

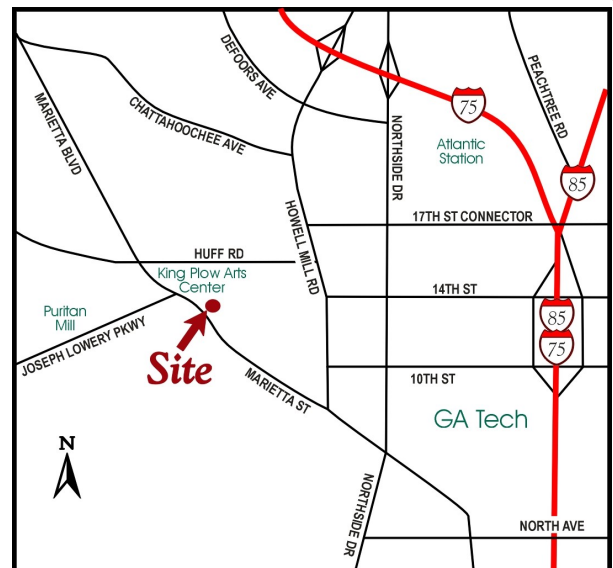
Midtown West Investment/User Sale Loft/Office Studio @ King Plow Arts Center



887 West Marietta Street NW, Unit S-107, Atlanta, GA 30318

SIZE: 1,940 RSF
SALE PRICE : \$350,000.00

- Modern Loft Office with Private Entrances
- 4 Offices and Cube Area for 4
- 2 Circular Staircases to Mezzanine Level
- 1 Private Parking Space & Parking for Employees in All Available Lots
- Conference Room/Glass
- Live/Work Possibility
- 1,940 SF
- Incredible Space...A Must See!
- Current Tenant Lease Expires 3/31/19



Dave Smith
404.869.2605
dave@joelandgranot.com

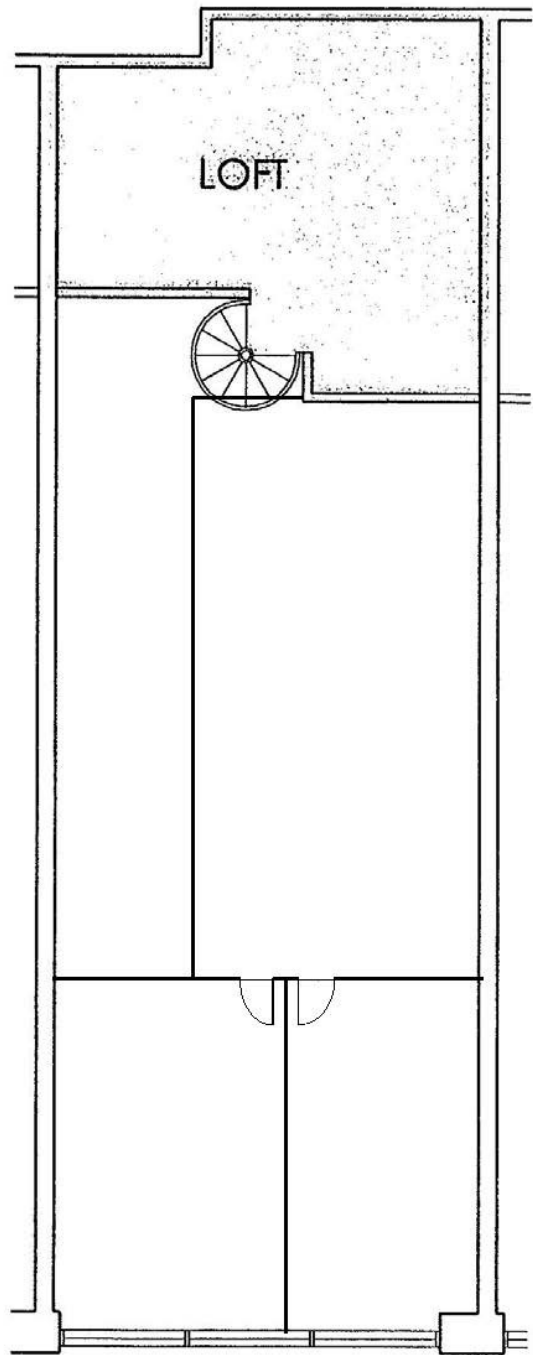
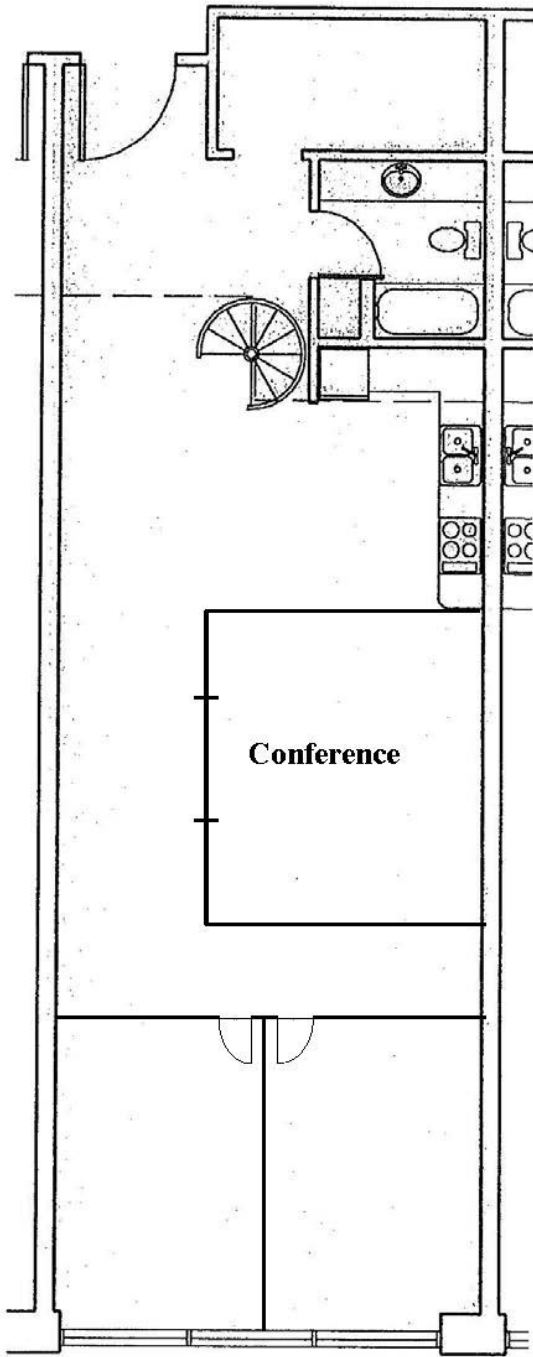
For complete details, please visit: www.joelandgranot.com



962 Howell Mill Road, Atlanta, GA 30318
(ph) 404.869.2600 | (fax) 404.869.2601

The information was obtained from sources we assume are reliable. We do not doubt its accuracy, however we do not guarantee it. No liability is assumed for errors and omissions. Information is subject to changes and withdrawal without notice.

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S-107
1,940 RSF



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1,940 RSF

Financial Analysis

<u>INCOME</u>		
	4/1/17 to 12/31/17	2018
Current Rent PSF	\$ 17.63	\$ 18.25
Current Gross Rent	\$ 22,800.00	\$ 35,400.00
 <u>EXPENSES</u>		
Operating Expenses (2016)		
Taxes:	\$ 5,638.40	
Insurance:	\$ 500.00	
Condo Fees:	\$ <u>3,902.40</u>	
TOTAL:	\$ 10,040.80	
Purchase Price	\$ 350,000.00	
Purchase Price/SF	\$ 180.00	
CAP RATE	6.9%	7.2%



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