



**NIFAST DISTRIBUTION CENTER**  
**1623 TECHNOLOGY PARKWAY**  
**ROME , GA 30165**

### OFFERING SUMMARY

Price	\$1,912,500
Down Payment	35% / \$669,375
Loan Amount	\$1,243,125
Loan Type	Proposed New
Interest Rate / Amortization	5.25% / 25 Years
Rentable SF	30,000
Year Built	2005
Price/SF	\$63.75

### PROPERTY INVESTMENT SUMMARY

	CURRENT	PRO FORMA
CAP Rate	6.70%	7.32%
Net Operating Income	\$128,111	\$139,963



## INVESTMENT HIGHLIGHTS

- Strategically Located In A Regional Industrial Park
- Positioned Near the Neaton and Suzuki Manufacturing Plants
- Building Fully Sprinkled
- Logistically Positioned Between Chattanooga and Atlanta
- Loading Accommodations for Dock High, Delivery High and Grade Level.
- 25 Foot Clear on Ceiling Height

### EXCLUSIVELY LISTED BY:

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REVENUE		
Income	Current	Pro Forma
Base Rent		
Occupied Space	\$152,649	\$165,000
Gross Potential Rent	\$152,649	\$165,000
Gross Potential Income	\$152,649	\$165,000
Effective Gross Income	\$152,649	\$165,000
Total Expenses	\$24,538	\$25,037
Net Operating Income	\$128,111	\$139,963
Reserves	\$500	\$1,000
Net Cash Flow Before Debt Service	\$127,611	\$138,963
Debt Service	\$89,393	\$89,393
Debt Coverage Ratio	1.43	1.57
Net Cash Flow After Debt Service	5.71% / \$38,218	7.41% / \$49,570
Principal Reduction	\$51,693	\$51,693
Total Return	13.43% / \$89,911	15.13% / \$101,263

EXPENSES		
Real Estate Taxes	\$18,549	\$18,548
Insurance	\$5,489	\$5,489
Reserves	\$500	\$1,000
<b>Total Expenses</b>	<b>\$24,538</b>	<b>\$25,037</b>
<b>Expenses per SF</b>	<b>\$0.82</b>	<b>\$0.83</b>