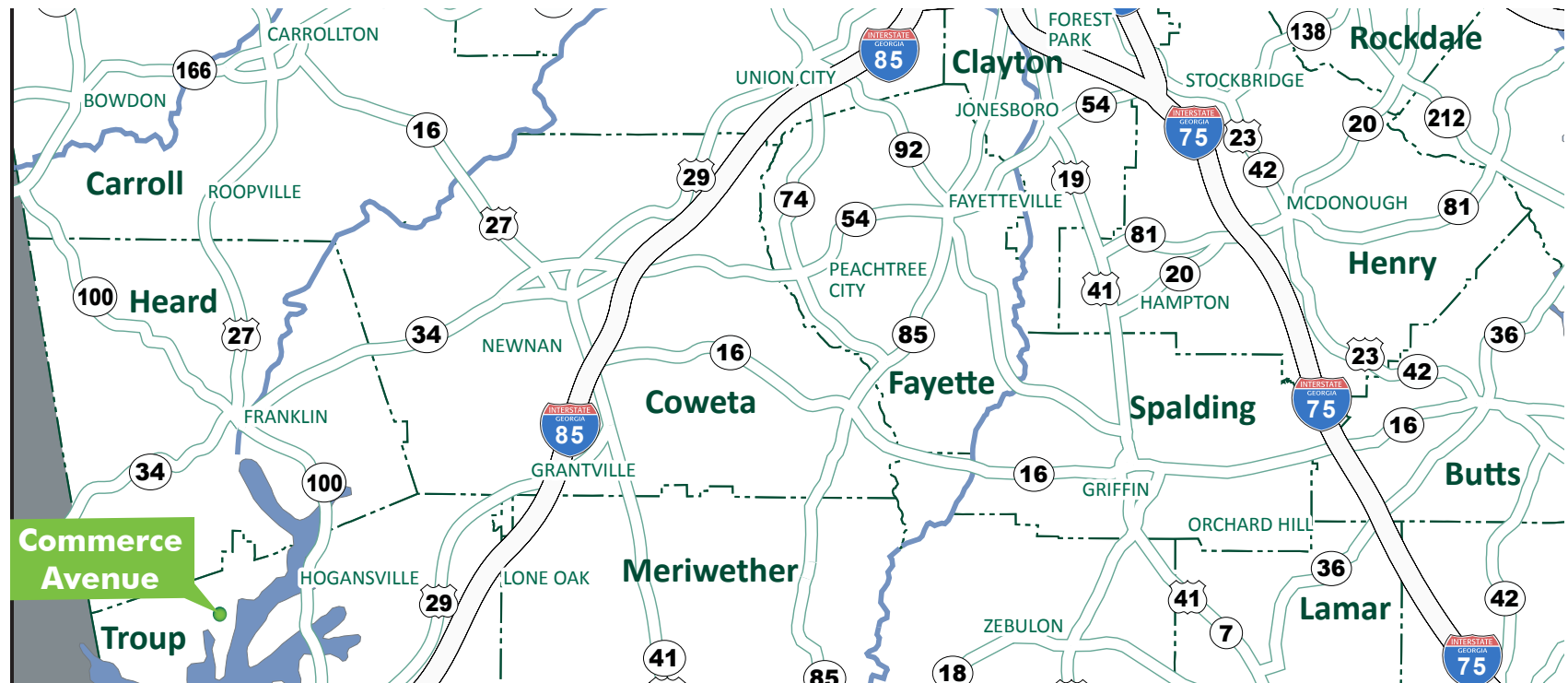
C-3, General Commercial District. Approved for 175 units Multifamily. Will consider rezoning

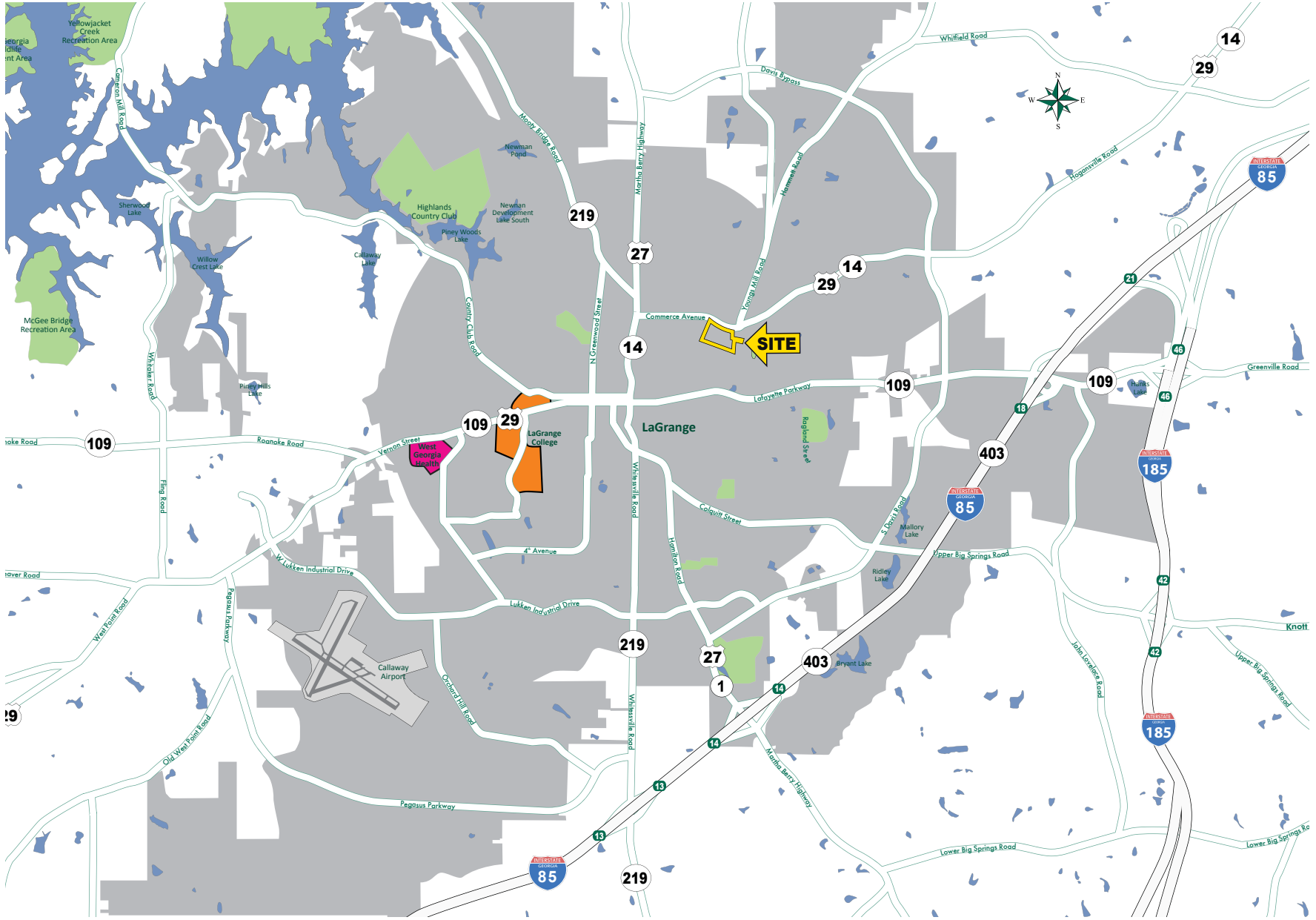
+ Frontage

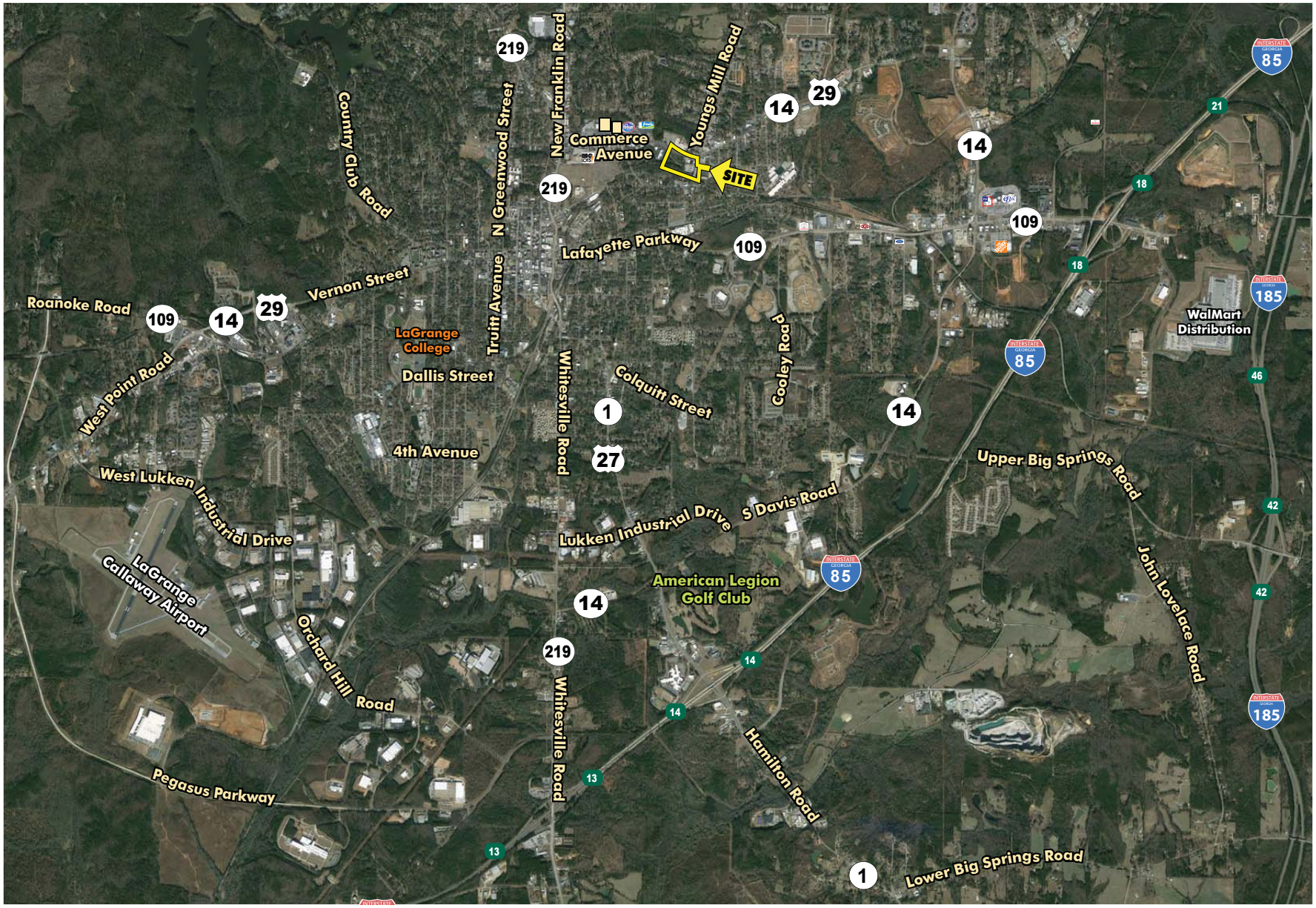
±650 feet of frontage along Commerce Avenue

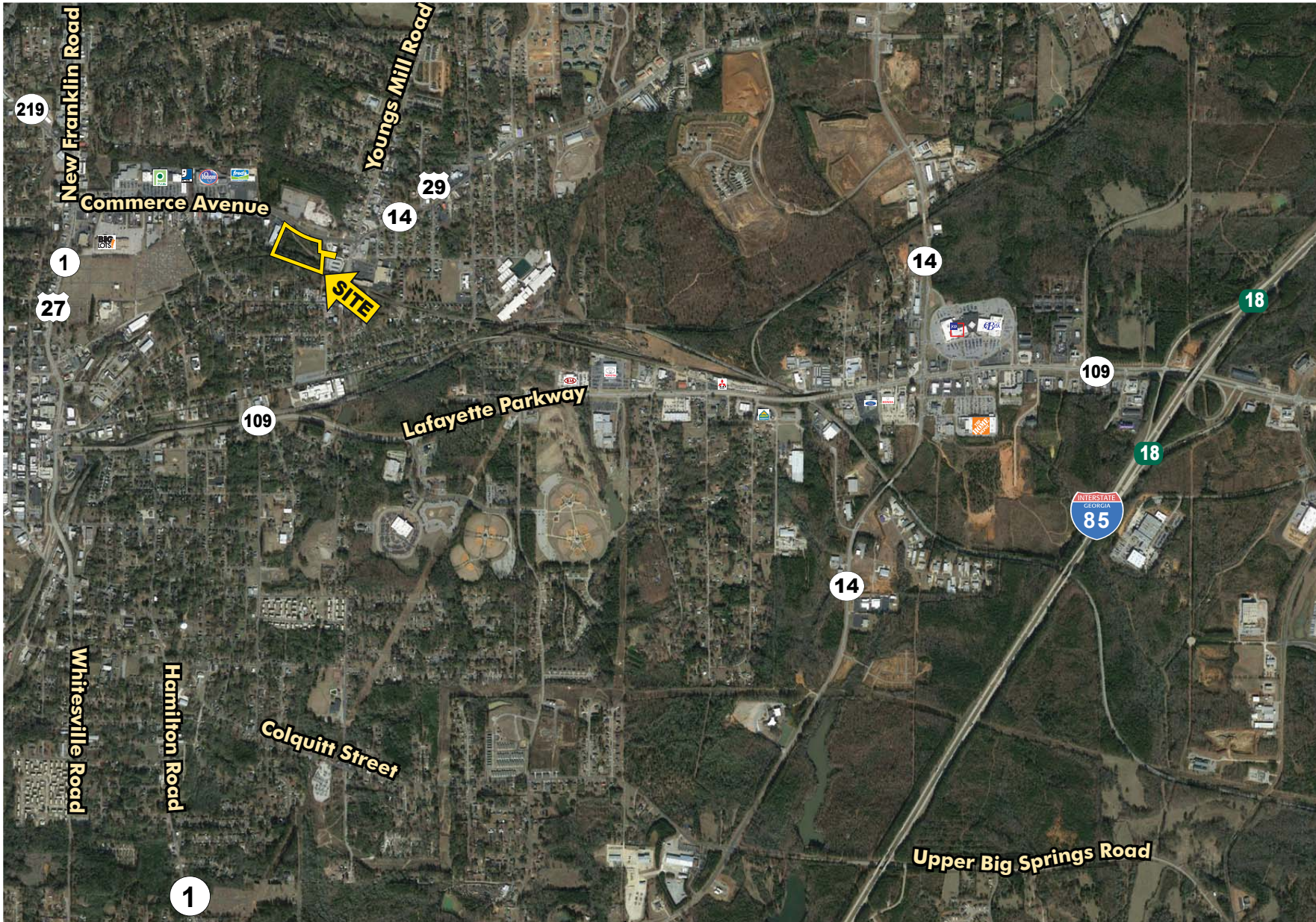
+ Price

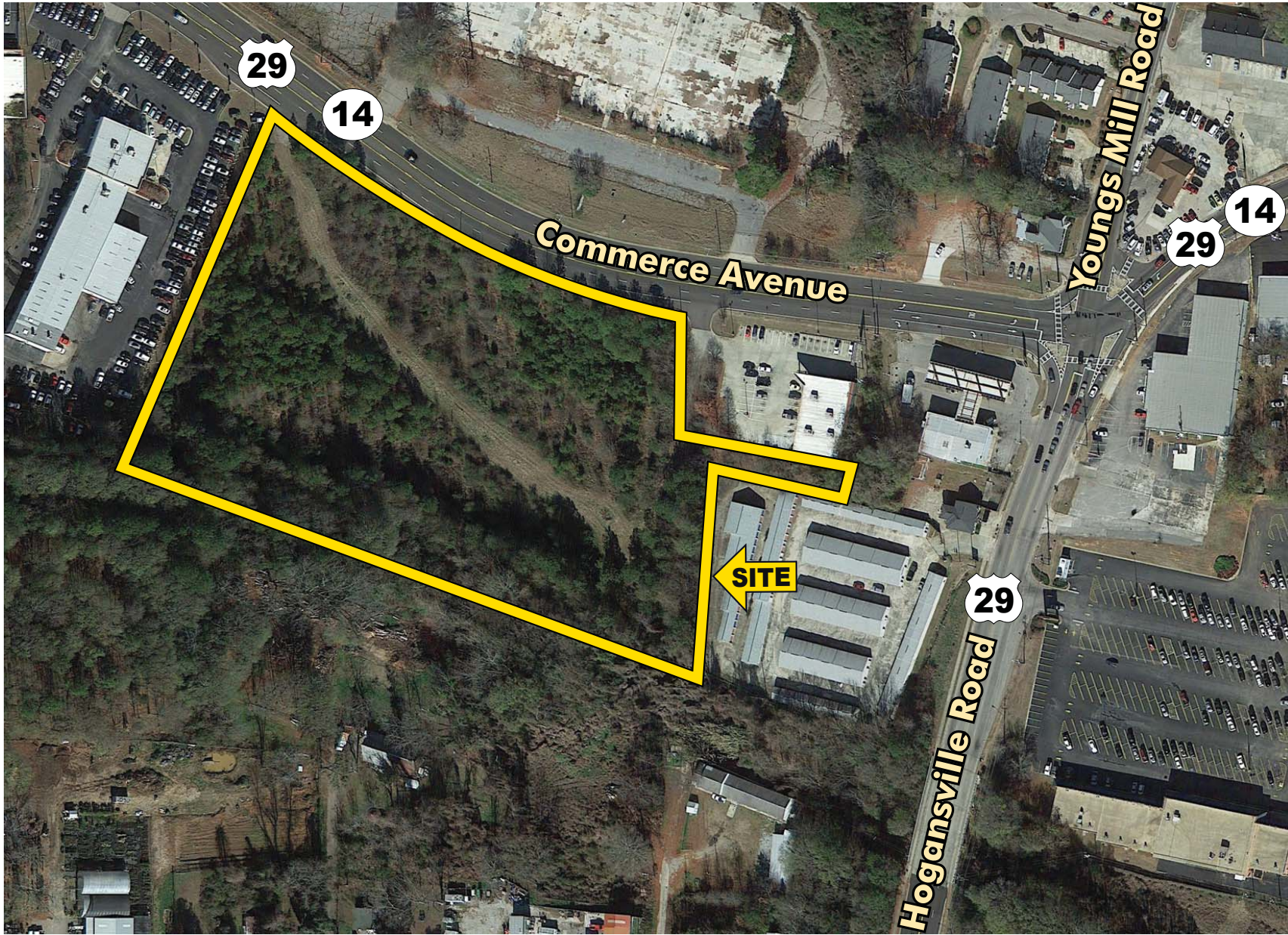
All offers considered

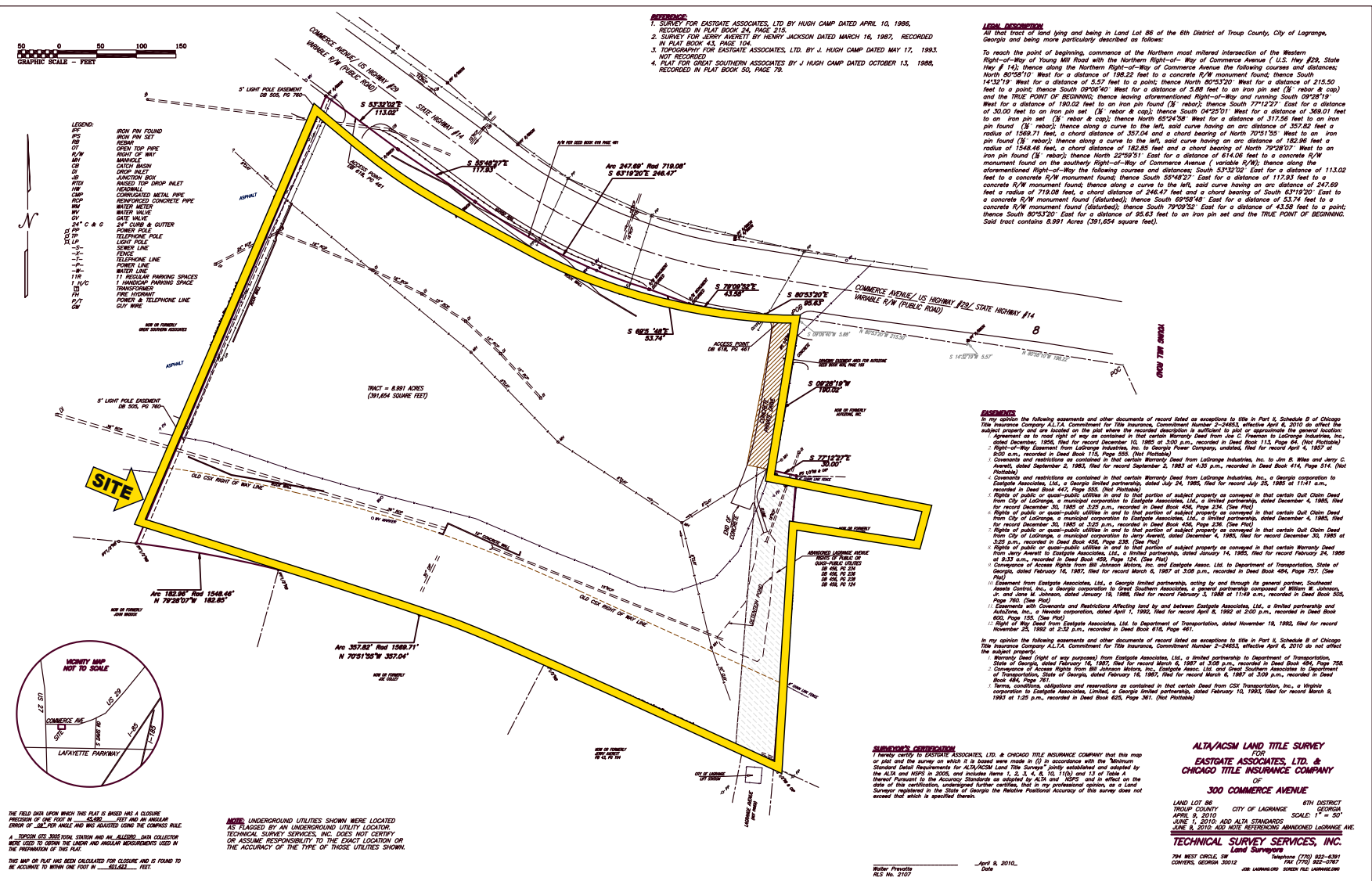












ASSUMPTIONS

1. SURVEY FOR EASTGATE ASSOCIATES, LTD BY HUGH CAMP DATED APRIL 10, 1986, RECORDED IN PLAT BOOK 24, PAGE 215.
2. SURVEY FOR JERRY ARETTI BY HENRY JACKSON DATED MARCH 16, 1987, RECORDED IN PLAT BOOK 43, PAGE 104.
3. TOPOGRAPHY FOR EASTGATE ASSOCIATES, LTD. BY J. HUGH CAMP DATED MAY 17, 1983, NOT RECORDED.
4. PLAT FOR GREAT SOUTHERN ASSOCIATES BY J. HUGH CAMP DATED OCTOBER 13, 1988, RECORDED IN PLAT BOOK 50, PAGE 79.

LEGAL DESCRIPTION

All that tract of land lying and being in Land Lot 86 of the 6th District of Troup County, City of Lagrange, Georgia and being more particularly described as follows:

To reach the point of beginning, commence at the Northern most interled intersection of the Western Right-of-Way of Young Mill Road with the Northern Right-of-Way of Commerce Avenue (U.S. Hwy #29, State Hwy # 14); thence along the Northern Right-of-Way of Commerce Avenue the following courses and distances: North 80°58'10" West for a distance of 188.22 feet to a concrete R/W monument found; thence South 14°35'19" West for a distance of 5.57 feet to a point; thence North 80°53'20" West for a distance of 215.50 feet to a point; thence South 09°08'50" West for a distance of 5.88 feet to an iron pin set (1/2" rebar & cap) and the TRUE POINT OF BEGINNING; thence leaving aforementioned Right-of-Way and running South 09°28'19" West for a distance of 100.02 feet to an iron pin found (1" rebar); thence South 77°22'27" East for a distance of 30.00 feet to an iron pin set (1/2" rebar & cap); thence South 04°25'01" West for a distance of 389.01 feet to an iron pin set (1/2" rebar & cap); thence North 65°24'58" West for a distance of 317.56 feet to an iron pin found (1" rebar); thence along a curve to the left, said curve having an arc distance of 357.82 feet a radius of 1548.48 feet, a chord distance of 357.04 and a chord bearing of North 70°51'55" West to an iron pin found (1" rebar); thence along a curve to the left, said curve having an arc distance of 182.85 feet a radius of 1548.48 feet, a chord distance of 182.85 feet and a chord bearing of North 79°28'07" West to an iron pin found (1" rebar); thence North 22°59'21" East for a distance of 614.06 feet to a concrete R/W monument found on the southern Right-of-Way of Commerce Avenue (variable R/W); thence along the aforementioned Right-of-Way the following courses and distances: South 53°32'02" East for a distance of 113.02 feet to a concrete R/W monument found; thence South 55°49'27" East for a distance of 1173.93 feet to a concrete R/W monument found; thence along a curve to the left, said curve having an arc distance of 247.69 feet a radius of 719.08 feet, a chord distance of 246.47 feet and a chord bearing of South 53°19'20" East to a concrete R/W monument found (disturbed); thence South 69°24'44" East for a distance of 51.74 feet to a concrete R/W monument found (disturbed); thence South 79°09'52" East for a distance of 43.58 feet to a point; thence South 80°53'20" East for a distance of 85.63 feet to an iron pin set and the TRUE POINT OF BEGINNING. Said tract contains 8.991 Acres (391,654 square feet).

ASSUMPTIONS

In my opinion the following statements and other documents of record filed as exceptions to title in Part 8, Schedule B of Chicago Title Insurance Company A.L.T.A. Commitment for Title Insurance, Commitment Number 2-24653, effective April 6, 2010 do not affect the subject property and are recited on this plat when the description in full is not appropriate to the description of the subject property as to most parts of way as contained in that certain Warranty Deed from Jim C. Freeman to LaGrange Industries, Inc., Agreement as to most parts of way as contained in that certain Warranty Deed from Jim C. Freeman to LaGrange Industries, Inc., dated August 25, 1983, recorded in Deed Book 215, Page 215 (Not Platbook).

Right-of-Way Easement from LaGrange Industries, Inc. to Georgia Power Company, undated, filed for record April 4, 1957 at 8:02 a.m., recorded in Deed Book 115, Page 255 (Not Platbook).

Covenants and restrictions as contained in that certain Warranty Deed from LaGrange Industries, Inc. to Jim B. Miles and Jerry C. Annett, dated September 2, 1983, filed for record September 5, 1983 at 4:35 p.m., recorded in Deed Book 414, Page 514 (Not Platbook).

Covenants and restrictions as contained in that certain Warranty Deed from LaGrange Industries, Inc. a Georgia corporation to Eastgate Associates, Ltd., a Georgia limited partnership, dated July 24, 1985, filed for record July 25, 1985 at 11:41 a.m., recorded in Deed Book 442, Page 555 (Not Platbook).

Rights of public or quasi-public utilities in and to that portion of subject property as conveyed in that certain Old Chain Deed from City of Lagrange, a municipal corporation to Eastgate Associates, Ltd., a limited partnership, dated December 4, 1985, filed for record December 30, 1985 at 3:25 p.m., recorded in Deed Book 456, Page 234 (See Plat).

Rights of public or quasi-public utilities in and to that portion of subject property as conveyed in that certain Old Chain Deed from City of Lagrange, a municipal corporation to Eastgate Associates, Ltd., a limited partnership, dated December 4, 1985, filed for record December 30, 1985 at 3:25 p.m., recorded in Deed Book 456, Page 234 (See Plat).

Rights of public or quasi-public utilities in and to that portion of subject property as conveyed in that certain Old Chain Deed from City of Lagrange, a municipal corporation to Jerry Annett, dated December 4, 1985, filed for record December 30, 1985 at 3:25 p.m., recorded in Deed Book 456, Page 234 (See Plat).

Rights of public or quasi-public utilities in and to that portion of subject property as conveyed in that certain Warranty Deed from Jerry Annett to Eastgate Associates, Ltd., a limited partnership, dated January 14, 1985, filed for record February 24, 1985 at 8:33 a.m., recorded in Deed Book 456, Page 124 (See Plat).

Compliance of Access Rights from Bill Johnson, John, Inc. and Eastgate Assoc. Ltd. to Department of Transportation, State of Georgia, dated February 16, 1987, filed for record March 6, 1987 at 3:08 p.m., recorded in Deed Book 484, Page 757 (See Plat).

Easement from Eastgate Associates, Ltd., a Georgia limited partnership, acting by and through its general partner, Southeast Assets Control, Inc., a Georgia corporation to Great Southern Associates, a general partnership composed of William B. Johnson, Jr. and Jane M. Johnson, dated January 19, 1986, filed for record February 3, 1986 at 11:49 a.m., recorded in Deed Book 505, Page 260 (See Plat).

Agreements with Covenants and Restrictions Affecting Land by and between Eastgate Associates, Ltd., a limited partnership and Atlanta, Inc., a Georgia corporation, dated April 1, 1985, filed for record April 26, 1985 at 2:02 p.m., recorded in Deed Book 621, Page 125 (See Plat).

Right of Way Deed from Eastgate Associates, Ltd. to Department of Transportation, dated November 18, 1992, filed for record November 25, 1992 at 2:32 p.m., recorded in Deed Book 618, Page 481.

In my opinion the following statements and other documents of record filed as exceptions to title in Part 8, Schedule B of Chicago Title Insurance Company A.L.T.A. Commitment for Title Insurance, Commitment Number 2-24653, effective April 6, 2010 do not affect the subject property.

Warranty Deed (right of way purposes) from Eastgate Associates, Ltd., a limited partnership to Department of Transportation, State of Georgia, dated February 16, 1987, filed for record March 6, 1987 at 3:08 p.m., recorded in Deed Book 484, Page 758.

Compliance of Access Rights from Bill Johnson, John, Inc., Eastgate Assoc. Ltd. and Great Southern Associates to Department of Transportation, State of Georgia, dated February 16, 1987, filed for record March 6, 1987 at 3:08 p.m., recorded in Deed Book 484, Page 757.

Terms, conditions, obligations and reservations as contained in that certain Deed from CSI Transportation, Inc., a Virginia corporation to Eastgate Associates, Limited, a Georgia limited partnership, dated February 10, 1993, filed for record March 8, 1993 at 1:25 p.m., recorded in Deed Book 625, Page 361 (Not Platbook).

SURVEYOR'S CERTIFICATION

I, Henry Aretti, a Licensed Professional Surveyor, State of Georgia, certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as established and adopted by the ALTA and ASPS in 2005, and includes Items 1, 2, 3, 4, 5, 10, 11(B) and 13 of Table A thereof. Pursuant to the Accuracy Standards for Professional Land Surveyors, I warrant that the date of this certification, undersigned further certifies, that in my professional opinion, as a Land Surveyor registered in the State of Georgia, the Relative Precision Accuracy of this survey does not exceed that which is specified therein.

ALTA/ACSM LAND TITLE SURVEY FOR EASTGATE ASSOCIATES, LTD. & CHICAGO TITLE INSURANCE COMPANY OF 300 COMMERCE AVENUE

LAND LOT 86, 6TH DISTRICT, TROUP COUNTY, CITY OF LAGRANGE, GEORGIA, APRIL 6, 2010. SCALE: 1" = 50'

JUNE 1, 2010, AND ALTA STANDARDS
JUNE 8, 2010, AND ALTA MODIFICATIONS AND/OR CHANGES

TECHNICAL SURVEY SERVICES, INC.
Land Surveyors

704 WEST CIRCLE, SUITE 2012, LAGRANGE, GEORGIA 30241
Telephone: (770) 822-8261
Fax: (770) 822-0396
JOB NUMBER: 001 SURVEY FILE NUMBER: 001



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