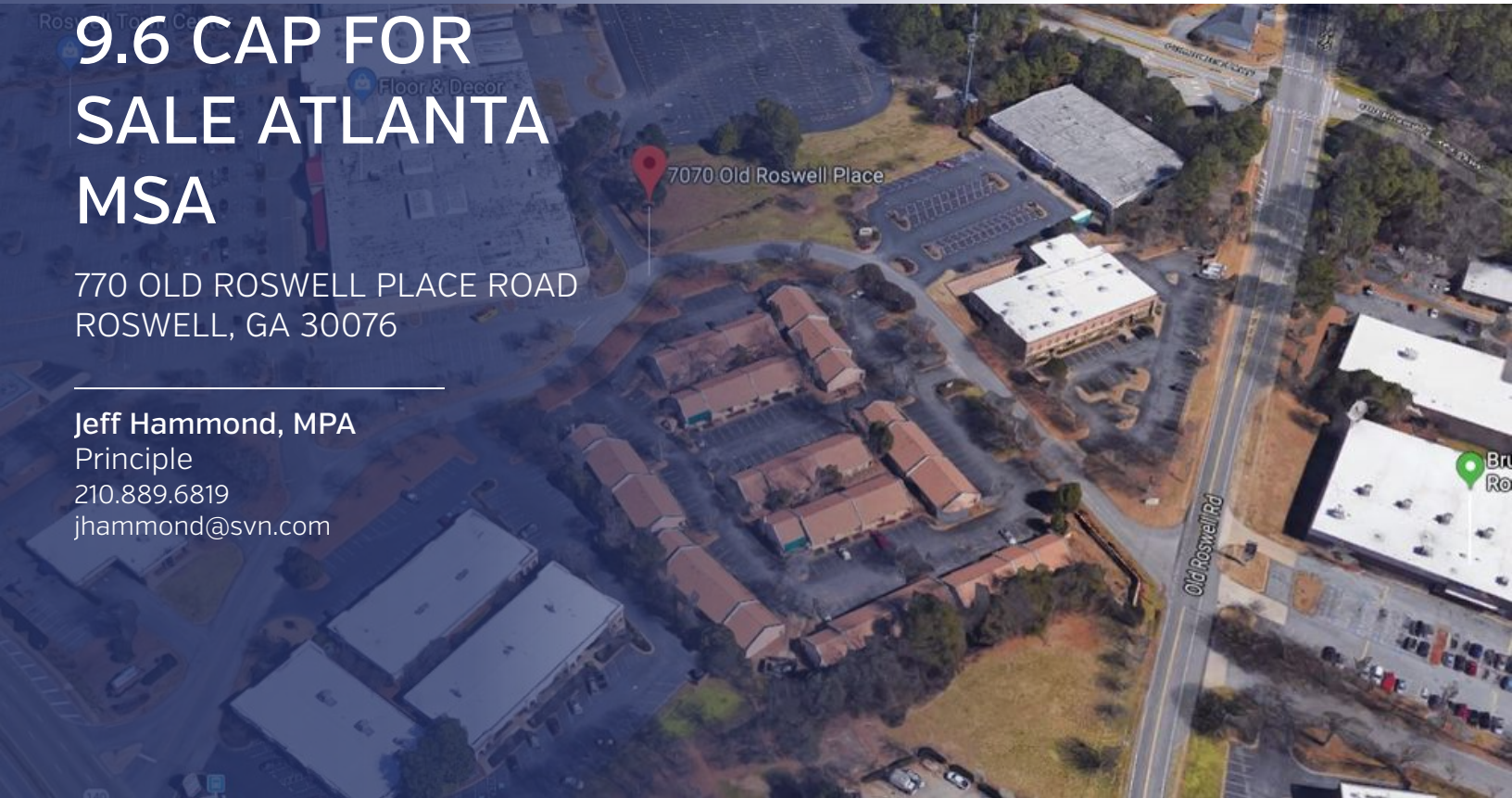




CASH-FLOWING OFFICE PARK - 9.6 CAP FOR SALE ATLANTA MSA

770 OLD ROSWELL PLACE ROAD
ROSWELL, GA 30076

Jeff Hammond, MPA
Principle
210.889.6819
jhammond@svn.com



Roswell Village

120

PROPERTY INFORMATION

- Property Summary
- Property Description
- Complete Highlights
- Additional Photos

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LOCATION INFORMATION

- Retailer Map
- Regional Map
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- Rent Roll

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Roswell Town Cen

WhirlyE

Commerce Pkwy

1 PROPERTY INFORMATION

770 Old Roswell Place Road
Roswell, GA 30076

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,000,000
Cap Rate:	9.64%
NOI:	\$96,445
Lot Size:	0.018 Acres
Year Built:	1980
Building Size:	9,426 SF
Zoning:	C3
Market:	Atlanta
Submarket:	Atlanta Submarket
Price / SF:	\$106.09

PROPERTY OVERVIEW

This property houses twelve office buildings right off of Holcomb Bridge Road and Roswell Road.

The building was built in 1980, housing several tenants as disclosed earlier. There is a strong retail and residential area surrounding this parcel. This building stands right behind a Chic-Fil-A, Floor Decor and Big Lots.

PROPERTY HIGHLIGHTS

- Traffic Count: 54,100
- Strong Residential Surroundings
- Each office is approximately 768 SF in size, some 960 SF.
- 10 Tenants
- Close to Popular Retail and Medical Offices
- Minutes away from I-400.

Property Description

PROPERTY OVERVIEW

This property houses twelve office buildings right off of Holcomb Bridge Road and Roswell Road.

The building was built in 1980, housing several tenants as disclosed earlier. There is a strong retail and residential area surrounding this parcel. This building stands right behind a Chic-Fil-A, Floor Decor and Big Lots.

LOCATION OVERVIEW

This cluster of office buildings sit right in the center of Roswell Town Center and the Roswell Village.

Located on the corner of Holcomb Bridge and Roswell Road you'll find that this property has a surplus of exposure.

The traffic count for this property ranges 54,100 people per day. There are a different businesses that are currently tenants of this building. They are as follows:

A-100 Alemany Law
A-200
A-300

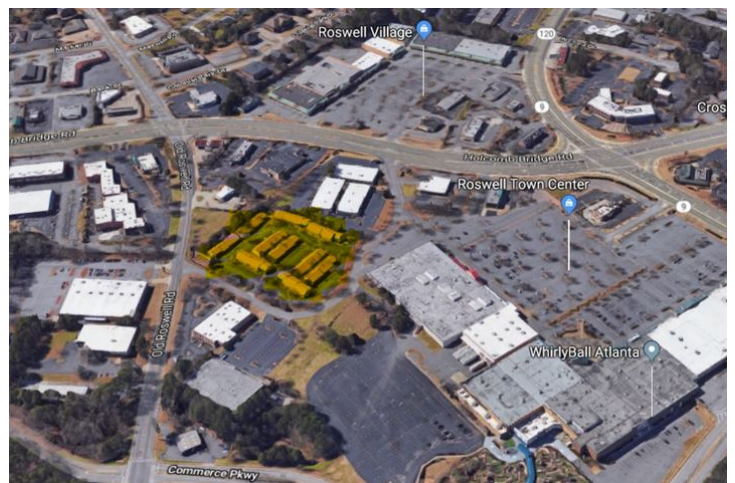
C-100 HCC Herndon Construction Consulting
D-400 Tyndale and CO
D-500 Farmers Insurance
E-100 AccuQuest Center, Inc.
I-200 Jollof Travels
I-300 Better Homes GA Properties, LLC
I-400 Defined with Purpose
I-500 Amy Utsman Psychic Medium



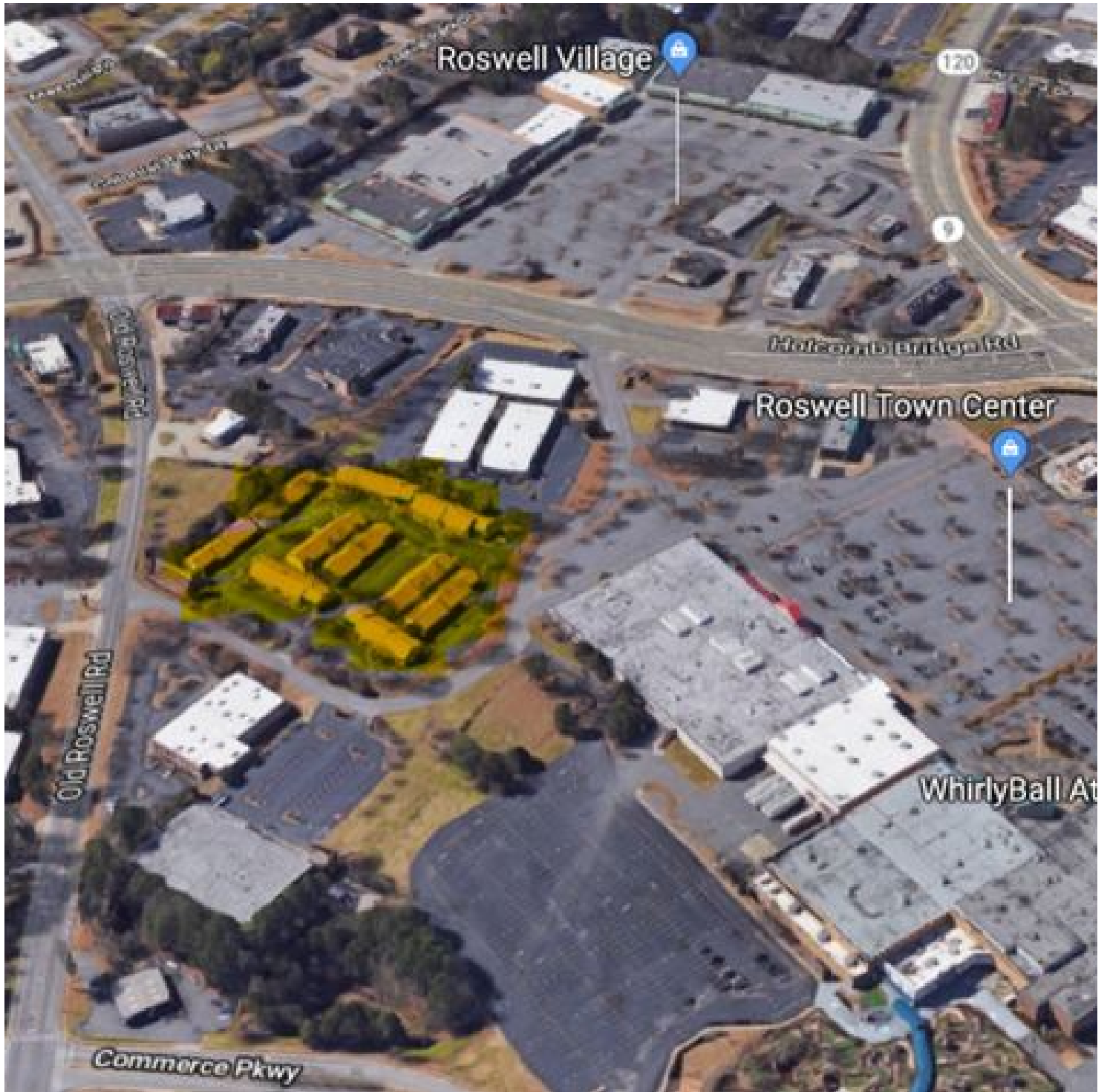
Complete Highlights

SALE HIGHLIGHTS

- Traffic Count: 54,100
- Strong Residential Surroundings
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Additional Photos



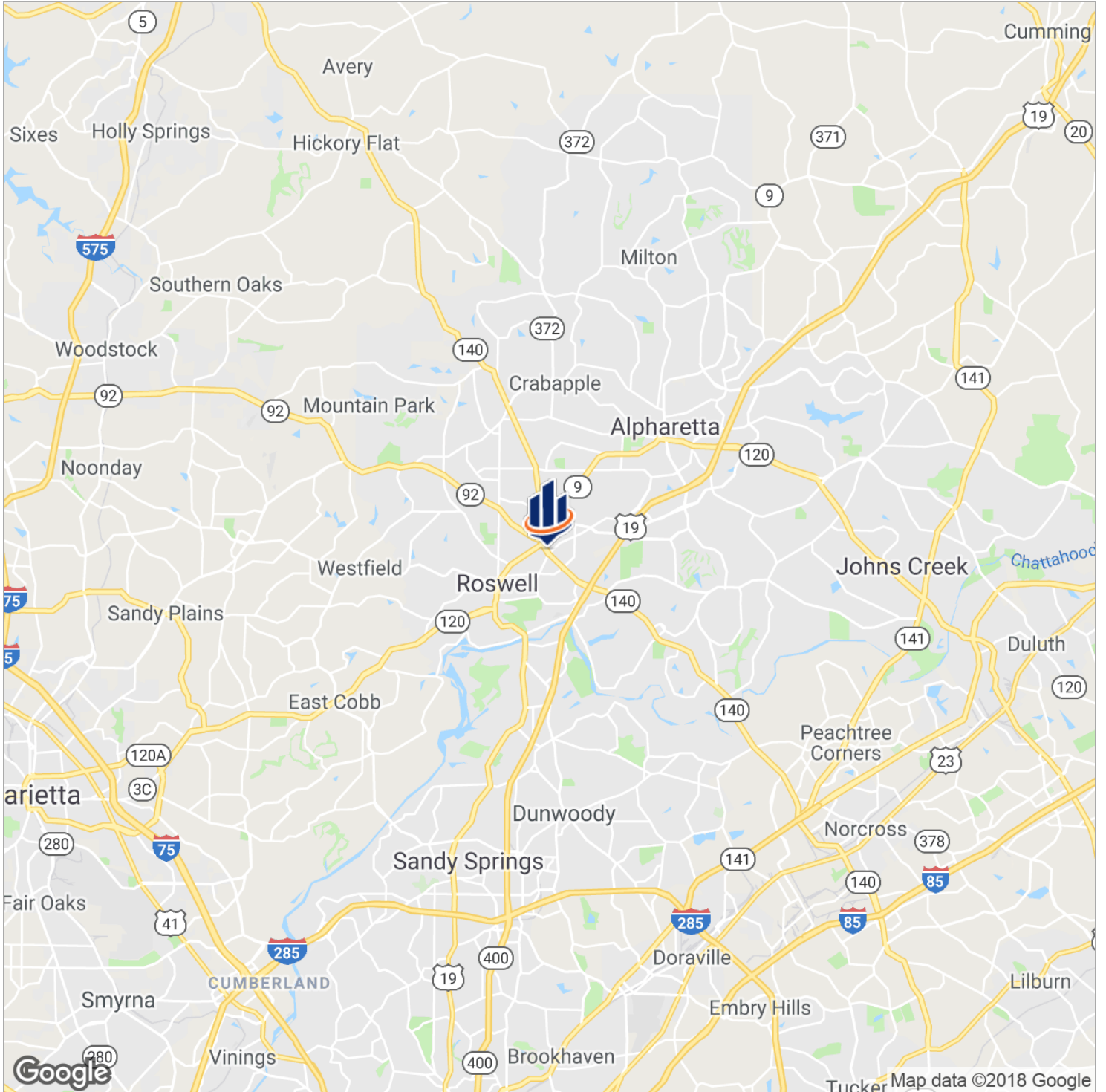
2 LOCATION INFORMATION

770 Old Roswell Place Road
Roswell, GA 30076

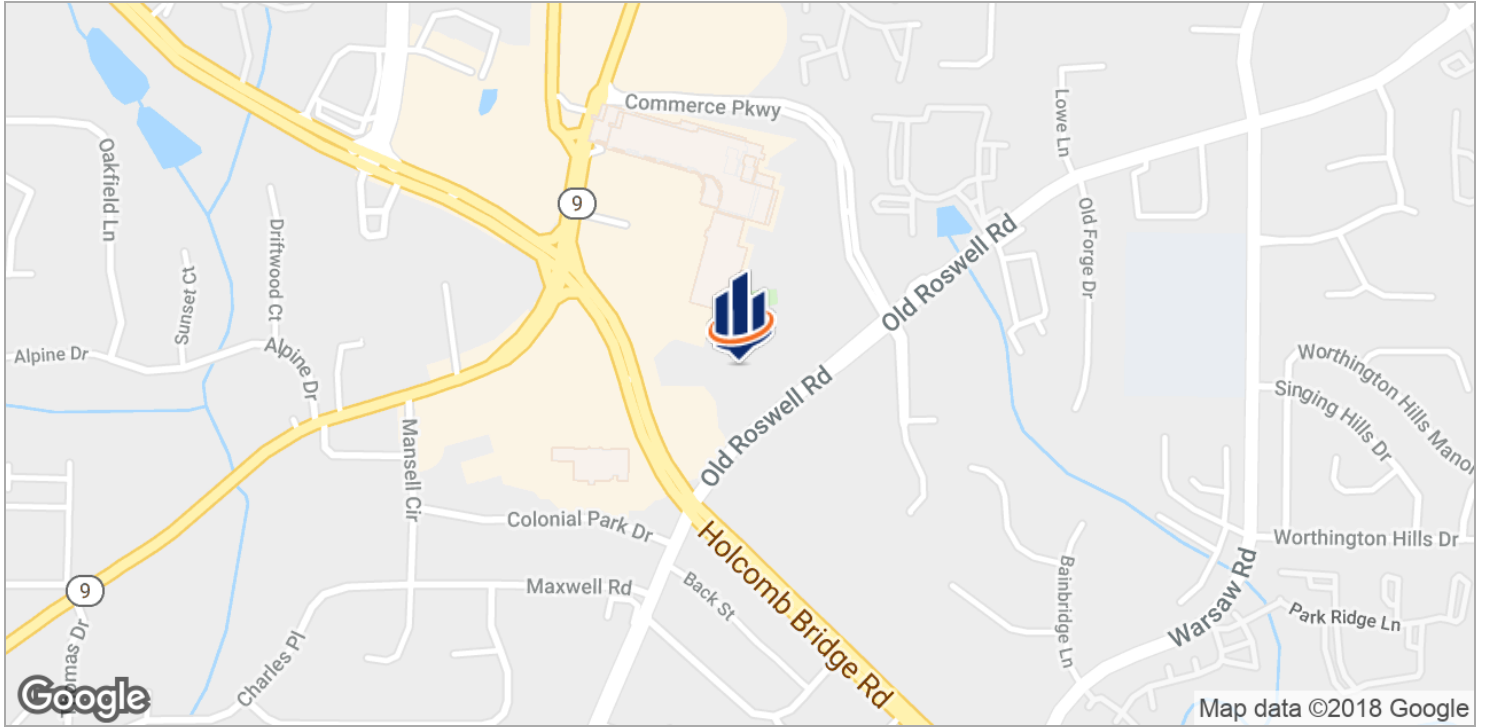
Retailer Map



Regional Map



Location Maps



Aerial Map



3 FINANCIAL ANALYSIS

770 Old Roswell Place Road
Roswell, GA 30076

Financial Summary

INVESTMENT OVERVIEW

12 OFFICE BUILDINGS FOR SALE IN ROSWELL TOWN CENTER

Price	\$1,000,000
Price per SF	\$106.09
CAP Rate	9.6%
Cash-on-Cash Return (yr 1)	9.64 %
Total Return (yr 1)	\$96,445
Debt Coverage Ratio	-

OPERATING DATA

12 OFFICE BUILDINGS FOR SALE IN ROSWELL TOWN CENTER

Gross Scheduled Income	\$109,746
Other Income	-
Total Scheduled Income	\$109,746
Vacancy Cost	\$0
Gross Income	\$109,746
Operating Expenses	\$13,301
Net Operating Income	\$96,445
Pre-Tax Cash Flow	\$96,445

FINANCING DATA

12 OFFICE BUILDINGS FOR SALE IN ROSWELL TOWN CENTER

Down Payment	\$1,000,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE [SF]	LEASE START	LEASE END	LEASE START	ANNUAL RENT	% OF BUILDING	PRICE PER SF/ YR	RECOVERY TYPE	COMMENTS
Alemany Law	A-100, 200, 300	2,304			Current	\$27,900	24.44	\$12.11		
HCC Herndon Construction Consulting	C-100	768			Current	\$8,346	8.15	\$10.87		
Tyndale and CO	D-400	768			Current	\$8,100	8.15	\$10.55		
Farmers Insurance	D-500	768			Current	\$9,000	8.15	\$11.72		
National Hearing Aid	E-100	960			Current	\$11,640	10.18	\$12.13		
Oasis Insurance Agency	E-200	786			Current	\$9,540	8.34	\$12.14		
Jollof Travels	I-200	768			Current	\$8,340	8.15	\$10.86		
Better Homes GA Properties, LLC	I-300	768			Current	\$9,000	8.15	\$11.72		
Defined with Purpose	I-400	768			Current	\$9,540	8.15	\$12.42		
Amy Utsman Psychic Medium	I-500	768			Current	\$8,340	8.15	\$10.86		
Totals/Averages		9,426				\$109,746		\$11.64	\$0	\$0

4

DEMOGRAPHICS

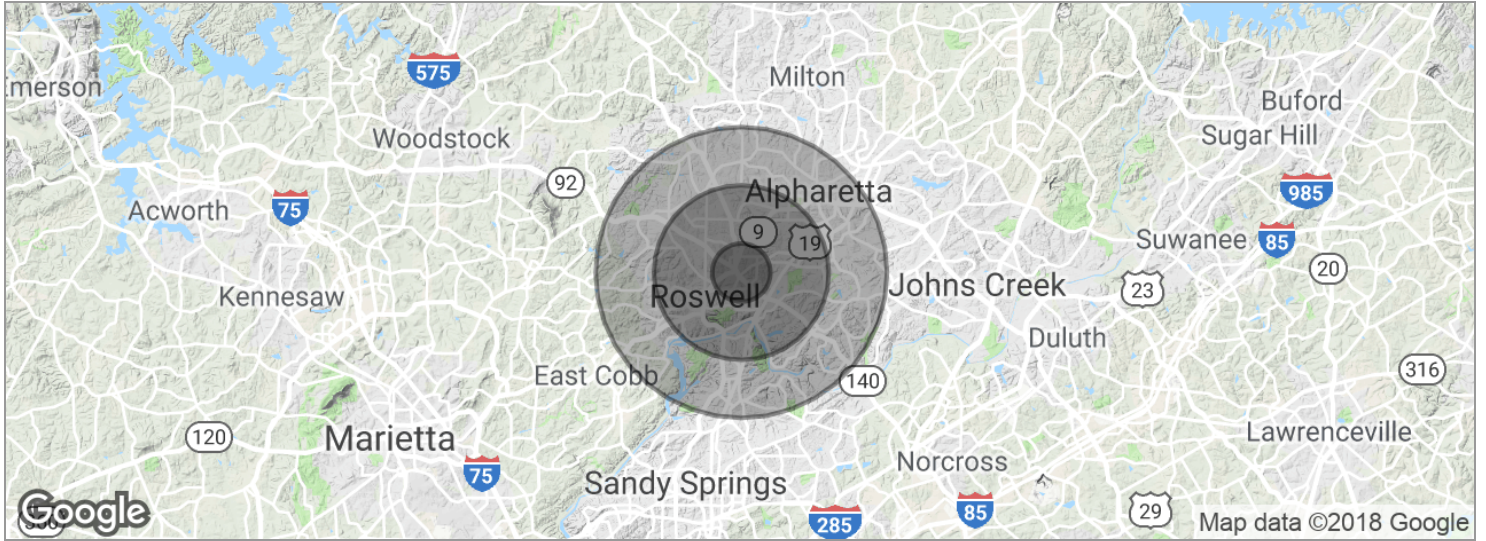
770 Old Roswell Place Road
Roswell, GA 30076

Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	9,247	62,411	163,101
Median age	31.4	35.6	37.2
Median age (male)	30.6	34.2	36.1
Median age (female)	31.9	36.6	37.9
	1 MILE	3 MILES	5 MILES
Total households	3,497	24,588	64,326
Total persons per HH	2.6	2.5	2.5
Average HH income	\$66,182	\$84,018	\$101,538
Average house value	\$283,085	\$297,855	\$343,304

* Demographic data derived from 2010 US Census

Demographics Map



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5 ADVISOR BIOS

770 Old Roswell Place Road
Roswell, GA 30076

Advisor Bio & Contact 1

JEFF HAMMOND, MPA

Principle

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Roswell, GA 30075
T 210.889.6819
C 210.889.6819
jhammond@svn.com

PROFESSIONAL BACKGROUND

Jeff Hammond has over 20 years' experience in the sale, investment, development and property management of commercial and residential real estate. He has a strong entrepreneurial drive and focuses on the bottom-line while being ever mindful of providing stellar service to clients.

Jeff gained his early business experience with UPS, the global leader in logistics, packaging & specialized transportation. Here he made significant contributions as a 'change agent' improving efficiencies, reducing costs & driving quality.

Jeff's commercial real estate sales and marketing expertise lie in his ability to build strong client relationships, ensure quality service and negotiate the best terms possible to close transactions. Jeff's colleagues recognize his entrepreneurial spirit and refer to him as 'The Bulldog' and 'Mr. Networker'. These unique skill sets have enabled him to become a top performer in marketing commercial real estate and a leader in the sale of office, retail and industrial space.

Jeff has represented large national accounts and focused on retail investments. Key accounts comprised of nationally recognized corporations including Dairy Queen, Popeyes, Tilted Kilt, Dunkin Donuts, Steak 'N Shake, Allstate, American Family Insurance, Tower Loans, 607 Investments and more. He has Increased sales revenue 100% as forecasted year-over-year [2013 compared to 2012].

Also, Jeff serves as a real estate consultant for 607 Investments. 607 Investments takes retail financing and construction of a QSR's land and building ONE GIANT step beyond the norm. They provide an ALL N ONE solution that takes the banks, personal monies, and cost over runs, out of a franchisees' vocabulary. Check out www.607investments.com.

Jeff is an active member of numerous real estate associations, is a CCIM Candidate, and was elected as the 2013 President of the St. Charles Real Estate Association in St. Charles, MO.

EDUCATION

University of North Carolina Charlotte

- Bachelor's in Political Science • Master of Public Administration
- Mike Lipsey School of Real Estate
- Dale Carnegie School of Excellence
- Andrew Lacey Group Real Estate Coaching
- Over 1,000 hours in real estate classroom training

MEMBERSHIPS & AFFILIATIONS

Licensed Real Estate Broker in Georgia, Florida, Missouri and Illinois Professional with over 20 years helping clients with their Commercial Real Estate needs.

Professional Affiliations



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