# Marcus & Millichap

## **EXCLUSIVE INDUSTRIAL OFFERING**

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:

Alan Treadway, Jr. Associate Tel: (615) 997-2856 License: TN 00226652 alan.treadway@marcusmillichap.com www.marcusmillichap.com/WilliamTreadw ay Michael J. Fasano Broker Tel: (678) 808-2700 License: GA 352663 Michael.Fasano@marcusmillichap.com

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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	
Total Expenses	\$24,538	\$25,037	
Expenses per SF	\$0.82	\$0.83	

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