

**LoanSaleCorporation**  
**9933 E. Bell Rd. #120**  
**Scottsdale AZ 85260**  
**480.664.1919**



**AVAILABLE LOAN \$7,100,000**

**30,735 SF NEIGHBORHOOD  
RETAIL CENTER IN ATLANTA, GA**

This is a new development retail center opportunity in GA.

**The site is shadow anchored by a recently constructed Walgreen's.**

Plans call for a Multi-Tenant Retail complex consisting of 30,735 sf. of leasable space. The project is a masonry one story shopping center under construction with 138 surface parking spaces placed on 2.64 acres. Site improvements have been partially completed but no vertical structure is in place. The developer provided four leases, all of which have expired. However, according to the developer, he has received verbal commitments from all tenants that these leases will be honored. Interest reserve payments have been exhausted as of Nov 2009. The loan is scheduled for foreclosure in January 2010.

**Location: Atlanta, GA**

**Current Balance: \$7,100,000**

**Request Due Diligence at**  
**[info@loansalecorp.com](mailto:info@loansalecorp.com)**

**[www.LoanSaleCorp.com](http://www.LoanSaleCorp.com)**

