

Downtown Plaza

197 Martin Luther King Jr., Drive · Cairo, GA



RECEIVER DIRECTED SALE 95% LEASED SHOPPING CENTER

A 71,765 Square Foot Neighborhood Center in Cairo, Georgia

Exclusively Offered By:

Larry Crumbley, CCIM, CPM, SIOR, CRE

478-803-4113 direct

478-737-3381 cell

lcrumbley@fickling.com

Wendy Pierce

478-803-4116 direct

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wpierce@fickling.com

To request a comprehensive offering memorandum, please sign and return the attached Confidentiality Agreement.



Commercial Division
577 Mulberry Street
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Macon, GA 31202
(478) 746-9421
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This information is from sources that we believe to be reliable, but no warranties or guarantees for accuracy of the information are made by Fickling & Company. The Buyer must verify this information through personal and professional inspections and bears all risk for any inaccuracies.

Downtown Plaza

OFFERING SUMMARY

LOCATION

197 Martin Luther King Jr. Drive
Cairo, Georgia
Grady County

Property is located adjacent to downtown Cairo, across the street from the U.S. Post Office.

INVESTMENT SUMMARY

Asking Price \$1,650,000
Current Occupancy 95%
Rentable SF 71,765
Year Built 1974 - 1983
Total Land Area (acres) 8.17
CAP Rate (current occupancy) 9.8%

PROPERTY PROFILE

Downtown Plaza is an excellent investment opportunity with stable tenants, and potential for increased rents.

FINANCIAL SUMMARY

Gross Potential Income: 265,655
Current occupancy 265,655
Less Vacancy: -27,000
Effective Gross Income: 238,655
Less Projected Expenses: -77,419
Net Operating Income: \$161,236

Or 9.8% Cap Rate

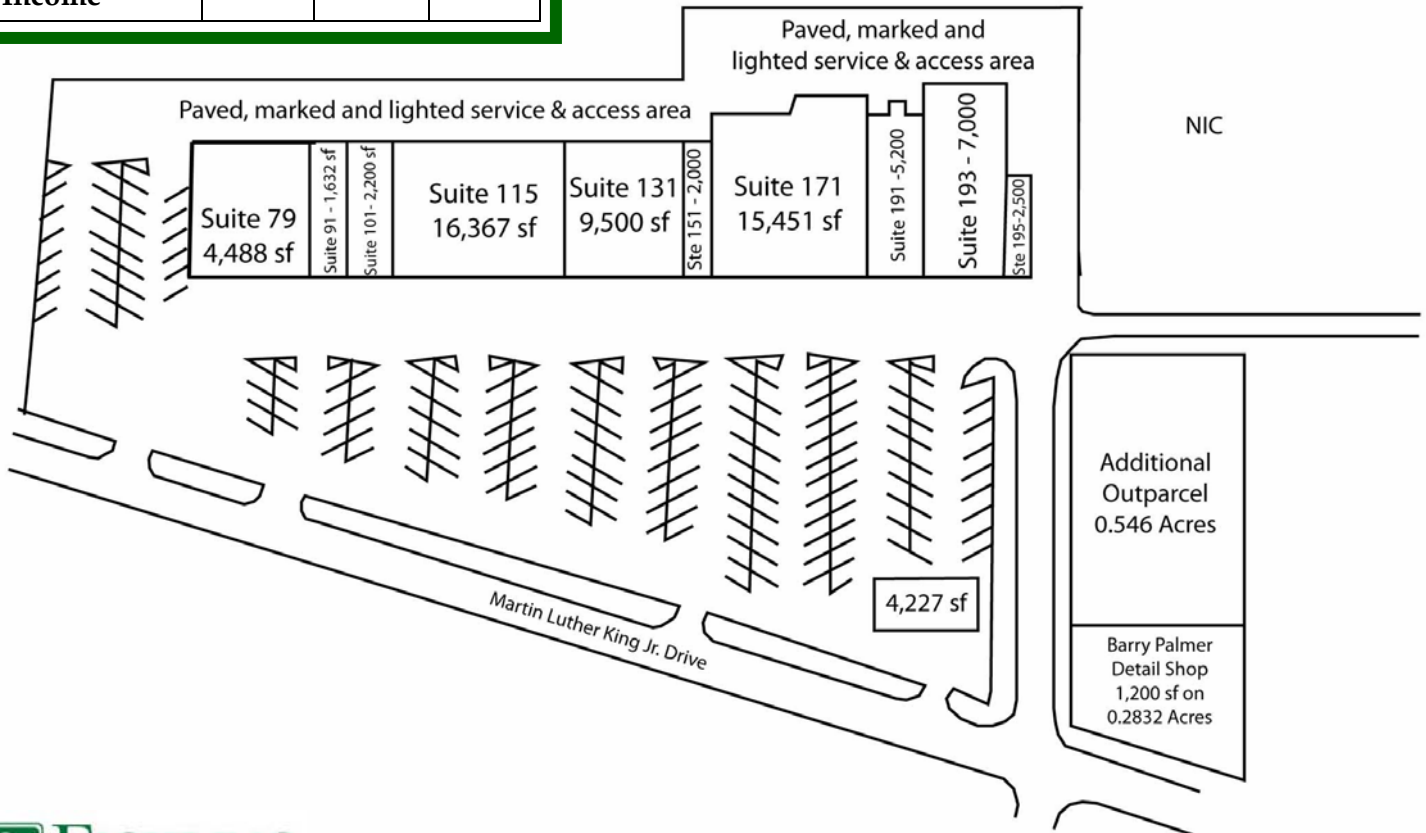
PROPERTY HIGHLIGHTS

Downtown Plaza is located on one of Cairo's main retail corridors just 1.2 miles from the Wal-Mart shopping center. The property has multiple points of ingress and egress for ease of access. Martin Luther King, Jr. Drive is a highly travelled road and boasts good visibility to traffic. Tenant mix includes National, Regional and local businesses. Major tenants include Farmer's Furniture, Family Dollar and GA Department of Labor.

DISTANCE TO PLACES OF INTEREST

Cairo-Grady County Airport 3.3 miles
Valdosta, GA 58.8 miles
Tallahassee, FL 28 miles
Tallahassee Regional Airport 34.1 miles

2010 DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Population	5,333	10,852	13,765
Median Age	34.6	35.2	35.9
Average HH Income	\$33,165	\$38,355	\$40,443



Downtown Plaza



CONFIDENTIALITY AGREEMENT



PROPERTY

Fickling & Company (F&C) has been retained on an exclusive basis by Owner, (the "Owner") with respect to the offering for sale of Downtown Plaza Shopping Center, located in Cairo, Georgia (the "Property").

F&C has available for review certain information concerning the Property which includes brochures and other materials (collectively "Informational Materials"). F&C will not disclose such Informational Materials to Potential Purchaser unless and until the Potential Purchaser has executed this Agreement.

- 1. All Informational Materials pertaining to the Property, which may be furnished to the Potential Purchaser by F&C, shall continue to be the property of the Owner and F&C.
2. The Informational Materials may be disclosed to the Potential Purchaser's partners, employees, legal counsel and institutional lenders ("Related Parties"), for the purpose of evaluating the potential purchase of the Property.
3. The Potential Purchaser understands and acknowledges that F&C and the Owner do not make any representations or warranty as to the accuracy or completeness of the Informational Materials...
4. The Potential Purchaser hereby indemnifies and holds harmless F&C and the Owner and their respective affiliates and successors...
5. The Potential Purchaser acknowledges that the Property has been offered for sale subject to withdrawal from the market, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever, without notice.

If in agreement with the foregoing, please return one signed copy of this agreement to Fickling & Company Inc. Attention: Larry Crumbley or Wendy Pierce, Fax (478) 742-2015, 577 Mulberry Street, Suite 1100, Macon, Georgia 31201.

I wish online access to Offering Memorandum I wish to receive a hard copy of the Offering Memorandum
POTENTIAL PURCHASER I AM A BROKER acting as principal:

ACCEPTED AND AGREED TO

COMPANY:

THIS DAY OF 2011

ADDRESS:

(Signature)

NAME:

PHONE NUMBER:

TITLE:

FAX NUMBER:

EMAIL: