

CONTACT INFORMATION

CONTACT TYPE:		CONTACT TYPE:	
CONTACT NAME: PRIMARY PHONE # <input type="checkbox"/> HOME <input type="checkbox"/> BUS <input type="checkbox"/> CELL		CONTACT NAME: PRIMARY PHONE # <input type="checkbox"/> HOME <input type="checkbox"/> BUS <input type="checkbox"/> CELL	
SECONDARY PHONE # <input type="checkbox"/> HOME <input type="checkbox"/> BUS <input type="checkbox"/> CELL		SECONDARY PHONE # <input type="checkbox"/> HOME <input type="checkbox"/> BUS <input type="checkbox"/> CELL	
PRIMARY E-MAIL ADDRESS:		PRIMARY E-MAIL ADDRESS:	
SECONDARY E-MAIL ADDRESS:		SECONDARY E-MAIL ADDRESS:	

PREMISES INFORMATION (Attach ACORD 823 for Additional Premises)

LOC #	STREET	CITY LIMITS	INTEREST	# FULL TIME EMPL	ANNUAL REVENUES: \$
1	830 GA Highway 42	<input checked="" type="checkbox"/> INSIDE	<input checked="" type="checkbox"/> OWNER		OCCUPIED AREA: 0 SQ FT
BLD #	CITY: Mc Donough	STATE: GA	OUTSIDE	TENANT	# PART TIME EMPL
1	COUNTY: HENRY	ZIP: 30252			OPEN TO PUBLIC AREA: 0 SQ FT
DESCRIPTION OF OPERATIONS: Vacant Building - undergoing repositioning & prospective tenancy.					TOTAL BUILDING AREA: 973,000 SQ FT
					ANY AREA LEASED TO OTHERS? Y / N N

LOC #	STREET	CITY LIMITS	INTEREST	# FULL TIME EMPL	ANNUAL REVENUES: \$
		<input type="checkbox"/> INSIDE	<input type="checkbox"/> OWNER		OCCUPIED AREA: SQ FT
BLD #	CITY:	STATE:	OUTSIDE	TENANT	# PART TIME EMPL
	COUNTY:	ZIP:			OPEN TO PUBLIC AREA: SQ FT
DESCRIPTION OF OPERATIONS:					TOTAL BUILDING AREA: SQ FT
					ANY AREA LEASED TO OTHERS? Y / N

LOC #	STREET	CITY LIMITS	INTEREST	# FULL TIME EMPL	ANNUAL REVENUES: \$
		<input type="checkbox"/> INSIDE	<input type="checkbox"/> OWNER		OCCUPIED AREA: SQ FT
BLD #	CITY:	STATE:	OUTSIDE	TENANT	# PART TIME EMPL
	COUNTY:	ZIP:			OPEN TO PUBLIC AREA: SQ FT
DESCRIPTION OF OPERATIONS:					TOTAL BUILDING AREA: SQ FT
					ANY AREA LEASED TO OTHERS? Y / N

LOC #	STREET	CITY LIMITS	INTEREST	# FULL TIME EMPL	ANNUAL REVENUES: \$
		<input type="checkbox"/> INSIDE	<input type="checkbox"/> OWNER		OCCUPIED AREA: SQ FT
BLD #	CITY:	STATE:	OUTSIDE	TENANT	# PART TIME EMPL
	COUNTY:	ZIP:			OPEN TO PUBLIC AREA: SQ FT
DESCRIPTION OF OPERATIONS:					TOTAL BUILDING AREA: SQ FT
					ANY AREA LEASED TO OTHERS? Y / N

DESCRIPTION OF OPERATIONS:					
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NATURE OF BUSINESS

<input type="checkbox"/> APARTMENTS	<input type="checkbox"/> CONTRACTOR	<input type="checkbox"/> MANUFACTURING	<input type="checkbox"/> RESTAURANT	<input type="checkbox"/> SERVICE	<input checked="" type="checkbox"/> Industrial Building - Class A	DATE BUSINESS STARTED (MM/DD/YYYY)
<input type="checkbox"/> CONDOMINIUMS	<input type="checkbox"/> INSTITUTIONAL	<input type="checkbox"/> OFFICE	<input type="checkbox"/> RETAIL	<input type="checkbox"/> WHOLESALE		05/30/2019

DESCRIPTION OF PRIMARY OPERATIONS
New Purchase closing 5/30/2019 of Class A Industrial Building previously occupied by Toys R us. Building Vacant. Repositioning strategy with no more than 18 months absorption.

RETAIL STORES OR SERVICE OPERATIONS % OF TOTAL SALES:	INSTALLATION, SERVICE OR REPAIR WORK %	OFF PREMISES INSTALLATION, SERVICE OR REPAIR WORK %
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DESCRIPTION OF OPERATIONS OF OTHER NAMED INSUREDS

ADDITIONAL INTEREST (Not all fields apply to all scenarios - provide only the necessary data) Attach ACORD 45 for more Additional Interests

INTEREST <input type="checkbox"/> ADDITIONAL INSURED <input type="checkbox"/> BREACH OF WARRANTY <input type="checkbox"/> CO-OWNER <input type="checkbox"/> EMPLOYEE AS LESSOR <input type="checkbox"/> LEASEBACK OWNER <input type="checkbox"/> LIENHOLDER <input type="checkbox"/> LOSS PAYEE <input type="checkbox"/> MORTGAGEE <input type="checkbox"/> OWNER <input type="checkbox"/> REGISTRANT <input type="checkbox"/> TRUSTEE	NAME AND ADDRESS	RANK:	EVIDENCE:	CERTIFICATE	POLICY	SEND BILL	INTEREST IN ITEM NUMBER		
	REFERENCE / LOAN #:	INTEREST END DATE:	LIEN AMOUNT:	PHONE (A/C, No, Ext):	FAX (A/C, No):	LOCATION:	BUILDING:	VEHICLE:	BOAT:
REASON FOR INTEREST:						E-MAIL ADDRESS:			

GENERAL INFORMATION

EXPLAIN ALL "YES" RESPONSES				Y / N
1a. IS THE APPLICANT A SUBSIDIARY OF ANOTHER ENTITY ?				N
PARENT COMPANY NAME	RELATIONSHIP DESCRIPTION	% OWNED		
1b. DOES THE APPLICANT HAVE ANY SUBSIDIARIES?				N
SUBSIDIARY COMPANY NAME	RELATIONSHIP DESCRIPTION	% OWNED		
2. IS A FORMAL SAFETY PROGRAM IN OPERATION?				N
<input type="checkbox"/> SAFETY MANUAL	<input type="checkbox"/> MONTHLY MEETINGS	<input type="checkbox"/>		
<input type="checkbox"/> SAFETY POSITION	<input type="checkbox"/> OSHA			
3. ANY EXPOSURE TO FLAMMABLES, EXPLOSIVES, CHEMICALS?				N
4. ANY OTHER INSURANCE WITH THIS COMPANY? (List policy numbers)				N
LINE OF BUSINESS	POLICY NUMBER	LINE OF BUSINESS	POLICY NUMBER	
5. ANY POLICY OR COVERAGE DECLINED, CANCELLED OR NON-RENEWED DURING THE PRIOR THREE (3) YEARS FOR ANY PREMISES OR OPERATIONS? (Missouri Applicants - Do not answer this question)				N
<input type="checkbox"/> NON-PAYMENT	<input type="checkbox"/> AGENT NO LONGER REPRESENTS CARRIER	<input type="checkbox"/>		
<input type="checkbox"/> NON-RENEWAL	<input type="checkbox"/> UNDERWRITING	<input type="checkbox"/> CONDITION CORRECTED (Describe):		
6. ANY PAST LOSSES OR CLAIMS RELATING TO SEXUAL ABUSE OR MOLESTATION ALLEGATIONS, DISCRIMINATION OR NEGLIGENT HIRING?				N
7. DURING THE LAST FIVE YEARS (TEN IN RI), HAS ANY APPLICANT BEEN INDICTED FOR OR CONVICTED OF ANY DEGREE OF THE CRIME OF FRAUD, BRIBERY, ARSON OR ANY OTHER ARSON-RELATED CRIME IN CONNECTION WITH THIS OR ANY OTHER PROPERTY? (In RI, this question must be answered by any applicant for property insurance. Failure to disclose the existence of an arson conviction is a misdemeanor punishable by a sentence of up to one year of imprisonment).				N
8. ANY UNCORRECTED FIRE AND/OR SAFETY CODE VIOLATIONS?				N
OCCURRENCE DATE	EXPLANATION	RESOLUTION	RESOLUTION DATE	
9. HAS APPLICANT HAD A FORECLOSURE, REPOSSESSION, BANKRUPTCY OR FILED FOR BANKRUPTCY DURING THE LAST FIVE (5) YEARS?				N
OCCURRENCE DATE	EXPLANATION	RESOLUTION	RESOLUTION DATE	
10. HAS APPLICANT HAD A JUDGEMENT OR LIEN DURING THE LAST FIVE (5) YEARS?				N
OCCURRENCE DATE	EXPLANATION	RESOLUTION	RESOLUTION DATE	
11. HAS BUSINESS BEEN PLACED IN A TRUST?				N
NAME OF TRUST				
12. ANY FOREIGN OPERATIONS, FOREIGN PRODUCTS DISTRIBUTED IN USA, OR US PRODUCTS SOLD/DISTRIBUTED IN FOREIGN COUNTRIES? (If "YES", attach ACORD 815 for Liability Exposure and/or ACORD 816 for Property Exposure)				N
13. DOES APPLICANT HAVE OTHER BUSINESS VENTURES FOR WHICH COVERAGE IS NOT REQUESTED?				N

REMARKS / PROCESSING INSTRUCTIONS (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

PRIOR CARRIER INFORMATION

YEAR	CATEGORY	GENERAL LIABILITY	AUTOMOBILE	PROPERTY	OTHER:
	CARRIER				
	POLICY NUMBER				
	PREMIUM	\$	\$	\$	\$
	EFFECTIVE DATE				
	EXPIRATION DATE				

PRIOR CARRIER INFORMATION (continued)

YEAR	CATEGORY	GENERAL LIABILITY	AUTOMOBILE	PROPERTY	OTHER:
	CARRIER				
	POLICY NUMBER				
	PREMIUM	\$	\$	\$	\$
	EFFECTIVE DATE				
	EXPIRATION DATE				
	CARRIER				
	POLICY NUMBER				
	PREMIUM	\$	\$	\$	\$
	EFFECTIVE DATE				
	EXPIRATION DATE				

LOSS HISTORY Check if none (Attach Loss Summary for Additional Loss Information)

ENTER ALL CLAIMS OR LOSSES (REGARDLESS OF FAULT AND WHETHER OR NOT INSURED) OR OCCURRENCES THAT MAY GIVE RISE TO CLAIMS FOR THE LAST _____ YEARS						TOTAL LOSSES: \$	
DATE OF OCCURRENCE	LINE	TYPE / DESCRIPTION OF OCCURRENCE OR CLAIM	DATE OF CLAIM	AMOUNT PAID	AMOUNT RESERVED	SUBROGATION Y/N	CLAIM OPEN Y/N

SIGNATURE

Copy of the Notice of Information Practices (Privacy) has been given to the applicant. (Not required in all states, contact your agent or broker for your state's requirements.)

PERSONAL INFORMATION ABOUT YOU, INCLUDING INFORMATION FROM A CREDIT OR OTHER INVESTIGATIVE REPORT, MAY BE COLLECTED FROM PERSONS OTHER THAN YOU IN CONNECTION WITH THIS APPLICATION FOR INSURANCE AND SUBSEQUENT AMENDMENTS AND RENEWALS. SUCH INFORMATION AS WELL AS OTHER PERSONAL AND PRIVILEGED INFORMATION COLLECTED BY US OR OUR AGENTS MAY IN CERTAIN CIRCUMSTANCES BE DISCLOSED TO THIRD PARTIES WITHOUT YOUR AUTHORIZATION. CREDIT SCORING INFORMATION MAY BE USED TO HELP DETERMINE EITHER YOUR ELIGIBILITY FOR INSURANCE OR THE PREMIUM YOU WILL BE CHARGED. WE MAY USE A THIRD PARTY IN CONNECTION WITH THE DEVELOPMENT OF YOUR SCORE. YOU MAY HAVE THE RIGHT TO REVIEW YOUR PERSONAL INFORMATION IN OUR FILES AND REQUEST CORRECTION OF ANY INACCURACIES. YOU MAY ALSO HAVE THE RIGHT TO REQUEST IN WRITING THAT WE CONSIDER EXTRAORDINARY LIFE CIRCUMSTANCES IN CONNECTION WITH THE DEVELOPMENT OF YOUR CREDIT SCORE. THESE RIGHTS MAY BE LIMITED IN SOME STATES. PLEASE CONTACT YOUR AGENT OR BROKER TO LEARN HOW THESE RIGHTS MAY APPLY IN YOUR STATE OR FOR INSTRUCTIONS ON HOW TO SUBMIT A REQUEST TO US FOR A MORE DETAILED DESCRIPTION OF YOUR RIGHTS AND OUR PRACTICES REGARDING PERSONAL INFORMATION. (Not applicable in AZ, CA, DE, KS, MA, MN, ND, NY, OR, VA, or WV. Specific ACORD 38s are available for applicants in these states.) **(Applicant's Initials):** _____

Applicable in AL, AR, DC, LA, MD, NM, RI and WV: Any person who knowingly (or willfully)* presents a false or fraudulent claim for payment of a loss or benefit or knowingly (or willfully)* presents false information in an application for insurance is guilty of a crime and may be subject to fines and confinement in prison. *Applies in MD Only.

Applicable in CO: It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Applicable in FL and OK: Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony (of the third degree)*. *Applies in FL Only.

Applicable in KS: Any person who, knowingly and with intent to defraud, presents, causes to be presented or prepares with knowledge or belief that it will be presented to or by an insurer, purported insurer, broker or any agent thereof, any written statement as part of, or in support of, an application for the issuance of, or the rating of an insurance policy for personal or commercial insurance, or a claim for payment or other benefit pursuant to an insurance policy for commercial or personal insurance which such person knows to contain materially false information concerning any fact material thereto; or conceals, for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act.

Applicable in KY, NY, OH and PA: Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties (not to exceed five thousand dollars and the stated value of the claim for each such violation)*. *Applies in NY Only.

Applicable in ME, TN, VA and WA: It is a crime to knowingly provide false, incomplete or misleading information to an insurance company for the purpose of defrauding the company. Penalties (may)* include imprisonment, fines and denial of insurance benefits. *Applies in ME Only.

Applicable in NJ: Any person who includes any false or misleading information on an application for an insurance policy is subject to criminal and civil penalties.

Applicable in OR: Any person who knowingly and with intent to defraud or solicit another to defraud the insurer by submitting an application containing a false statement as to any material fact may be violating state law.

Applicable in PR: Any person who knowingly and with the intention of defrauding presents false information in an insurance application, or presents, helps, or causes the presentation of a fraudulent claim for the payment of a loss or any other benefit, or presents more than one claim for the same damage or loss, shall incur a felony and, upon conviction, shall be sanctioned for each violation by a fine of not less than five thousand dollars (\$5,000) and not more than ten thousand dollars (\$10,000), or a fixed term of imprisonment for three (3) years, or both penalties. Should aggravating circumstances [be] present, the penalty thus established may be increased to a maximum of five (5) years, if extenuating circumstances are present, it may be reduced to a minimum of two (2) years.

THE UNDERSIGNED IS AN AUTHORIZED REPRESENTATIVE OF THE APPLICANT AND REPRESENTS THAT REASONABLE INQUIRY HAS BEEN MADE TO OBTAIN THE ANSWERS TO QUESTIONS ON THIS APPLICATION. HE/SHE REPRESENTS THAT THE ANSWERS ARE TRUE, CORRECT AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE.

PRODUCER'S SIGNATURE	PRODUCER'S NAME (Please Print)	STATE PRODUCER LICENSE NO (Required in Florida)
APPLICANT'S SIGNATURE	DATE	NATIONAL PRODUCER NUMBER



AGENCY CUSTOMER ID: MCDOOWN-01

JSCIROCCO

PROPERTY SECTION

DATE (MM/DD/YYYY)
05/17/2019

AGENCY NAME PG Genatt Group	CARRIER	NAIC CODE N/A
POLICY NUMBER	EFFECTIVE DATE 05/30/2019	NAMED INSURED(S) MCDONOUGH OWNER, LLC

BLANKET SUMMARY

BLKT #	AMOUNT	TYPE	BLKT #	AMOUNT	TYPE

PREMISES #:		1		STREET ADDRESS: 830 GA Highway 42, Mc Donough, GA 30252					
BUILDING #:		1		BLDG DESCRIPTION: Industrial Building					
SUBJECT OF INSURANCE	AMOUNT	COINS %	VALU- ATION	CAUSES OF LOSS	INFLATION GUARD %	DED	DED TYPE	BLKT #	FORMS AND CONDITIONS TO APPLY
Building	50,000,000		C	Special (Including theft)		\$25,000	Dollars		
Combined Demolition Cost and Increased Cost of Con	10,000,000		C						
Flood	5,000,000		C	Flood		\$25,000	Dollars		
Earthquake	5,000,000		C	Earthquake		\$25,000	Dollars		

ADDITIONAL INFORMATION	BUSINESS INCOME / EXTRA EXPENSE - Attach ACORD 810	VALUE REPORTING INFORMATION - Attach ACORD 811
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ADDITIONAL COVERAGES, OPTIONS, RESTRICTIONS, ENDORSEMENTS AND RATING INFORMATION

SPOILAGE COVERAGE (Y/N)	DESCRIPTION OF PROPERTY COVERED	LIMIT \$	REFRIG MAINT AGREEMENT (Y/N)	OPTIONS
<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/> BREAKDOWN OR CONTAMINATION <input type="checkbox"/> POWER OUTAGE <input type="checkbox"/> SELLING PRICE
DEDUCTIBLE \$				
SINKHOLE COVERAGE (Required in Florida)		ACCEPT COVERAGE	REJECT COVERAGE	LIMIT: \$
MINE SUBSIDENCE COVERAGE (Required in IL, IN, KY and WV)		ACCEPT COVERAGE	REJECT COVERAGE	LIMIT: \$
<input type="checkbox"/> PROPERTY HAS BEEN DESIGNATED AN HISTORICAL LANDMARK			# OF OPEN SIDES ON STRUCTURE: _____	

CONSTRUCTION TYPE Poured Concrete	DISTANCE TO HYDRANT FT	FIRE STAT MI	FIRE DISTRICT	CODE NUMBER	PROT CL	# STORIES 1	# BASMT'S 0	YR BUILT 1998	TOTAL AREA 1,116,350
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BUILDING IMPROVEMENTS	BLDG CODE GRADE	TAX CODE	ROOF TYPE	OTHER OCCUPANCIES
<input type="checkbox"/> WIRING, YR: <input type="checkbox"/> PLUMBING, YR: <input type="checkbox"/> ROOFING, YR: <input type="checkbox"/> HEATING, YR: <input type="checkbox"/> OTHER, YR:			SEMI-RESISTIVE	HEATING SOURCE INCL WOODBURNING STOVE OR FIREPLACE INSERT DATE INSTALLED: _____ MANUFACTURER:
	WIND CLASS		RESISTIVE	

PRIMARY HEAT	SECONDARY HEAT
<input type="checkbox"/> BOILER <input type="checkbox"/> SOLID FUEL <input type="checkbox"/> IF BOILER, IS INSURANCE PLACED ELSEWHERE? <input type="checkbox"/> Y/N	<input type="checkbox"/> BOILER <input type="checkbox"/> SOLID FUEL <input type="checkbox"/> IF BOILER, IS INSURANCE PLACED ELSEWHERE? <input type="checkbox"/> Y/N

RIGHT EXPOSURE & DISTANCE	LEFT EXPOSURE & DISTANCE	FRONT EXPOSURE & DISTANCE	REAR EXPOSURE & DISTANCE
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BURGLAR ALARM TYPE	CERTIFICATE #	EXPIRATION DATE	CENTRAL STATION <input type="checkbox"/> LOCAL GONG <input type="checkbox"/>
			WITH KEYS <input type="checkbox"/>

BURGLAR ALARM INSTALLED AND SERVICED BY	EXTENT	GRADE	# GUARDS / WATCHMEN	CLOCK HOURLY <input type="checkbox"/>
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PREMISES FIRE PROTECTION (Sprinklers, Standpipes, CO2 / Chemical Systems)	% SPRNK 100	FIRE ALARM MANUFACTURER	CENTRAL STATION <input type="checkbox"/> LOCAL GONG <input type="checkbox"/>
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ADDITIONAL INTEREST	ACORD 45 attached for additional names			
INTEREST	NAME AND ADDRESS	RANK:	EVIDENCE:	CERTIFICATE
<input type="checkbox"/> LOSS PAYEE <input type="checkbox"/> MORTGAGEE				
	REFERENCE / LOAN #:			
	INTEREST IN ITEM NUMBER			
	LOCATION:	BUILDING:		
	ITEM CLASS:	ITEM:		
	ITEM DESCRIPTION			

ADDITIONAL PREMISES INFORMATION

PREMISES #:		STREET ADDRESS:							
BUILDING #:		BLDG DESCRIPTION:							
SUBJECT OF INSURANCE	AMOUNT	COINS %	VALUATION	CAUSES OF LOSS	INFLATION GUARD %	DED	DED TYPE	BLKT #	FORMS AND CONDITIONS TO APPLY

ADDITIONAL INFORMATION BUSINESS INCOME / EXTRA EXPENSE - Attach ACORD 810 VALUE REPORTING INFORMATION - Attach ACORD 811

ADDITIONAL COVERAGES, OPTIONS, RESTRICTIONS, ENDORSEMENTS AND RATING INFORMATION

SPOILAGE COVERAGE (Y/N) <input type="checkbox"/>	DESCRIPTION OF PROPERTY COVERED	LIMIT \$	REFRIG MAINT AGREEMENT (Y/N) <input type="checkbox"/>	OPTIONS <input type="checkbox"/> BREAKDOWN OR CONTAMINATION <input type="checkbox"/> POWER OUTAGE <input type="checkbox"/> SELLING PRICE
		DEDUCTIBLE \$		
SINKHOLE COVERAGE (Required in Florida)		ACCEPT COVERAGE	REJECT COVERAGE	LIMIT: \$
MINE SUBSIDENCE COVERAGE (Required in IL, IN, KY and WV)		ACCEPT COVERAGE	REJECT COVERAGE	LIMIT: \$
<input type="checkbox"/> PROPERTY HAS BEEN DESIGNATED AN HISTORICAL LANDMARK				# OF OPEN SIDES ON STRUCTURE: _____

CONSTRUCTION TYPE	DISTANCE TO HYDRANT FT	FIRE DISTRICT	CODE NUMBER	PROT CL	# STORIES	# BASM'TS	YR BUILT	TOTAL AREA
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BUILDING IMPROVEMENTS	BLDG CODE GRADE	TAX CODE	ROOF TYPE	OTHER OCCUPANCIES
WIRING, YR: <input type="checkbox"/> ROOFING, YR: <input type="checkbox"/> OTHER: <input type="checkbox"/> YR: _____	PLUMBING, YR: <input type="checkbox"/> HEATING, YR: <input type="checkbox"/> YR: _____	WIND CLASS <input type="checkbox"/> RESISTIVE	SEMI-RESISTIVE <input type="checkbox"/>	HEATING SOURCE INCL WOODBURNING STOVE OR FIREPLACE INSERT MANUFACTURER: _____ DATE INSTALLED: _____

PRIMARY HEAT <input type="checkbox"/> BOILER <input type="checkbox"/> SOLID FUEL <input type="checkbox"/> IF BOILER, IS INSURANCE PLACED ELSEWHERE? <input type="checkbox"/> Y/N	SECONDARY HEAT <input type="checkbox"/> BOILER <input type="checkbox"/> SOLID FUEL <input type="checkbox"/> IF BOILER, IS INSURANCE PLACED ELSEWHERE? <input type="checkbox"/> Y/N
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RIGHT EXPOSURE & DISTANCE	LEFT EXPOSURE & DISTANCE	FRONT EXPOSURE & DISTANCE	REAR EXPOSURE & DISTANCE
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BURGLAR ALARM TYPE	CERTIFICATE #	EXPIRATION DATE	CENTRAL STATION <input type="checkbox"/> LOCAL GONG <input type="checkbox"/>
BURGLAR ALARM INSTALLED AND SERVICED BY		EXTENT	GRADE

PREMISES FIRE PROTECTION (Sprinklers, Standpipes, CO2 / Chemical Systems)	% SPRNK	FIRE ALARM MANUFACTURER	CENTRAL STATION <input type="checkbox"/> LOCAL GONG <input type="checkbox"/>
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ADDITIONAL INTEREST ACORD 45 attached for additional names

INTEREST	NAME AND ADDRESS	RANK: _____	EVIDENCE: _____	CERTIFICATE _____
<input type="checkbox"/> LOSS PAYEE <input type="checkbox"/> MORTGAGEE	REFERENCE / LOAN #: _____			INTEREST IN ITEM NUMBER LOCATION: _____ BUILDING: _____ ITEM CLASS: _____ ITEM: _____ ITEM DESCRIPTION

REMARKS (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

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Applicable in CO

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Applicable in FL and OK

Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony (of the third degree)*. *Applies in FL Only.

Applicable in KS

Any person who, knowingly and with intent to defraud, presents, causes to be presented or prepares with knowledge or belief that it will be presented to or by an insurer, purported insurer, broker or any agent thereof, any written statement as part of, or in support of, an application for the issuance of, or the rating of an insurance policy for personal or commercial insurance, or a claim for payment or other benefit pursuant to an insurance policy for commercial or personal insurance which such person knows to contain materially false information concerning any fact material thereto; or conceals, for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act.

Applicable in KY, NY, OH and PA

Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties* (not to exceed five thousand dollars and the stated value of the claim for each such violation)*. *Applies in NY Only.

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Applicable in NJ

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Applicable in OR

Any person who knowingly and with intent to defraud or solicit another to defraud the insurer by submitting an application containing a false statement as to any material fact may be violating state law.

Applicable in PR

Any person who knowingly and with the intention of defrauding presents false information in an insurance application, or presents, helps, or causes the presentation of a fraudulent claim for the payment of a loss or any other benefit, or presents more than one claim for the same damage or loss, shall incur a felony and, upon conviction, shall be sanctioned for each violation by a fine of not less than five thousand dollars (\$5,000) and not more than ten thousand dollars (\$10,000), or a fixed term of imprisonment for three (3) years, or both penalties. Should aggravating circumstances [be] present, the penalty thus established may be increased to a maximum of five (5) years, if extenuating circumstances are present, it may be reduced to a minimum of two (2) years.

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PRODUCER'S SIGNATURE	PRODUCER'S NAME (Please Print)	STATE PRODUCER LICENSE NO (Required in Florida)
APPLICANT'S SIGNATURE	DATE	NATIONAL PRODUCER NUMBER

Building Capital Expenditure Summary	Quantity/SF	\$ Amount
<u>Hard Costs</u>		
Truck Court Preparation		
Paving	270,410	540,820
South Court Paving	0	1,000,000
Seal & Repair Parking Area	1,098,122	131,598
Exterior Painting	147,312	190,000
Exterior Wall Repairs	147,312	70,000
Office Finish out Post White Box	20,000	1,000,000
Wet Rack Sprinkler	648,000	1,944,000
Misc. TI	973,000	1,459,500
Levelers - Pneumatic Including Electrical		788,255
LED Lights - Main Corridors		50,000
Office Demo and Whiteboxing		200,000
Dock Door Renovations	120	961,136
Parking Lot Lighting		135,000
Clearing / Grubbing		40,000
Landscaping		100,000
Battery Charging / Misc. Demo		41,000
LED Lights - Remainder of Building		496,750
Fans	10	100,000
Mezz, Racks & Equipment Demo		0
Wet Sprinkler Demo		506,250
<u>Trailer Separation</u>		<u>100,000</u>
Sub Total		\$9,854,309
<u>SOFT COSTS</u>		
General Conditions		215,020
Insurance/Taxes - Contractors		40,000
GC Fee		314,852
Engineering layout		80,000
Civil and Erosion Control Permits		20,000
Building Permits		30,000
Project Mgr	1.5%	147,815
AIA		75,000
<u>Development Fee</u>	3.5%	<u>377,195</u>
Subtotal		\$1,037,568
Hard and Soft Cost Contingency	10.0%	1,089,188
TOTAL		\$11,981,065
TOTAL HARD & SOFT COSTS		<u>\$11,981,065</u>



**CUSHMAN &
WAKEFIELD**

A CUSHMAN & WAKEFIELD
NATIONAL INDUSTRIAL ADVISORY GROUP
INVESTMENT OPPORTUNITY

CONFIDENTIAL
OFFERING
MEMORANDUM



ATLANTA

1,116,350 SF Distribution Center

830 GA Highway 42

Atlanta, GA



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TABLE OF CONTENTS

Investment Highlights	4
Property Description	6
Market Overview	8
Demographics and Transportation	10

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830 GA HIGHWAY 42
ATLANTA, GA





INVESTMENT HIGHLIGHTS

An Exceptional Value-Add Repositioning Opportunity

- Outstanding potential e-commerce logistics facility with mega clear height (up to 49') and more on-site employee and trailer parking than any other building in the submarket.
- Abundant releasing and repositioning opportunities to support a variety of leasing and investment strategies.
- Large 154-acre site can accommodate building expansion and potential additional development.
- Acquisition basis significantly below the cost of new construction.

Prime I-75 South Location

- Located 2 miles from the I-75 / Highway 155 interchange (Exit 216) - the heart of the I-75 South / Henry County submarket.
- Top Atlanta location for bulk requirements - South Atlanta has captured by far the largest share of bulk absorption in this cycle.
- Ideal location connecting Atlanta with the Port of Savannah.
- Submarket boasts a high-quality corporate tenant roster including Briggs & Stratton, Genco, Georgia-Pacific, Goodyear, Home Depot, John Deere, Ken's Foods, Kimberly-Clark, Kumho Tire, Lennox, Lindt, Medline, Nestle, Penske, Scotts, Tempur Pedic, Tory Burch, Travel Pro, Wayfair and Whirlpool.
- Surrounding institutional ownership includes ADIA, ARA, CBRE Global Investors, Duke, Exeter, GLP, IDI, MetLife, Panattoni, Prologis, PSP, TA Associates and Trammell Crow .

A rare industrial value-add opportunity in one of Atlanta's top-performing bulk submarkets, 830 Highway 42 South is the best true e-commerce facility in the submarket today: #1 Tallest Building; #1 Most Trailer Parks; #1 Most Auto Parks.

BUILDING SPECS



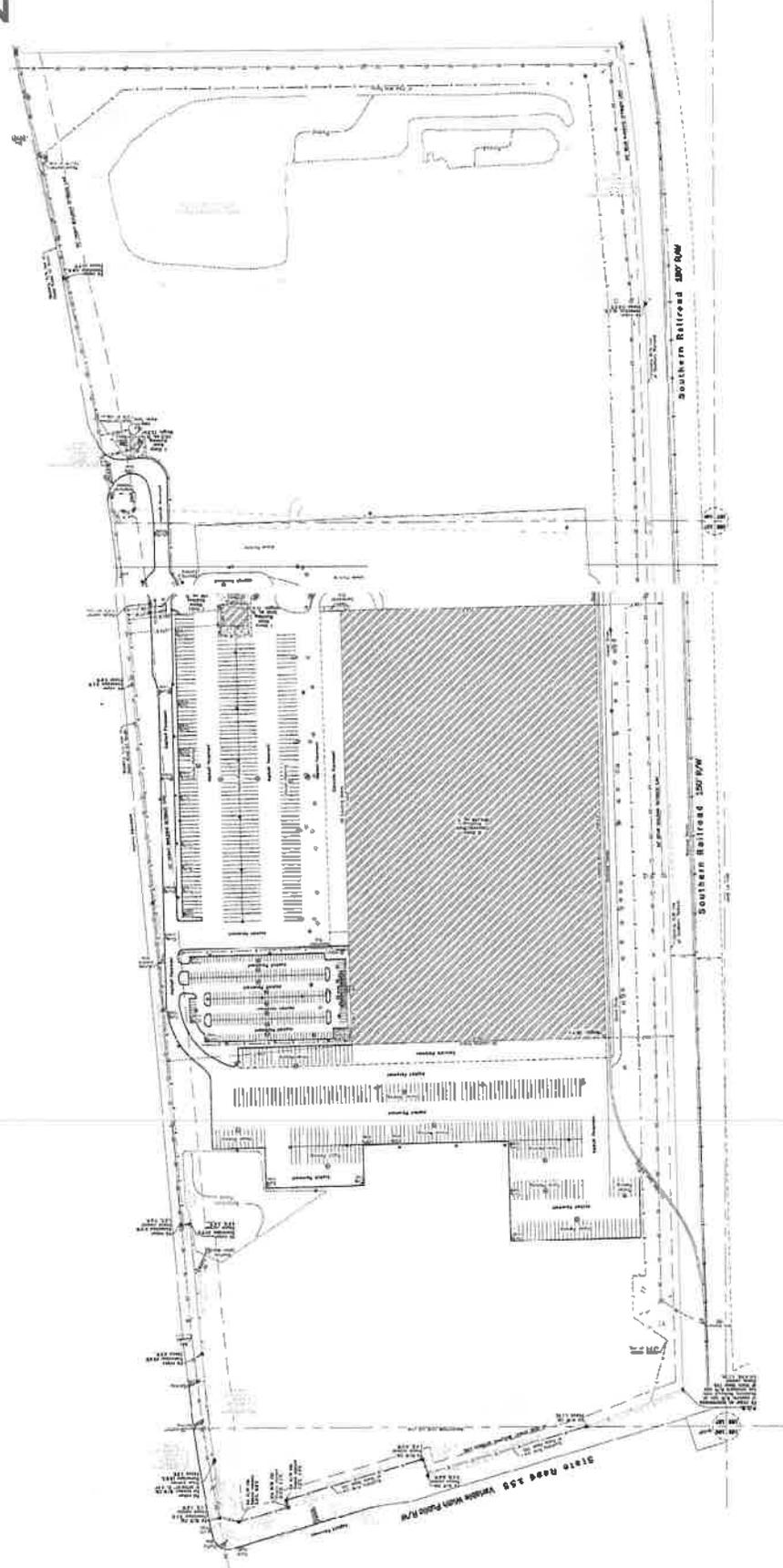
PROPERTY DESCRIPTION

Address	830 Highway 42 South, Atlanta, GA 30253
Lot Size	153.75 acres
Year Built / Renovated	1998
Flood Zone	No
Zoning	M1 - Limited Industrial
SQUARE FOOTAGE	
Building Footprint	972,350 sf
Mezzanine	144,000 sf
Total Square Footage	1,116,350 sf
Foundation	7" slab-on-grade
Structure	Concrete & metal panels
HVAC	Gas air make-up units
Power	480V; 14,400 volts service with step down to two pad mounted transformers - 2500A/3500A
Sprinklers	ESFR/Euro
Warehouse Lighting	T-5 and T-8
# of Restrooms	8
# of Dock-high Doors	126
# of Rail Receiving Doors	16
Column Spacing	High Bay: 50' x 50'; Low Bay: 50' x 30'
Clear Height	High Bay: 49'; Low Bay: 38'
Car Parking	368
Trailer Parking	730
Truck Court Depth	Varies (approximately 125' - 135')
Roof	Metal
UTILITIES	
Electricity	Georgia Power
Gas	Atlanta Gas Light
Water	Henry County
Sewer	Henry County

REAL ESTATE TAXES

Tax Jurisdiction	Henry County
Tax Identification	108-01077000
2017 ASSESSMENT	
Land	\$10,100,000
Improvements	\$24,200,000
Total	\$34,300,000
2017 Tax Rate	0.38%
2017 RE Taxes	\$526,312
2017 RE Taxes PSF	\$0.54

SITE PLAN



MARKET OVERVIEW

Atlanta Industrial Market Overview

The Atlanta overall vacancy rate rose 10 bps to 8.2% in 2Q 2018, but is down 20 bps year-over-year despite 15.1 MSF of construction deliveries over the same period. 2Q 2018 was Atlanta's 18th consecutive quarter of vacancy under 9.0%, despite 57.4 MSF of new construction deliveries through the same 18-quarter period. The pace of leasing activity continues at record levels, with trailing four-quarter total leasing activity exceeding 20.0 MSF for the eighth consecutive quarter. The 5.9 MSF of leases signed in 2Q 2018 resulted in a trailing four-quarter total of 28.2 MSF. The 17.1 MSF of leasing activity YTD broke the prior record two-quarter total of 16.6 MSF set in Q4 2005 through Q1 2006. Overall rents averaged \$4.96 PSF, increasing 2.7% quarter-over-quarter and 14.0% year-over-year.

The Atlanta industrial market posted overall positive absorption of 2.9 MSF in 2Q 2018, down significantly from the previous quarter's 5.1 MSF and under 3.0 MSF for the first time since 3Q 2015. The trailing four-quarter average of 3.9 MSF/quarter was 17.9% lower than 1Q 2018, which was expected given the record-breaking absorption that occurred in the first half of 2017. Over 60% of the second quarter's absorption was located in the I-75 South/Henry County submarket, which is also the home of almost half (49.7%) of the market's YTD construction completions.

I-75 South/Henry County Submarket

Extending south from Ellenwood in Clayton County to Lamar County, the I-75 South/Henry County submarket connects Atlanta to Florida and the Georgia ports of Savannah and Brunswick. The submarket is Atlanta's fifth-largest industrial submarket with 53.4 MSF of inventory. The average building size in the submarket is 347,000 SF, which is by far the largest of all Atlanta's submarkets. Over 1.9 MSF of speculative construction is underway in I-75 South/Henry County, accounting for over 12% of total speculative construction in the Atlanta market.

Asking rental rates in I-75 South/Henry County ended 2Q 2018 at \$3.48 PSF (NNN), up 4.0% from 1Q 2018 for its fourth consecutive record high. Vacancy fell 30 bps to 16.3% in 2Q 2018, but is still up 4.9% year-over-year as the submarket works its way through 6.0 MSF of new deliveries in the past year. The submarket extended its streak of positive net absorption to eight consecutive quarters with 1.8 MSF in 2Q 2018, marking the third-best quarter on record for the submarket. 1.1 MSF of leasing activity caused the 4-quarter trailing total leasing activity to rise to 4.7 MSF, the second consecutive quarter of 4-quarter total leasing activity over 4.7 MSF. With over 3.5 MSF of speculative warehouse product delivered in I-75 South/Henry County so far in 2018, leasing activity continues to keep pace with new deliveries and is expected to throughout the remainder of 2018.

SALE COMPS

DATE	PROPERTY	SF	SALE PRICE	SALE PRICE PSF
May-17	8095 McLarin Road, Fairburn, GA	1,044,288	\$54,750,000	\$52
Mar-17	7135-7139 Southlake Pkwy, Morrow, GA	807,631	\$31,450,000	\$39
Jan-17	201 Greenwood Court, McDonough, GA	800,000	\$39,500,000	\$49
Dec-16	200 Interstate South Drive, McDonough, GA	437,760	\$22,400,000	\$51
Nov-16	5400 Fulton Industrial Blvd, Atlanta, GA	682,750	\$28,400,000	\$42
Mar-16	Braselton Quad I, Braselton, GA	506,200	\$27,600,000	\$55
Total / Weighted Average		4,278,629	\$204,100,000	\$48

LEASE COMPS

DATE	TENANT	PROPERTY	SF	TERM	RENT	INCREASES
Aug-18	GFA Logistics	150 Greenwood Ct	306,700	5 years	\$2.79	2.50% annual
May-18	Georgia Pacific	150 Greenwood Ct	306,000	2 years	\$3.25	3.00% annual
Dec-17	KL Outdoor	200 Eagles Landing Pkwy	310,000	10 years	\$2.75	2.75% annual
Nov-17	S&S Activewear	225 Midland Court	505,807	10 years	\$2.82	2.50% annual
Nov-17	Expeditors, Int'l	2529 Old Anvil Block Rd	402,500	5 years	\$3.20	3.00% annual
Nov-17	DSC Logistics	221 Greenwood Ct	239,000	3 years	\$3.08	3.00% annual
Oct-17	TravelPro	1500 Medline Place	295,800	6 years	\$3.26	2.00% annual
Jan-17	DHL	1500 Medline Place	118,000	1 years	\$3.20	n/a
Dec-16	Distribution Cooperative	1131-1125 Highway 155 S	402,304	10 years	\$5.15	3.00% annual
Dec-16	Scotts	2085 Avalon Pkwy	714,560	6 years	\$3.15	2.75% annual
Dec-16	Wayfair	130 Distribution Dr	846,496	7 years	\$2.95	3.00% annual
Total / Weighted Average			4,447,167	7 years	\$3.22	2.78% annual

DEMOGRAPHICS: POPULATION & WORKFORCE

830 Highway 52 South is located in Henry County, only 20 miles southeast of downtown Atlanta, with access to a superior labor pool and minutes from the world’s busiest airport, Hartsfield-Jackson Atlanta International Airport. With a local population that has more than doubled since 2000, the area attracts the best talent Georgia has to offer and meets business needs by supplying an area labor force of more than 725,000 skilled workers. With vibrant communities, high quality affordable housing, a low cost of both living and doing business, and an ideal transportation and logistics infrastructure, Henry County has become one of the top industrial concentrations in Georgia and the Southeast.

DEMOGRAPHICS

Population	3 miles	5 miles	10 miles	McDonough	Henry County	Georgia
2000 Total Population	14,027	29,702	96,777	10,814	119,403	8,196,453
2010 Total Population	27,744	57,678	173,007	22,007	203,922	9,687,653
2018 Total Population	33,005	66,611	196,486	26,392	227,418	10,517,229
2023 Total Population	36,079	73,373	217,259	28,785	248,084	11,107,519
Population Growth 2000–2018	135.3%	124.3%	103.0%	144.1%	90.5%	28.5%
Projected 2018–2023 Population Annual Rate Growth	1.9%	2.0%	2.1%	1.8%	1.8%	1.1%

KEY TRANSPORTATION & LOGISTICS ADVANTAGES

Located just 20 miles southeast of downtown Atlanta, Henry County sits in close proximity to the key infrastructure components necessary for a thriving industrial economy. Imports and exports to/from Georgia, at some point, utilize rail, road, air, and water to make their way to their final destination. These routes pass directly through Henry County either on their way to Atlanta or on their way to the Port of Savannah, making the I-75/Henry County corridor one of the most thriving and sustainable industrial locations in the metropolitan Atlanta area.

- 20 minutes from Hartsfield-Jackson Atlanta International Airport – the world’s busiest airport.
- I-75, one of Atlanta’s main arteries that connects as far as Miami to Canada, runs through the heart of Henry county.
- Best metro Atlanta access to the Port of Savannah of any industrial location.
- Direct rail service from Norfolk Southern Railroad.
- Less than two hours by air to 80% of the U.S.
- Direct access from the Cordele Inland Port handling product directly from the Port of Savannah.
- All of the critical site selection factors associated with logistics are present in Henry County, including access to major markets and roadways, proximity to a major freight airport and a major freight port.
- Twenty miles of I-75 traverse the county with seven interchanges, providing easy access to I-85 and I-20 via I-285.
- From this strategic vantage point, Henry County is less than two days’ driving time to 80% of the U.S. population.
- Henry County’s strengths also include a robust logistics workforce and cadre of already existing companies.
- Logistics-related educational assets in Henry County are found in nearby technical schools and higher education institutions, the Southern Crescent Technical College Henry County Center is renowned for its logistics and supply chain training opportunities.

- The quality of the County's workforce and workforce development partners was underscored in 2012 when the State of Georgia designated Henry County a Certified Work Ready Community.
- Henry County has experienced a substantial growth in wholesale trade and transportation employment driven by local advantages.
- The Home Depot, John Deere, Whirlpool, Wayfair, Scotts, Lindt Chocolate/Ghiradelli, Tory Burch, Phillips-Van Heusen, Georgia Crown Distributing Company, Luxottica Retail Group, and Carter's Inc., are among the list of businesses who have recognized Henry County as a premier location for their distribution and warehousing operations.





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