

Historic Atlanta Mixed Use Value Add Opportunity

The Healey Building Retail, Self Storage & Office

FOR SALE IN THE HEART OF HISTORIC DOWNTOWN
ATLANTA AND GEORGIA STATE UNIVERSITY

Own this Fully Renovated Historic Building for Under \$100/SF



ALAN JOEL PARTNERS
Commercial Real Estate Brokerage & Investment

The Healey Building

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ALAN JOEL PARTNERS
Commercial Real Estate Brokerage & Investment

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Alan Joel Partners is proud to present the rare ownership opportunity to steward the vibrant and historic mixed-use landmark comprising the heart of Georgia State University and the Fairlie-Poplar Historic District of Downtown Atlanta.

Executive Summary

ADDRESS	57 Forsyth Street Atlanta GA 30303
COUNTY	Fulton
MARKET	Atlanta
SUBMARKET	Central Business District
RETAIL / OFFICE SF	57,127 SF
LEASED	75%
YEAR BUILT	1913
YEAR RENOVATED	2018

Financial Summary

PRICE	\$5,500,000 (\$96.27/SF)
NOI (2023)	\$560,000
NOI (2024 Estimated)	\$476,830

Alan Joel Partners is pleased to present the rare opportunity to acquire the major commercial components of the vibrant and historic mixed-use landmark Healey Building strategically comprising the heart of Georgia State University and the Fairlie-Poplar Historic District of Downtown Atlanta.

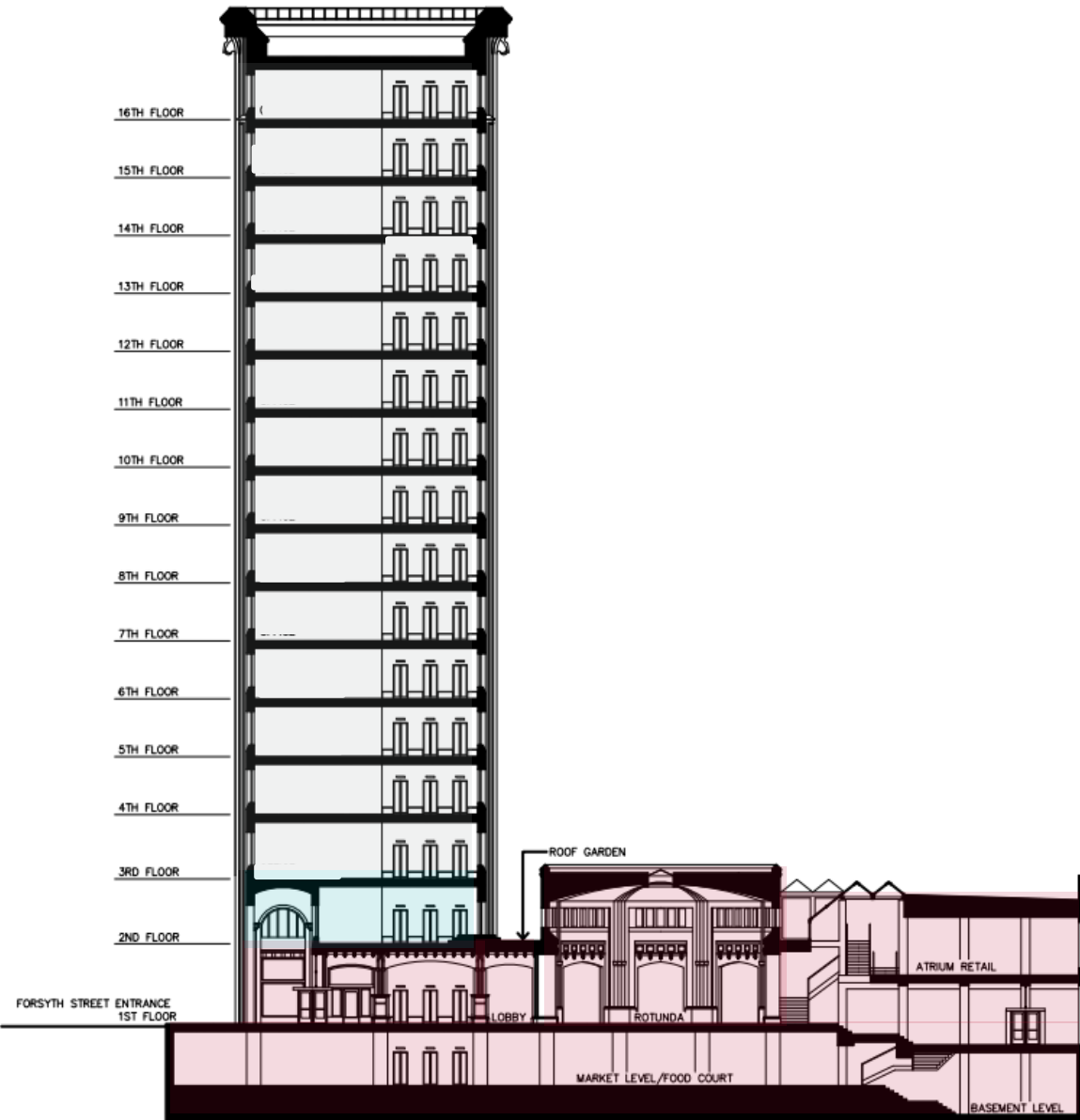
The Healey Building Retail, Office, Rotunda and Film Production spaces comprise the entire downtown city block bounded by Broad Street, Walton Street, Forsyth Street and Poplar Street immediately adjacent to and among Georgia State University's Rialto Theater for the Arts, The GSU School of Music and the GSU Aderhold Learning Center. The investment opportunity includes three floors of office, retail, film production, and storage spaces on the ground and lower levels of the 16-story historic landmark.

The rare opportunity exists to obtain control of a major component of this historic treasure and solidify control for future value-add and redevelopment opportunities along the vibrant Broad Street corridor.





The Healey Building Condominium Explained



Street Retail, Office, Film & Self Storage Spaces

- 57,127 rentable square feet located on the lower three floors
- 56% leased
- Current investment offering
- NOI \$722,748 Proforma (4 Year Average)

AVAILABLE

Residential Tower

- 106 individually owned units on the 14 upper floors. In 2001 These units underwent one of the most significant conversion to urban condominium homes ((Atlantacondos.com)
- Not part of current offering

NOT PART OF OFFER

2nd Floor Condo Tower

- 12,800 SF on the second floor
- Georgia Association of Realtors
- Not part of current offering

Office Area

Retail Area

Self Storage Area

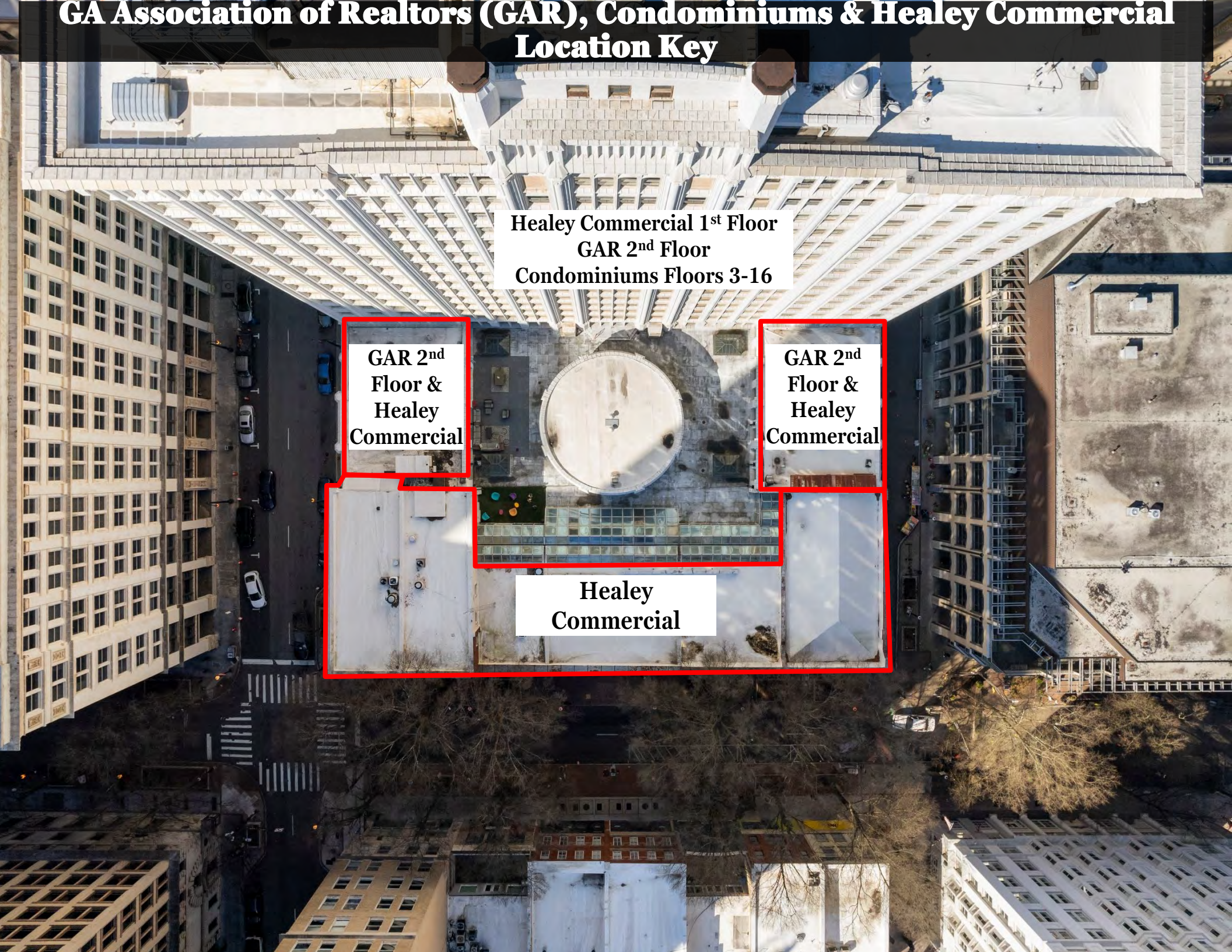
GA Association of Realtors (GAR), Condominiums & Healey Commercial Location Key

Healey Commercial 1st Floor
GAR 2nd Floor
Condominiums Floors 3-16

GAR 2nd
Floor &
Healey
Commercial

GAR 2nd
Floor &
Healey
Commercial

Healey
Commercial



The Healy Building

The Heart and Center of Downtown Atlanta



CENTER FOR CIVIL AND HUMAN RIGHTS

GEORGIA AQUARIUM

World of Coca-Cola

100 CENTENNIAL OLYMPIC PARK

Georgia College Football HALL OF FAME

Georgia World Congress Center

State Farm ARENA

Mercedes-Benz STADIUM

CNN center

SKYVIEW ATLANTA

marta Five Points

GEORGIA CAPITOL MUSEUM

Georgia State University J. MACK ROBINSON COLLEGE OF BUSINESS

Grady Health System

AmericasMart Atlanta

PEACHTREE CENTER

marta Peachtree Center

RIALTO CENTER FOR THE Arts

Georgia State University ADERHOLD LEARNING CENTER

Woodruff Park ATL

Children's Healthcare of Atlanta





Atlanta's Living History

The **Healey Building**, at 57 Forsyth Street NW, in the Fairlie-Poplar district of Atlanta, was the last major skyscraper built during the first great burst of multi-story commercial construction preceding World War I. It was World War I which led to the alteration of the original design, which called for two towers connected by a rotunda. Only the west tower and rotunda were constructed before World War I broke out. The death in 1920 of William Healey forestalled continuation of the project after the war.

The Healey Building has an elegance and high shouldered dignity which make it outstanding among its contemporaries. Those contemporaries include the Candler, the Flatiron, the Thorton and Hurt Buildings among others. Although certainly distinctive for its physical appearance and location, the Healey Building is also associated with significant individuals in Atlanta history. Thomas G. Healey and his son William T. Healey were political and business leaders in the city - in the case of Thomas, dating back to pre-Civil War times.

The Healey Building remained in the Healey family until 1972 when it was sold to Edward Elson and Morris Abram. In 1976, the building was named to the National Register of Historic Places (Ref #77000429). Five years later, German entrepreneur Guenter Kaussen purchased the structure. By 1985, only sixteen percent of the office space remained in use and the building was bought from Kaussen's estate by a Dutch firm. In 1987, the Healey Building was renovated for approximately 12 million dollars under the direction of the architectural firm of Stang and Newdow with the conversion of the office tower into individual residential condominium dwelling units. An investment group purchased the street retail, rotunda, office and storage elements in 2018 and completed capital improvements and significant leasing activity.





- HEALEY BUILDING**
- CAFE LUCIA →
 - HEALEY CONFERENCE CENTER →
 - MOCHA POPS →
 - VINTAGE HAIR STUDIO →
 - THE PANTRY →
 - VINTAGE THE BARBER SHOP →
 - SOCIAL MARKET & CAFE COMPANY →

- HEALEY BUILDING**
- MASTECH INFO TRELIS ↗
 - MODERN MOBILITY PARTNERS ↗
 - NPHUB ↗
 - NYSFE MAGAZINE PINK MAISON ↗
 - UNIVERSITY GROWTH FUND ↗

Street Retail, Office, Film & Self Storage Spaces

Historical and Estimated NOI

Description	2021Total	2022Total	2023Total	2024 Estimate
Rental Income	911,769	819,997	851,411	788,802
Utilities	2,175	2,939	1,214	1,213
Storage Rental	1,636	1,188	1,208	1,218
Cost Share Reimbursement	161,360	190,039	223,850	196,842
C/T/I Income	155,503	141,093	173,020	159,023
Other Income	230,013	78,960	-	57,975
Sub-Total	1,462,456	1,234,217	1,250,704	1,205,073
General Maintenance - Labor	(10,128)	(5,625)	-	(6,533.00)
Gen Main - Supplies	(308)	(906)	(26)	(50.00)
Signs	(1,678)	(1,500)	-	0.00
Insurance	(41,976)	(69,734)	(47,556)	(52,500.00)
Cleaning	(1,665)	(12,375)	(1,725)	(1,534.00)
Janitorial - Supplies	(3,206)	(7,520)	(3,711)	(4,000.00)
Fire Systems	(4,140)	(4,790)	(7,407)	(1,295.00)
General Maintenance/Repair	(682)	(6,068)	(7,669)	(7,588.00)
Plumbing	(1,880)	(5,345)	(3,877)	(6,635.00)
Electrical-Repairs/Maintenance	(5,364)	(10,908)	(4,967)	(2,738.00)
Roofing	(10,825)	(13,733)	(9,100)	(9,500.00)
Telephone	(327)	(336)	(2,926)	(2,280.00)
Glass/Windows	(3,410)	(1,395)	(2,735)	(3,203.00)
Doors/Locks	(4,163)	(6,068)	(12,630)	(6,309.00)
Property Taxes	(67,593)	(68,602)	(72,938)	(72,854.00)
RE Tax Appeal Fees	(500)	(500)	(200)	(500.00)
Landscape-Other	(1,200)	(1,200)	(1,000)	(1,200.00)
Sub-Total	(159,045)	(216,604)	(178,467)	(178,719.00)
Utility - Gas	(14,693)	(8,085)	(4,896)	(6,920.00)
Utility - Water/Sewer	(26,264)	(40,449)	(28,271)	(26,230.00)
Utility - Electricity	(249,560)	(250,516)	(266,486)	(272,334.00)
Sub-Total	(290,517)	(299,051)	(299,653)	(305,484.00)

Street Retail, Office, Film & Self Storage Spaces

Historical and Estimated NOI

Description	2021Total	2022Total	2023Total	<u>2024 Estimate</u>
Elevator Contract	(11,580)	(10,284)	(13,306)	(12,420.00)
Pest Control	(2,415)	(2,422)	(2,480)	(2,184.00)
Janitorial Contract	(49,582)	(59,195)	(40,288)	(45,000.00)
Trash Removal Contract	(24,329)	(25,789)	(27,196)	(27,760.00)
Security/Patrol Services	(87,489)	(123,174)	(94,079)	(94,269.00)
HVAC	(48,331)	(47,814)	(12,645)	(25,760.00)
Fire Sprinkler	(1,174)	-	-	(495.00)
Management Fee	(58,833)	(46,909)	(41,690)	(36,152.00)
Sub-Total	(283,733)	(315,587)	(231,684)	(244,040.00)
Operating Expenses Totals:	(733,296)	(831,242)	(709,804)	(728,243.00)
Net Operating Income (NOI)	729,160	402,975	540,900	476,830

Street Retail, Office, Film & Self Storage Spaces

Cash Flows

	Forecast	Forecast	Forecast	Forecast	Forecast
	Year 1	Year 2	Year 3	Year 4	
For the Years Ending	<u>Sep-2025</u>	<u>Sep-2026</u>	<u>Sep-2027</u>	<u>Sep-2028</u>	<u>Total</u>
Rental Revenue					
Potential Base Rent	1,243,943	1,236,684	1,277,301	1,333,933	5,091,860
Absorption & Turnover Vacancy	-516,686	-253,459	-226,481	-242,884	-1,239,510
Free Rent	-29,796	0	0	-4,277	-34,073
Scheduled Base Rent	697,461	983,225	1,050,820	1,086,771	3,818,277
Total Rental Revenue	697,461	983,225	1,050,820	1,086,771	3,818,277
Other Tenant Revenue					
Total Expense Recoveries	193,748	251,443	261,608	268,726	975,525
Total Other Tenant Revenue	193,748	251,443	261,608	268,726	975,525
Total Tenant Revenue	891,209	1,234,669	1,312,428	1,355,497	4,793,802
Other Revenue					
HOA Electric Reimbursement	178,412	183,765	189,278	194,956	746,411
Movie Income	25,000	25,750	26,523	27,318	104,591
Storage Revenue					
New Storage	42,007	60,574	80,218	82,624	265,424
Current Storage	30,161	38,949	40,117	41,320	150,547
Total Other Revenue	275,580	309,038	336,135	346,219	1,266,972
Potential Gross Revenue	1,166,789	1,543,706	1,648,563	1,701,716	6,060,774
Effective Gross Revenue	1,166,789	1,543,706	1,648,563	1,701,716	6,060,774

Street Retail, Office, Film & Self Storage Spaces

Cash Flows

	Forecast	Forecast	Forecast	Forecast	Forecast
	Year 1	Year 2	Year 3	Year 4	
Leasing Costs					
Tenant Improvements	111,080	71,070	14,214	43,994	240,358
Leasing Commissions	34,614	69,186	18,732	43,233	165,765
Total Leasing Costs	145,694	140,256	32,946	87,227	406,123
Total Leasing & Capital Costs	145,694	140,256	32,946	87,227	406,123
Cash Flow Before Debt Service	292,101	640,618	827,851	802,960	2,563,530
Tenant Occupancy Summary					
Occupied Area	25,265	35,423	36,810	36,437	
Vacant Area	19,296	9,138	7,751	8,124	
Leased Area	25,265	35,423	36,810	36,437	
Building Area	44,561	44,561	44,561	44,561	
Average Occupancy Percentage	56.70%	79.49%	82.61%	81.77%	

Street Retail, Office, Film & Self Storage Spaces

Market Leasing Summary

	<u>Retail</u>	<u>Storage</u>	<u>Office</u>
Term Length (Years/Months)	4/0	5/0	5/0
Renewal Probability	85.00%	100.00%	70.00%
Months Vacant	3	0	6
Months Vacant (Blended)	0.45	0	1.8
Market Base Rent (UOM)	\$ / SF / Year	\$ / Month	\$ / SF / Year
Market Base Rent (New)	30	150	23.5
Market Base Rent (Renewal)	30	150	23.5
Market Base Rent (Blended)	30	150	23.5
Market Rental Value (UOM)	Continue Prior	Continue Prior	Continue Prior
Market Rental Value	Continue Prior	Continue Prior	Continue Prior
Use Market or Prior	N/A	N/A	N/A
Prior Rent	N/A	N/A	N/A
Rent Increases(UOM)	% Increase	% Increase	% Increase
Fixed Steps	3.00%	3.00%	3.00%
CPI Increase	None	None	None
New Free Rent (Months)	0	0	3
Renewal Free Rent (Months)	0	0	0
Blended Free Rent (Months)	0	0	0.9
Recovery Type	Continue Prior	Continue Prior	Continue Prior
Miscellaneous Rent	None	None	None
Incentives	None	None	None
Tenant Improvements (UOM)	\$ / Area	None	\$ / Area
Tenant Improvements (New)	3	0	10
Tenant Improvements (Renew)	3	0	10
Tenant Improvements (Blended)	3	0	10

Street Retail, Office, Film & Self Storage Spaces

Market Leasing Summary (Continued)

	<u>Retail</u>	<u>Storage</u>	<u>Office</u>
Leasing Commissions (New UOM)	Fixed %	None	1st Month + %
Leasing Commissions (New)	4.00%	None	6.00%
Leasing Commissions (Renew UOM)	Fixed %	None	Fixed %
Leasing Commissions (Renew)	3.00%	None	5.00%
Leasing Commissions (Blended)	3.15%	None	
Upon Expiration	Retail	Storage	Office

Street Retail, Office, Film & Self Storage Spaces

In Place Cash Flow

	Forecast
	Year 1
For the Years Ending	<u>Sep-2025</u>
Rental Revenue	
Potential Base Rent	703,942
Absorption & Turnover Vacancy	-39,010
Free Rent	0
Scheduled Base Rent	664,932
Total Rental Revenue	664,932
Other Tenant Revenue	
Total Expense Recoveries	176,234
Total Other Tenant Revenue	176,234
Total Tenant Revenue	841,166
Other Revenue	
HOA Electric Reimbursement	178,412
Movie Income	25,000
Storage Revenue	
New Storage	42,007
Current Storage	30,161
Total Other Revenue	275,580
Potential Gross Revenue	1,116,747
Effective Gross Revenue	1,116,747

	Forecast
	Year 1
For the Years Ending	<u>Sep-2025</u>
Operating Expenses	
CAM	183,821
Management Fee	39,086
R & M	195,694
Utilities	308,643
Total Operating Expenses	727,243
Net Operating Income	389,503
Leasing Costs	
Tenant Improvements	0
Leasing Commissions	3,633
Total Leasing Costs	3,633
Total Leasing & Capital Costs	3,633
Cash Flow Before Debt Service	385,871
Tenant Occupancy Summary	
Occupied Area	22,839
Vacant Area	21,722
Leased Area	22,839
Building Area	44,561
Average Occupancy Percentage	51.25%

Street Retail, Office, Film & Self Storage Spaces

Lease Up Assumptions

Suite	Tenant	SF	\$/SF @ expiration	Lease Expiration	Assumption
50	Best Cajun Asian	1,385	\$31.83	8/31/2026	renew @ 3% increase; 5 yr deal
54	Taqueria	1,441	\$31.83	8/31/2026	renew @ 3% increase; 5 yr deal
55	VACANT	845	\$35.00		lease up in month 7 of analysis; no TI; 4% LC
56	Michael D Jackson dba eighty7 Sweet	208	\$110.32	3/31/2026	renew @ 3% increase; 5 yr deal
60	Ali Baba's Mediterranean Delights	209	\$136.02	4/30/2026	renew @ 3% increase; 5 yr deal
61	VACANT	1,796	\$23.00		lease up in month 10 of analysis @ \$23/SF; no TI; 4% LC; 5 yr deal
63	VACANT (Big Dave's)	3,115	\$25.00		lease up in month 10 of analysis @ \$25/SF; \$100,000 TI; 4% LC 3 Months free; 5 yr deal
G200	VACANT (Modern Mobility)	2,782	\$20.00		lease up in month 13 of analysis @ \$20/SF Gross; \$10/SF TI; 1st Month + 6% LC; 5 yr deal
G215	VACANT (1,108 SF)	1,108	\$20.00		lease up in month 7 of analysis @ \$20/SF Gross; \$10/SF TI; 1st Month + 6% LC; 3 yr deal
G222	VACANT (Ugrowth Fund)	1,660	\$20.00		lease up in month 14 of analysis @ \$20/SF Gross; \$10/SF TI; 1st Month + 6% LC; 3 yr deal
G240	VACANT (Mastech Digital Inc.)	2,665	\$20.00		lease up in month 18 of analysis @ \$20/SF Gross; \$10/SF TI; 1st Month + 6% LC; 3 yr deal
G300	VACANT (3,290 SF)	3,290			Never Leases
M3	VACANT (3,826 SF)	3,826			Never Leases
R3	Head Shots Hair Studio	360	\$28.43	7/31/2024	renew @ 3% increase; 3 yr deal
R4	Vintage Hair Gallery/Vintage The Barber	2,552	\$25.52	7/31/2024	renew @ 3% increase; 3 yr deal
R8	Cafe Lucia LLC (Contract Renewal 1)	760	\$30.00	4/30/2025	renew @ 3% increase; 5 yr deal



Walton St Entrance



Suite RL-6

Street Level Retail

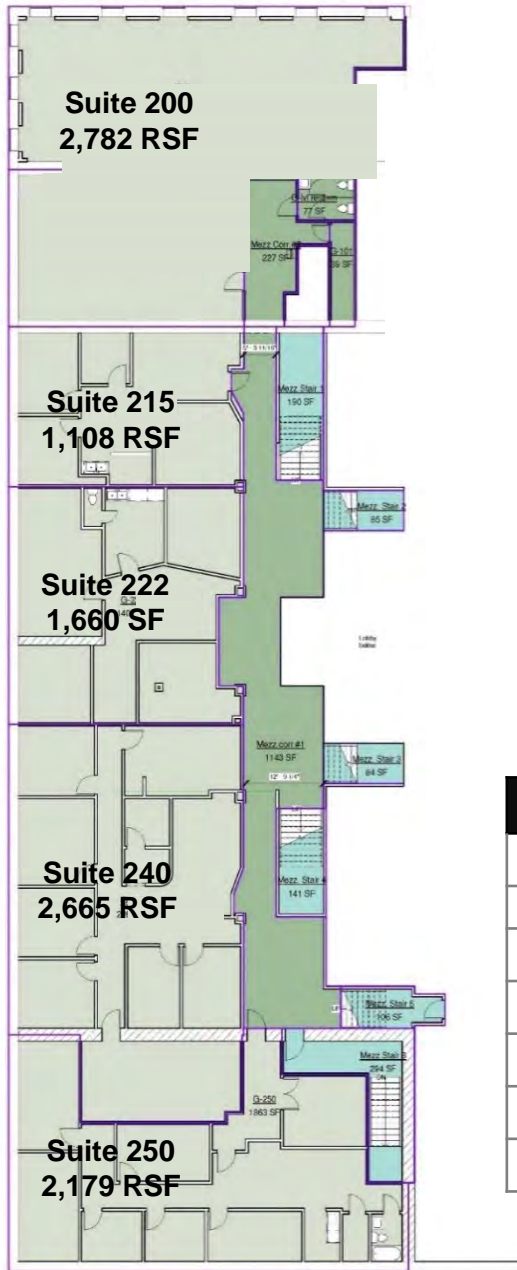


Suite No.	Sq. Ft.	Tenant
RL-49	3,104 SF	Greatest of the Plates
RL-50	1,385 SF	Best Cajun Asian
RL-52	1,552 SF	AZN GSU
RL-54	1,441 SF	Taqueria on Broad
RL-55	845 SF	AVAILABLE
RL-56	208 SF	Eighty7 Sweets
RL-59	283 SF	Mocha Pops
RL-60	209 SF	Ali Baba's
RL-61	1,796 SF	AVAILABLE
RL-62	1,200 SF	Rosa's Pizza
RL-64	1,217 SF	Naan Stop
RL-65	3,115 SF	AVAILABLE
RL-66	1,116 SF	Brickstone Café
RL-68	1,134 SF	Moge Tee
RL-1, RL-2	2,250 SF	Law Office of Paul Mazur
RL-3	360 SF	Headshots Hair
RL-4	705 SF	Vintage Hair
RL-5	1,113 SF	Chesterfield Finance
RL-6	738 SF	Sweet Red Peach
RL-7	655 SF	AVAILABLE
RL-8	760 SF	Café Lucia
TOTAL	25,186 SF	

Upper-Level Office

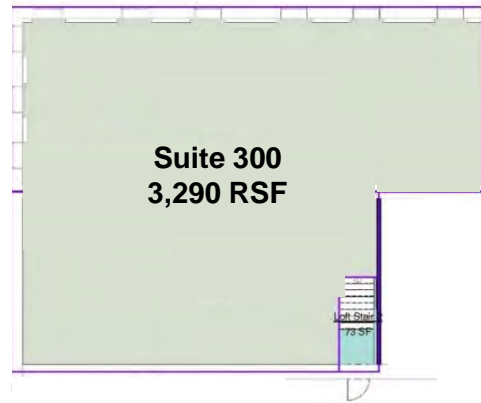
Walton St.

Forsyth St.



Poplar Ave.

Mezzanine Level
1/8" = 1'-0"



Legend

- Building Common Area
- Major Vertical Penetrations
- Office Area

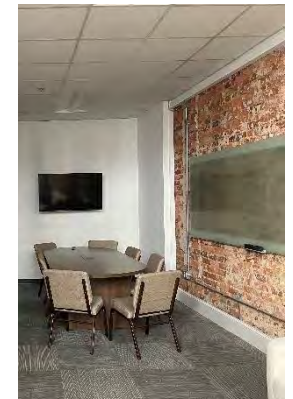
Suite	Sq. Ft.	Tenant
200	2,782 RSF	AVAILABLE
215	1,108 RSF	AVAILABLE
222	1,660 RSF	AVAILABLE
240	2,665 RSF	AVAILABLE
250	2,179 RSF	Leased
300	3,290 RSF	AVAILABLE
TOTAL	13,684 RSF	



Suite OL-200



Suite OL-250



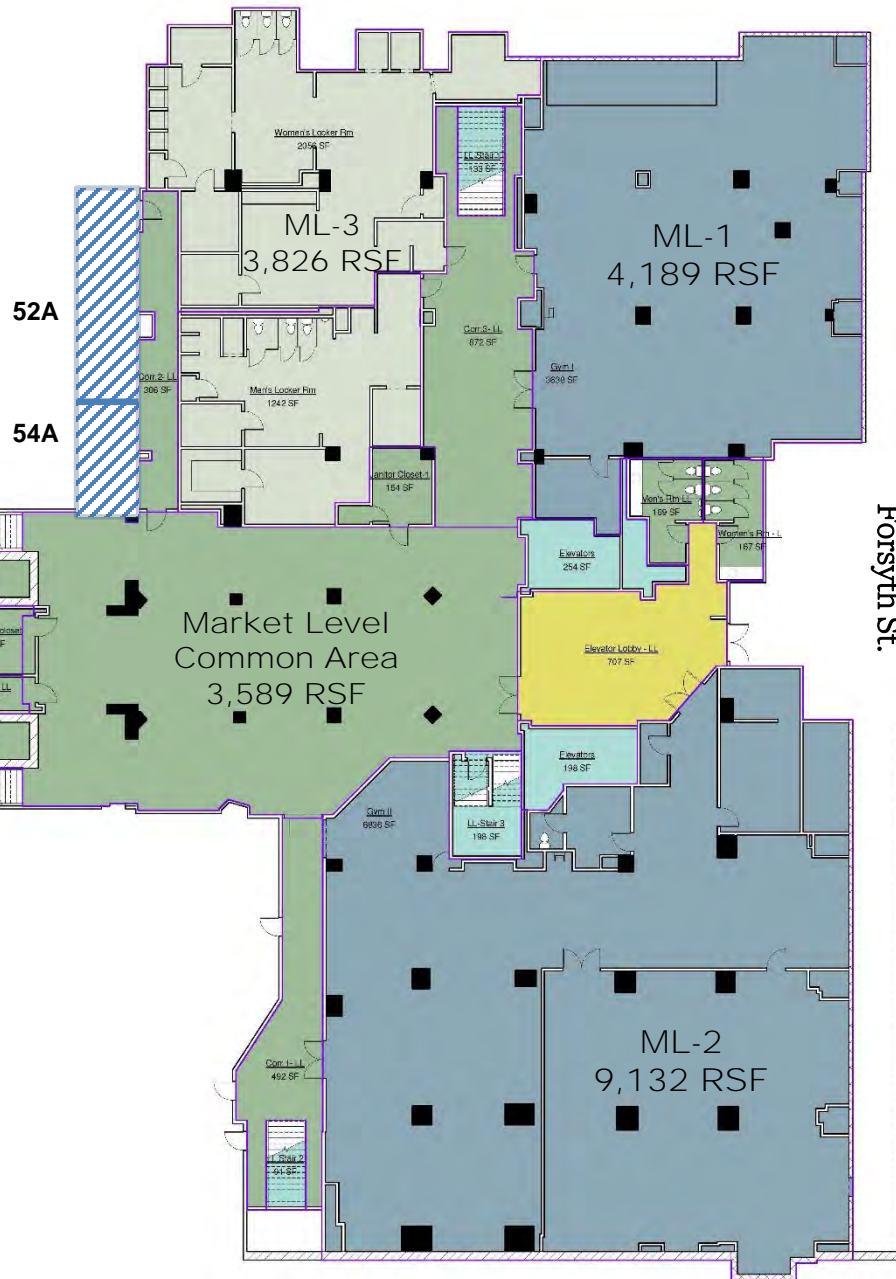
Suite OL-215



Suite OL-200

Lower-Level Market

Walton St.



Poplar Ave.

Forsyth St.



Market Level



Steps to Market Level



Steps to Market Level

Lower Level	Sq. Ft.	Tenant
ML-1	4,189 RSF	Current Storage
ML-2	9,132 RSF	New Storage
ML-3	3,826 RSF	Vacant
52A	662 RSF	AZN Storage
54A	448 RSF,	Taqueria Storage
TOTAL	18,257 RSF	

Legend

- Building Common Area
- HOA
- Major Vertical Penetrations
- Leased Area
- Leased Area

Current Storage Suite ML-1



Units	Price	Leased	Theoretical	Rent Roll	% Leased	% Yield
1 4 x 7.5	\$125	0	\$500			
3 5 x 5		0				
2 5 x 7.5	\$135	0	\$270			
4 5 x 9	\$150	0	\$1500			
6 5 x 10		1				
1 5 x 12.5	\$165	0	\$330			
1 10 x 7.5		1				
5 10 x 10	\$175	5	\$875			
1 10 x 12.5	\$200	1	\$200			
11 Old Units Range		9	\$1464			
35		17	\$5139	\$2394	48.6%	46.6%

Current Storage ML-1 & New Storage ML-2



1st Unit Mix Schedule				
Count	Name	Rent As	%	Yield
4	5 x 4	80	4%	0.79%
7	5 x 5	175	7%	1.73%
5	5 x 7.5	187.5	5%	1.85%
2	5 x 10	100	2%	0.99%
4	5 x 12	240	4%	2.37%
5	7.5 x 5	187.5	5%	1.85%

1st Unit Mix Schedule				
Count	Name	Rent As	%	Yield
37	10 x 5	1,850	35%	18.28%
9	10 x 7.5	675	8%	6.67%
30	10 x 10	3,000	28%	29.65%
1	10 x 14	140	1%	1.38%
2	12.5 x 10	250	2%	2.47%
106		6,885	100%	68.05%



Atrium Lobby



Atrium Lobby



Outside Meeting Area



Atrium Entrance

Street Retail, Office, Film & Self Storage Spaces

Rent Roll

Unit	Sq Ft	Tenant	Charges	Annual	\$/SF	Increase	Amount	Expiration	
49	2,704	The Greatest of the Plates	M-Base Rent	6,962.80	83,553.60	30.90	06/01/2025	7,172.36	05/31/2028
			M-C/T/I Charge	2,082.08	24,984.96	9.24			
				9,044.88	108,538.56	40.14			
50	1,385	Best Cajun Asian	M-Base Rent	3,673.71	44,084.52	31.83	09/01/2024	3,783.36	08/31/2026
			M-C/T/I Charge	1,066.45	12,797.40	9.24			
				4,740.16	56,881.92	41.07			
52	2,184	AZN GSU, LLC	M-Base Rent	3,642.29	43,707.48	20.01	08/01/2025	3,715.14	07/31/2027
			M-C/T/I Charge	1,171.94	14,063.28	6.44			
				4,814.23	57,770.76	26.45			
54	1,441	Taqueria	M-Base Rent	3,822.25	45,867.00	31.83	09/01/2024	3,936.33	08/31/2026
			M-C/T/I Charge	1,106.57	13,278.84	9.22			
				4,928.82	59,145.84	41.05			
54A	448	Taqueria B	M-Base Rent	318.27	3,819.24	8.53		08/31/2026	
55	845	*Vacant*							
56	208	Michael D Jackson d/b/a Eighty7Sweet	M-Base Rent	1,912.27	22,947.24	110.32	04/01/2025	1,969.64	03/31/2026
			M-C/T/I Charge	300.00	3,600.00	17.31			
				2,212.27	26,547.24	127.63			
59	283	Mocha Pops, LLC	M-Base Rent	800.00	9,600.00	33.92	12/01/2024	824.00	11/30/2028
			M-C/T/I Charge	217.91	2,614.92	9.24			
				1,017.91	12,214.92	43.16			
60	209	Ali Baba's Mediterranean Delights	M-Base Rent	2,369.00	28,428.00	136.02	05/01/2025	2,440.07	04/30/2026
			M-C/T/I Charge	160.93	1,931.16	9.24			
				2,529.93	30,359.16	145.26			
61	1,796	*Vacant*							
62	1,200	Rosa's Pizza	M-Base Rent	3,157.30	37,887.60	31.57	01/01/2025	3,252.02	12/31/2030
			M-C/T/I Charge	924.00	11,088.00	9.24			
				4,081.30	48,975.60	40.81			
63	3,115	*Vacant*							
64	1,217	Naan Stop,LLC	M-Base Rent	3,042.50	36,510.00	30.00	08/01/2025	3,143.92	07/31/2027
			M-C/T/I Charge	937.09	11,245.08	9.24			
				3,979.59	47,755.08	39.24			
66	1,116	Brickstone Cafe	M-Base Rent	3,786.92	45,443.04	40.72	12/01/2024	3,885.70	11/30/2028
			M-C/T/I Charge	866.51	10,398.12	9.32			
			M-Base Rent	-470.42	-5,645.04	-5.06			
				4,183.01	50,196.12	44.98			
68	1,134	Moge Tee Atlanta Downtown, LLC	M-Base Rent	3,508.79	42,105.48	37.13	11/01/2024	3,613.68	06/29/2028
			M-C/T/I Charge	873.18	10,478.16	9.24			
				4,381.97	52,583.64	46.37			

Street Retail, Office, Film & Self Storage Spaces

Rent Roll

Unit	Sq Ft	Tenant	Charges	Annual	\$/SF	Increase	Amount	Expiration
ASSN		Healey Building Condo Assn.	M-Cost Share Reimburse 0.00	0.00				
CG1	649	Mikah Flynn	M-Base Rent 150.00	1,800.00	2.77			
CG10	276	William C Balzer S	M-Rent-Storage CG10 150.00	1,800.00	6.52			
			M-Rent-Storage CG9 112.00	1,344.00	4.87			
			262.00	3,144.00	11.39			
CG12	125	Brown Toy Box Storage - See G250						
CG13	100	Brown Toy Box Storage - See G250						
CG14	50	Brown Toy Box Storage - See G250						
CG23		Arthur Wasserman	M-Base Rent 175.00	2,100.00				
CG28		Lanette Nash	M-Base Rent 175.00	2,100.00				
CG29		Nate Wysong-S	M-Base Rent 175.00	2,100.00				
CG3	288	*Vacant*						
CG30		Joanne Alexander & Gerald Genteman	M-Base Rent 135.00	1,620.00				
CG31		Lyrca Pressley	M-Base Rent 150.00	1,800.00				
CG4	571	*Vacant*						
CG5	913	Sarah Mackey-S	M-Base Rent 220.00	2,640.00	2.89			
CG6	276	*Vacant*						
CG7	276	Mocha Pops-S	M-Base Rent 112.00	1,344.00	4.87			
CG8	276	Collins Young S	M-Rent-Storage 99.00	1,188.00	4.30			
CG9	276	William C Balzer S *SEE CG10						
G215	1,108	*Vacant*						
G222	1,660	*Vacant*						
G240	2,665	Mastech Digital Inc.	M-Base Rent 4,999.13	59,989.56	22.51			10/31/2024
G250	2,179	Brown Toy Box-Main	M-Base Rent 4,238.12	50,857.44	23.34	04/01/2025	4,365.26	03/31/2028
			M-Base Rent-Storage 500.00	6,000.00	2.75			
			4,738.12	56,857.44	26.09			
G300	3,290	*Vacant*						
M2	9,132	*Vacant*						
M3	3,826	*Vacant*						
OUTPAR		Georgia Association of Realtors						
R1-R2	2,250	Paul B Mazur, P.C.	M-Base Rent 3,500.00	42,000.00	18.67	03/01/2025	3,640.00	02/28/2029
			M-Base Rent-Storage 375.00	4,500.00	2.00			
			3,875.00	46,500.00	20.67			
R3	360	Head Shots Hair Studio	M-Base Rent 780.49	9,365.88	26.02			
			M-C/T/I Charge 226.60	2,719.20	7.55			
			M-Utility Reimb 65.10	781.20	2.17			
			1,072.19	12,866.28	35.74			
R4	705	Vintage Hair Gallery/Vintage The Barbe	M-Base Rent 1,505.00	18,060.00	25.62			
R5	557	McIntosh Finance Corporation	M-Base Rent 1,194.55	14,334.60	25.74	07/01/2025	1,229.98	06/30/2028
R5A	556	McIntosh Finance Corp	M-Base Rent 1,159.38	13,912.56	25.02			06/30/2028

Street Retail, Office, Film & Self Storage Spaces

Rent Roll

R5A	556	McIntosh Finance Corp	M-Base Rent	1,159.38	13,912.56	25.02			06/30/2028
R6	738	Great Western Properties d/b/a "Sweet	M-Base Rent	2,275.50	27,306.00	37.00	09/01/2025	2,337.00	09/14/2026
			M-C/T/I Charge	568.26	6,819.12	9.24			
				2,843.76	34,125.12	46.24			
R7	655	Lobster Bahn Mi	M-Base Rent	2,687.68	32,252.16	49.24			08/29/2029
R8	760	Cafe Lucia LLC	M-C/T/I Charge	585.20	7,022.40	9.24			04/30/2025
			M-Utility Reimb	36.09	433.08	0.57			
			M-Base Rent	1,845.25	22,143.00	29.14			
				2,466.54	29,598.48	38.95			
SUB1	135	Alan Dillingham	M-Base Rent	125.00	1,500.00	11.11			
SUB2	100	Swen Eschersky-S	M-Base Rent	150.00	1,800.00	18.00			
SUB3	120	*Vacant*							
SUB4	135	*Vacant*							
SUB5	330	*Vacant*							
SUB6	315	Luis Garcia Rojas-S	M-Base Rent	185.00	2,220.00	7.05			
SUB7	150	*Vacant*							
57	57,869	41	M-Base Rent	62,686.51	752,238.12	26.45			
			M-C/T/I Charge	11,086.72	133,040.64	4.68			
			M-Cost Share Reimburs	0.00	0.00	0.00			
			M-Rent-Storage CG10	150.00	1,800.00	0.06			
			M-Rent-Storage CG9	112.00	1,344.00	0.05			
			M-Rent-Storage	99.00	1,188.00	0.04			
			M-Base Rent-Storage	875.00	10,500.00	0.37			
			M-Utility Reimb	101.19	1,214.28	0.04			
				75,110.42	901,325.04	31.69			
			16 Vacancies (29,424 SF	0.00	0.00	0.00			
			Gross Potential Income	75,110.42	901,325.04	15.58			

Healey Studio & Productions

Movie Income Feb 2018 – June 2024

Date	Description	Amount
2/20/18	Next Parlay	\$11,000.00
4/13/18	Gate Productions	\$5,600.00
6/1/18	Gate Productions	\$1,500.00
8/1/18	S&K Pictures	\$20,500.00
8/28/18	Genius Productions	\$5,000.00
11/12/18	Peachy Clean	\$6,500.00
		\$50,100.00

Date	Description	Amount
1/8/19	20th Century Fox	\$1,500.00
2/7/19	Passenger Productions	\$7,000.00
4/1/19	20th Century Fox	\$10,000.00
5/20/19	Golden Dragon	\$22,500.00
5/22/19	Stargirl	\$25,000.00
6/24/19	Blue Cat Productions	\$7,500.00
8/8/19	Random Productions	\$75,000.00
10/18/19	MacGyver Location	\$1,000.00
		\$149,500.00

Date	Covid - Movie Industry Shut Down for 6+ Months	Amount
1/31/20	Respect	\$45,509.00
2/7/20	MacGyver Location	\$4,500.00
3/23/20	DMZ 2020	\$13,875.00
10/22/20	Six Step Records	\$13,000.00
		\$76,884.00

Date	Covid - Movie Industry Shut Down for 6+ Months	Amount
2/19/21	First Wives Club	\$27,200.00
4/8/21	Finger Guns Productions	\$26,950.00
9/10/21	FLOTUS Productions	\$89,900.00
11/24/21	Til Productions	\$74,500.00
		\$218,550.00

Healey Studio & Productions

Movie Income Feb 2018 – October 2024

Date	Moritorium for 9 months Movie Industry Shut Down on Fairly Poplar for prolonged period	Amount
2/18/22	Starz Valley Productions	\$7,500.00
9/27/22	Crawl Productions	\$15,000.00
11/30/22	Francis Ford Copola	\$35,000.00
		\$57,500.00

Date	Moritorium for 9 months Movie Industry Shut Down on Fairly Poplar for prolonged period	Amount
3/10/23	Caesar - Megalopolis	\$7,000.00
8/30/23	Ponce Documentary	\$961.25
10/13/23	Emory Industrial Film	\$1,500.00
12/8/23	Uber Photo Shoot	\$750.00
		\$10,211.25

Date	Moritorium for 5 months Movie Industry Shut Down on Fairly Poplar for prolonged period	Amount
5/17/24	Law of Toughness	\$3,000.00
6/19/24	Tulsa King	\$12,500.00
9/25/24	Exactuals	\$42,500.00
		\$58,000.00

Total Income for Healey Partners, LLC

\$620,745.25

The Healey Building Film & Studio Spaces

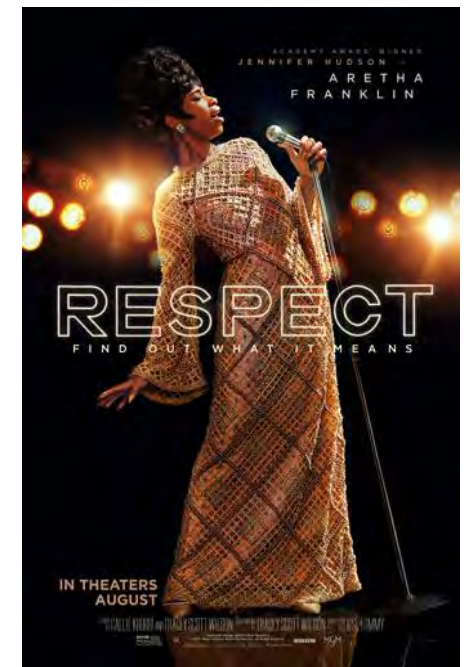
The early 20th Century classic gothic architecture of The Healey Building provides an iconic period set ready for film and television production.

The grand Rotunda, brass trimmed lobby and elevators, gothic exterior façade, traditional street retail and formal entrance-ways regularly serve the burgeoning Georgia film industry as traditional period city set locations.

If a film is looking for an “Old New York” or “Old Chicago” or a “Downtown City” setting, the Healey Building is a go-to location.

Healey Studio & Productions, LLC leases 4,018 of high-profile retail space fronting the rotunda to secure availability for film and television location availability. These spaces are also used for events and other collaborative activations when not in production use.

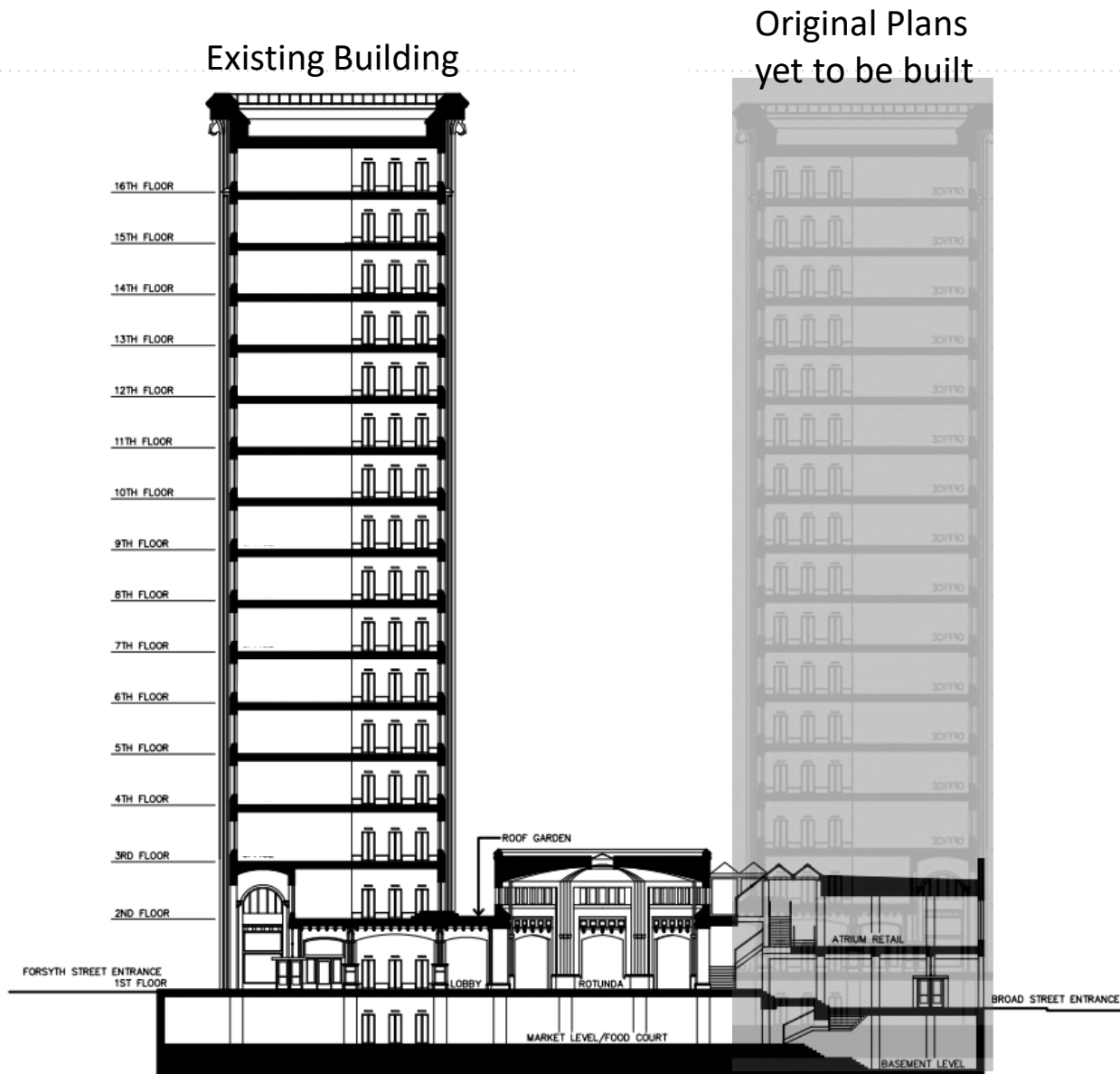
HSP’s principals are common ownership of the seller of the Retail/Office Component of this Offering and would remain a tenant after disposition.



Recent Film and television productions filmed at The Healey Building.
[Watch the opening credit scene to the stunt car blockbuster Baby Driver](#) which prominently features The Healey Building.

A Future Development Opportunity

Realizing original plans for unbuilt second tower



The building as it presently stands, with its single sixteen-story tower and arcades, represents only little more than half of the original design. The designer of the Healey Building initially contemplated two towers - one fronting Forsyth Street and one on Broad Street joined by the connecting element containing a top-lighted rotunda. Only the Forsyth Street tower was built before World War I. Completion of the original plans for a second tower remains as a potential opportunity for a future investment.

The Healey Building is located within Federal Opportunity Zone ID 13121011900.

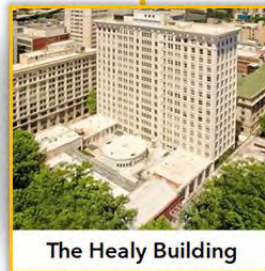
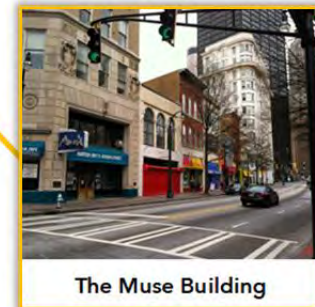
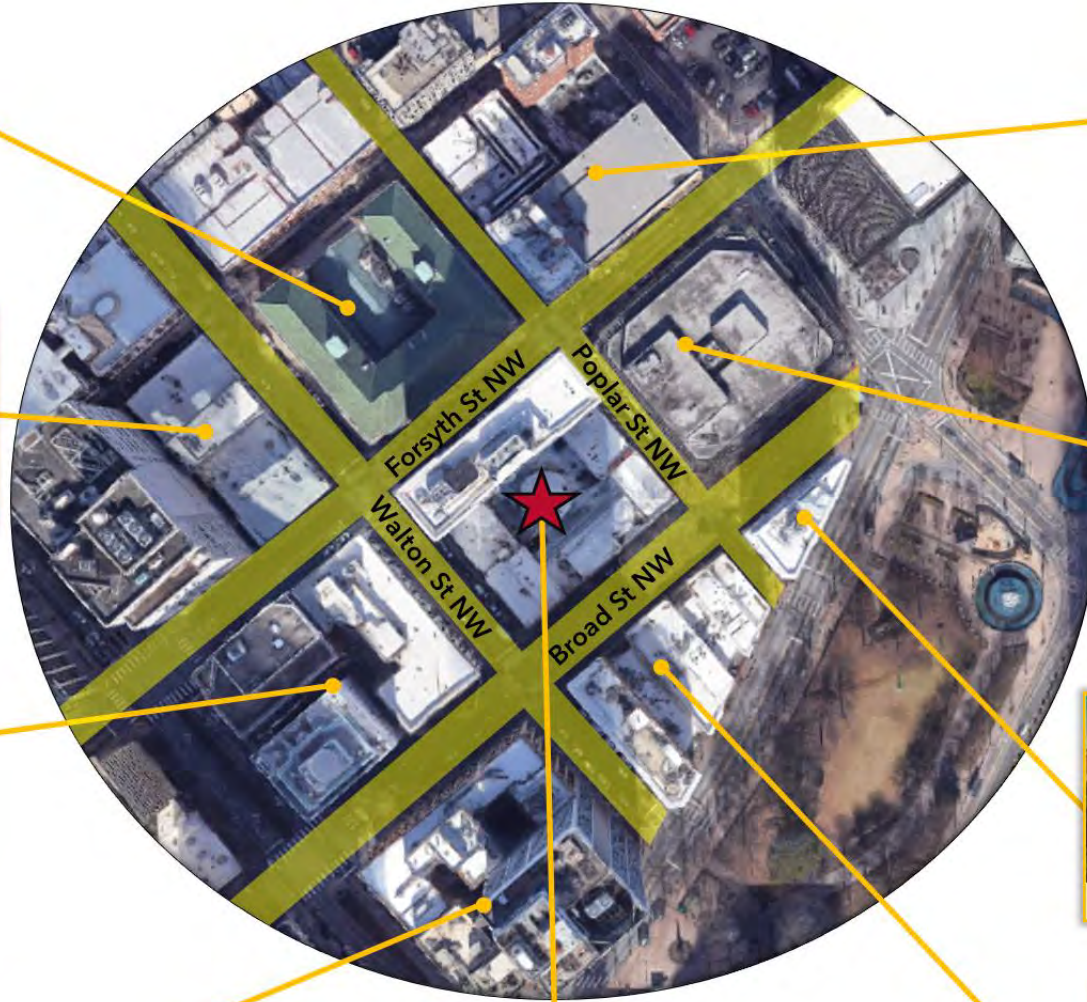


The Fairlie-Poplar Landmark District

The Fairlie-Poplar Landmark Historic District is the place to be in Downtown Atlanta for the arts and local flavor. This district is home of performing arts venues such as The Tabernacle and Rialto Center for the Arts. Historic buildings and traditional storefronts and pedestrian walks provide a unique city landscape for local business, residences, office workers and tourists alike. Part of Georgia State University falls into the neighborhood, and the streets bustle with students. With this life and energy come dining, art and nightlife. The area is a seamless blend of old and new—a number of old buildings have been adapted for reuse, including the Flat Iron building, one of the first “skyscrapers” in the city of Atlanta. The district is located between the Peachtree Center and Five Points Marta stations, making the former business hub extremely accessible by public transportation. Walking through downtown, you’re bound to see some incredible architecture from the late 19th and early 20th centuries. Nestled in the heart of downtown, between the Marietta, Peachtree, Luckie and Cone Streets, is the Fairlie-Poplar Historic District.



The Heart and Center of The Historic Fairlie-Poplar Landmark District



Georgia State University is an enterprising urban public research institution centered in the historic, cultural and financial hub of downtown Atlanta. The university's 11 colleges and schools provide more than 53,000 students with unsurpassed connections to the city's business, government, nonprofit, healthcare and cultural organizations. Georgia State's Atlanta Campus offers more than 250 undergraduate and graduate degree programs in 100 fields of study while its five community campuses provide more than 30 associate degree pathways to more freshmen than any other college or university in the state. A few of the buildings that make up the Georgia State University campus are woven into the Fairlie–Poplar district. The first building that was acquired in Fairlie–Poplar was the former C&S Bank Building on Marietta Street in 1993, which became the J. Mack Robinson College of Business Administration Building. The Aderhold Center also provides retail and restaurant space on the street level surrounding it, causing it to further blend into the district.



53,000+
STUDENTS
5,500+
LIVING ON
CAMPUS

GSU Quick Facts

- 12 colleges and schools
- 52,000+ students
- 3,000+ international students
- 250+ degree programs
- 30+ associate degree pathways
- \$2.8+ billion annual economic
- 400+ student organizations,
- 10,000+ degrees conferred/year





Alan Joel
Principal

Alan, Principal, has specialized in commercial real estate leasing and investment sales since graduating from college. He is a native of Atlanta whose family has been in the real estate business for over 50 years. Prior to starting Alan Joel Partners, Alan was the top producing broker for five consecutive years at a large national commercial real estate company in Atlanta and had his own firm for over 30 years.

In 2020, Alan was president of CORFAC International, a global network comprised of privately held entrepreneurial commercial real estate firms with expertise in office, industrial and retail brokerage, tenant and landlord representation, investment sales, multifamily, self-storage, acquisitions and dispositions, property management and corporate services.

Alan attended the University of Georgia for his undergraduate degree and Georgia State University for his graduate degree.

The Healey Building

Presented by



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ALAN JOEL PARTNERS
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