

CENTRAL GEORGIA'S FASTEST GROWING TRADE AREA | PERRY, GA

CHALET LOFTS

1013 NORTHSIDE DRIVE | PERRY, GEORGIA 31069



Anchor Net Lease

PERRY, GEORGIA

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WELCOME TO PERRY

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All property visits are by appointment only.



01. INVESTMENT

INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- **Brand-New Mixed-Use Construction:** Newly developed, institutional-quality asset featuring ground-floor retail with residential apartments above — designed to meet modern tenant demand and maximize long-term value.
- **Prime Northside Retail Corridor Location:** Strategically positioned along Northside Drive, Perry's primary commercial artery, providing direct access to I-75 and immediate proximity to national retailers, restaurants, and service providers.
- **Diversified Income Stream:** Vertical mixed-use configuration offers stable cash flow through a combination of retail and multifamily revenue, reducing reliance on any single tenant category.
- **Strong Visibility & Accessibility:** Excellent frontage and exposure along Northside Drive with convenient ingress/egress and close proximity to major traffic generators and highway access.
- **High-Growth Central Georgia Market:** Located in Houston County — one of the fastest-growing counties in Georgia — benefiting from continued residential expansion and commercial development.

MARKET HIGHLIGHTS

- **Rapidly Expanding Houston County:** Houston County continues to experience strong population growth, fueled by Robins Air Force Base (one of Georgia's largest employers) and expanding regional logistics and distribution hubs.
- **Strategic I-75 Corridor Location:** Perry sits along Interstate 75, a major north-south transportation corridor connecting Atlanta to Florida, supporting retail traffic, tourism, and industrial growth.
- **Growing Residential Demand:** Continued single-family and multifamily development throughout Perry is increasing rooftop density, driving sustained demand for both retail services and rental housing.

NEW DEVELOPMENT ACTIVITY

- **Ongoing Residential Expansion:** Multiple new subdivisions and multifamily communities are under development throughout Perry and greater Houston County, increasing population density near Northside Drive.
- **Industrial & Logistics Growth Along I-75:** Continued investment in warehouse, distribution, and light industrial facilities along the I-75 corridor is bringing new jobs and workforce demand to the market.
- **Downtown Perry Revitalization Efforts:** The city continues investing in infrastructure and mixed-use redevelopment initiatives, strengthening long-term economic vitality and property values.
- **Regional Commercial Growth:** New retail, restaurant, and service-oriented businesses continue to expand along the Northside retail corridor, reinforcing its position as Perry's primary commercial destination.



INVESTMENT SUMMARY

SITE:	Chalet Lofts
LOCATION:	1013 Northside Drive Perry, Georgia 31096
PROPERTY TYPE:	Mixed-Use 6 Retail Units (1,720 SF – 2,503 SF) 12 Luxury Apartments (714 SF – 1,212 SF)
ASKING PRICE:	\$9,950,000.
CAP RATE:	6.25%
Price PSF:	\$420.
NET OPERATING INCOME:	\$622,155
OCCUPANCY:	100%
RENTABLE AREA:	23,642 square feet
LAND AREA:	1.4 Acres
YEAR BUILT:	2024
PARCEL ID:	OP0020019000

ANCHOR NET LEASE



INVESTMENT OFFERING

Anchor Net Lease is pleased to present Chalet Lofts, a newly constructed mixed-use development located on Northside Drive in Downtown Perry, Georgia. Completed in 2024, the two-story project combines residential loft apartments above street-level commercial space, offering a true live-work environment that is rare in the Perry market. The property sits within the city's revitalized downtown core and is within walking distance of local restaurants, retail, and civic amenities, positioning it as a key contributor to Perry's urban infill strategy.

The development features 12 upscale loft-style residential units on the second floor, designed with modern finishes such as luxury vinyl plank flooring, stainless steel appliances, in-unit laundry, private balconies, and large windows. The ground floor consists of 6 Retail Units on long-term NNN Leases, providing diversified income potential and strong visibility along a primary downtown corridor.

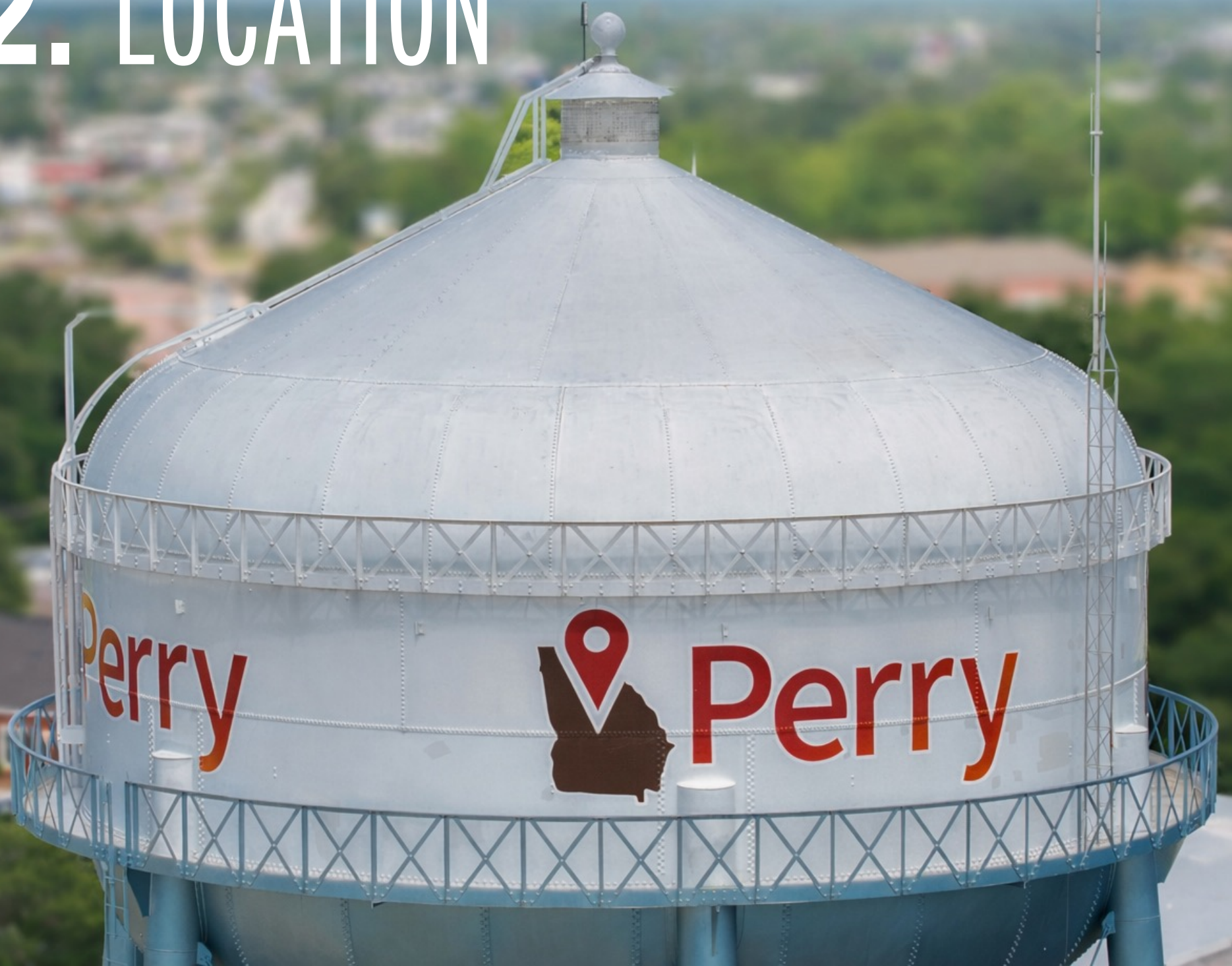
Chalet Lofts benefits from limited competing downtown residential supply and aligns with Perry's ongoing downtown redevelopment initiatives focused on walkability and mixed-use density. As a boutique, new-construction asset in a growing secondary Georgia market, the property offers a compelling combination of modern product, strong location fundamentals, and multiple revenue streams for investors seeking exposure to mixed-use urban infill in suburban markets.

As a boutique, new-construction mixed-use asset in a growing secondary Georgia market, Chalet Lofts offers investors diversified income streams from both residential and commercial tenants, strong location fundamentals, and exposure to a revitalizing downtown district. The property represents a compelling opportunity to acquire modern product in a supply-constrained submarket with favorable demographic and economic growth trends.





02. LOCATION



INTERSTATE 75
67,900
VEHICLES PER DAY

Kroger
ROSS DRESS FOR LESS
planet fitness
bealls
CAFO
WING STICK
SHERWIN WILLIAMS
ACE Hardware
RED LOBSTER
HIBBETT SPORTS
Great Clips
FIREHOUSE SUBS

ZAXBY'S
McDonald's
KRYSTAL
LONGHORN STEAKHOUSE

Chick-fil-A
DUNKIN'
UPS
POPEYES
TACO BELL
magoo's
Jersey Mike's

AMG Finance
ALFA INSURANCE
enterprise

HOUPL



SunMark
COMMUNITY BANK

BALL STREET (HWY 7)

WASHINGTON STREET

BANK OF DUDLEY

CADENCE Bank

Walmart
KFC
CAPTAIN D'S
verizon
PLANTERS FIRST BANK
WAFFLE HOUSE
IHOP
BURGER KING

VSC TRACTOR SUPPLY CO

NORTHSIDE DRIVE



BODEGA BEER COMPANY
Village Boutique
ANTIQUE'S
The Perfect Pear
Patio & Carroll
JAMES FARMER
Gottwald BOOKS
McMee's
MOSSY CREEK NATURAL
CLOVER WINE MERCHANT
Trattoria di Napoli
Sweet Pea's PANTRY
HISTORIC DOWNTOWN Perry



CARROLL STREET

COMMERCE STREET

NORTHSIDE DRIVE

BALL STREET

WASHINGTON STREET







03. FINANCIAL SUMMARY

RENT ROLL

Retail Suites - First Floor

	Tenant	SF	% of Property	Lease Term		Annual Base Rent		CAM Annually	Total	Increases	Options	Lease Type
				Start	End	PSF	Base Rent					
	Fuego Fresco	2,503	10.59%	Jun-25	May-35	\$32.00	\$80,096	\$12,265	\$92,361	6.25% Inc. in Year 6	None	NNN
	Dental Office	2,285	9.67%	Nov-26	Oct-33	\$28.00	\$63,980	\$11,197	\$75,177	2.5% Annual Inc.	2- 3 Year Options with 2.5% Annual Inc.	NNN
	Ciao Bella Market	2,308	9.76%	Nov-25	Oct-30	\$27.00	\$62,316	\$11,309	\$73,625	\$28 PSF Year 2 \$29 PSF Year 3-5	None	NNN
	Armour Nail Salon	1,720	7.28%	Dec-25	May-35	\$29.00	\$49,880	\$8,428	\$58,308	\$31.90 PSF Year 6	Option 1 @36.30 PSF with 2.5% Annual Inc. Option 2 @\$41.07 PSF with 2.5% Annual Inc.	NNN
	McMichael & Gray Attorney's Office	1,870	7.91%	Aug-25	Jul-30	\$23.10	\$43,200	\$8,722	\$51,922	3% Annual Increases	1 - 5 year option with 3% Annual Inc.	NNN
	Office Suites	1,872	7.92%	Sep-25	Sep-28	\$41.41	\$77,520	TBD	\$77,520	N/A	TBD	NNN
	Unit 200	1,212		Nov-25	Nov-26		\$35,400	N/A				
	Unit 201	1,008		Nov-25	Nov-26		\$24,300	N/A				
	Unit 202	1,008		Nov-25	Nov-26		\$25,200	N/A				
	Unit 203	1,008		Nov-25	Nov-26		\$27,000	N/A				
	Unit 204	1,008		Nov-25	Nov-26		\$25,200	N/A				
	Unit 205	1,008		Nov-25	Nov-26		\$21,600	N/A				
	Unit 206	988		Nov-25	Nov-26		\$25,200	N/A				
	Unit 207	988		Nov-25	Nov-26		\$25,200	N/A				
	Unit 208	714		Nov-25	Nov-26		\$19,140	N/A				
	Unit 209	714		Nov-25	Nov-26		\$20,340	N/A				
	Unit 210	714		Nov-25	Nov-26		\$20,340	N/A				
	Unit 211	714		Nov-25	Nov-26		\$20,340	N/A				
	TOTAL AREA:		23,642				\$666,252					
	TOTAL LEASED AREA:		23,642	100.00%								
	TOTAL VACANT AREA:		0	0.00%								

Luxury Apartments - Second Story

* Office Suites | 8 Separate fully furnished office suites currently 75% Leased for 2 Years. PENDING LOI's on the remaining 25%.

INCOME & EXPENSE

INCOME & EXPENSES

	12-Month	PER SF
Base Rent		
Occupied Space	\$666,252	\$28.18
GROSS POTENTIAL RENT	\$666,252	\$28.18
Expense Reimbursements		
CAM	\$32,084	\$2.55
Taxes	\$14,105	\$1.12
Insurance	\$5,730	\$0.46
Management	\$3,504	\$0.15
Total Expense Reimbursements	\$55,423	\$4.13
GROSS POTENTIAL INCOME	\$721,675	\$30.53
EFFECTIVE GROSS INCOME	\$721,675	\$30.53
Expenses		
CAM	\$33,278	\$2.65
Taxes	\$20,092	\$1.60
Water/Internet	\$18,000	\$0.76
Insurance	\$8,162	\$0.65
Property Management (3%)	\$19,988	\$0.85
Total Expenses	\$99,520	\$6.51
NET OPERATING INCOME	\$622,155	



04. MARKET



Perry, Georgia is a strategically positioned suburban market located within the Macon–Warner Robins–Perry Metropolitan Statistical Area (MSA). Situated approximately 15 miles south of downtown Macon and 10 miles southwest of Warner Robins, Perry benefits from close proximity to Central Georgia’s primary economic and military centers while offering more accessible land, lower occupancy costs, and a pro-growth business environment.

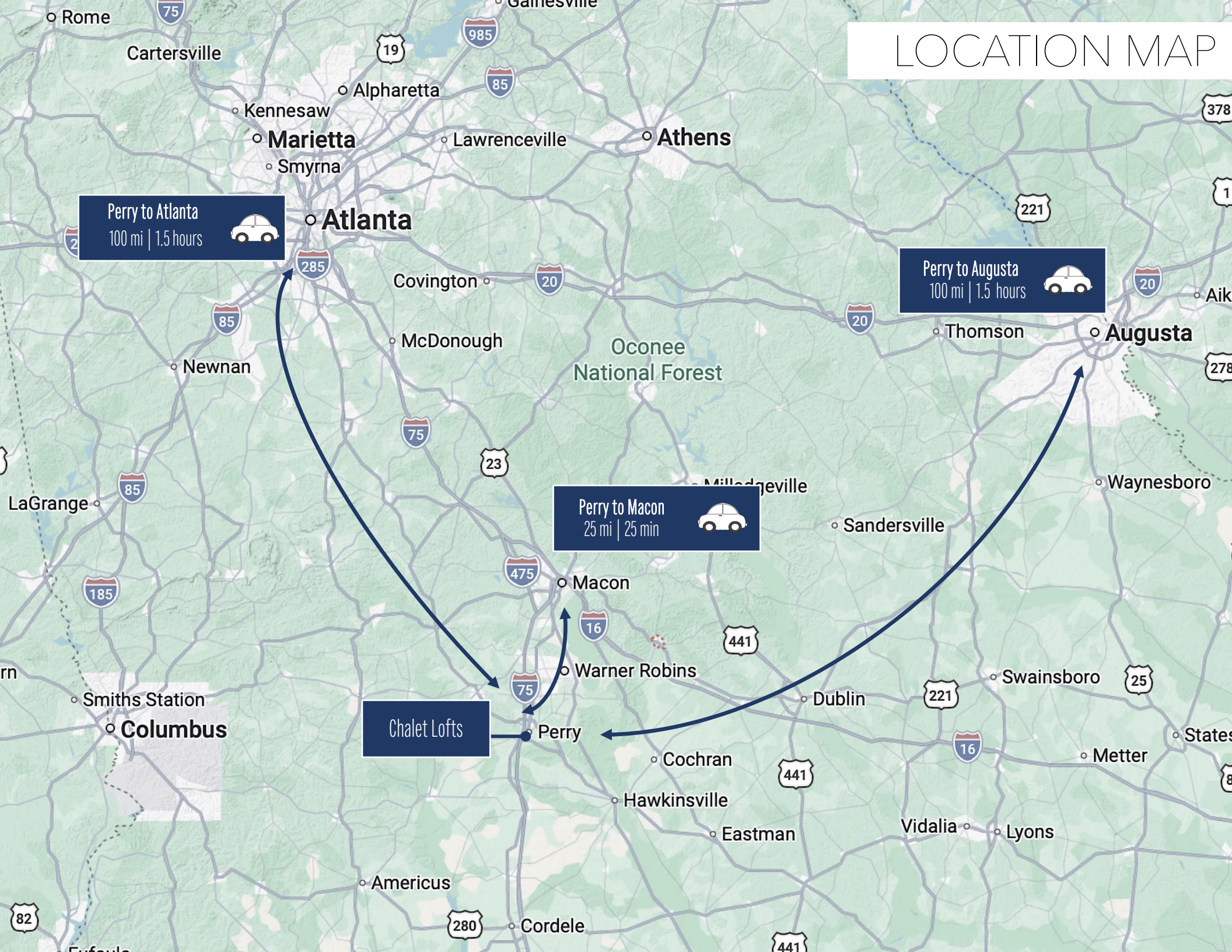
The Macon–Warner Robins region serves as a key economic engine for Central Georgia, supported by Robins Air Force Base—the largest industrial complex in Georgia and one of the largest employers in the state—along with major healthcare systems, higher education institutions, and regional corporate and logistics operations. This diversified employment base provides long-term stability and sustained demand for residential and commercial real estate throughout the MSA.

Perry’s location along Interstate 75 provides direct connectivity to Macon, Warner Robins, and Atlanta, as well as efficient north–south access throughout the Southeastern United States. This strategic interstate positioning has made Perry a preferred location for logistics, retail, and service-oriented businesses, benefiting from strong regional traffic volumes and convenient access to major population centers.

Over the past decade, Perry has experienced steady growth in retail, hospitality, and industrial development, driven by population growth, expanding military-related employment, and increasing tourism tied to the Georgia National Fairgrounds and Agricenter. Businesses are attracted to Perry for its favorable cost structure, growing consumer base, and proximity to major distribution corridors, while maintaining a suburban operating environment.

The city’s economic stability is further supported by a strong residential base, ongoing infrastructure investment, and high quality-of-life amenities, including parks, historic downtown Perry, and regional recreational attractions. These factors enhance Perry’s long-term market appeal and support sustained commercial and property value growth.

LOCATION MAP



Perry to Atlanta
100 mi | 1.5 hours



Perry to Augusta
100 mi | 1.5 hours



Perry to Macon
25 mi | 25 min



Chalet Lofts

AREA DEMOGRAPHICS

	<u>1 Mile Radius</u>	<u>3 Mile Radius</u>	<u>5 Mile Radius</u>
2025 Estimated Population:	4,041	16,832	23,473
2030 Estimated Population:	4,258	16,832	25,908
Projected Annual Growth 2025 to 2030:	1.05%	1.18%	1.33%
Projected Annual Growth 2020 to 2025:	1.15%	1.52%	1.90%
2025 Estimated Households:	1,648	6,552	9,981
2030 Projected Households:	1,742	6,992	9,981
2025 Estimated Average Household Income:	\$70,229	\$82,477	\$89,899

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Listed in Conjunction with Georgia Real Estate Broker Tri-Oak Consulting Group

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