OFFERING MEMORANDUM

THE WINDSOR SHOPPING CENTER

2655 Cobb Pkwy NW, Kennesaw (Atlanta MSA), GA 30152

SKYLINE SEVEN
REAL ESTATE

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Executive Summary

Sale Price	$4,200,000

Offering Summary

Cap Rate:	6.73%
NOI:	$282,574
Building Size:	16,979 SF
Lot Size:	1.38 Acres
Year Built:	2007

Property Highlights

- 100% leased- 16,979 SF unanchored shopping center
- Excellent visibility on Cobb Parkway, a major thoroughfare in Atlanta MSA
- Anchored by Aqua- Tots Swim School which operated more than 185 locations and is aggressively expanding
- Stabilized asset with upside potential through long term rent growth
- Service-oriented tenant mix featuring internet-resistant tenancy catering to daily needs of the surrounding population.
- Positioned within the Kennesaw State University trade area, one of the largest universities in Georgia driving consistent traffic and demand
- Kennesaw is a dense and affluent trade area with over 177,000 residents within five miles, projected to exceed 190,000, and average household incomes above $135,000

Property Description

The Windsor is a commercial investment property located at 2655 Cobb Parkway in Kennesaw, Georgia, within the highly desirable Northwest Atlanta submarket. The asset is strategically positioned along Cobb Parkway (US-41), a primary commercial corridor known for strong traffic counts, visibility, and a concentration of retail and service-oriented businesses.

The property benefits from its location within a dense and growing trade area, supported by strong surrounding demographics and proximity to Kennesaw State University, one of the largest universities in Georgia. With convenient access to Interstate 75 and surrounding residential and commercial developments, the asset is well-positioned to support long-term tenant demand and continued market growth.

Atlanta MSA

#1
Busiest Airport in the World

16
Fortune 500 Headquarters in Atlanta

$270B
GDP in Atlanta MSA

#9
Largest Metro Area in the U.S

Atlanta, Georgia, the metropolitan hub and epicenter of the southeast, is home to roughly 7,000,000 people and the world's busiest airport, Hartsfield-Jackson International. Thriving with dynamic growth, Atlanta is known for its strategic location, strong workforce and economy, and overall quality of life.

Corporate Headquarters & Major Employers

Coca-Cola
DELTA
The Home Depot
Chick-fil-A
WestRock
State Farm
Google
CNN
NCR
ORKIN
Invesco
COX
newell BRANDS
Microsoft
AT&T
Mercedes-Benz
TRUIST
PORSCHE
UPS
PAPA JOHN'S
RaceTrac
EQUIFAX
GAS SOUTH
salesforce
Arby's
tbs
PULTE GROUP
LOCKHEED MARTIN
NAPA
Southern Company
NORFOLK SOUTHERN

Additional Photos

Additional Photos

Additional Photos

Rent Roll

Suites	Tenant Name	SQ. FT.	% Of GLA	Lease Start	Lease End	Annual Rent	Rent PSF	Estimated Recapture	PSF Recapture
101	Guma, Inc. d/b/a Planet Ink Tattoo	1,464	73.2%	05/01/2019	04/30/2029	$27,409	$18.72	$9,077	$6.20
102,103, & 104	Aqua-Tots Swimming	5,024	251.2%	07/01/2020	06/30/2030	$143,659	$28.59	$31,149	$6.20
105,106, & 107	Mission for Life Community Church	6,257	312.85%	03/01/2017	02/28/2028	$69,783	$11.15	$0	-
108	Renee African Hair Braiding	1,363	68.15%	05/15/2026	05/31/2029	$24,002	$17.61	$8,451	$6.20
109	PAZ Group LLC	1,363	68.15%	08/01/2023	07/31/2035	$27,554	$20.22	$7,497	$5.50
201	Chioma's African Cuisine, LLC	1,508	75.4%	07/01/2024	12/31/2029	$37,800	$25.07	$0	-
Totals/Averages		**16,979**				**$330,207**	**$19.45**	**$56,174**	**$3.31**
Occupied		16,979				$330,207		$56,174	
Vacant		0				$0		$0	

Net Operating Income

Income Summary	Current
Gross Scheduled Income	$330,207
Other Income	$56,174
Total Scheduled Income	$386,381
Vacancy Cost	$0
Gross Income	**$386,381**

Expense Summary	
Property Taxes	$44,665
Insurance	$8,412
Landscaping	$5,293
Pest Control	$898
Maintenance and Repairs	$14,670
Utilities	$18,278
Management Fee (3%)	$11,591
Gross Expenses	**$103,807**

Net Operating Income	**$282,574**

Retailer Map

Lease Abstract

Tenant Overview - Suite 101	
Tenant:	Guma, Inc. d/b/a Planet Ink Tattoo
Square Feet:	1,464SF
Lease Start Date:	May 01, 2019
Lease Expiration Date:	April 30, 2029
Annual Base Rent:	$27,409
Current Reimbursement:	$9,077

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
05/01/26-04/30/27 - Current	$27,409	$18.72
05/01/27-04/30/28	$28,094	$19.19
05/01/28-04/30/29	$28,796	$19.67

Landlord is responsible for water and sewer service and for maintaining the roof, structure, foundation, major building systems (electrical, plumbing, HVAC), and all common areas, including parking, sidewalks, and grounds.

Tenant is responsible for utilities (electricity, gas), HVAC servicing, trash, and telecom services, as well as maintaining the suite interior (doors, windows, flooring, fixtures, lighting, pest control), carrying required insurance, and paying its pro rata share of CAM and tax increases over the base year.

Tenant Overview - Suite 102-104	
Tenant:	Aqua-Tots Swimming
Square Feet:	5,024 SF
Lease Start Date:	July 01, 2020
Lease Expiration Date:	June 30, 2030
Annual Base Rent:	$143,659
Current Reimbursement:	$31,149

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
07/01/26-06/30/27 - Current	$143,659	$28.59
07/01/27-06/30/30	$144,000	$28.66

Landlord provides water and sewer and is responsible for maintenance, repair, and replacement of the roof, structure (including foundations and load-bearing walls), fire sprinkler system, building systems (electrical and plumbing), and all common areas, including sidewalks, driveways, grounds, and parking.

Tenant pays utilities (electricity, gas, HVAC, telecom, trash) and is responsible for interior maintenance and repairs, including HVAC, plumbing serving the premises, windows, doors, walls, flooring, lighting, pest control, and tenant improvements.

Lease Abstract

Mission for Life
Transforming Families through the Love of Jesus

Tenant Overview - Suite 105-107

Tenant:	Mission for Life Community Church
Square Feet:	6,257 SF
Lease Start Date:	March 01, 2017
Lease Expiration Date:	February 28, 2028
Annual Base Rent:	$69,783
Current Reimbursement:	$0

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
03/01/26-02/28/27 - Current	$69,783	$11.15
03/01/27-02/29/28	$71,527	$11.43

Landlord maintains and repairs the roof, foundation, structure, shared utilities, and all common areas, including parking, landscaping, lighting, and sidewalks. Water is included.

Tenant pays utilities (electricity, telecom), HVAC service, and is responsible for interior maintenance, plumbing and electrical serving the premises, pest control, signage, insurance, and its share of CAM, taxes, insurance, and other additional rent.

African
HAIR BRAIDING
By Renée

Tenant Overview - Suite 108

Tenant:	African Hair Braiding by Renee LLC
Square Feet:	1,363 SF
Lease Start Date:	May 15, 2026
Lease Expiration Date:	May 31, 2032
Annual Base Rent:	$24,002
Current Reimbursement:	$8,451

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
05/15/26-05/31/27 - Current	$24,002	$17.61
06/01/27-05/31/28	$24,479	$17.96
06/01/28-05/31/29	$24,970	$18.32
Option: 1 x 3 Years		
06/01/29-05/31/30	$25,474	$18.69
06/01/30-05/31/31	$25,979	$19.06
06/01/31-05/31/32	$26,497	$19.44

Tenant is responsible for utilities, HVAC maintenance, interior repairs, pest control, insurance, CAM charges, and other operating expenses related to the premises.

Lease Abstract

Tenant Overview - Suite 109

Tenant:	PAZ Group LLC
Square Feet:	1,363 SF
Lease Start Date:	July 31, 2023
Lease Expiration Date:	August 01, 2035
Annual Base Rent:	$27,554
Current Reimbursement:	$7,497

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
08/01/26-07/31/27 - Current	$27,554	$20.22
08/01/27-07/31/28	$28,378	$20.82
Renewal Options: 1 x 7 Years		
08/01/28-07/31/29	$29,236	$21.45
08/01/29-07/31/30	$30,109	$22.09
08/01/30-07/31/31	$31,008	$22.75
08/01/31-07/31/32	$31,949	$23.44
08/01/32-07/31/33	$32,903	$24.14
08/01/33-07/31/34	$33,884	$24.86
08/01/34-07/31/35	$34,906	$25.61

Tenant isresponsible for utilities, HVAC maintenance, interior repairs, pest control, insurance, CAM charges, and other operating expenses related to the premises.

Tenant Overview - Suite 201

Tenant:	Chioma's African Cuisine, LLC
Square Feet:	1,508 SF
Lease Start Date:	July 01, 2024
Lease Expiration Date:	December 31, 2029
Annual Base Rent:	$37,800
Current Reimbursement:	$0

Rent Schedule

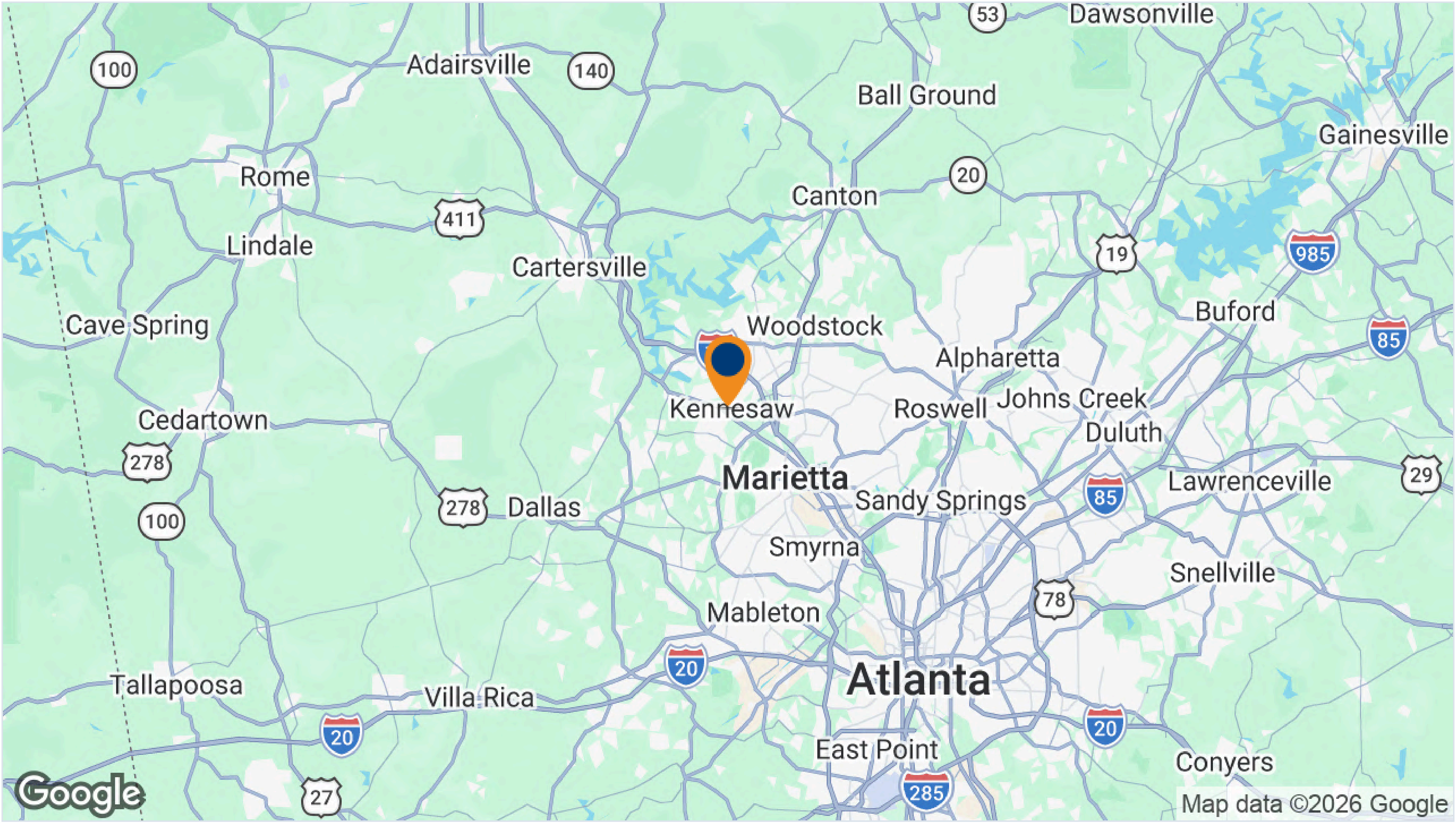
Term	Annual Base Rent	Rent Per SF/YR
07/01/26-06/30/27 - Current	$37,800	$25.07
07/01/27-06/30/28	$39,312	$26.07
07/01/28-06/30/29	$39,312	$26.07
07/01/29-12/31/29	$20,442	$13.56
Renewal Option: 1 x 5 Years		
01/01/30-12/31/30	$40,884	$27.11
01/01/31-12/31/31	$42,520	$28.20
01/01/32-12/31/32	$42,520	$28.20
01/01/33-12/31/33	$44,221	$29.32
01/01/34-12/31/34	$44,221	$29.32

Tenant is responsible for interior maintenance and repairs, HVAC maintenance, utilities, windows and doors, plumbing fixtures, pest control, cabling, and any damage caused by its operations.

Parcel Map

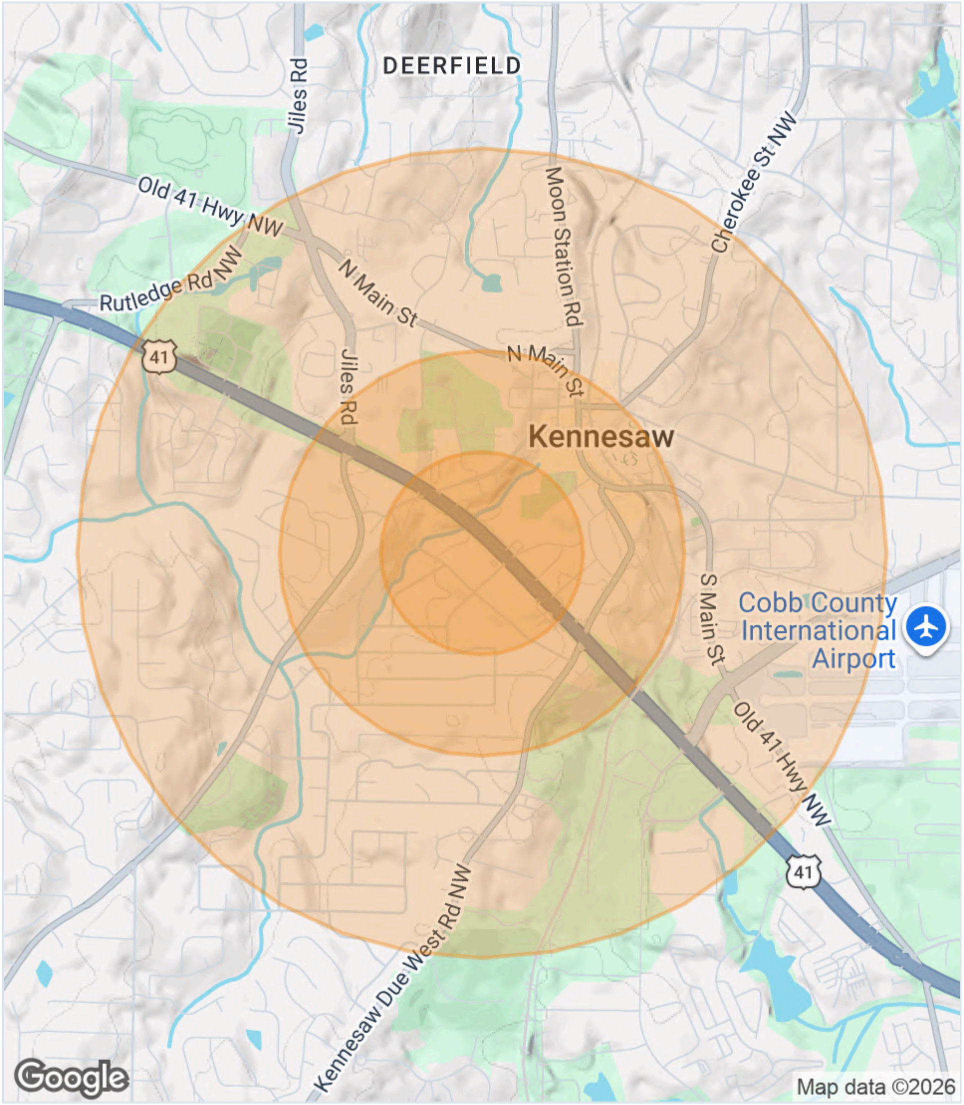
Cobb Pkwy NW
Cobb Pkwy NW
Cobb Pkwy N
Cobb Pkwy N
Cobb Pkwy NW
Keene St NW
Kennesaw Dr
Kennesaw Dr
Kennesaw Dr
Shady Ln
Shady Ln
Dobbs Dr NW
Dobbs Dr NW
Dobbs Dr NW

Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2025 Population	4,862	71,946	177,582
2020 Population	4,414	73,469	164,303
5 Year Projected	5,264	76,347	190,582
Households			
2025 Population	1,974	26,793	65,565
2020 Population	1,631	25,272	59,330
5 Year Projected	2,142	28,473	70,377
Income			
2025 Average Household Income	$103,290	$136,017	$135,711
5 Year Projected	$129,479	$170,127	$170,075



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Advisor Biographies Page

Elliott Kyle

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Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breath of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of $750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.

Chase Murphy

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Chase Murphy is a Senior Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of $750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of $35,000,000. While under Chase's direction, the company impressively removed $70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.

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