

**APPRAISAL OF REAL PROPERTY  
FOR  
PROPOSED TACO BELL RESTAURANT**

---

1610 HUDSON BRIDGE ROAD  
STOCKBRIDGE, HENRY COUNTY, GEORGIA

AS OF:  
OCTOBER 23, 2007

PREPARED FOR:



P.O. DRAWER F  
GRIFFIN, GEORGIA 30224

PREPARED BY  
**FLETCHER & COMPANY**  
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REAL ESTATE APPRAISAL SERVICE · *Since 1974*

October 25, 2007

D. Scott McCarter  
First National Bank of Griffin  
P.O. Drawer F  
Griffin, Georgia 30224

RE: Self-Contained Appraisal Report  
Proposed Taco Bell Restaurant  
1610 Hudson Bridge Road  
Land Lot 21, 6<sup>th</sup> Land District  
Stockbridge, Henry County, Georgia

Dear Mr. McCarter:

In accordance with your request I have personally inspected the above captioned property for the purpose of estimating the Market Value in the Fee Simple Interest. The effective date of this appraisal is October 23, 2007.

Submitted herewith is my report containing pertinent facts and data gathered in my investigation.

The method of appraising is detailed in the attached narrative report. As of October 23, 2007 it is my opinion that the Market Value with Fee Simple Interest in the subject property is:

**Two Million Dollars**  
**(\$2,000,000)**

**The value rendered in this appraisal is based on a hypothetical condition. A hypothetical condition is that which is contrary to what exists but is supposed for the purpose of this analysis. The prospective market value estimated in this report is based on the completion of the Taco Bell fast food restaurant and land improvements and has been determined on their supposed existence. The value estimate is a reflection of the property as the property owner exhibited it to us. The value estimate in this report has been concluded based on this hypothetical condition and would be directly impacted by any variations in these conditions that have been supposed.**

The undersigned appraiser states that his employment was not conditioned upon his producing a specific value or a value within a given range. Further employment or the payment of the fee is not dependent upon producing specified values.

It has been a pleasure to serve you in this matter.

Respectfully submitted,

FLETCHER & COMPANY  
Jason D. Fletcher  
State of Georgia  
Certified General Appraiser #211251

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## Summary of Salient Facts and Conclusions

<b>Intended User of Appraisal:</b>	[REDACTED]
<b>Property Type:</b>	Proposed Fast Food Restaurant – Taco Bell
<b>Property Address:</b>	1610 Hudson Bridge Road Stockbridge, Henry County, Georgia
<b>Parcel ID:</b>	032-01021000
<b>Owner:</b>	[REDACTED]
<b>Purchaser:</b>	None
<b>Site Size:</b>	1.261 acres or 54,929 square feet
<b>Proposed Improvements:</b>	2,742 Gross Square Feet
<b>Year Built:</b>	Proposed to be completed by the end of 2007
<b>Zoning:</b>	C-2, Central Commercial District
<b>Interest Appraised:</b>	Fee Simple
<b>Effective Date of Appraisal:</b>	October 23, 2007
<b>Date of Report</b>	October 25, 2007
<b>Final Estimate of Value:</b>	<b>\$2,000,000</b>

# Introduction

## **Assumptions and Limiting Conditions**

The appraisal is made subject to the following conditions and assumptions:

1. Any legal description or plats reported herein are assumed to be accurate. Any sketches, plats or drawings included in this report are included to assist the reader in visualizing the property. I have made no survey of the property and assume no responsibility in connection with such matters.
2. No responsibility is assumed for matters legal in nature. Title is assumed to be good and marketable and in fee simple unless discussed otherwise in this report. The property is appraised as free and clear of existing liens, assessments and encumbrances, except as noted in the attached report.
3. The appraiser does not assume responsibility for sub-surface soil conditions. No geological reports have been furnished to the appraiser.
4. Unless otherwise noted, it is assumed that there are no encroachments, zoning or restriction violations affecting the subject property.
5. The property is assumed to be under competent and aggressive management.
6. Information, estimates, and opinions used in this appraisal are obtained from sources considered reliable; however, no liability for them can be assumed by the appraiser.
7. The value estimates reported herein apply to the entire property and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests is set forth in the report.
8. This report may not be used for any purpose other than as stated in the report, by any other than the client without previous consent of the appraiser and his client and then only with proper qualifications.
9. The appraiser assumes the reader or user of this report has been provided with copies of all leases and amendments, if any, encumbering this property.
10. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news sales or other media, without the prior written consent and approval of the author. This pertains particularly to valuation conclusions, the identity of the appraiser or firm with which he is associated.
11. The final value estimate has been concluded on the basis that the property is environmentally compliant. Further the acreage was based on information provided by the owner and/or public records. If the actual acreage or developable unit is different than the amounts used in this report, the appraiser reserves the right to modify this report.
12. The final value estimate has been concluded on the basis that the subject is not subject to flooding. For an official determination a certified survey is recommended.

13. The financial probability of the restaurant has not been performed. This appraisal report assumed that the business operation of the proposed restaurant is profitable and is able to support the subject improvements.



## Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- Jason Fletcher personally visited and inspected the subject property and the comparables used in the report under review.
- The reported analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved. I have no bias with respect to the property that is the subject of this report.
- My engagement in this assignment or in any future assignment is not contingent upon developing or reporting predetermined results.
- My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- My analyses, opinions, and conclusions were developed, and this review report was prepared in conformity with the Georgia Real Estate Appraiser Classification and Regulation Act and the rules and regulations of the Georgia Real Estate Appraisers Board.



Jason D. Fletcher – Certified General Appraiser #211251

## **Appraiser Competency**

- Jason D. Fletcher is experienced in the valuation of commercial, retail, office, industrial, land acquisition and development, multi-family, condemnation, recreational and special purpose properties. For additional information on the competency of the appraiser, please review the Qualifications of Appraiser in this report.

The appraiser has extensive experience in appraising various types of commercial restaurants and fast food nationally branded similar to the subject property and is considered to be competent in performing an appraisal on the subject property. The appraiser is also considered to be competent in the area of which the subject property is located.

# Definitions

## Market Value

Market Value is defined as:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”<sup>2</sup>

## Fee Simple Interest or Estate

“Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”<sup>3</sup>

## Real Property

“All interests, benefits, and rights inherent in the ownership of physical real estate; the bundle of rights with which the ownership of the real estate is endowed.” In some states, real property is defined by statute and is synonymous with real estate. See also personal property; real estate.<sup>4</sup>

## Improvements

“Buildings or other relatively permanent structures or developments located on, or attached to, land.”<sup>5</sup>

<sup>2</sup> *Uniform Standards of Professional Appraisal Practice*, 2006 Edition (The Appraisal Foundation), p. 194 (as published in Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989).

<sup>3</sup> *The Dictionary of Real Estate Appraisal*, 4th Ed., (Chicago Appraisal Institute, 2002), p. 113

<sup>4</sup> *Ibid*, 234.

<sup>5</sup> *Ibid*, 142

## **Personal Property**

“Identifiable tangible objects that are considered by the general public as being ‘personal’ -for example, furnishings, artwork, antiques, gems and jewelry, collectibles, machinery and equipment; all tangible property that is not classified as real estate.”<sup>6</sup>

## **Intangible Personal Property**

“Property that has no physical existence beyond merely representational, nor any extrinsic value; includes rights over tangible real and personal property, but not rights of use and possession. Its value lies chiefly in what it represents. Examples include corporate stock, bonds, money on deposit, goodwill, restrictions on activities (for example, patents and trademarks), and franchises. Note: Thus, in taxation, the rights evidenced by outstanding corporation stocks and bonds constitute intangible property of the security holders because they are claims against the assets owned and income received by the corporation rather than by the stockholders and bondholders; interests in partnerships, deeds, and the like are not ordinarily considered intangible property for tax purposes because they are owned by the same persons who own the assets and receive the income to which they attach.”<sup>7</sup>

## **Goodwill**

“The intangible asset that arises as a result of a name, reputation, customer patronage, location, products, and similar factors that have not been separately identified and/or valued but that generate economic benefits.”<sup>8</sup>

## **Exposure Time**

“The estimated length of time the property interest being appraised would have been offered on the market prior to a hypothetical consummation of a sale at market value on the effective date of the appraisal.”<sup>9</sup>

It is our opinion that the estimated exposure time for the subject property prior to the effective date of this report would have been less than twelve months.

<sup>6</sup> *Uniform Standards of Professional Appraisal Practice*, 2006 Edition (The Appraisal Foundation), p.4.

<sup>7</sup> *The Dictionary of Real Estate Appraisal*, 4th Ed., (Chicago Appraisal Institute, 2002), p. 148.

<sup>8</sup> *The Dictionary of Real Estate Appraisal*, 4th Ed., (Chicago Appraisal Institute, 2002), p. 128.

<sup>9</sup> *Uniform Standards of Professional Appraisal Practice*, 2006 Edition (The Appraisal Foundation), p. 90.

## **Marketing Time**

“an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal.”<sup>10</sup>

With regard to marketability, primary consideration has been given to the subject's overall location, features, the socioeconomic characteristics of the area, and probable near-term and long-term market demand for the property.

The marketing time for the appraised is based on a review of real estate sales, some of which are provided later in this report, together with conversations with brokers and other real estate professionals in the subject market.

The estimated marketing time is estimated less than twelve months based on current market conditions.

Market conditions are considered favorable with reasonable interest rates and no financing concessions necessary.

<sup>10</sup> *Uniform Standards of Professional Appraisal Practice*, 2006 Edition (The Appraisal Foundation), p. 128.

## **Assignment Description**

## Property Identification

The subject property is currently commercial vacant land proposed as a Taco Bell restaurant, located at 1610 Hudson Bridge Road, Stockbridge, Georgia. The proposed improvement is a 2,742 SF single-story structure.

The total site contains approximately 1.261 acres, or 54,929 square feet. It is identified by Henry County Assessor's Office as Parcel Number 032-01021000. Below is a copy of the tax map.

\*Note – The subject parcel is actually a portion of the tract below. The subject tract is a flag shaped tract situated behind a Quick Trip convenience store.



## Appraisal Objective and Property Rights

The objective of this appraisal is to estimate the current fee simple market value of the real estate.

## Intended Use and Intended Users

Per Standard Rule 1-2 of USPAP, the intended use and users of the appraisal must be stated. [REDACTED] needs the market value of the Fee Simple Interest in the subject property for collateral evaluation purposes. The intended user of the report would be [REDACTED]. All information contained within this report is confidential between the client and the undersigned appraiser(s). Any information contained in this report cannot be released to a third party without written permission from the client only.

### **Effective Date of the Appraisal / Report Date**

The final estimate of market value represents our opinion estimates as of October 23, 2007, the most recent date of the real estate inspection. The report date is October 25, 2007.

### **Statement of Ownership and Sales History**

Standards Rule 1-5 of USPAP requires an analysis of all agreements of sale, options, or listings, and at least a three-year sales history of the subject property. According to Henry County Deed Book [REDACTED] Page 339, [REDACTED] purchased the property from [REDACTED] on March 21, 2005 for \$350,000. According to Henry County Deed Book [REDACTED] Page 266, D.M. [REDACTED] purchased the property from [REDACTED] on May 23, 2006 for \$649,000. There have been no other transfers of any interests, in whole or part, in the past three years. There are no current executed agreements of sale, options, or listings known to the appraiser. A title search is recommended for official determination.



## The Scope of Work

According to Advisory Opinion 28 of USPAP, an appraisal must “1) identify the problem to be solved; 2) determine and perform the scope of work necessary to develop credible assignment results; and 3) disclose the scope of work in the report.”<sup>1</sup>

The primary purpose of the appraisal is to meet the requirements of Title XI of the Federal Financial Institutions Reform, Recovery, and Enforcement Act (“FIRREA”) of 1989 with respect to real estate-related financial transactions as we understand these requirements. [REDACTED]

[REDACTED] needs an appraisal to assist it with collateral valuation of the subject property.

This Summary appraisal report covers the necessary collection and analysis of data, property inspections and the application of accepted approaches to value. This report sets forth the rationale, assumptions, conditions and significant facts upon which the final value is based. All of the generally accepted approaches to value have been considered within this report.

Typically, the Cost, Sales Comparison and Income Approaches are applicable and reliable valuation methods. Our analysis has determined the highest and best use of the property is for the continued use as a retail fast food restaurant. Therefore, the Improved Sales Comparison, Cost Approach, and Income Approaches to value have been performed in this report.

The following is a brief discussion of the various inspections and analysis and data collection and analysis considered and utilized in arriving at a conclusion of value.

1. An inspection and analysis of area and neighborhood factors which would have an impact on the subject property.
2. An inspection and analysis of the physical features of the subject property and any factors which would have a positive or negative influence on value.
3. Property consideration of the present zoning and a discussion of highest and best use of the subject.
4. The collection, analysis, and verification of market data considered pertinent to arriving at the value estimates made by the Sales Comparison, Cost and Income Approach (when applicable).
5. The value indications for the three approaches are then reconciled into a final estimate of value.
6. An inspection and analysis of the physical features of the subject property and any factors which would have a positive or negative influence on value.
7. Property consideration of the present zoning and a discussion of highest and best use of the subject.

<sup>1</sup> Ibid. P. 213.

8. The collection, analysis, and verification of market data considered pertinent to arriving at the value estimates made by the Sales Comparison, Cost and Income Approach (when applicable).

9. The value indications for the three approaches are then reconciled into a final estimate of value.

The appraisal has been prepared in accordance with Uniform Standards of Professional Appraisal Practice requirements (USPAP).

## Identification of Property

## Property Data

### Description of Site

Location:	1610 Hudson Bridge Road Stockbridge, Henry County, Georgia
Land Area:	Approximately 1.261 acres or 54,929 square feet. The appraiser reserves the right to modify the concluded value if the actual size from a new survey is found to vary significantly from the size derived from the survey provided by the Owner at the time of inspection.
Shape:	The subject property is considered to be flag shaped. The subject tract is a flag shaped tract situated behind a Quick Trip convenience store with approximately 50' of frontage on Hudson Bridge Road
Frontage:	The site has approximately 50' of road frontage along Hudson Bridge Road, which is actually an easement provided by the adjoining property to gain access to the site. A road has also been recently constructed through this easement and extends in front of the subject tract and serves as a back entrance to the adjoining parcel, which is a Super Wal-Mart Shopping Center.
Topography:	The site is best described as level at street grade and was rough graded at the time of inspection. Retaining walls had been installed at the time of inspection on the north side of the tract to retain erosion from the steep grade of the adjoining tract.
Utilities:	Water, Sewer, Gas, and Electricity are all available at the property.
Environmental:	There were no visible signs of hazards from the visit to the site. It is noted that the subject tract is situated in the rear of a gasoline/convenience store, which does contain potential hazardous materials to soil. However, based on the inspection of the site, drainage was adequately managed from the gas station away from the subject site. This report assumes that there are no environmental hazards present that would impact the value of the property.

Flood Plain:

According to the FLOODSCAPE Flood Map. 13151C0088C, dated May 16, 2006, the subject is located in Zone X. Zone X is defined as areas determined to be outside the 100- year floodplain. For official determination, a certified survey is recommended.

Easements:

The appraiser is not aware of any detrimental easements or encroachments encumbering the site other than typical utility and access easements.

Real Estate

Taxes:

The subject is identified by Henry County Tax Assessor's Office with a Parcel Number. The following table details the subject's current assessment and taxes payable to the city and county based on the current unimproved situation of the subject tract.

### 2007 Property Assessment Data

Parcel No.	Land Size		Tax Appraisal Data			Tax Assessed	Millage Rate	Property
	SF	Acres	Land	Improvements	Total	Value @ 40%	City & County	Taxes 2006
032-01021000	54,929	1.26	\$ 604,200.00		\$ 604,200.00	\$ 241,680.00	37.509	\$ 9,065.18
Total	54,929	1.26	604,200.00	\$ -	\$ 604,200.00	\$ 241,680.00	37.509	\$ 9,065.18

Based on other similar type buildings in the subject market area, the appraiser has concluded that an estimated tax liability of \$8.00/SF is appropriate or approximately \$22,000 for the subject property as improved with a fast food restaurant.

Zoning:

The subject site is zoned C-2, Central Commercial District by the City of Stockbridge. The use as a proposed Taco Bell restaurant represents a compatible use with the surrounding neighborhood, which consists of various restaurant building improvements, commercial retail/office buildings and service businesses along the major thoroughfare, with single family residential developments along the secondary streets. For official zoning and allowances, a letter of permissible uses must be obtained from the Henry County Planning and Zoning Department. The excerpt from the Henry County Zoning Ordinance is located in the Addenda section of this report.

## Description of Proposed Improvements

The subject site is currently vacant for which a Taco Bell restaurant is proposed to be constructed. Upon completion, the site will be improved with one single-story structure for a total of 2,742 square feet. The building will have an appealing architectural façade and will be constructed of good quality. The subject building will be constructed on a steel frame with a stucco exterior finish. The entire front will be typical storefront glass and doors. The overall design is rectangular in shape. The interior is designed for food service and customer dining. There are two entrances to the building. The entrances open into the open dining area and service counter. The food storage, prep area, and full kitchen are to the rear of the rectangular shaped building.

### Construction Features:

Foundation:	Reinforced concrete slab foundation
Structural:	Masonry block/Wood Frame construction
Exterior Finish:	A combination of concrete block and a decorative stucco finish.
Roof Covering:	Membrane
Interior Finish:	Painted Drywall partitions, Wood trim package to include chair rail and small crown, tile floors throughout building with tile base, suspended acoustical tile ceiling, storefront glass along east side of building
HVAC:	Central heat and air conditioning is provided by (2) units. This appraisal assumes that the HVAC system will be adequate.
Electrical & Plumbing:	The property has a 400 Amp service provided through two Siemens electrical panels. There will be flush mounted fluorescent light fixtures in ceiling grid and. The exterior of the building is also adequately lighted with numerous exterior lights mounts to the building. The electrical components of the subject property are assumed to be adequate. There are two restrooms with two fixtures each and adequate plumbing for kitchen equipment.
Equipment:	The kitchen consist of various pieces of equipment for the use of the business, however, majority of this equipment is not a fixture to the real estate and is considered personal property, however, a fast food restaurant is typically

purchased with this equipment and is typically considered in the sale of these properties.

Site Improvements:

Site improvements consist of asphalt paved parking, adequate parking spaces and handicapped spaces, concrete curbing, exterior lighting and signage.

Physical Condition:

The subject building is proposed construction and will be completed by the end of 2007 and will be in new physical condition. The parking lot will also be in new condition.

Functional Utility:

The subject building is designed for and utilized as a restaurant. The subject improvements are considered to be of good type construction and parking is typical of similar facilities in the market. The building layout is designed for a restaurant and considered functional when compared to competing buildings in the market.

Actual Age, Effective Age,  
Remaining Economic Life:

The subject building will be constructed in 2007 and has an actual age of 0 years. Therefore the effective age will be 0 years. The total economic life is estimated at 55 years, of which 55 is remaining.

## Photographs of Subject Property



Subject site from Hudson Bridge behind Quick Trip



From Hudson Bridge Road – Road traversing on east side of Quick Trip to subject site



Subject Site



Back entrance to adjoining shopping center that traverses from Hudson Bridge Road and east side of Quick Trip (picture above) and continues by the subject site into the adjoining shopping center





View from east side of subject tract  
towards Hudson Bridge Road



Hudson Bridge Road Intersection and  
entrance to subject site – facing west



Hudson Bridge Road – facing east towards Interstate 75

# Area & Neighborhood Overview

## Introduction

The purpose of this analysis is to review historic and projected economic and demographic data to determine whether Stockbridge, Henry County, and the subject neighborhood will experience future economic stability, or decline.

The subject property is located at 1610 Hudson Bridge Road, Stockbridge, Georgia of Henry County. Hudson Bridge Road serves as a main corridor through Stockbridge and turns into Eagles Landing Parkway on the east side of Interstate 75, which is approximately 2,000 LF east of the subject site. The immediate neighborhood is comprised mostly of commercial development such as retail, restaurants, office, and convenience stores. The owner of this land plans to develop a Taco Bell restaurant. Commercial development has been rapid around the subject property out to Interstate 75. Further, Henry County is included in the 28 County Atlanta Metropolitan Statistical Area (MSA).

## Population:

In 1990, Henry County's population was 58,741; in 2000 the population had grown to 119,341, indicating a compound annual growth rate of 5.07% between 1990 and 2000. The year-end 2005 population estimate was 167,848, indicating a compound annual increase of 5.78% between 2000 and 2005.

The following table illustrates historical population trends for Henry County and the State of Georgia.

	2005	2000	1990	Annual % Change from. .....1990 to 2005
<b>Henry County</b>	167,848	119,341	58,741	4.33%
<b>State of Georgia</b>	9,072,576	8,186,453	6,478,216	2.1%
<i>Source: US Census Bureau</i>				

Between 2000 and 2005, the population in Henry County grew at an estimated annual compound rate of 5.78%, while the State of Georgia grew at a rate of 1.95% for the same period. The city of McDonough grew at an astonishing 9.05% for the same period. Given the recent compound increase in the population base for Henry County, the population growth trends foreshadow a healthy economic climate through the near future.

The highest concentrated age group of the county's inhabitants is between the ages of 0 and 19, or 30.5%. In terms of household size, at the end of 2000 the number of households stood at 57,814 in Henry County with an average household size of 2.89 persons.

A demographic profile for Henry County appears in the chart below.

Demographic Profile		<b><u>Henry County</u></b>	<b><u>State of Georgia</u></b>
Category			
Age Distribution	0-19	30.5%	29.5%
	20-34	25.0%	23.1%
	35-54	30.3%	29.7%
	55+	14.2%	17.7%
Estimated Average Household Size:		2.89 persons	2.65 persons
Median Family Income:			
	\$15,000 - \$34,999	17.0%	33.7%
	\$35,000 - \$49,999	16.9%	17.0%
	\$50,000 & Over	60.5%	51.6%
Median Family Income:		\$58,962	\$49,280

Source: US Census Bureau – 2000 & 2005 Data  
May not add due to rounding.

As the year end 2000 statistics indicates that 60.5% of the households in Henry County earned over \$50,000 per annum. As indicated in the table above, Henry County was substantially above the state of Georgia in median household income.

### Area Business and Related Economic Trends

According to the US Census Bureau, the number of employed people in Henry County in 2005 was 81,057, resulting in an unemployment rate of 7.7% or 6,735 persons. A comparison of the major components of the economic base for 2005 is presented in the table below.

		Henry County		State of Georgia	
Employment Sector					
Agriculture		139	.4%	53,201	1.4%
Construction		6,627	8.2%	304,710	7.9%
Manufacturing		6,265	7.7%	568,830	14.8%
Wholesale Trade		3,910	4.8%	148,026	3.9%
Retail Trade		9,632	11.8%	459,548	12.0%
Transportation		10,152	12.5%	231,304	6.0%
Information		2,322	2.9%	135,496	3.41%
Finance, Insurance & Real Estate		5,482	6.7%	251,240	6.5%
Professional Services		6,842	8.4%	362,414	9.4%
Educational		12,932	15.9%	675,593	17.6%
Arts & Entertainment		7,118	8.8%	274,437	7.1%
Other Services		3,047	3.8%	181,829	4.7%
Public Administration		<u>6,589</u>	<u>8.1%</u>	<u>193,128</u>	<u>5.0%</u>
Total		81,057	100%	3,821,756	99.8%
<i>Source: US Census Bureau, 2002 Economic Census; May not add due to rounding</i>					

In summary, Henry County has experienced exponential growth. However, the Metropolitan Atlanta economy continues to send mixed messages, which is reflective as the national economy as a whole. Unemployment rates for both Atlanta the state of Georgia have recently remained stable; however, as two automotive plants close, the Bellsouth/AT&T merger, and the fate of Delta Airlines and its attempt to restructure under bankruptcy protection, long-term economic predictions are not possible. Yet, given the past performance in the Henry County, the local economy, as well as a healthy economic improvement is anticipated in the foreseeable future.

## **Market Analysis**

Henry County has experienced a tremendous growth in population and in return residential and commercial development has significantly increased over the past five years. The county has recently been ranked as one of the fastest growing counties in the state as well as the nation.

The growth of the county started in McDonough and Stockbridge and has spread in all directions of the county over the past five years. Henry County is partly responsible for the regions development boom. Other counties in the region that are considered sub markets of Atlanta has experienced a considerable amount of residential and commercial development over the past four years. Less populated counties are starting to experience an over supply of new construction, however, Henry County seems to still be thriving from population growth.

Henry County is accessible by approximately 8-10 exits off I-75 and I-675 and is located approximately 20-25 miles south of the central business district of Atlanta, which has been a major factor for the substantial growth of the county. The development trend in the county seems to be stable into the foreseeable future. A new regional retail mall has just begun construction near the intersection of Highway 81 and Highway 20 on the west side of I-75. Commercial activity in this area has been substantial over the past three years.

Supply and demand for commercial property and vacant land tracts appear to be in balance at the present time. Occupancy levels for most retail and office use are 85% or better, even with the development of many small strip centers and office parks throughout the county. The absorption of commercial real estate around the interstate and major thoroughfares has been impressive over the past three years in Henry County. As vacant land is becoming scarce around these major thoroughfares and interstate intersections, the price of vacant commercial land has doubled over the past three years in these areas. The demand for these tracts has created a price increase in commercial land throughout the county.

In conclusion, the subject's immediate neighborhood is currently experiencing exponential growth. Given the close proximity to I-75 and good access to Atlanta and its surrounding metropolitan area as well as given the quality of developments, positive growth trends are anticipated in the future.

## **Location Maps of Subject Property**

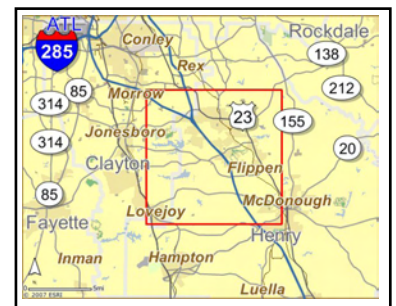
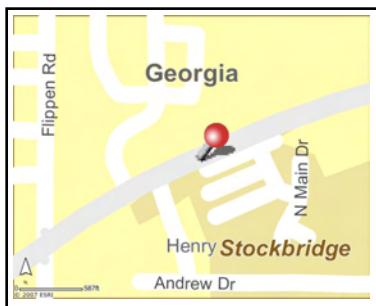


## Site Map

1610 Hudson Bridge Rd  
Stockbridge, GA 30281

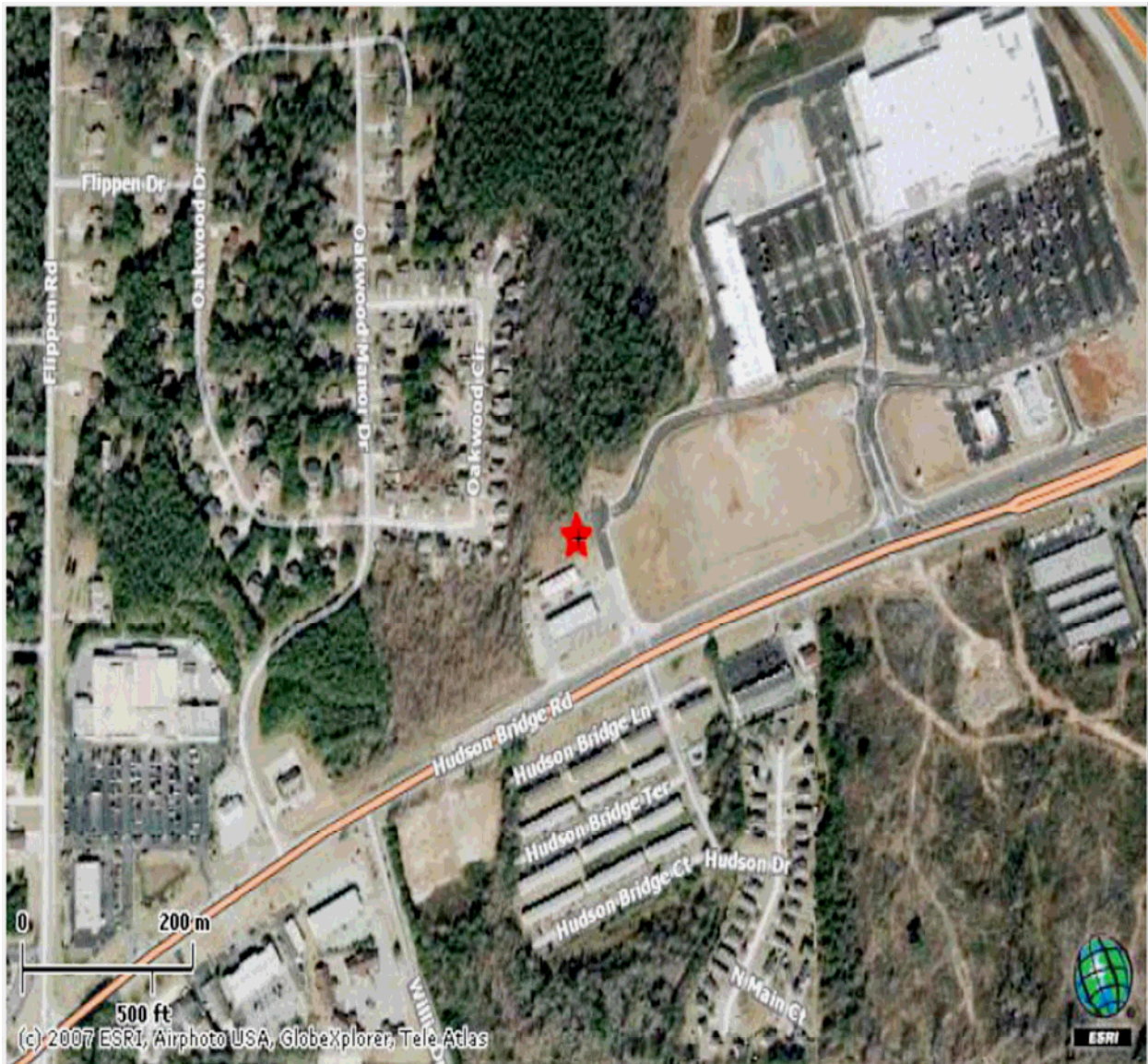
Prepared By: Fletcher & Company  
October 21, 2007

Latitude 33.5029  
Longitude -84.2405





## Aerial Map for Neighborhood





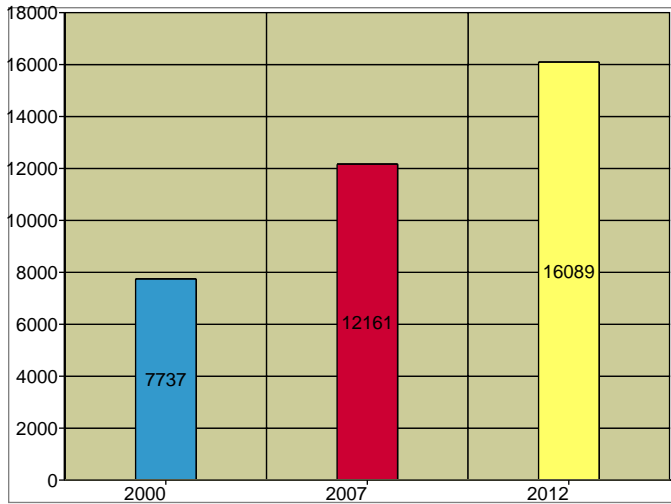
## **Demographic & Economic Profile**

**Hudson Bridge**  
**1610 Hudson Bridge Rd**  
**Stockbridge, GA 30281**

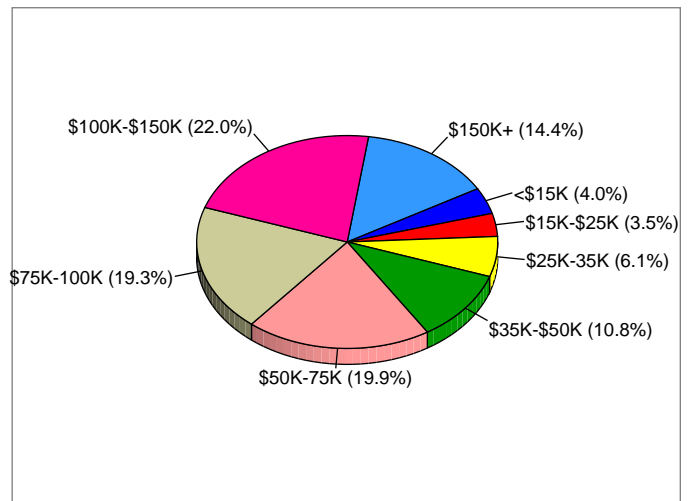
**Site Type: Radius**

**Latitude: 33.502878**  
**Longitude: -84.240502**  
**Radius: 3.0 mile**

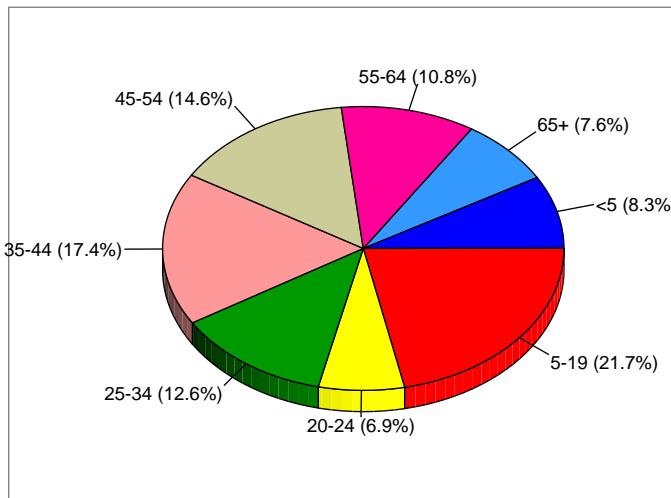
**Households**



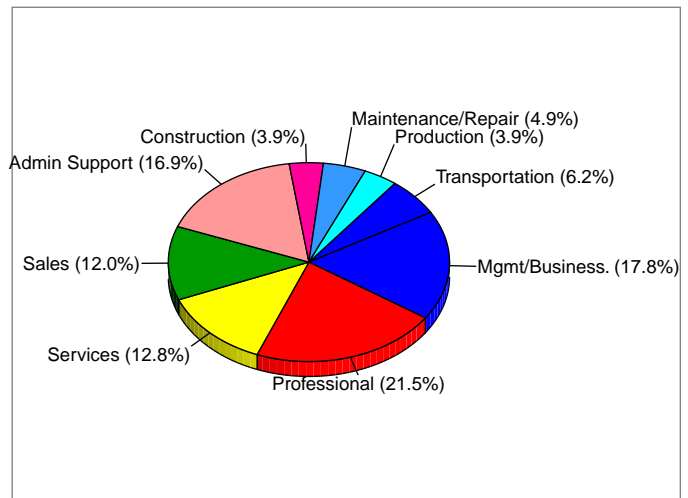
**2007 Households by Income**



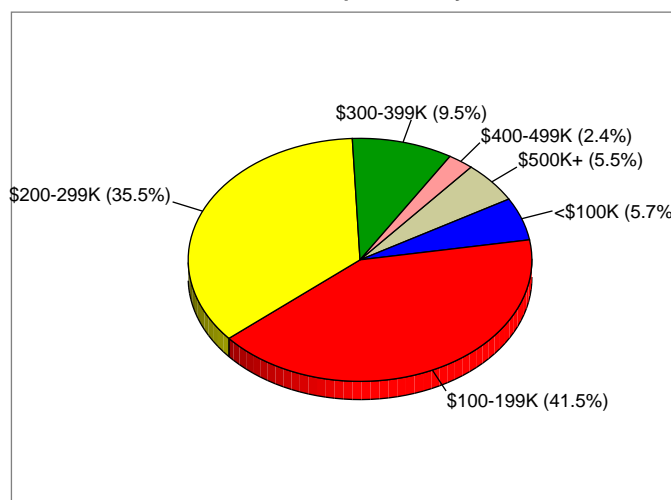
**2007 Population by Age**



**2007 Employed 16+ by Occupation**



**2007 Owner Occupied HUs by Value**



**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.

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## Restaurant Market Potential

Prepared by Fletcher & Company

**Hudson Bridge**  
**1610 Hudson Bridge Rd**  
**Stockbridge, GA 30281**

**Site Type: Radius**

**Latitude: 33.502878**  
**Longitude: -84.240502**  
**Radius: 3.0 mile**

### Demographic Summary

	2007	2012
Population	33,778	44,556
Population 18+	24,474	32,399
Households	12,161	16,089
Median Household Income	\$80,630	\$97,456

Product/Consumer Behavior	Expected	Percent	MPI
	Number of Adults		
Went to family restaurant/steak house in last 6 months	19,423	79.4%	112
Family restaurant/steak house last month: <2 times	6,877	28.1%	107
Family restaurant/steak house last month: 2-3 times	5,526	22.6%	113
Family restaurant/steak house last month: 4+ times	7,018	28.7%	116
Family restaurant/steak house last 6 months: breakfast	3,283	13.4%	105
Family restaurant/steak house last 6 months: lunch	6,626	27.1%	112
Family restaurant/steak house last 6 months: snack	585	2.4%	107
Family restaurant/steak house last 6 months: dinner	14,789	60.4%	116
Family restaurant/steak house last 6 months: weekday	10,442	42.7%	113
Family restaurant/steak house last 6 months: weekend	12,367	50.5%	118
Family restaurant/steak house last 6 months: Applebee's	7,386	30.2%	126
Family restaurant/steak house last 6 months: Bakers Square	508	2.1%	113
Family restaurant/steak house last 6 months: Bennigan's	1,055	4.3%	115
Family restaurant/steak house last 6 months: Big Boy	643	2.6%	114
Family restaurant/steak house last 6 months: Bob Evans Farm	1,032	4.2%	92
Family restaurant/steak house last 6 months: Cheesecake Factory	1,240	5.1%	125
Family restaurant/steak house last 6 months: Chili's Grill & Bar	4,116	16.8%	157
Family restaurant/steak house last 6 months: Cracker Barrel	3,059	12.5%	110
Family restaurant/steak house last 6 months: Denny's	2,680	11.0%	109
Family restaurant/steak house last 6 months: Friendly's	612	2.5%	61
Family restaurant/steak house last 6 months: Golden Corral	2,078	8.5%	107
Family restaurant/steak house last 6 months: Intl Hse of Pancakes	3,203	13.1%	118
Family restaurant/steak house last 6 months: Lone Star Steakhouse	1,294	5.3%	137
Family restaurant/steak house last 6 months: Old Country Buffet	892	3.6%	92
Family restaurant/steak house last 6 months: Olive Garden	5,071	20.7%	137
Family restaurant/steak house last 6 months: Outback Steakhouse	3,830	15.6%	127
Family restaurant/steak house last 6 months: Perkins	1,051	4.3%	102
Family restaurant/steak house last 6 months: Ponderosa	350	1.4%	63
Family restaurant/steak house last 6 months: Red Lobster	3,806	15.6%	107
Family restaurant/steak house last 6 months: Red Robin	1,459	6.0%	168
Family restaurant/steak house last 6 months: Ruby Tuesday	2,355	9.6%	120
Family restaurant/steak house last 6 months: Ryan's	918	3.8%	77
Family restaurant/steak house last 6 months: Shoney's	566	2.3%	69
Family restaurant/steak house last 6 months: Sizzler	568	2.3%	85
Family restaurant/steak house last 6 months: T.G.I. Friday's	3,396	13.9%	128
Family restaurant/steak house last 6 months: Tony Roma's	567	2.3%	120
Went to fast food/drive-in restaurant in last 6 months	22,429	91.6%	103
Went to fast food/drive-in restaurant <4 times/month	5,995	24.5%	92

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. average. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by Mediamark Research Inc. in a nationally representative survey of U.S. households.

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## Restaurant Market Potential

Prepared by Fletcher & Company

**Hudson Bridge**  
**1610 Hudson Bridge Rd**  
**Stockbridge, GA 30281**

**Site Type: Radius**

**Latitude:** 33.502878  
**Longitude:** -84.240502  
**Radius:** 3.0 mile

Product/Consumer Behavior	Expected Number of Adults	Percent	MPI
Went to fast food/drive-in restaurant 4-8 times/month	6,340	25.9%	101
Went to fast food/drive-in restaurant 9+ times/month	10,095	41.2%	113
Fast food/drive-in last 6 months: breakfast	6,772	27.7%	111
Fast food/drive-in last 6 months: lunch	15,702	64.2%	111
Fast food/drive-in last 6 months: snack	3,885	15.9%	111
Fast food/drive-in last 6 months: dinner	13,083	53.5%	112
Fast food/drive-in last 6 months: weekday	17,060	69.7%	108
Fast food/drive-in last 6 months: weekend	12,674	51.8%	111
Decided to go to fast food/drive-in: self	13,974	57.1%	113
Decided to go to fast food/drive-in: other adult	9,308	38.0%	121
Decided to go to fast food/drive-in: child	1,543	6.3%	114
Fast food/drive-in last 6 months: A & W	1,472	6.0%	118
Fast food/drive-in last 6 months: Arby's	5,721	23.4%	118
Fast food/drive-in last 6 months: Blimpie Subs & Salads	779	3.2%	109
Fast food/drive-in last 6 months: Boston Market	1,449	5.9%	109
Fast food/drive-in last 6 months: Burger King	9,529	38.9%	103
Fast food/drive-in last 6 months: Captain D's	1,065	4.4%	88
Fast food/drive-in last 6 months: Carl's Jr.	1,976	8.1%	131
Fast food/drive-in last 6 months: Checkers	917	3.7%	121
Fast food/drive-in last 6 months: Chick-fil-A	3,929	16.1%	159
Fast food/drive-in last 6 months: Chuck E. Cheese's	1,434	5.9%	132
Fast food/drive-in last 6 months: Church's Fr. Chicken	942	3.8%	85
Fast food/drive-in last 6 months: Dairy Queen	4,523	18.5%	114
Fast food/drive-in last 6 months: Del Taco	1,006	4.1%	133
Fast food/drive-in last 6 months: Domino's Pizza	4,385	17.9%	124
Fast food/drive-in last 6 months: Dunkin' Donuts	2,284	9.3%	88
Fast food/drive-in last 6 months: Fuddruckers	1,144	4.7%	139
Fast food/drive-in last 6 months: Hardee's	1,849	7.6%	86
Fast food/drive-in last 6 months: Jack in the Box	2,925	12.0%	131
Fast food/drive-in last 6 months: KFC	7,104	29.0%	101
Fast food/drive-in last 6 months: Krystal's Hamburgers	847	3.5%	121
Fast food/drive-in last 6 months: Little Caesars	1,133	4.6%	100
Fast food/drive-in last 6 months: Long John Silver's	1,453	5.9%	81
Fast food/drive-in last 6 months: McDonald's	14,508	59.3%	106
Fast food/drive-in last 6 months: Papa John's	3,124	12.8%	145
Fast food/drive-in last 6 months: Pizza Hut	6,822	27.9%	114
Fast food/drive-in last 6 months: Popeyes	1,771	7.2%	104
Fast food/drive-in last 6 months: Sonic Drive-In	3,333	13.6%	113
Fast food/drive-in last 6 months: Steak n Shake	1,511	6.2%	132
Fast food/drive-in last 6 months: Subway	7,968	32.6%	118
Fast food/drive-in last 6 months: Taco Bell	9,320	38.1%	115
Fast food/drive-in last 6 months: Wendy's	9,218	37.7%	115
Fast food/drive-in last 6 months: Whataburger	1,227	5.0%	117
Fast food/drive-in last 6 months: White Castle	1,039	4.2%	99
Fast food/drive-in last 6 months: eat in	9,174	37.5%	102
Fast food/drive-in last 6 months: home delivery	3,658	14.9%	128
Fast food/drive-in last 6 months: take-out/drive-thru	14,484	59.2%	114
Fast food/drive-in last 6 months: take-out/walk-in	5,749	23.5%	105
Fast food/drive-in last 6 months: Panera Bread	1,753	7.2%	124
Fast food/drive-in last 6 months: Quiznos	2,957	12.1%	144

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. average. An MPI of 100 represents the U.S. average.

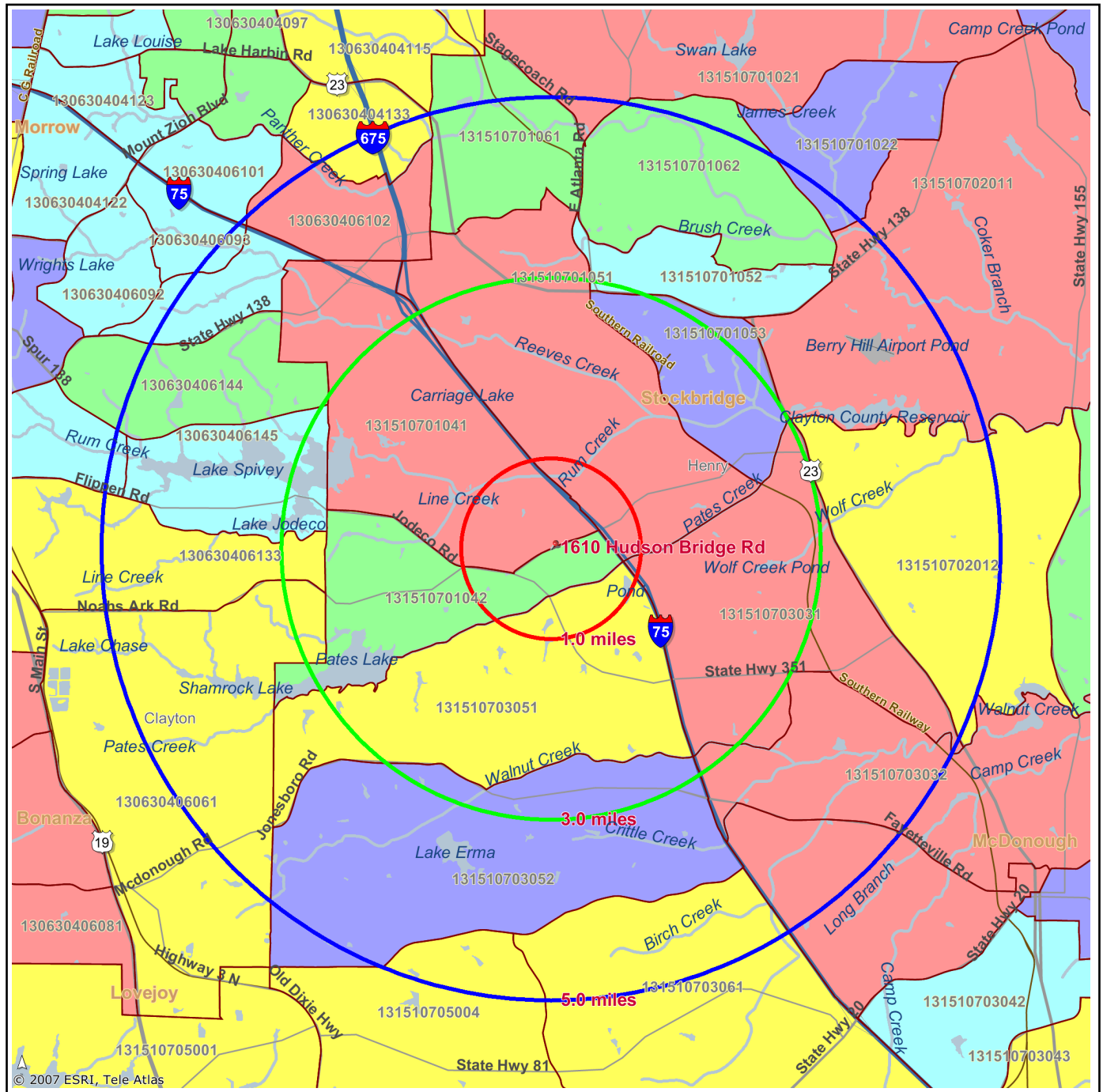
**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by Mediamark Research Inc. in a nationally representative survey of U.S. households.

# Fast food/drive-in last 6 mo: Taco Bell:Buyers by Census Block Group

Hudson Bridge  
1610 Hudson Bridge Rd  
Stockbridge, GA 30281

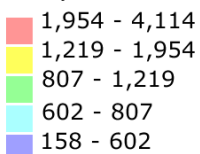
Prepared by Fletcher & Company  
October 29, 2007

Latitude: 33.502878  
Longitude: -84.240502



Fast food/drive-in last 6 mo: Taco Bell:Buyers

by Census Block Group



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About Your Map...

This map shows Fast food/drive-in last 6 mo: Taco Bell:Buyers by Census Block Group.

The map divides the range of values into quantiles — each class contains an equal number of features.

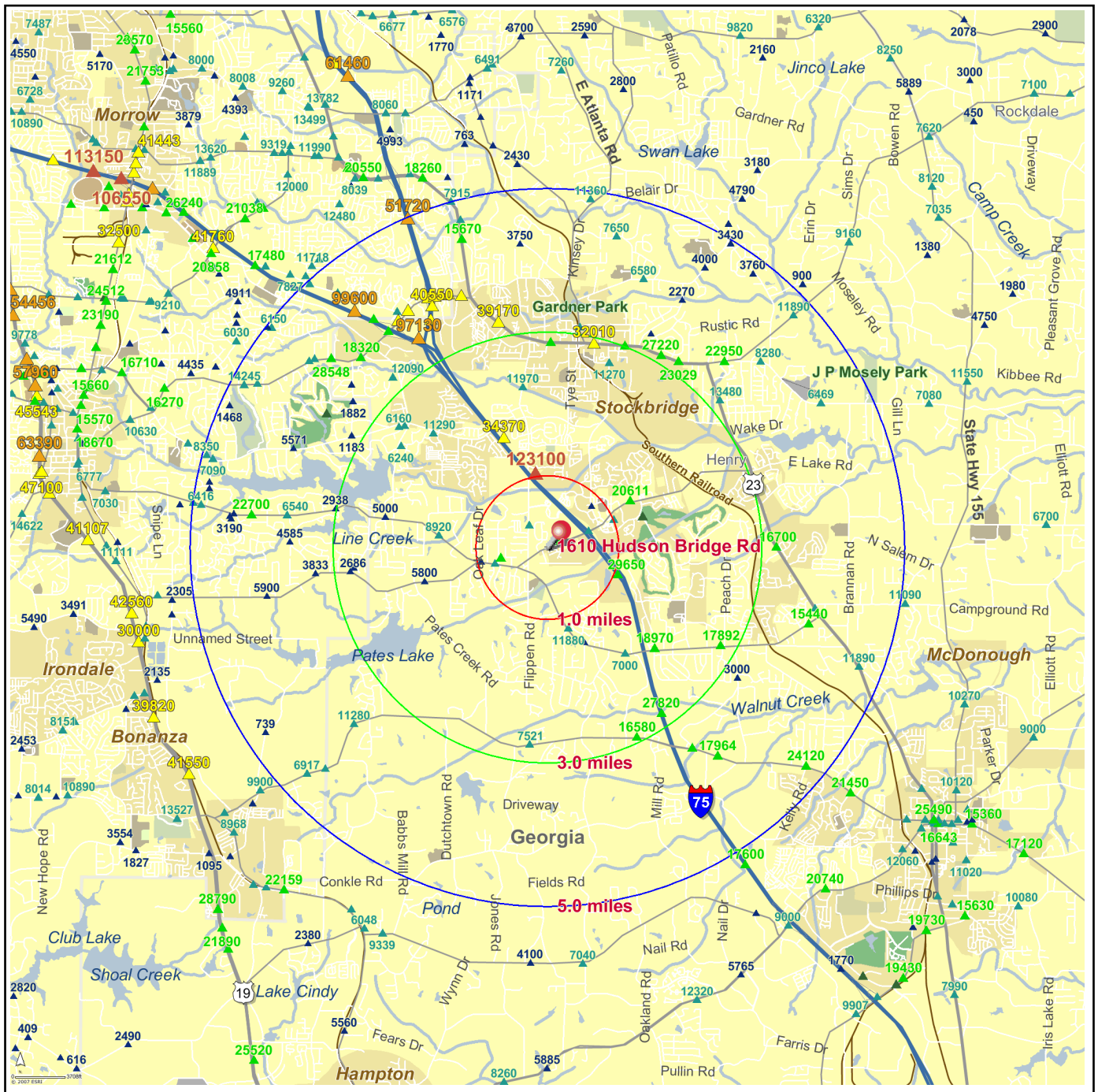


Hudson Bridge  
1610 Hudson Bridge Rd  
Stockbridge, GA 30281

# Traffic Map

Prepared by Fletcher & Company  
October 24, 2007

Latitude: 33.502878  
Longitude: -84.240502



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Andrew Dr



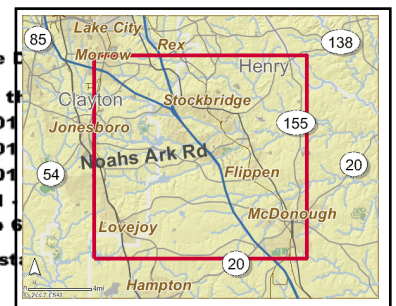
**Average**

**More than**

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**50,001**  
**30,001**  
**15,001**  
**6,001**  
**Up to 6**  
**Interest**



Source: © 2007 MPSI Systems Inc. d.b.a. DataMetrix®

## Highest and Best Use

Highest and Best Use is a real estate valuation principle that dictates that the market trends to put property to its most profitable use, and that use which provides the greatest benefits of ownership. The Appraisal of Real Estate, 12th Edition, defines highest and best use as:

*The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.*

Because the principle of highest and best use reflects the actions of the market, generally accepted professional appraisal practice requires that the subject property must be valued under this premise. If the property being appraised is improved with a structure, two highest and best use analyses are required; the highest and best use of the land as though vacant, and the highest and best use of the total property as developed. The highest and best use analysis is developed using the following four criteria. The highest and best use must be Legally Permissible, Physically Possible, Financially Feasible, and Maximally Productive.

### **Land as Vacant**

***Physically Possible*** – As previously mentioned, the subject property contains 1.261 acres. Many uses would be physically possible including commercial retail, office, service, or other compatible use; however, developments requiring large parcels would not be possible due to the size and configuration of the site.

***Legally Permissible*** - In estimating the highest and best use of a property, the legally permissible uses are typically determined by the zoning constraints of the jurisdiction in which the property is located. The subject parcel is located within Henry County and is under this jurisdiction of Henry County. The property is zoned C-2, Central Commercial District. The subject is located in a neighborhood that is predominately composed of retail on the primary streets. According to the Spalding County's Planning and Zoning Department, the subject's proposed use as a restaurant building is a legal and conforming use and is compatible with the surrounding land uses. For official zoning and allowances, a letter of permissible uses must be obtained from the Henry County's Planning and Zoning Department.

***Financially Feasible and Maximally Productive Uses*** - After determining which uses are physically possible and legally permissible, it is necessary to determine what potential uses are economically feasible. A use that produces an overall positive return, be it cash flow or return on investment, is economically feasible. From the list of economically feasible uses, the one use that produces the greatest return is chosen. This is the maximally productive use and, therefore, is the highest and best use of the property. This thought process could be described as a detailed process of elimination.

***Maximally Productive*** – Of all the financially feasible uses, each use is analyzed to determine which use will return the highest profit or which use will be the maximally productive use.

***Highest and Best Use as Vacant*** - Of the available alternative uses that are physically and legally acceptable, the best alternative use for the subject site as if vacant would be to hold undeveloped until construction of a new retail/service development is determined financially productive.

### **Land as Proposed Improved**

The owner of the property has construction plans for a proposed restaurant building.

***Physically Possible and Legally Permissible Uses*** - The proposed subject facility is considered to be functional and would be newly constructed and in good condition. Therefore, it would be physically possible to leave the proposed improvements as they are upon completion of construction.

***Economically Feasible and Maximally Productive Uses*** – The property is proposed as a commercial restaurant building. The highest and best use, as improved, is considered to be its proposed use. The proposed improvements represent a higher value than the land alone.

Therefore, based primarily upon the type and quality of the subject improvements, the subject's conformance with types and quality of land uses in the area, the lack of any apparent alternative use that would provide a higher return to the land, and demonstrated market acceptance of the subject property, as reflected in the valuation section of this report, it is my opinion that the current Highest and Best Use for the proposed improved property is the continued construction use that will be used for the purposes of a commercial restaurant building.



# Valuation

## **The Valuation Process**

The valuation process is the orderly program in which data used to estimate the value of the subject property are acquired, classified, analyzed, and presented. The first step in the process is to define the appraisal problem, i.e., identify the real estate, the effective date of value estimate, the property rights being appraised, and the type of value sought. Once this has been accomplished, the Appraiser collects and analyzes the factors that affect the market value of the subject property. These factors are addressed in the area and neighborhood analysis, the site and improvement analysis, and the highest and best use analysis, and in the application of the three approaches to value: The sales comparison approach, the cost approach, and the income capitalization approach.

The sales comparison approach is used to estimate the value of the land as though vacant and/or the property as improved. The Appraiser gathers data on sales of comparable properties and analyzes the nature and conditions of each sale, making logical adjustments for dissimilar characteristics. Typically, a common denominator is found. For land value, the unit of comparison is usually price per square foot or per acre.

The second approach applied is the cost approach to value. Accrued depreciation is deducted from the new cost of the improvements and this figure is added to the land value to indicate the value of the whole property. The third approach applied is the income capitalization approach and is predicated on the assumption that a definite relationship exists between the amount of income a property can earn and its value. In other words, value is created by the expectation of benefits to be derived in the future. In this approach, the anticipated annual net income of the subject property is processed to produce an indication of value. Net income is the income generated before payment of any debt service. Income is converted into value through capitalization, in which net income is divided by a capitalization rate. Factors such as risk, time, interest on capital invested, and recapture of the depreciating assets are considered in selecting the capitalization rate.

The final step in the valuation process is the reconciliation or correlation of the value indications. In the reconciliation, the Appraiser considers the relative applicability of each approach used, examines the range of the value indications, and gives most weight to the approach that appears to produce the most reliable solution to the appraisal problem. The purpose of the appraisal, the type property, and the adequacy and reliability of each approach to value are all taken into consideration. To apply the three approaches to value, information pertaining to the fair market value of the subject property must be derived from the market because the Appraiser seeks to anticipate the actions of buyers and sellers in the market.

## **Approach To Value**

Typically, the Cost, Sales Comparison and Income Approaches are applicable and reliable valuation methods. Our analysis has determined the highest and best use of the property is for the proposed use as a retail fast food restaurant. Therefore, the Improved Sales Comparison, Cost Approach, and Income Approaches to value have been performed in this report.

## Sales Comparison Approach

This indication of value for the subject property is based on an analysis of the sales of similar properties located in similar market areas. A search was conducted for the most comparable or similar type facilities in and outside the subject property's market area since the subject property can best be compared to not only other fast food restaurant establishments but even more precise other Taco Bell locations. The following sales are considered to be the most comparable and current sales data from which to compare the subject and have been adjusted for accordingly. A comparable analysis is set forth as follows:

<b>IMPROVED SALES</b>	<b>SUBJECT</b>	<i>Improved Sale 1</i>	<i>Improved Sale 2</i>	<i>Improved Sale 3</i>	<i>Improved Sale 4</i>	<i>Improved Sale 5</i>
Facility Type	Proposed Taco Bell	Taco Bell	Taco Bell	Taco Bell/Pizza Hut	Wendy's	Wendy's
Facility Location	1610 Hudson Bridge Rd Stockbridge, GA	5080 Glade Road Acworth, GA	1642 Mulkey Road Austell, GA	5845 Stewart Pkwy Douglasville, GA	4965 Flat Shoals Pkwy Decatur, GA	1760 Jonesboro Road McDonough, GA
<b>Facility Data</b>						
Year Built		1991	1988	1990	2000	2001
Land Area (Acres)	1.26	0.85	0.69	1.02	1.13	1.01
Building Area	2,742	2,259	2,274	1,944	2,822	3,104
<b>Transaction Data</b>						
Date of Sale		Dec-04	Aug-06	Jan-06	Nov-06	Aug-06
Sales Price		\$1,315,000	\$1,775,000	\$1,895,000	\$2,324,910	\$1,870,262
Sale Price Per SF		\$582.12	\$780.56	\$974.79	\$823.85	\$602.53
<b>ORDERED ADJUSTMENTS:</b>						
Financing Adjustments		0%	0%	0%	0%	0%
Adjusted Value		\$582.12	\$780.56	\$974.79	\$823.85	\$602.53
Conditions of Sale Adjustments		0%	0%	0%	0%	0%
Adjusted Value		\$582.12	\$780.56	\$974.79	\$823.85	\$602.53
Market Conditions/Time Adjustments		15%	0%	5%	0%	0%
Adjusted Value		\$669.43	\$780.56	\$1,023.53	\$823.85	\$602.53
<b>OTHER ADJUSTMENTS:</b>						
Location		0%	0%	5%	0%	0%
Building Size		0%	0%	0%	0%	0%
Age/Condition		10%	10%	10%	5%	5%
Quality of Improvements		5%	5%	5%	0%	0%
Access/Parking		0%	0%	0%	0%	0%
Land Size		0%	0%	0%	0%	0%
Net Adjustments		15%	15%	20%	5%	5%
Net Adjusted Value		\$756.75	\$897.65	\$1,218.49	\$865.04	\$632.66
<b>Value Indications</b>						
Range Minimum:	Price Per SF	<div> <div>2,742</div> <div>Square Feet @</div> <div>\$750.00</div> <div>Rounded</div> <div>\$2,056,500</div> </div>				
Range Maximum:	\$632.66					
Range Average:	\$1,218.49					
Standard Deviation:	\$874.12					
Reconciled Value/SF:	\$218.69	<div> <div>Estimated Value Via Sales Comparison Approach</div> <div>\$2,055,000</div> </div>				
	\$750.00					

## **Explanation of Adjustments**

**Cash Equivalency** - All of the sales were cash or cash equivalency sales that did not require cash equivalent adjustments.

**Conditions of Sale** – No condition of sale adjustments were made to the comparable sales.

**Market/Time** - The time adjustment represents a dollar/percentage change (plus or minus) applied to the sale for appreciation and/or depreciation in land values within the area. The sales range in date from December 2004 to November 2006. Sales 1 and 2 occurred well over one year ago and therefore required an adjustment for the time of sale.

**Location** - Location adjustments are made to comparable sales to recognize perceived value differences in relation to neighborhood influences, access to commercial services, location aesthetics, commercial density, overall exposure and visibility, and overall market demand. All sales are located in similar areas where traffic volume is abundant and exposure is good. However, sale 3 is the only sale that required an adjustment due to its slightly inferior location due to traffic quality and volume.

**Building Size** - Smaller buildings tend to sell for higher prices per square foot than larger buildings due to a higher demand for smaller buildings. All sales are relatively similar in size and did not warrant any adjustments.

**Condition/Age** – Condition and age adjustments are usually required when a property is older and more deferred maintenance is noted. A building can also be older but have a similar effective age as a newer building if it has been well maintained. An older property will obviously sell for less since a potential buyer may have to spend more money on curable physical deficiencies in the near future. The incurable physical depreciation must be considered as well. All sales required an adjustment for age/condition. The sales are all in good to average condition, however, the age of the sales are inferior to the subject and therefore required an adjustment. The condition of sales 1-3 was also noted to be inferior to the subjects' new condition.

**Quality of Improvements** – When comparing sales in the market, the quality of construction must be noted. Quality is typically related to the class of the building. The appraiser must be aware of the materials and types of construction that may be considered above standard to appropriately adjust for this factor. Sales 1-3 required an adjustment for this factor. These sales were built in the early 90's and are considered to be inferior to the quality of construction of the new modern subject building.

**Access/Parking** – The subject is located on Hudson Bridge Road just west of I-75 and the access to the property is from a signaled intersection. All sales have similar access from major thoroughfares that encompass its location. No adjustments were made for this factor.

**Land Size** – When estimating an overall value for the subject property the land size must be considered. If an improvement is situated on a larger or smaller size parcel than the subject property, an appropriate adjustment must be made to offset these factors. When considering the land of a comparable sale, the appraiser must recognize the size, estimated value, and any excess land that could be later divided for more development. There are scenarios where the comparable in question may be situated on a larger or smaller tract than the subject property but the value may be similar requiring no adjustment. However, in most cases the land difference must be adjusted properly to accurately conclude the appropriate value for the subject. All sales are situated on a similar sized tracts as the subject and did not require an adjustment.

**Sales Comparison Conclusion** - The land value for the site is estimated at \$750.00 per SF based on the sales above and giving consideration for location, size, zoning, available utility, overall topography and site conditions, and frontage. The differing types of zoning have been taken into consideration for this value. The total value estimated via Sales Comparison Approach is \$2,055,000.

## **Cost Approach**

In the cost approach, value is established based on the cost of reproducing or replacing the property, less depreciation from physical deterioration, functional obsolescence, and economic/external obsolescence. The cost figures are based on similar size, quality, and type construction using the Marshall & Swift Cost Systems.

Cost of Reproduction new is defined as the estimated amount required to reproduce a duplicate or a replica of the entire property at one time in like kind and materials in accordance with current market prices for materials, labor, and manufactured equipment; contractors' overhead and profit; and fees; but without provision for overtime, bonuses for labor, or premiums for materials.

Cost of Replacement new is defined as the estimated amount required to replace the entire property at one time with a modern new unit using the most current technology and construction materials that will duplicate the production capacity and utility of an existing unit at current market prices for materials, labor, and manufactured equipment; contractors' overhead and profit; and fees; but without provision for overtime, bonuses for labor, or premiums or materials.

Physical Deterioration is defined as the loss in value from wear and tear in operation and exposure to the elements. Total depreciation was estimated based on the observed condition, with consideration given to the age and economic life of the improvements and market conditions. The subject improvements are proposed construction and have no physical depreciation.

Functional Obsolescence is a reduction in the capacity of the improvement to perform the function for which it is intended in accordance with current standards of acceptability, and hence a decline in their functional utility. The decrease in utility is termed Functional Obsolescence because the structural component or element is outmoded or inefficient according to current market standards of performance for the type space provided. Functional obsolescence is intrinsic to the structure and the property and may be either curable or incurable or both. It stems from market-perceived inadequacies in layout, space configuration, equipment, occupancy cost, and the capacity of space in question to support the intended use both operationally and physically. The subject does not suffer from any type Functional Obsolescence.

External Obsolescence is defined as a loss in the property value resulting from adverse causes outside the property. The appraiser concludes that the subject does not suffer from any type External Obsolescence.

## Land Analysis

The initial step in the Cost Approach is to estimate the value of the land in order to add this value to the cost of improvements less depreciation. The land will be valued as vacant and available for highest and best use. The subject site consists of a total of 1.261 acres or 54,929 SF. Comparable sales of similar properties were identified for comparison to the subject. A comparative analysis is set forth as follows:

INPUT DATA:						
Property or Comparable	Subject	Land Comp 1	Land Comp 2	Land Comp 3	Land Comp 4	Land Comp 5
	1610 Hudson	220 Center Pointe			1375 Rock Quarry	
Location	Bridge Road	Pky	Mill Road	Jodeco Road	Road	2100 Jodeco Road
	Stockbridge, GA	Stockbridge, GA	McDonough, GA	Stockbridge, GA	Stockbridge, GA	Stockbridge, GA
Land Size Primary (Acres)	1.261	2.73	4.40	1.54	2.29	1.0079
(Square Feet):	54,929	118,919	191,664	67,082	99,840	43,904
Zoning/Use:	C-2	C-2	C-3	C-3	C-1	C-2
Sale Date:		Dec-06	Feb-07	Oct-05	Oct-05	Sep-06
Transaction Price:		\$1,723,690	\$2,024,000	\$600,000	\$1,300,000	\$450,000
Price Per Acre		\$631,388	\$460,000	\$389,610	\$567,686	\$446,473
Price Per Square Foot		\$14.50	\$10.56	\$8.94	\$13.02	\$10.25
ORDERED ADJUSTMENTS:						
Financing		0%	0%	0%	0%	0%
Adjusted Indicated Price/SF		\$14.50	\$10.56	\$8.94	\$13.02	\$10.25
Conditions of Sale		0%	0%	0%	0%	0%
Adjusted Indicated Price/SF		\$14.50	\$10.56	\$8.94	\$13.02	\$10.25
Market Conditions		0%	0%	10%	10%	0%
Adjusted Indicated Price/SF		\$14.50	\$10.56	\$9.84	\$14.32	\$10.25
OTHER ADJUSTMENTS:						
Location		-5%	5%	5%	0%	10%
Size		5%	10%	0%	5%	0%
Shape		0%	0%	0%	0%	0%
Zoning		0%	0%	0%	0%	0%
Available Utility		0%	0%	0%	0%	0%
Access		-5%	-5%	-5%	-5%	-5%
Topography/Site Conditions		0%	0%	0%	0%	0%
Frontage/Divisibility		-5%	-10%	0%	-5%	0%
Net Adjustments		-10%	0%	0%	-5%	5%
Adjusted Value		\$13.05	\$10.56	\$9.84	\$13.67	\$10.76
Value Indications	Price Per SF					
Range Minimum:	\$9.84	54,929	Square Feet @	\$12.00		\$659,148
Range Maximum:	\$13.67				Rounded	\$660,000
Range Average:	\$11.58					
Standard Deviation	\$1.68					
Reconciled Value Estimate	\$12.00	Estimated Value Via Sales Comparison Approach \$660,000				

## Explanation of Adjustments

**Cash Equivalency** - All of the sales were cash or cash equivalency sales that did not require cash equivalent adjustments.

**Conditions of Sale** – No condition of sale adjustments were made to the comparable sales.

**Market/Time** - The time adjustment represents a dollar/percentage change (plus or minus) applied to the sale for appreciation and/or depreciation in land values within the area. The land sales range in date from October 2005 to February 2007. Adjustments for time of sale were warranted for sales 3 and 4. These sales occurred over one year ago but were used for their location and overall similarities.

**Location** - Location adjustments are made to comparable sales to recognize perceived value differences in relation to neighborhood influences, access to commercial services, location aesthetics, commercial density, overall exposure and visibility, and overall market demand. All sales except sale 4 required an adjustment for location. Sale 4 is located on Rock Quarry Road just east of the subject and has similar traffic volume and patterns. Sale 1 is located just east of the subject on the east side of I-75, where the traffic volume and exposure is superior to the subject. Sales 3 and 5 are located just southwest and south of the subject. Jodeco Road does not have the traffic volume the subject has. Sale 2 is located south of the subject off of Jonesboro Road, which is a similar commercial corridor as Hudson Bridge Road, however, the sale does not have direct exposure and is considered inferior.

**Size** - Smaller parcels tend to sell for higher prices per square foot than larger parcels due to a higher demand for smaller parcels. Sales 1,2, and 4 required an adjustment for size. These sales are larger than the subject, however, these tracts also have the capability of being further subdivided, which offsets the size factor with the divisibility factor below.

**Shape** - Tracts that may be irregular in shape in a way that limits the divisibility and/or overall utility will create a negative impact on value. Lots that are irregular in shape tend to be less desirable to the market. All sales are of a typical uniform shape and therefore did not require an adjustment for this factor.

**Zoning** – The zoning dictates what type of improvements and uses are allowed within the site. If a tract has a zoning that significantly limits the use of the site, the tract is obviously worth less. On the other hand, if the zoning of the tract allows majority of commercial uses, the value is more. All Sales have comparable zoning requirements and did not receive adjustments.

**Available Utilities** –If a tract does not have sewer available, the tract is limited in use since high water use businesses such as restaurants, carwashes, and large developments would not be allowed. By not having sewer, the density of the tract is also limited since septic drain fields will have to be installed causing less developable land. All sales have comparable access to utilities available to the subject site.



**Access** – The subject is located on Hudson Bridge Road just west of I-75 and the access to the property is from a signaled intersection. All sales have similar access from major thoroughfares that encompass its location. However, all sales received an adjustment for access since the subject is accessed via an easement, which also creates a less desirable visible location.

**Topography/Site Conditions** – The topography of a tract can be crucial for a tract. If a tract has a steep grade or rolling topo, grading costs can multiply and therefore a developer could not pay the same for the land as other competing tracts to compensate for the additional grading costs. Site Conditions are also crucial for commercial development. Any low or flood areas could affect the density, parking, and building size that could be constructed for a development. A developer typically pays for the developable land of a site that has poor site conditions. The Sales all have similar topography to the subject requiring no adjustments.

**Frontage/Divisibility** - Frontage can make a significant difference in value. If a land tract has above average frontage and can be further subdivided into smaller tracts from existing road frontage with very little development costs, the value can be much higher. Also a tract with frontage on multiple roads is desirable due to access. Sales 1, 2, and 4 all have the capability of being further subdivided.

**Land Value Conclusion** – Based on the sales above and giving consideration for location size, zoning, available utilities, topography, and frontage, the appraiser has concluded that a value of \$12.00 per SF is appropriate for the subject tract, which is shown in the adjustment grid on the following page. The total value rendered for the subject land via Sales Comparison Approach is \$660,000.

## Replacement Cost

REPLACEMENT COST NEW:				
Main Structure	2,742 SF @	\$145.47	\$398,879	
Equipment			\$355,000	
<b>Building Subtotal</b>				<b>\$753,879</b>
<b>Less Depreciation:</b>				
Physical	0.00%		\$0	
Functional	0%		\$0	
External	0%		\$0	
Total			<u>\$0</u>	
<b>Building Subtotal</b>				<b>\$753,879</b>
<b>Hard Costs:</b>				
Site Clearing/Demo of existing paving			\$7,592	
Grading/Finish Grading			\$89,430	
Asphalt Paving/Striping			\$39,900	
Concrete Curb & Gutter/Sidewalks			\$46,250	
Misc. site construction			\$2,250	
Retaining Wall			\$41,113	
Utilities/Sitework			\$134,601	
Signage			\$20,000	
Exterior Lighting			\$5,500	
Landscape			\$18,500	
<b>Total Hard Costs</b>				<b>\$386,636</b>
<b>Soft Costs:</b>				
Insurance/Permits/Tap & Impact Fees			\$25,000	
Design Fees/Architect/Engineering			<u>\$60,000</u>	
<b>Total Soft Costs:</b>				<b>\$85,000</b>
<b>Building Subtotal</b>				<b>\$1,225,515</b>
<b>Developers Profit</b>	20%			<b><u>\$245,103</u></b>
<b>Subtotal</b>				<b>\$1,470,618</b>
<b>REPLACEMENT COST NEW(rounded)</b>				<b>\$1,470,000</b>
<b>Plus: Land Value</b>				<b>\$660,000</b>
<b>INDICATED VALUE VIA COST APPROACH</b>				<b>\$2,130,000</b>

## **Income Approach**

(Direct Capitalization)

Investment properties are valued on their ability to generate an income stream, which is characterized by its quantity, quality, and desirability. Therefore, analysis of a property in terms of its ability to provide a sufficient net annual return on investment capital is an important means of developing a value indication. This estimate is developed in the income capitalization approach by capitalizing the projected net income at a rate commensurate with investment risks inherent to the ownership of the property. Such a conversion of income considers competitive returns offered by alternative investment opportunities. When properly applied, this approach is generally considered to provide the most reliable indication of value for income-producing properties.

### **Income Analysis**

The initial step in estimating the value of the subject via the Income Approach is to determine the property's market or economic rent. Rental income is based on analysis of the leases of the current tenants and using the data to project future market rents, lease terms, renewals, and other forms of income to the property. The subject property is owner occupied and has no past rental history. A rental survey of similar type properties was conducted with the following rents and asking rents observed. These rents are considered to be in similar type market areas.

	Address	Area	Use	Terms
1.	5080 Glade Road Acworth, Georgia	2,259 SF	Fast Food Restaurant	\$44.82 Per SF Triple Net
2.	1642 Mulkey Road Austell, Georgia	2,274 SF	Fast Food Restaurant	\$56.20 Per SF Triple Net
3.	5845 Stewart Pky Douglasville, Georgia	1,944 SF	Fast Food Restaurant	\$70.17 Per SF Triple Net
4.	4965 Flat Shoals Pky Decatur, Georgia	2,822 SF	Fast Food Restaurant	\$56.85 Per SF Triple Net
5.	8490 Tara Blvd Jonesboro, Georgia	3,527 SF	Fast Food Restaurant	\$32.95 Per SF Triple Net

### **Revenue**

The above rent comparables range from \$32.95-\$70.17 per SF per year on a triple-net basis for similar type properties. In these triple net leases, the tenant pays the insurance, real estate taxes, repairs and maintenance over the above rents. No CAM or recovery is passed through. Considering the above comparables, the appraiser has modeled a potential speculative rental rate per square foot for the subject property to be \$55.00 per SF per year on a triple net basis.

## **Expense Analysis**

### **Vacancy and Collection Loss**

Typically, improvements, such as the subject, are leased on long term basis. For the purpose of this analysis, the appraiser has modeled a vacancy and collection loss of 3%. A typical vacancy and collection loss rate would be slightly higher than the modeled 3%; however, the subject is currently owner-occupied and therefore a lower rate will be used since the owner could control vacancy at the point in time if they chose to lease out.

### **Operating Expenses**

#### **Tenant-Paid Expenses**

Typically, under the terms of a triple net lease, the following expenses are paid by the Tenant and have been included in this analysis of operating expenses: Real estate taxes, insurance, maintenance/repairs, pest control, trash removal, landscaping, and utilities.

#### **Owner-Paid Expenses**

The only owner-paid expenses used for the purpose of this operating expense analysis are foundation and structural maintenance/repairs. These expenses are typically paid by the owner of the property under the terms of a typical triple net lease. Since these expenses are variable and not fixed, the appraiser has compensated for this expense in reserves since the foundation and structural items typically is an expense to reserve since it may not ever be needed during ownership. Typical fixed and variable expenses are items that are expended on an annual basis.

#### **Management Fee**

Typically management of a property is performed by an outside management firm that would report directly to the lessor. These services would include monthly reports, tax preparation and overseeing the property and serving between the lessee and the lessor. Management expenses are typically negotiated as a percentage of collected revenues. Professional management fees range from 2% to 5%. For the purpose of this analysis, the appraiser has utilized a 5% management fee.

#### **Reserves**

Capital improvements, or reserves for replacements, typically include an allowance for replacement for roof covers, paving, HVAC, and other short-lived items. Given the age and condition of the subject property, a reserve allowance of 1.5% of collected revenues has been used. This reserve allowance is lower than typical since the subject building is new construction and all short-lived items are new.

## Capitalization Rate Analysis

The Net Operating Income must be capitalized at an appropriate rate to arrive at a value estimate for the subject property. The capitalization rate is associated with location, risk, past rental history, and current market conditions. An investor may purchase a property at a lower cap rate if that property is at least 90% occupied, is in a good location, and has satisfactory rental history. The appraiser has chosen to utilize three methods in order to arrive at an appropriate capitalization rate for the subject property.

### Real Estate Investor Surveys (method 1)

One technique used to determine the proper capitalization rate involves analyzing surveys of real estate investors. These surveys include data on investors operating regionally, nationally, such as representative of insurance companies, commercial banks, pension funds, investment banking firms, syndication firms and investment advisory firms. Such companies invest in all types of real estate properties, including office buildings, retail shopping centers, restaurants, hotels, apartment complexes, and industrial and healthcare facilities. Anticipated yields varied according to perceived risks associated with different types of investment real estate. In addition, OARs are dependent on these types of investors, their cost of capital, expectations about future inflation, and anticipated holding period.

According to Realty Rates Investor Survey, Third Quarter 2007, indicated OAR's for fast food restaurant buildings range from 7.26% to 13.61%, with an average of 10.35%.

RealtyRates.com INVESTOR SURVEY - 3rd Quarter 2007*						
RESTAURANTS - FAST FOOD						
Item	Input					OAR
<b>Minimum</b>						
Spread Over 10-Year Treasury	2.20%	<b>DCR Technique</b>	1.15	0.084431	0.80	<b>7.77</b>
Debt Coverage Ratio	1.15	<b>Band of Investment Technique</b>				
Interest Rate	6.95%	Mortgage	80%	0.084431	0.067545	
Amortization	25	Equity	20%	0.091600	0.018320	
Mortgage Constant	0.084431	OAR				<b>8.59</b>
Loan-to-Value Ratio	80%	<b>Surveyed Rates</b>				<b>7.26</b>
Equity Dividend Rate	3.16%					
<b>Maximum</b>						
Spread Over 10-Year Treasury	6.35%	<b>DCR Technique</b>	1.75	0.137146	0.60	<b>14.40</b>
Debt Coverage Ratio	1.75	<b>Band of Investment Technique</b>				
Interest Rate	11.10%	Mortgage	60%	0.137146	0.082288	
Amortization	15	Equity	40%	0.152400	0.060960	
Mortgage Constant	0.137146	OAR				<b>14.32</b>
Loan-to-Value Ratio	60%	<b>Surveyed Rates</b>				<b>13.61</b>
Equity Dividend Rate	15.24%					
<b>Average</b>						
Spread Over 10-Year Treasury	4.03%	<b>DCR Technique</b>	1.45	0.106237	0.70	<b>10.78</b>
Debt Coverage Ratio	1.45	<b>Band of Investment Technique</b>				
Interest Rate	8.78%	Mortgage	70%	0.106237	0.074366	
Amortization	20	Equity	30%	0.118960	0.035688	
Mortgage Constant	0.106237	OAR				<b>11.01</b>
Loan-to-Value Ratio	70%	<b>Surveyed Rates</b>				<b>10.35</b>
Equity Dividend Rate	11.90%					

\*2nd Quarter 2007 Data

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### Capitalization Rates Extracted From The Market (method 2)

This method is considered to be the most reliable when estimating a capitalization rate since it is derived from the local market and proves what investors are willing to receive as a rate of return within the local market on similar properties.

Comparable#	1	2	3	4	5
Location	5080 Glade Rd	1642 Milky Rd	5845 Stewart Hwy	4965 Flat Shoals Hwy	8490 Tara Blvd
County	Bartow	Cobb	Douglas	DeKalb	Clayton
City	Acworth	Austell	Douglasville	Decatur	Jonesboro
State	Georgia	Georgia	Georgia	Georgia	Georgia
Sale Price	\$1,315,000	\$1,775,000	\$1,895,000	\$2,324,910	\$1,400,000
Property Type	Fast Food Restaurant	Fast Food Restaurant	Fast Food Restaurant	Fast Food Restaurant	Fast Food Restaurant
Size	2,259 SF	2,274	1,944	2,822	3,527 SF
NOI	\$101,255	\$127,800	\$136,440	\$160,419	\$116,200
Cap Rate	7.7%	7.2%	7.2%	6.9%	8.30%

### Capitalization Rate Formula (method 3)

Another accepted method to develop an overall rate is a formula based on expected financial and funds cost. This is as follows:

#### Assumptions:

Mortgage at 8.00%; 20 year – Monthly Amortization; 80% LTV

Equity at 11%

Holding Period 10 years

No appreciation or depreciation

Method 3: Band of Investment					
Weighted Debt Component:	80%	x	8.00%	=	6.40%
Weighted Equity Component:	20%	x	11.00%	=	2.20%
					8.60%
				<b>Rounded To:</b>	<b>8.60%</b>

### Capitalization Rate Conclusion

Due to the age, quality of construction, location investor expectations, and associated risks, the appraiser concludes that an overall rate of 7.50% is appropriate for this type of property under current market conditions. Consideration was given to the previously mentioned rate from the capitalization rate formula above, investor surveys, and other rates that were extracted from market, which prove to be the most reliable.

#### Capitalization

$$\frac{\text{NOI}}{\text{CR}} = \text{Value}$$

## Direct Capitalization Technique

<b><u>REVENUES:</u></b>			
Potential Gross Revenues			
Rentable Area:	2,742	\$55.00	\$150,810
Recoveries/CAM			\$0
Potential Gross Revenue:			<b>\$150,810</b>
Vacancy and Credit Loss:	3%		<u>\$4,524</u>
Effective Gross Income			\$146,286
<b><u>OPERATING EXPENSES:</u></b>			
Pest Control			paid by tenant
Trash Removal			paid by tenant
Landscaping			paid by tenant
Utilities			paid by tenant
Insurance			paid by tenant
Maintenance/Repairs			paid by tenant
Real Estate Taxes			paid by tenant
Management	5.0%		\$7,314
Total Operating Expenses			<u>\$7,314</u>
Reserves	1.5%		<u>\$2,194</u>
Total Expenses & Reserves			\$9,509
<b>NET OPERATING INCOME</b>			<b>\$136,777</b>
Capitalization Rate			7.50%
<b>Estimated Direct Capitalization Value</b>			<u>\$1,823,695</u>
		<b>Rounded</b>	\$1,825,000
<b>INDICATED VALUE VIA INCOME APPROACH</b>			<b>\$1,825,000</b>

## RECONCILIATION AND FINAL ESTIMATE

Summary of Value Conclusions		
Building Size (Square Feet)	2,742	
Sales Comparison Approach		\$2,055,000
Cost Approach		\$2,130,000
Income Approach		\$1,825,000
Reconciled Market Value of Real Estate		<b>\$2,000,000</b>
Per Building Square Foot		\$729.39
Per Square Foot of Land Only		\$75.15

The Sales Comparison Approach is generally the most reliable indicator of value since it typically reflects actions of buyers and sellers in the market place, especially in an active market.

The Cost Approach is more reliable when appraising new construction or special purpose properties as to the highest and best use and for feasibility.

The Income Approach is the most basic of the three approaches and is normally the starting point for the developer or lender. The Income Approach is considered a reliable indication of value since the typical investor in this type property is concerned with the income producing aspect.

### Conclusion:

Consideration is given to all approaches to value. In determining our final estimate, primary reliance was placed on the Sales Comparison and Income Approaches since it is common for this type of improvement to be purchased for owner occupancy and just as common for investment. The final estimate of value is as follows:

As of October 12, 2007 it is my opinion that the Market Value with Fee Simple Interest in the subject property is as follows:

**Two Million Dollars**  
**(\$2,000,000)**



## **Addenda**

**Supporting Documents  
For  
Subject Property**

**Exhibit “A”**  
**Engagement Letter**

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**Exhibit “B”**  
**Subject Legal Description & Plat**

BOOK PAGE DOCH# 026167  
009236 0266 FILED IN OFFICE  
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JUDITH A LEWIS  
CLERK OF SUPERIOR COURT  
HENRY COUNTY

Return to:  
Thomas M. Green  
James, Bates, Pope & Spivey, LLP  
P.O. Box 4283  
Macon, GA 31208-4283  
File No. 16122.001

*Judith A. Lewis*  
REAL ESTATE TRANSFER TAX  
PAID: \$649.00

**WARRANTY DEED PT-81 075-2006 - 06511**

STATE OF GEORGIA, COUNTY OF BIBB

THIS INDENTURE, Made the 23<sup>rd</sup> day of May, 2006, between **Tech Interests, LLC** of the County of \_\_\_\_\_ and the State of **Georgia** as party or parties of the first part, hereinafter called Grantor, and **D. M. Patel & Company, Inc.** of the County of **Bibb** and the State of **Georgia** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of **other valuable consideration and One Hundred DOLLARS** in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

**All that tract or parcel of land lying and being in Land Lot 21, Sixth District, Henry County, Georgia, 1.261 acres, more or less, and being more particularly described as follows:**

**Begin at an iron pin found on the northwesterly right of way line of Hudson Bridge Road (200 ft. right of way) 1,937.05 feet southwest along said right of way line from its intersection with the west right of way line of Interstate 75; running thence South 66°15'01" West 50.00 feet to a point; running thence North 02°07'23" East 3.05 feet to a point; running thence North 23°44'06" West 232.69 feet to an iron pin found; running thence South 66°15'01" West 273.15 feet to an iron pin found; running thence North 03°16'09" East 116.17 feet to an iron pin found; running thence North 02°13'36" East 55.67 feet to an iron pin found; running thence North 66°08'02" East 244.70 feet to an iron pin found; running thence South 23°44'07" East 389.04 feet to an iron pin found and the point of beginning.**

**This is the same property conveyed to Tech Interests, LLC by deed from Kandalith M. Mathew recorded in Deed Book 7960, page 339, Clerk's Office, Henry Superior Court, as shown on the attached Exhibit A.**

**This conveyance is subject to all easements and restriction of record.**

**Parcel ID Number 032-01-021-000**

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever and will further warrant that said property is unencumbered.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Tech Interest, LLC  
by its member  
Bridging Interests, LLC

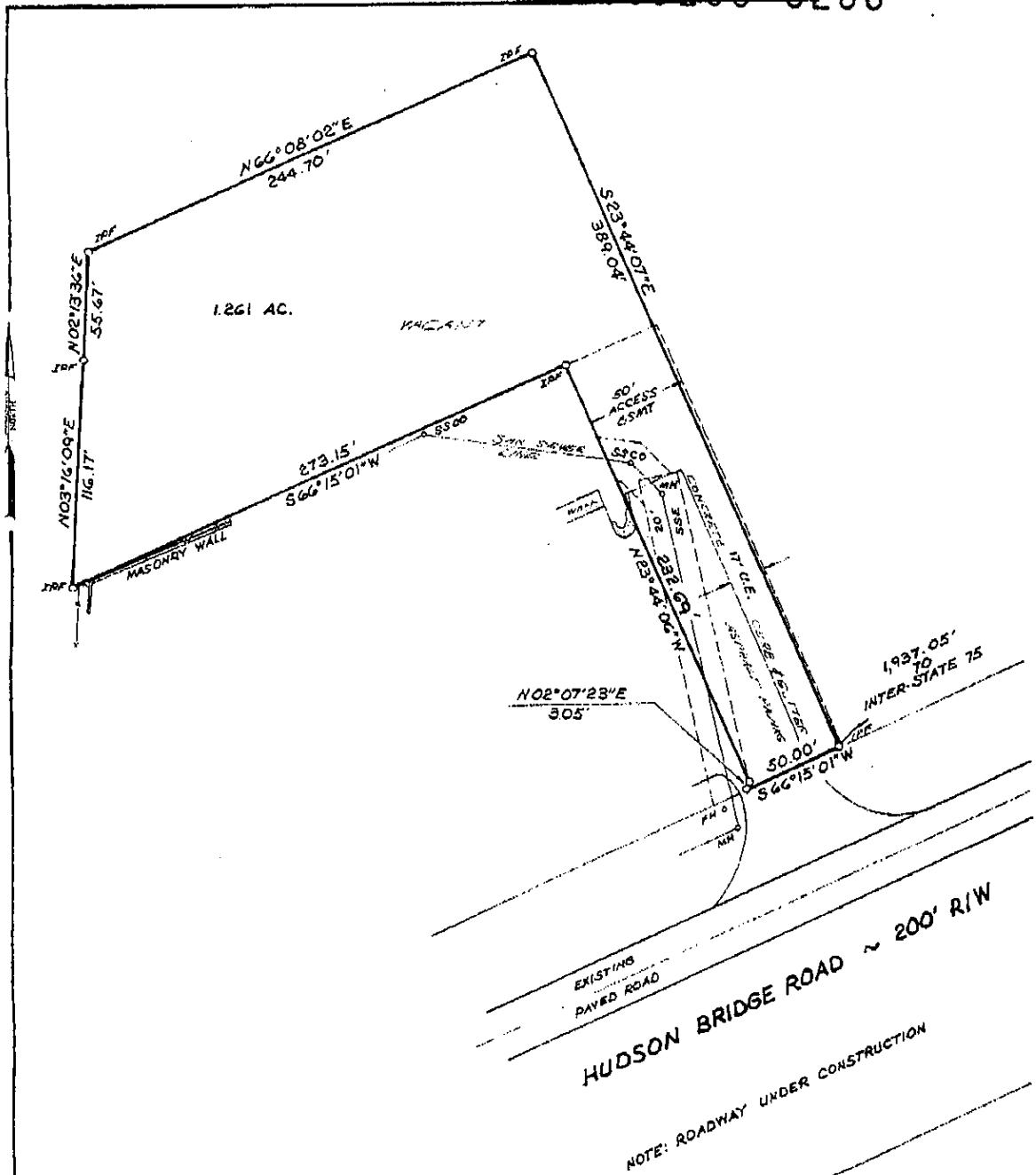
Signed, sealed and delivered  
in the presence of:

By: Billy Thompson  
Billy Thompson, Manager

Tanna A. Gra  
Unofficial Witness  
Thomas M. R  
Notary Public

SEAL AFFIXED





CLIENT: BRIDGING INTEREST LLC

PROPERTY ADDRESS: Hudson Bridge Road

Land Lot 21, 6th. District, Henry County, Georgia

DATE OF PLAT: January 7, 2005 DATE OF SURVEY: January 4, 2005

**VAUGHN & DRAKE SURVEYORS, INC.**

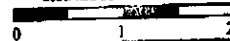
LAND PLANNING - SURVEYING  
P.O. BOX 703, STOCKBRIDGE, GA 30281  
PHONE (770) 474-1104 FAX (770) 474-0146

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE CLIENT NAMED ABOVE AND IS NOT CERTIFIED TO OTHERS

UNLESS OTHERWISE NOTED OTHERWISE THIS PROPERTY IS NOT IDENTIFIED ON THE PLAT AS BEING INSIDE A FLOOD HAZARD AREA

SCALE: 1" = 50'

GRAPHIC SCALE IN INCHES



LEGEND  
BL BUILDING LINE  
DL DRAINAGE EASEMENT  
IPP IRON PIN PLACES

CB CATCH BASIN  
DI DROP INLET  
PL POWER LINE

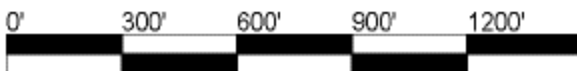
CRP CORRUGATED METAL PIPE  
IPP IRON PIN PLACES  
PP POWER POLE

EQUIPMENT USED TOPOGRAPHIC TOTAL STATION  
CLOSED PRECISION TRAVERSE PLAT 20,000'

**Exhibit “C”**  
**Flood Map**

**PROPERTY ADDRESS:**

Lat%3A+33.504380%2C+Lon%3A+-84.239560%0D%0A






**FLOODSCAPE**

**Flood Hazards Map**

**Map Number**  
13151C0088C

**Effective Date**  
May 16, 2006

**Flood Legend**

-  High flood risk
-  Moderate flood risk
-  Low flood risk

This report makes no representations or warranties concerning its content, accuracy or completeness.

**STDBonline.com**  
469.574.1234

Powered by FloodSource  
877.77.FLOOD  
www.floodsource.com

**Exhibit “D”**  
**County Tax Assessment**

# Board of Assessors

<a href="#">Recent Sales in Area</a>	<a href="#">Previous Parcel Next Parcel</a>	<a href="#">Return To Main Search Page</a>	<a href="#">Henry Home</a>
<a href="#">Owner Name</a>	D M PATEL & COMPANY INC	<a href="#">Today's</a>	October 21, 2007
<a href="#">Mailing Address</a>	170 TOM HILL SR BLVD	<a href="#">Parcel Number</a>	032-01021000
	MACON, GA 31210	<a href="#">Millage Group</a>	CNTY-UNINC (County/UnIncorp)
		<a href="#">Total Millage</a>	
<a href="#">Location Address</a>	HUDSON BRIDGE RD	<a href="#">Property Usage</a>	COMMERCIAL (1000)
<a href="#">Class Code (Not Zoning)</a>	C3-C	<a href="#">Total Acres</a>	1.261
<a href="#">Landlot and District</a>	21 6	<a href="#">Parcel Map</a>	<a href="#">Show Parcel Map</a>

## January 1, 2007 Value Information

<a href="#">Land Value</a>	<a href="#">Building Value</a>	<a href="#">Misc Value</a>	<a href="#">Total Value</a>	<a href="#">Exemptions</a>
604,200	0	0	604,200	

## Land Information

<a href="#">Land Use</a>	<a href="#">Number of Units</a>	<a href="#">Unit Type</a>	<a href="#">Zoning</a>
COMMERCIAL (001000)	54930	SF	C2

### [Short Legal](#)

## Building Data

<a href="#">Building #</a>	<a href="#">Type</a>	<a href="#">Total Area</a>	<a href="#">Heated Area</a>	<a href="#">Bed Rooms</a>	<a href="#">Baths</a>	<a href="#">Wall Height</a>	<a href="#">Effective Year Built</a>	<a href="#">Actual Year Built</a>
----------------------------	----------------------	----------------------------	-----------------------------	---------------------------	-----------------------	-----------------------------	--------------------------------------	-----------------------------------

No buildings associated with this parcel.

## Miscellaneous Data

<a href="#">Description</a>	<a href="#">Length</a>	<a href="#">Width</a>	<a href="#">Units</a>	<a href="#">Year Built</a>
-----------------------------	------------------------	-----------------------	-----------------------	----------------------------

No records associated with this parcel.

## Sale Information

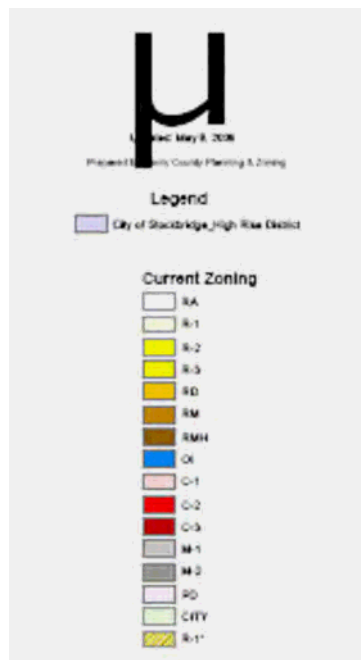
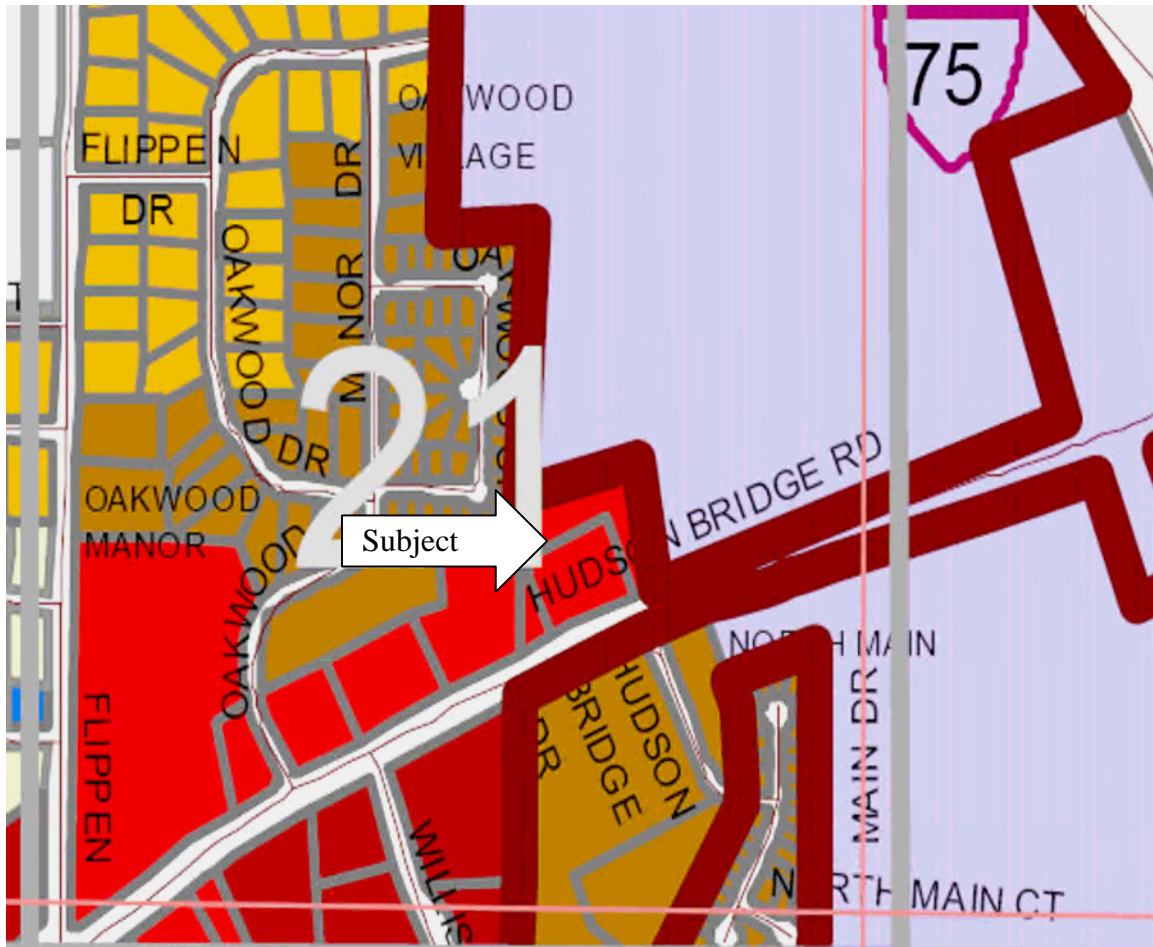
<a href="#">Sale Date</a>	<a href="#">Deed Book</a>	<a href="#">Price</a>	<a href="#">Instrument</a>	<a href="#">Reason</a>	<a href="#">Grantor</a>	<a href="#">Grantee</a>
05-23-2006	9236-266	\$649,000	WARRANTY DEED		TECH INTERESTS LLC	D M PATEL & COMPANY INC
03-21-2005	7960-339	\$350,000	WARRANTY DEED		MATHEW KANDATHIL M	TECH INTERESTS LLC
07-31-2001	4387-108	\$0	WARRANTY DEED		BAPTIST RETIREMENT COMMUNITIES OF GA INC	MATHEW KANDATHIL M
01-29-1999	3192-52	\$0	QUIT CLAIM	FAMLY/GIFT	SHALLENDRA KIRAN	MATHEW KANDATHIL M
10-09-1997	2698-126	\$400,000	WARRANTY DEED		CLINE MARSHA A & LAYLAND R	SHAIENDRA KIRAN
07-21-1994	1934-209	\$225,000	WARRANTY DEED		BOSS PHILLIP O ETAL	LAYLAND RONALD & CLINE MARSHA A
08-01-1989	1091-1	\$0	WARRANTY DEED	D OF ASSNT	BAILEY ANNIE MAE	BOSS PHILLIP O ETAL
01-01-1967	?-24-?-24	\$0	WARRANTY DEED			BAILEY ANNIE MAE

The Henry County Board Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. Website Updated: July 25, 2007

<a href="#">Recent Sales in Area</a>	<a href="#">Previous Parcel Next Parcel</a>	<a href="#">Return To Main Search Page</a>	<a href="#">Henry Home</a>
--------------------------------------	---	--	----------------------------

**Exhibit “E”**  
**Zoning Map & Ordinance**

## Zoning Map



## CHAPTER 17.64 C-2 CENTRAL COMMERCIAL DISTRICT

### Sections:

- 17.64.010 Purpose and permitted uses.
- 17.64.020 Special uses.

### 17.64.010 Purpose and permitted uses.

A. The C-2 Central Commercial District is intended to protect and promote suitable areas for business and commercial uses which benefit from proximity to each other, to encourage the eventual elimination of uses inappropriate to a central business area, and to encourage the intensive development of a central business center for the city.

B. Within any C-2 Central Commercial District, the following uses shall be permitted unless one or more of these uses are otherwise prohibited, not authorized, limited, or restricted by the city council when acting upon a zoning application and/or rezoning of a parcel(s) of property:

1. Bakeries, where the products are sold exclusively at retail on the premises.
2. Banks and other financial institutions.
3. Billiard or pool halls.
4. Bus terminals and taxicab stands.
5. Dry cleaning, pressing and laundry pick-up stations and dry cleaning plants, excluding drive-through window services, having not more than 2,000 square feet of floor space and no emission of steam.
6. Newspaper offices and printing plants incidental to such offices.
7. Off-street parking lots and parking garages provided that a landscape strip of at least five feet is provided along all property lines in addition to any other buffers required by this title.
8. Pawn shops.
9. Personal service establishments, such as barber and beauty shops, shoe repair shops, and laundromats;
10. Public works and public utility facilities such as distribution lines, transformer stations, transmission lines and towers, water tanks and towers, pumping stations, telephone exchanges, but not service or storage yards.
11. Radio and television stations, studios and offices, excluding transmission towers.
12. Restaurants, grills, delicatessens and similar eating establishments, excluding drive-ins.
13. Retail stores or shops, including the making of products sold at retail on the premises, provided that such manufacturing is incidental to the retail business or service, occupies less than 30 percent of the total floor area, and employs not more than five operators. Specifically excluded are automobile, boat and farm implement sales and food stores involving the dressing and killing of animals or fowl.
14. Fuel stations (pumps only) with convenience store or specialty retail, provided that:



- a. All pumps and canopies shall be located at least 20 feet from any public right-of-way;
- b. All buildings and appurtenances shall be located at least 100 feet from any residential district line with a landscaped buffer of 25 feet included therein; and
- c. All fuel is stored underground outside any public right-of-way.

- 15. Stamp redemption stores.
- 16. Tailor, dressmaking and millinery shops.
- 17. Telephone and telegraph offices.
- 18. Theaters, indoor.
- 19. Florist shop.
- 20. Sign companies, with no outside construction or heavy manufacturing.
- 21. Automobile repair garages limited to minor routine maintenance with no overnight storage of any vehicles.
- 22. Business and profession offices; including medical, dental, legal, financial, architectural, engineering, real estate, insurance and manufacturing representatives, provided no goods are offered for sale at retail.
- 23. Pharmacies.
- 24. Fitness centers.

(Zoning Ord. § 830, 1979; Ord. No. 04-12-06-B, § XXVIII, 12-6-2004; Ord. No. 05-02-07(D), § 5, 2-7-2005)

#### **17.64.020 Special uses.**

Within any C-2 Central Commercial District, the following uses may be allowed upon obtaining a special use permit from the city council:

- A. Churches.
- B. Schools.
- C. Public buildings.
- D. Ambulance service, provided there is no outside storage of vehicles, supplies, or equipment.
- E. Day care center when property abuts an established or emerging village activity center node.

(Ord. No. 04-12-06-B, § XXIX, 12-6-2004)

**CHAPTER 17.84 DIMENSIONAL REQUIREMENTS****Sections:**

17.84.010 Dimensional requirements.

**17.84.010 Dimensional requirements.**

The following table designates the dimensional requirements of each zoning district except for the RTD, which are found in chapter 17.44:

TABLE INSET:

Table 17.84.010 Dimensional Requirements												
	Minimum Lot Size in Square Feet (a)								Minimum Front Yard Setback from Street Right-of-Way	Yard Setbacks		
District	One Family Structure	Two Family Structure	Multi-Family Structure	Other Uses	Minimum Lot Width (Feet)	Minimum Heated Floor Area in Square Feet/Unit	Minimum Distance to bldgs. on same lot	Major Streets	All Other Streets	Minimum Side Yard (Feet)	Minimum Rear Yard (Feet)	Maximum Height (Feet)
RA-200	62,000			62,000	200	2,000(h)	20	60	50	20	40	35
R-100	21,780			22,000	100	2,000(h)	20	50	40	15	40	35
R-85	14,000			15,000	85	1,800(h)	20	50	40	10	40	35
R-75	12,000			12,000	75	1,600(i)	20	50	35	10	30	35
RM-75	11,000		(b)	12,000	75	(d), (i)	(c)	40	35	10(e)	35	35

	(k)																		
RCD	12,000					20		1,200(j)	30	35	35	30	30	30	30	35	30	30	35
R-50	8,000					60		1,600(h)	N/M	10	10	7.5	30	30	30	35	30	30	35
O-1	N/A					75		N/M	N/M	40	30	10(e)	30(e)	30(e)	30	35	30	30	35
C-1	N/A	N/A			N/A	N/M		N/M	N/M	40	30	N/M(f)	N/M(f)	N/M(f)	N/M(f)	35	N/M(f)	N/M(f)	35
C-2	N/A	N/A			N/A	N/M		N/M	N/M	40	30	N/M(f)	N/M(f)	N/M(f)	N/M(f)	45	N/M(f)	N/M(f)	45
C-3	N/A	N/A			N/A	N/M		N/M	N/M	40	30	N/M(f)	N/M(f)	N/M(f)	N/M(f)	40	N/M(f)	N/M(f)	40
C-4	N/A	N/A			N/A	N/M		N/M	N/M	40	30	N/M(f)	N/M(f)	N/M(f)	N/M(f)	50	N/M(f)	N/M(f)	50
M-1	N/A	N/A			N/A	N/M		N/M	N/M	40	30	N/M(f)	N/M(f)	N/M(f)	N/M(f)	50	N/M(f)	N/M(f)	50
M-2	N/A	N/A		43,560	N/A	100		N/M	N/M	40	30	N/M(g)	N/M(g)	N/M(g)	N/M(g)	50	N/M(g)	N/M(g)	50
MU-CR																			

Notes:

N/A Not applicable

M/M No minimum requirement

- (a) If public sewer system is not accessible, an alternative method of sewage disposal for each lot, or a community sewerage system, may be used in compliance with the standards of the Henry County Health Department. Such standards may require a greater minimum lot area and/or width than specified in this title.
- (b) Residential density cannot exceed eight units per acre of developed land. For purposes of calculating this density and acreage, developable land shall not include any portion of the lot containing rivers, streams, and/or floodplains.
- (c) The minimum distance between buildings located on the same lot, when so arranged shall be as follows:

TABLE INSET:

Front to front	50 feet
Front to rear	50 feet
Rear to rear	40 feet
Front to rear to side	30 feet
Side to side	20 feet
All other arrangements	30 feet

- (d) One-family dwelling units shall have a minimum floor area of 1,200 square feet per unit. Multi-family units shall have the following minimum floor area based on the number of bedrooms:

TABLE INSET:

Efficiency or one-bedroom units	600 square feet
Two-bedroom unit	900 square feet
Three-bedroom unit	1,200 square feet

- (e) When an O-I or RM district abuts a single-family district, a setback of 50 feet shall be provided including a buffer strip.
- (f) When a C or M-1 district abuts a residential district, a setback of 50 feet shall be provided including a buffer strip.
- (g) When an M-2 district abuts a residential district, a setback of 100 feet shall be provided including a buffer strip.
- (h) In addition to the minimum heated floor area required, each single-family dwelling unit shall be provided with, at a minimum, an enclosed two-car garage.
- (i) In addition to the minimum heated floor area required, each single-family unit shall be provided with, at a minimum, an enclosed two-car garage.
- (j) One thousand two hundred square feet of floor area shall be the minimum required for a one-bedroom unit; 1,300 square feet of floor area shall be the minimum required for a two-bedroom unit; 1,400 square feet of floor area shall be the minimum required for a three-bedroom unit.
- (k) Unless the development is approved as a conditional use.

(Ord. No. 97-8-28R-100; Ord. of 9-16-1985 (part); Ord. of 6-19-1995; Zoning Ord. Art. IX, 1979; Ord. No. 04-12-06-B, § XXXVII, 12-6-2004; Ord. No. 05-02-07(D), § 7, 2-7-2005)

**Supporting Documents  
For  
Comparable Sales**

**Exhibit ‘F’**  
**Profiles for Improved Sales**

# Improved Sale 1

## Property Identification

- |    |                |                                |
|----|----------------|--------------------------------|
| 1. | Property Type: | Taco Bell                      |
| 2. | Address:       | 5080 Glade Road<br>Acworth, GA |
| 3. | Tax ID:        | 20-0008-150                    |

## Sale Data

- |     |                    |                       |
|-----|--------------------|-----------------------|
| 4.  | Grantor:           | Bravo Food Group, LLC |
|     | Grantee:           | Capital Growth, Inc.  |
| 5.  | Sale Price:        | \$1,315,000           |
| 6.  | Price Per SF:      | \$582.12              |
| 7.  | Sale Date:         | 12/28/2004            |
| 8.  | Deed Book/Page:    | 14113/2883            |
| 9.  | Verification:      | Public Records        |
| 10. | Condition of Sale: | Arm's Length          |
| 11. | Financing:         | All Cash to Seller    |

## Property Data

- |     |                |               |             |
|-----|----------------|---------------|-------------|
| 12. | Building Size: | 2,259         | Square Feet |
| 13. | Land Area:     | .85           | Acres       |
| 14. | Year Built:    | 1991          |             |
| 15. | Zoning:        | PSC           |             |
| 16. | Utilities:     | All Utilities |             |
| 17. | Comments:      |               |             |



## Improved Sale 2

### Property Identification

- |    |                |                               |
|----|----------------|-------------------------------|
| 1. | Property Type: | Taco Bell                     |
| 2. | Address:       | 1642 Mulkey Rd<br>Austell, GA |
| 3. | Tax ID:        | 19-0856-034                   |

### Sale Data

- |     |                    |                            |
|-----|--------------------|----------------------------|
| 4.  | Grantor:           | Bravo Food Group, LLC      |
|     | Grantee:           | Joe E. Ewell Company, Inc. |
| 5.  | Sale Price:        | \$1,775,000                |
| 6.  | Price Per SF:      | \$780.56                   |
| 7.  | Sale Date:         | 08/28/2006                 |
| 8.  | Deed Book/Page:    | 14383/5917                 |
| 9.  | Verification:      | Public Records             |
| 10. | Condition of Sale: | Arm's Length               |
| 11. | Financing:         | All Cash to Seller         |

### Property Data

- |     |                |               |             |
|-----|----------------|---------------|-------------|
| 12. | Building Size: | 2,274         | Square Feet |
| 13. | Land Area:     | .69           | Acres       |
| 14. | Year Built:    | 1988          |             |
| 15. | Zoning:        | GC            |             |
| 16. | Utilities:     | All Available |             |
| 17. | Comments:      |               |             |





## Improved Sale 3

### Property Identification

- |                   |                                      |
|-------------------|--------------------------------------|
| 1. Property Type: | Taco Bell/Pizza Hut                  |
| 2. Address:       | 5845 Stewart Pky<br>Douglasville, GA |
| 3. Tax ID:        | 0130-02-5-0-00095                    |

### Sale Data

- |                        |                               |
|------------------------|-------------------------------|
| 4. Grantor:            | Bravo Food Group, LLC         |
| Grantee:               | Zigelbaum Washington St., LLC |
| 5. Sale Price:         | \$1,895,000                   |
| 6. Price Per SF:       | \$974.79                      |
| 7. Sale Date:          | 01/18/2006                    |
| 8. Deed Book/Page:     | 2301/1031                     |
| 9. Verification:       | Public Records                |
| 10. Condition of Sale: | Arm's Length                  |
| 11. Financing:         | All Cash to Seller            |

### Property Data

- |                    |               |             |
|--------------------|---------------|-------------|
| 12. Building Size: | 1,944         | Square Feet |
| 13. Land Area:     | 1.02          | Acres       |
| 14. Year Built:    | 1990          |             |
| 15. Zoning:        | US            |             |
| 16. Utilities:     | All Available |             |
| 17. Comments:      |               |             |



## Improved Sale 4

### Property Identification

- |    |                |                                     |
|----|----------------|-------------------------------------|
| 1. | Property Type: | Wendy's                             |
| 2. | Address:       | 4965 Flat Shoals Pky<br>Decatur, GA |

- |    |         |  |
|----|---------|--|
| 3. | Tax ID: |  |
|----|---------|--|

### Sale Data

- |     |                    |                      |
|-----|--------------------|----------------------|
| 4.  | Grantor:           | Sovereign WE, LLC    |
|     | Grantee:           | Albert Kantrow Trust |
| 5.  | Sale Price:        | \$2,324,910          |
| 6.  | Price Per SF:      | \$823.85             |
| 7.  | Sale Date:         | 11/15/2006           |
| 8.  | Deed Book/Page:    | 19390/318            |
| 11. | Verification:      | Public Records       |
| 12. | Condition of Sale: | Arm's Length         |
| 13. | Financing:         | All Cash to Seller   |

### Property Data

- |     |                |               |             |
|-----|----------------|---------------|-------------|
| 14. | Building Size: | 2,822         | Square Feet |
| 15. | Land Area:     | 1.13          | Acres       |
| 16. | Year Built:    | 2000          |             |
| 17. | Zoning:        | C-1           |             |
| 18. | Utilities:     | All Available |             |
| 19. | Comments:      |               |             |



## Improved Sale 5

### Property Identification

- |    |                |                                    |
|----|----------------|------------------------------------|
| 1. | Property Type: | Wendy's                            |
| 2. | Address:       | 1760 Jonesboro Rd<br>McDonough, GA |
| 3. | Tax ID:        | 0054-01-019-011                    |

### Sale Data

- |     |                    |                       |
|-----|--------------------|-----------------------|
| 4.  | Grantor:           | VA Properties II, LLC |
|     | Grantee:           | RM Artesia, LLC       |
| 5.  | Sale Price:        | \$1,870,262           |
| 6.  | Price Per SF:      | \$602.53              |
| 7.  | Sale Date:         | 08/16/2006            |
| 8.  | Deed Book/Page:    | 9490/95               |
| 9.  | Verification:      | Public Records        |
| 10. | Condition of Sale: | Arm's Length          |
| 11. | Financing:         | All Cash to Seller    |

### Property Data

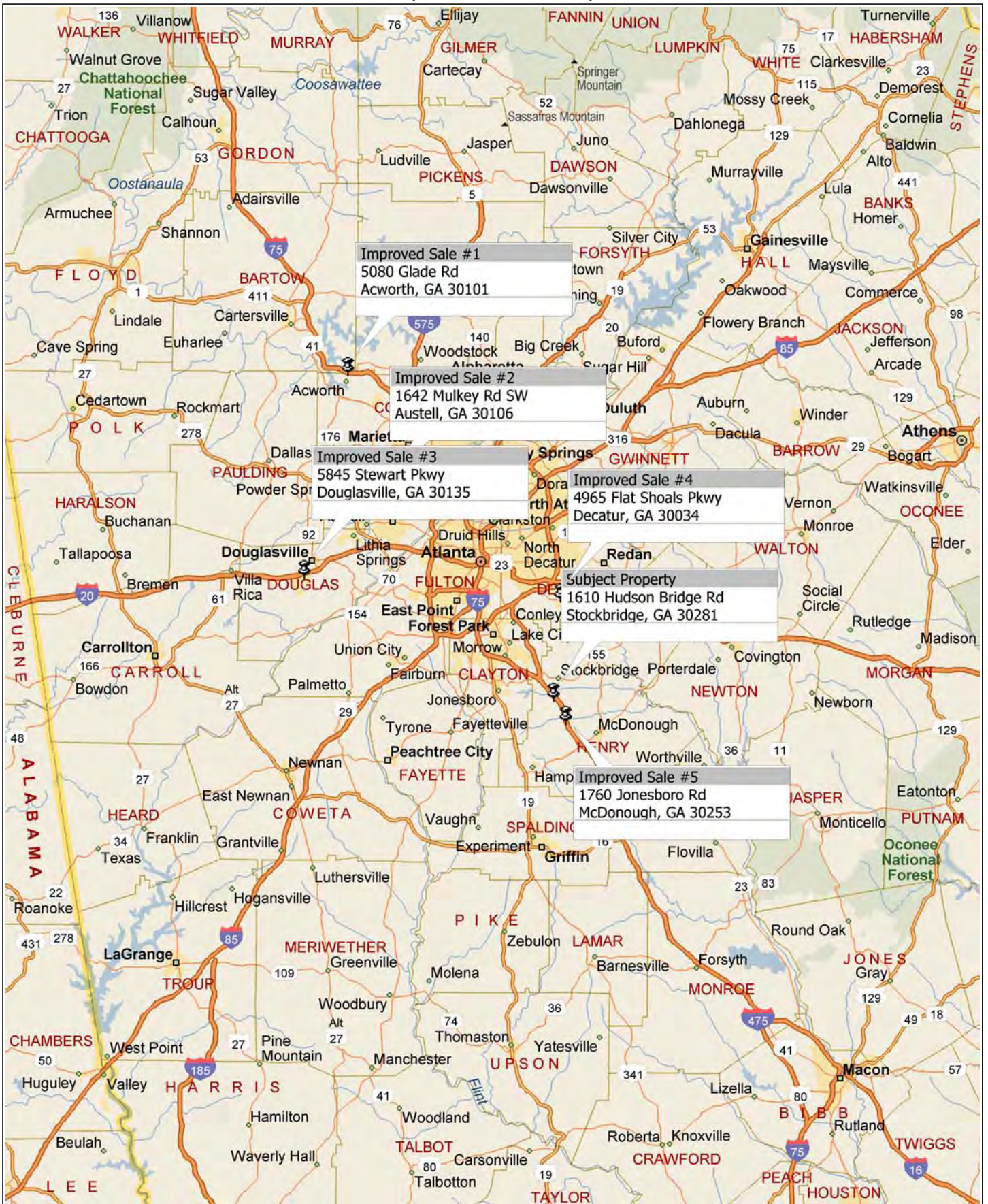
- |     |                |               |             |
|-----|----------------|---------------|-------------|
| 12. | Building Size: | 3,104         | Square Feet |
| 13. | Land Area:     | 1.01          | Acres       |
| 14. | Year Built:    | 2001          |             |
| 15. | Zoning:        | C-3           |             |
| 16. | Utilities:     | All Available |             |
| 17. | Comments:      |               |             |



**Exhibit “G”**  
**Location Map for Improved Sales**



## Improved Sale Map



**Exhibit “H”**  
**Profiles for Land Sales**



## Land Sale 1

## Property Identification

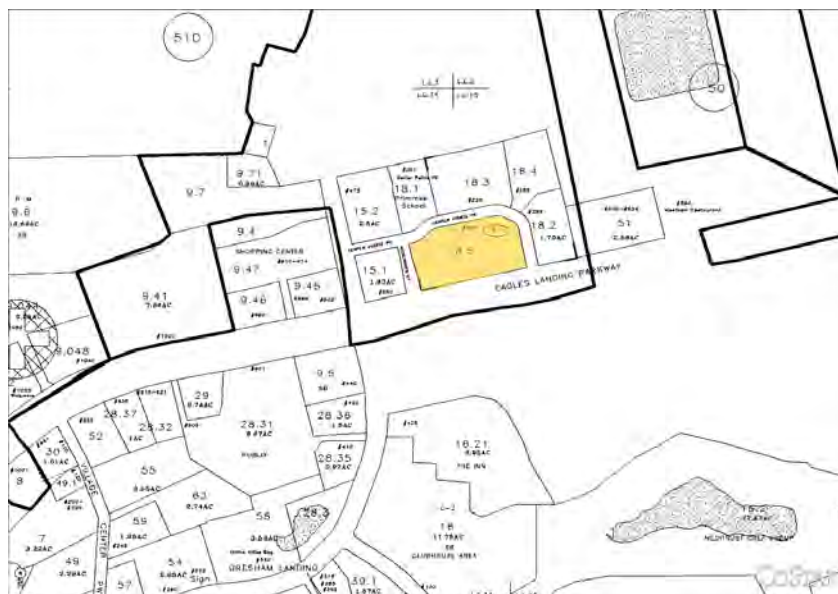
- |    |                       |  |
|----|-----------------------|--|
| 1. | Property Type:        | Vacant Land                              |
| 2. | Property Description: | Commercial Out Parcel                    |
| 3. | Address:              | 220 Center Pointe Pky<br>Stockbridge, GA |
| 4. | Tax ID:               | 0051-01-018-005                          |

## Sale Data

- |     |                           |  |
|-----|---------------------------|--|
| 5.  | <b>Grantor:</b>           | <b>Carnett's Properties, LLC</b>       |
|     | <b>Grantee:</b>           | <b>Pinnacle at Eagle's Pointe, LLC</b> |
| 6.  | <b>Sale Price:</b>        | <b>\$1,723,690</b>                     |
| 7.  | <b>Price Per SF:</b>      | <b>\$14.50</b>                         |
| 8.  | <b>Sale Date:</b>         | <b>12/18/2006</b>                      |
| 9.  | <b>Deed Book/Page:</b>    | <b>9868/299</b>                        |
| 10. | <b>Verification:</b>      | <b>Public Records</b>                  |
| 11. | <b>Condition of Sale:</b> | <b>Arm's Length</b>                    |
| 12. | <b>Financing:</b>         | <b>All Cash to Seller</b>              |

### Property Data

- |                       |                      |                      |
|-----------------------|----------------------|----------------------|
| <b>13. Land Area:</b> | <b>2.73 Acres</b>    | <b>or 118,875 SF</b> |
| <b>14. Zoning:</b>    | <b>C-2</b>           |                      |
| <b>15. Utilities:</b> | <b>All Available</b> |                      |
| <b>16. Comments:</b>  |                      |                      |



## Land Sale 2

### Property Identification

- |                          |                          |
|--------------------------|--------------------------|
| 1. Property Type:        | Vacant Land              |
| 2. Property Description: | Commercial Out Parcel    |
| 3. Address:              | Mill Rd<br>McDonough, GA |
| 4. Tax ID:               | 0054-01-025-008          |

### Sale Data

- |                        |  |
|------------------------|--|
| 5. Grantor:            | Hitesh R. Patel                        |
| Grantee:               | CYE Real Estate Development Group, LLC |
| 6. Sale Price:         | \$2,024,000                            |
| 7. Price Per SF:       | \$10.56                                |
| 8. Sale Date:          | 02/15/2007                             |
| 9. Deed Book/Page:     | 10020/244                              |
| 10. Verification:      | Public Records                         |
| 11. Condition of Sale: | Arm's Length                           |
| 12. Financing:         | All Cash to Seller                     |

### Property Data

- |                |               |               |
|----------------|---------------|---------------|
| 13. Land Area: | 4.40 Acres    | or 191,664 SF |
| 14. Zoning:    | C-3           |               |
| 15. Utilities: | All Available |               |
| 16. Comments:  |               |               |





## Land Sale 3

### Property Identification

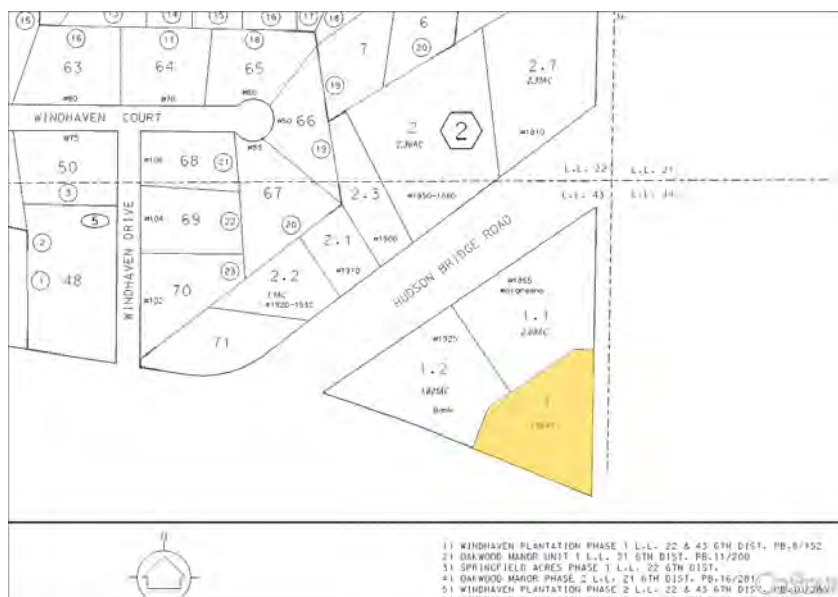
- |                          |                              |
|--------------------------|------------------------------|
| 1. Property Type:        | Vacant Land                  |
| 2. Property Description: | Commercial Parcel            |
| 3. Address:              | Jodeco Rd<br>Stockbridge, GA |
| 4. Tax ID:               | 032C-01-001-000              |

### Sale Data

- |                        |                        |
|------------------------|------------------------|
| 5. Grantor:            | SFS (Clayton), LP      |
| Grantee:               | FuelSource Jodeco, LLC |
| 6. Sale Price:         | \$600,000              |
| 7. Price Per SF:       | \$8.94                 |
| 8. Sale Date:          | 10/10/2005             |
| 9. Deed Book/Page:     | 8599/93                |
| 10. Verification:      | Public Records         |
| 11. Condition of Sale: | Arm's Length           |
| 12. Financing:         | All Cash to Seller     |

### Property Data

- |                |               |              |
|----------------|---------------|--------------|
| 13. Land Area: | 1.54 Acres    | or 67,039 SF |
| 14. Zoning:    | C-3           |              |
| 15. Utilities: | All Available |              |
| 16. Comments:  |               |              |



# Land Sale 4

## Property Identification

- |                          |  |
|--------------------------|--|
| 1. Property Type:        | Vacant Land                            |
| 2. Property Description: | Commercial Out Parcel                  |
| 3. Address:              | 1375 Rock Quarry Rd<br>Stockbridge, GA |
| 4. Tax ID:               | 0032-01-030-021                        |

## Sale Data

- |                        |                                  |
|------------------------|----------------------------------|
| 5. Grantor:            | Majestic Holdings Company        |
| Grantee:               | Professional Medical Realty, LLC |
| 6. Sale Price:         | \$1,300,000                      |
| 7. Price Per SF:       | \$13.02                          |
| 8. Sale Date:          | 10/11/2005                       |
| 9. Deed Book/Page:     | 8583/90                          |
| 10. Verification:      | Public Records                   |
| 11. Condition of Sale: | Arm's Length                     |
| 12. Financing:         | All Cash to Seller               |

## Property Data

- |                |               |    |           |
|----------------|---------------|----|-----------|
| 13. Land Area: | .229 Acres    | or | 99,840 SF |
| 14. Zoning:    | C-1           |    |           |
| 15. Utilities: | All Available |    |           |
| 16. Comments:  |               |    |           |



## Land Sale 5

### Property Identification

- |                          |                                   |
|--------------------------|-----------------------------------|
| 1. Property Type:        | Vacant Land                       |
| 2. Property Description: | Commercial Out Parcel             |
| 3. Address:              | 2100 Jodeco Rd<br>Stockbridge, GA |
| 4. Tax ID:               | 053-01019000                      |

### Sale Data

- |                        |  |
|------------------------|--|
| 5. Grantor:            | Charrette Investments, LLC               |
| Grantee:               | Real Estate Investments of Henry Co, LLC |
| 6. Sale Price:         | \$450,000                                |
| 7. Price Per SF:       | \$10.25                                  |
| 8. Sale Date:          | 08/28/2006                               |
| 9. Deed Book/Page:     | 9560/347                                 |
| 10. Verification:      | Public Records                           |
| 11. Condition of Sale: | Arm's Length                             |
| 12. Financing:         | All Cash to Seller                       |

### Property Data

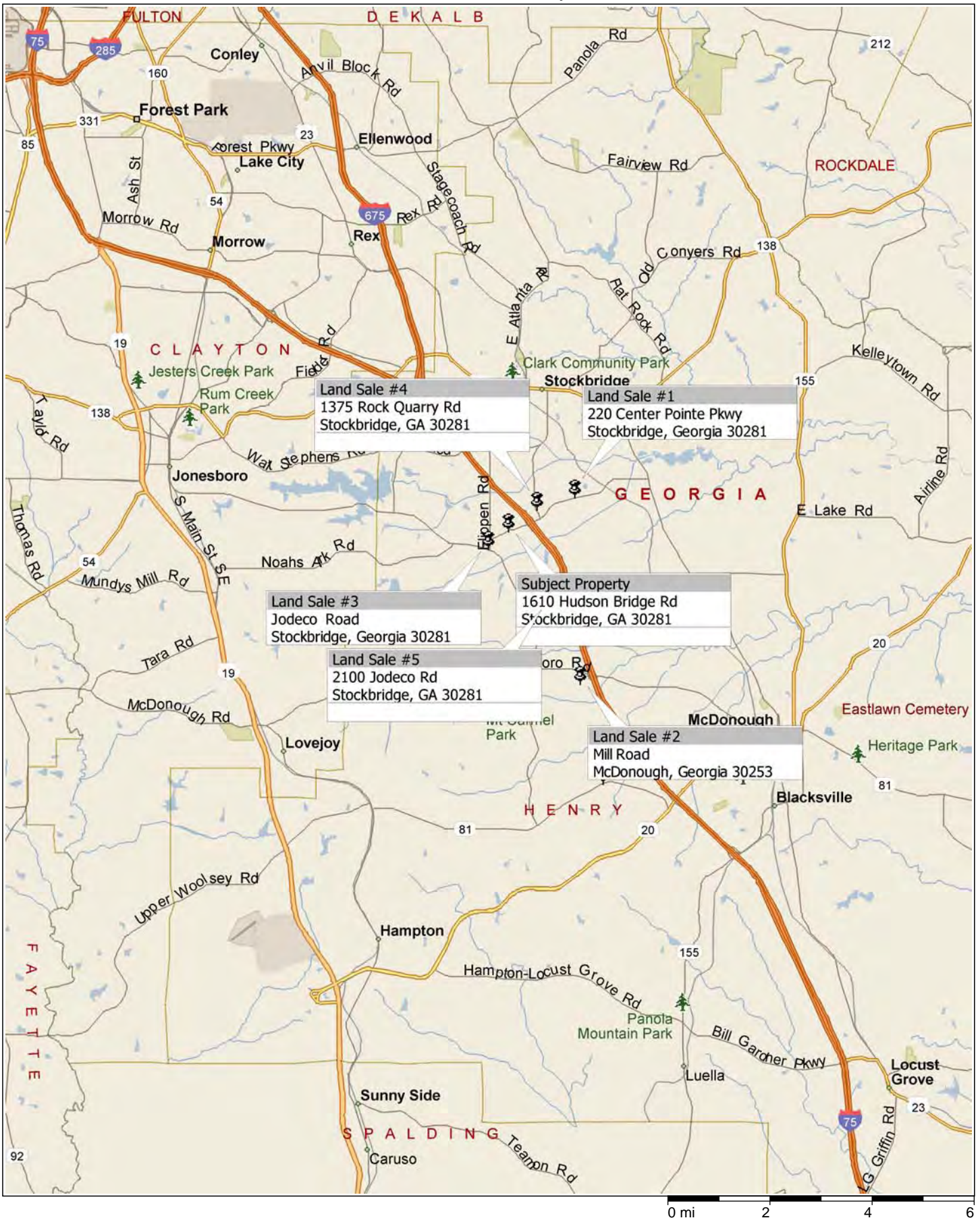
- |                |               |    |           |
|----------------|---------------|----|-----------|
| 13. Land Area: | 1.0079 Acres  | or | 43,904 SF |
| 14. Zoning:    | C-2           |    |           |
| 15. Utilities: | All Available |    |           |
| 16. Comments:  |               |    |           |



**Exhibit “T”**  
**Location Map for Land Sales**



# Land Sale Map



**Exhibit “J”**  
**Profiles for Rent Comparables**

# Rental Comparable 1

## Property Identification

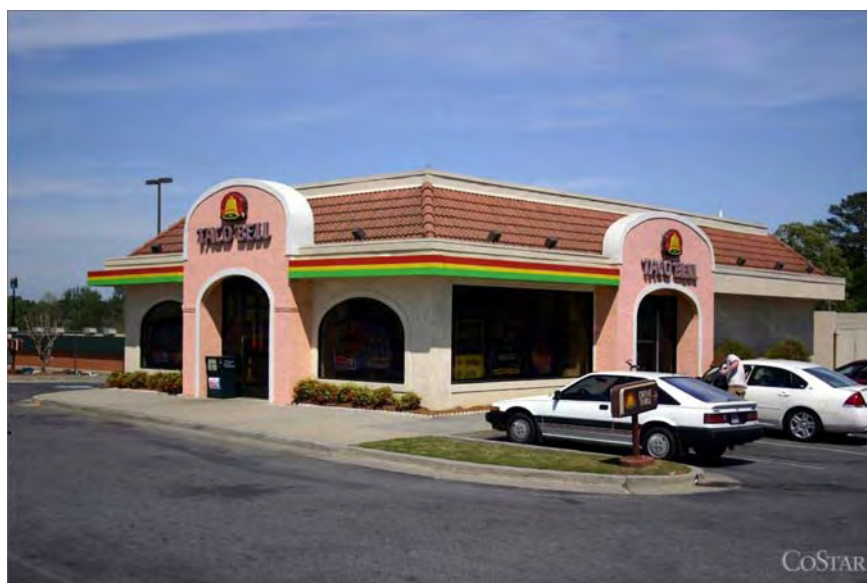
- |    |                |                              |
|----|----------------|------------------------------|
| 1. | Property Type: | Fast Food Bldg- Taco Bell    |
| 2. | Address:       | 5080 Glade Rd<br>Acworth, GA |
| 3. | Tax ID:        | 20-0008-150                  |

## Lease Data

- |    |              |            |
|----|--------------|------------|
| 4. | Lease Type:  | Triple Net |
| 5. | Rent Per SF: | \$44.82    |

## Property Data

- |     |                |               |             |
|-----|----------------|---------------|-------------|
| 6.  | Building Size: | 2,259         | Square Feet |
| 7.  | Land Area:     | .85           | Acres       |
| 8.  | Year Built:    | 1991          |             |
| 9.  | Land Use:      | Commercial    |             |
| 10. | Utilities:     | All Available |             |
| 11. | NOI            | \$101,255     |             |
| 12. | Cap Rate       | 7.7 %         |             |





## Rental Comparable 2

### Property Identification

- |    |                |                               |
|----|----------------|-------------------------------|
| 1. | Property Type: | Fast Food Bldg- Taco Bell     |
| 2. | Address:       | 1642 Mulkey Rd<br>Austell, GA |
| 3. | Tax ID:        | 19-0856-034                   |

### Lease Data

- |    |              |            |
|----|--------------|------------|
| 4. | Lease Type:  | Triple Net |
| 5. | Rent Per SF: | \$56.20    |

### Property Data

- |     |                |               |             |
|-----|----------------|---------------|-------------|
| 6.  | Building Size: | 2,274         | Square Feet |
| 7.  | Land Area:     | .69           | Acres       |
| 8.  | Year Built:    | 1988          |             |
| 9.  | Land Use:      | Commercial    |             |
| 10. | Utilities:     | All Available |             |
| 11. | NOI:           | \$127,800     |             |
| 12. | Cap Rate:      | 7.2%          |             |





## Rental Comparable 3

### Property Identification

- |    |                |                                      |
|----|----------------|--------------------------------------|
| 1. | Property Type: | Fast Food Bldg- Taco Bell/Pizza Hut  |
| 2. | Address:       | 5845 Stewart Pky<br>Douglasville, GA |
| 3. | Tax ID:        | 0130-02-5-0-00095                    |

### Lease Data

- |    |              |            |
|----|--------------|------------|
| 4. | Lease Type:  | Triple Net |
| 5. | Rent Per SF: | \$70.17    |

### Property Data

- |     |                |               |             |
|-----|----------------|---------------|-------------|
| 6.  | Building Size: | 1,944         | Square Feet |
| 7.  | Land Area:     | 1.02          | Acres       |
| 8.  | Year Built:    |               |             |
| 9.  | Land Use:      | Commercial    |             |
| 10. | Utilities:     | All Available |             |
| 11. | NOI:           | \$136,440     |             |
| 12. | Cap Rate:      | 7.2%          |             |



## Rental Comparable 4

### Property Identification

- |    |                |  |
|----|----------------|--|
| 1. | Property Type: | Fast Food Bldg-Wendy's                   |
| 2. | Address:       | 4965 Flat Shoals Pky<br>Decatur, Georgia |
| 3. | Tax ID:        | 15-0061-10-027                           |

### Lease Data

- |    |              |            |
|----|--------------|------------|
| 4. | Lease Type:  | Triple Net |
| 5. | Rent Per SF: | \$56.85    |

### Property Data

- |     |                |               |             |
|-----|----------------|---------------|-------------|
| 6.  | Building Size: | 2,822         | Square Feet |
| 7.  | Land Area:     | 1.13          | Acres       |
| 8.  | Year Built:    | 2000          |             |
| 9.  | Land Use:      | Commercial    |             |
| 10. | Utilities:     | All Available |             |
| 11. | NOI:           | \$160,419     |             |
| 12. | Cap Rate:      | 6.9%          |             |



## Rental Comparable 5

### Property Identification

- |    |                |                                   |
|----|----------------|-----------------------------------|
| 1. | Property Type: | Fast Food Bldg- Arbys/Mrs.Winners |
| 2. | Address:       | 8490 Tara Blvd<br>Jonesboro, GA   |
| 3. | Tax ID:        | 13-242B-00B-001                   |

### Lease Data

- |    |              |            |
|----|--------------|------------|
| 4. | Lease Type:  | Triple Net |
| 5. | Rent Per SF: | \$32.95    |

### Property Data

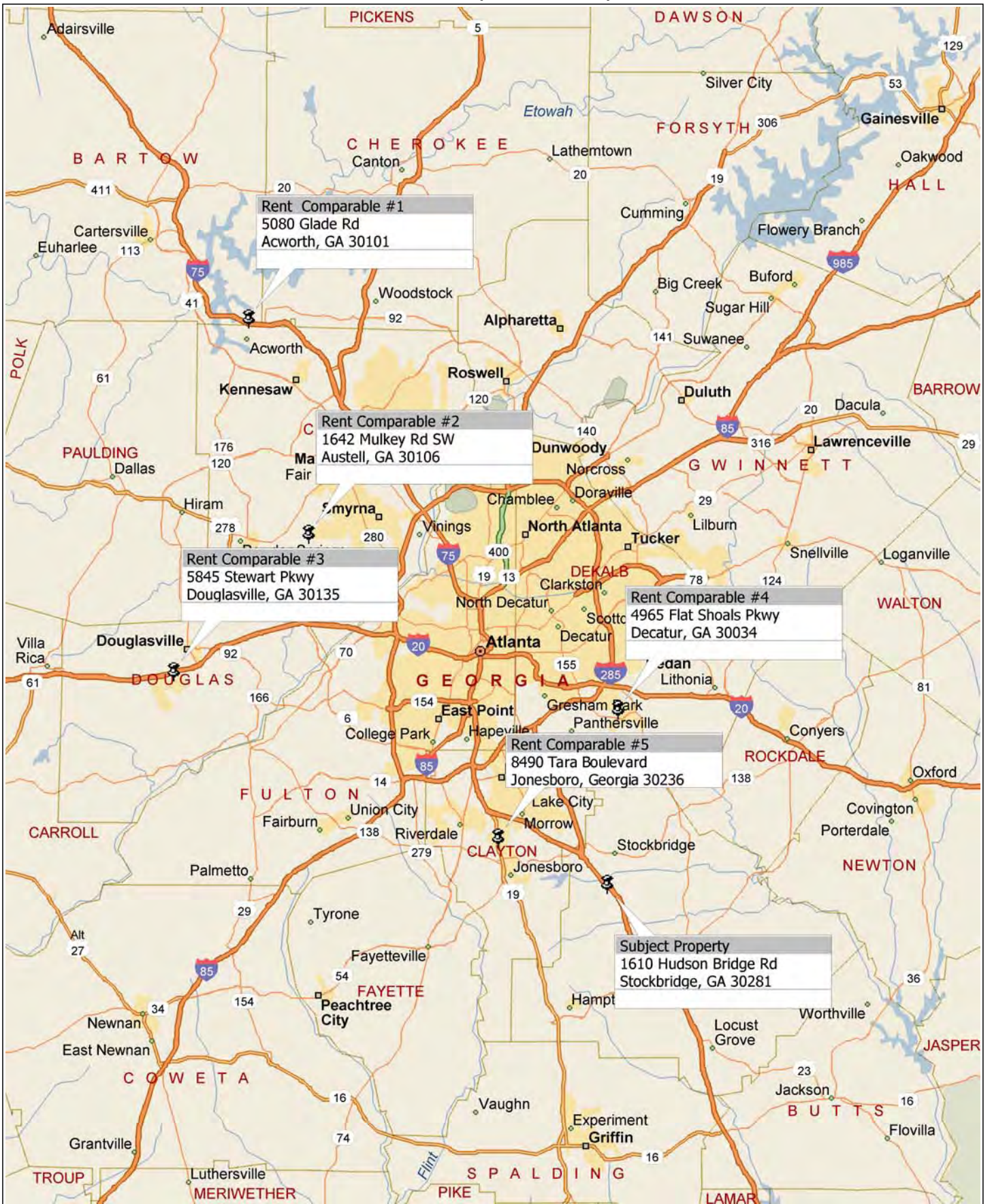
- |     |                |               |             |
|-----|----------------|---------------|-------------|
| 6.  | Building Size: | 3,527         | Square Feet |
| 7.  | Land Area:     | .95           | Acres       |
| 8.  | Year Built:    | 1985          |             |
| 9.  | Land Use:      | Commercial    |             |
| 10. | Utilities:     | All Available |             |
| 11. | NOI            | \$116,200     |             |
| 12. | Cap Rate       | 8.30%         |             |



**Exhibit “K”**  
**Location Map for Rent Comparables**



# Rent Comparable Map



## **Appraiser Qualifications License & Resume**

**CORPORATE OFFICE**

122 W. Solomon Street  
Griffin, Georgia 30224

**MAILING ADDRESS:**

P.O. Box 884  
Griffin, Georgia 30224

**PHONE**

Local: (770) 227-4008  
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**FAX**

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First Choice Community Bank  
BB&T  
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Colony Bank and Trust  
McIntosh State Bank  
First Georgia Bank  
Heritage Bank  
Park Avenue Bank

Peachtree Bank of Gwinnett  
Southern Community Bank  
Georgia Power Company  
First Liberty Building & Loan  
Security Bank  
Spalding County  
Southern Horizon Bank  
City of Griffin  
United Community Bank  
Neighborhood Community Bank  
Bank of Coweta  
First City Bank  
Bank of Atlanta

**ATTORNEYS:**

Drew Whalen – Griffin, Ga  
Tim Cramer – Griffin, Ga  
Hal Sturdivant – Griffin, Ga  
Sam Sullivan – Griffin, Ga  
Smith, Welch, & Brittain – McDonough, Ga

Allan Connell – Thomaston, Ga  
Dianne Wheeler – Thomaston, Ga  
Lance Owen – Griffin, Ga  
Dillard & Galloway – Atlanta, Ga  
David Dunaway – Thomaston, Ga

**ACCOUNTANTS:**

Robinson, Whaley, Hammonds, & Allison – McDonough, Ga  
Alton Knight – Griffin, Ga

Qualified as Valuation Expert Witness: Superior Court of Spalding, Pike, Fayette, Lamar, Henry, Fulton, and Upson Counties. U.S. Bankruptcy Court, Savannah, Newnan and Atlanta, Georgia.

**EDUCATION:**

Graduate of Griffin High School – 1994  
Graduate of Real Estate 2000 Appraisal School – 90 hrs – First licensed in 1999  
Income Capitalization courses – 150 hrs  
Legal & Economic Aspects of Appraisal – 15 hrs  
Additional 220 hrs. of various Appraisal, USPAP, Math, & Georgia Appraisal law classes  
State of Georgia - Certified General Real Property Appraiser – No. 211251  
State of South Carolina - Certified General Real Property Appraiser – No. 5906



## JASON D. FLETCHER | APPRAISER LICENSES

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211251

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# 211251

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07/31/2008

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Atlanta, GA 30303-1605



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**JEFFREY LEDFORD**