

Executive Summary
Separate Deeded Co-Ownership Offering

**Value Added Opportunity in
 Peachtree City, GA**

US News and World Reports
 named Peachtree City as
 "One of the Top 10
 Retirement Communities"



Name:	Park Place at Peachtree City
Address:	300 Clover Reach
City, State and Zip:	Peachtree City, GA 30269
Property Type:	Multi-Tenant NNN Retail
Purchase Price:	\$4,996,700
Net Operating Income before DS and Tax:	\$376,755
% Percentage Leased:	100%
Rentable Area:	15,000 sf.
Lot Size:	1.81 acres
Project Delivery Date:	Immediate
Equity: \$1,446,700	Debt: \$3,550,000
Long-Term Debt:	\$3,850,000 - 6.15% Interest Rate. LTV: 75% with a 30 year amortization with a Balloon in the 10th year.
Minimum Investment:	\$160,000
Projected Cash on Cash:	10.3% +

Many households own a golf cart, which is used as an extra vehicle for local transportation. Children as young as twelve may operate a cart on Peachtree City cart paths with a parent, grandparent or guardian in the front seat. Unaccompanied fifteen-year-olds with valid Georgia Learner's Permits are allowed to operate golf carts alone. Students at local McIntosh High School are even encouraged to drive their golf carts to school due to limited parking. The golf cart paths are also used by bikers, joggers, and pedestrians as a safer alternative to the side of the road. Peachtree City is home to a small airport, Falcon Field, which hosts a medium-sized air show every year. The airport is also the location of a National Weather Service radar station and Weather Forecast Office, which serves 96 counties in North and Central Georgia.

World Airways is headquartered in Peachtree City. Panasonic Automotive Systems Company of America (PASA) has its main operations based in Peachtree City and is the largest employer in the city. It is a major supplier of automotive audio, video and navigation systems for Honda (including its Acura luxury division), Nissan, General Motors and Subaru. Most recently it was named as the US Corporate Headquarters for SANY Corp. One of China's largest industrial conglomerates!



Opportunity

The business plan for this investment is to ratchet up the rents over time to be more in line with the neighboring center. We are acquiring with a good best of tenants in place. We will begin to tighten up the asking rental for future deals.

Property Management

The property will be leased and managed by McNamara Associates Atlanta, Inc. which has an office in Peachtree City.

Tenant Summary

Suite	Tenant	GLA	% of GLA	Lease Commence	Lease Expire	Annual Rent	Rent/ SF	Changes On	Changes To	Expense Reimbs.	Other: Options	Lease Type
1	Benny's Bear Factory	1,875	12.50%	1/1/07	12/31/11	\$49,688	\$26.50	1/1/09	\$51,563	\$7,538	1-3 Yr	NNN
2,3	PlumYumi - Day Spa	3,750	23.00%	8/1/07	5/31/12	\$97,500	\$26.00	6/1/09	\$105,000	\$15,075	1-3 Yr	NNN
4	Gypsy Warehouse	1,875	12.50%	5/1/07	4/30/12	\$47,813	\$25.50	4/1/09	\$52,500	\$7,538	1-3 Yr	NNN
5	Mudd Pies Clothing	1,875	12.50%	2/1/07	1/31/12	\$45,938	\$24.50	2/1/09	\$49,688	\$7,538	1-3 Yr	NNN
6	Oh My Baby!	1,875	12.50%	8/1/07	7/31/2012	\$49,688	\$26.50	8/01/09	\$52,500	\$7,538	-	NNN
7	Vacant - Rent Guarantee	1,875	12.50%			\$49,688	\$26.50			\$7,538		
8	Vacant - Rent Guarantee	1,875	12.50%			\$49,688	\$26.50			\$7,538		

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