



Exclusive Listing

FOR SALE

OWNER / USER OPPORTUNITY – 31,819 SF OFFICE BUILDING
15,500 SF AVAILABLE AND +/-15,500 SF LEASED

3850 HOLCOMB BRIDGE RD, BUILDING 400

SPALDING WOODS / PEACHTREE CORNERS

Nocross, GA 30092





**3850 HOLCOMB BRIDGE RD.
BUILDING 400
NORCROSS, GA 30092**

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This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owners of the Property (the "Owners"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owners and JGRE. Therefore, all projections, assumptions and other must be independently verified by the holder of this information.

Information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials may be described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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JGRE is representing the Sellers, not the Purchaser, in this transaction and will be paid by the Seller, not the Purchaser. Any cooperating Broker shall have written exclusive authorization from Purchaser and co-op commission, if any, to be paid by purchaser.

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. JGRE and the JGRE logo are service marks of Joel & Granot Real Estate, LLC and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

Benjamin C. Pargman is a licensed real estate salesperson with the Georgia Real Estate Commission license # 355944. Benjamin C. Pargman is also an inactive member of the State Bar of Georgia and the Florida Bar, graduated from the University of Florida Law School and practiced commercial real estate law prior to beginning a career in real estate brokerage and obtaining a license from the Georgia Real Estate Commission. Mr. Pargman is not representing seller or purchaser or any other party related to the Property as an attorney. No statement whether spoken, written or otherwise from Mr. Pargman is intended to be offered as legal advice nor should any such statement be deemed or received as legal advice and all parties should obtain independent legal advice regarding this transaction.



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Exclusively Presented By:

JOEL & GRANOT REAL ESTATE

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▶ EXECUTIVE SUMMARY

Joel & Granot Real Estate is pleased to present an exciting owner/user investment opportunity in Peachtree Corners/Norcross. This freestanding building is one of four buildings within the Spalding Woods Office Park located conveniently between GA400 and Peachtree Industrial Boulevard on Holcomb Bridge Rd.

The center offers ample parking of approximately 4:1,000 and excellent visibility and signage opportunities to Holcomb Bridge's 34,600 vehicle trips/day.

Its high visibility, convenient location, ample parking, and solid well maintained brick construction, make Spalding Woods 400 an exciting opportunity for the owner/user looking for space plus additional rental income.

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PROPERTY HIGHLIGHTS

- High visibility to Holcomb Bridge 34,600 VTD
- 4:1,000 ample parking
- Well built attractive brick construction
- Signage Available (subject to city codes)
- On 2.03 acres



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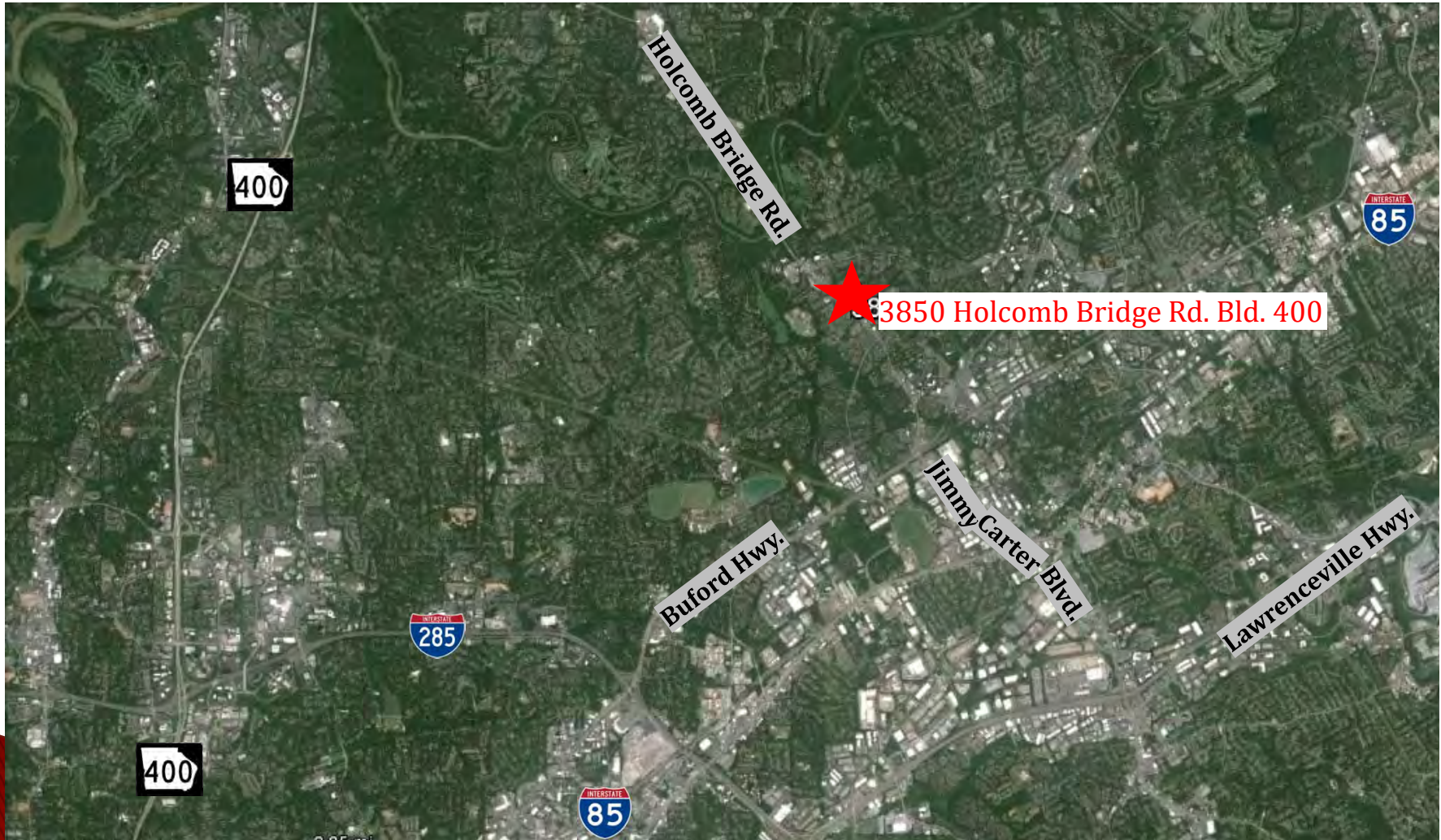
▶ **NEIGHBORHOOD MAP:**



Spalding Woods Business Park

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▶ **LOCATION MAP**





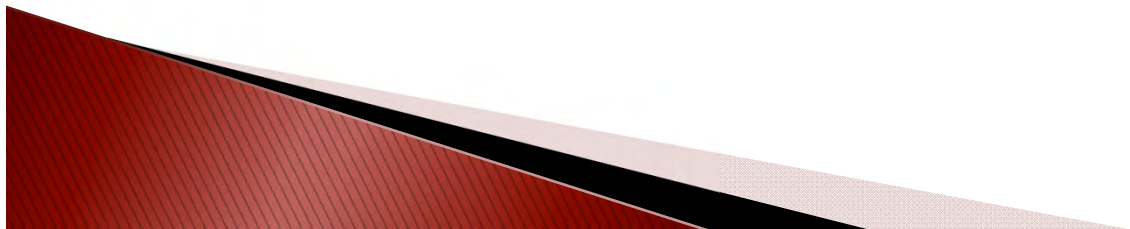
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▶ **RENT ROLL SUMMARY**

Floor	Square Feet	Monthly Income	Annual Income
4 tenants	15,327	\$14,143	\$154,876
Current Vacant (2 suites)	16,492	\$0.00	\$0.00
TOTAL	31,819	\$14,143	\$154,876

Current Occupancy as of June, 2016: 48.64% Leased

Detail rent roll available upon completion of registration and signing of confidentiality agreement





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▶ **OPERATING EXPENSES**

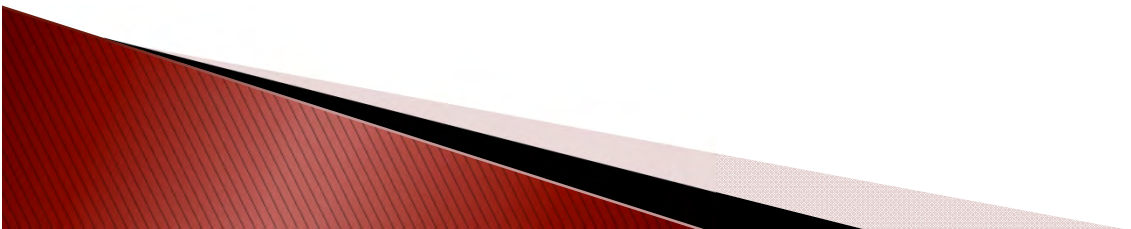
	2015	PSF
TAXES		
	\$ 23,169	\$ 0.73
INSURANCE		
	\$ 4,400	\$ 0.14
MAINTENANCE		
	\$ 15,060	\$ 0.47
UTILITIES		
	\$ 5,900	\$ 0.19
MISC MNG		
	\$ 8,400	\$ 0.26
TOTAL EXPENSES	\$ 56,929	\$ 1.79



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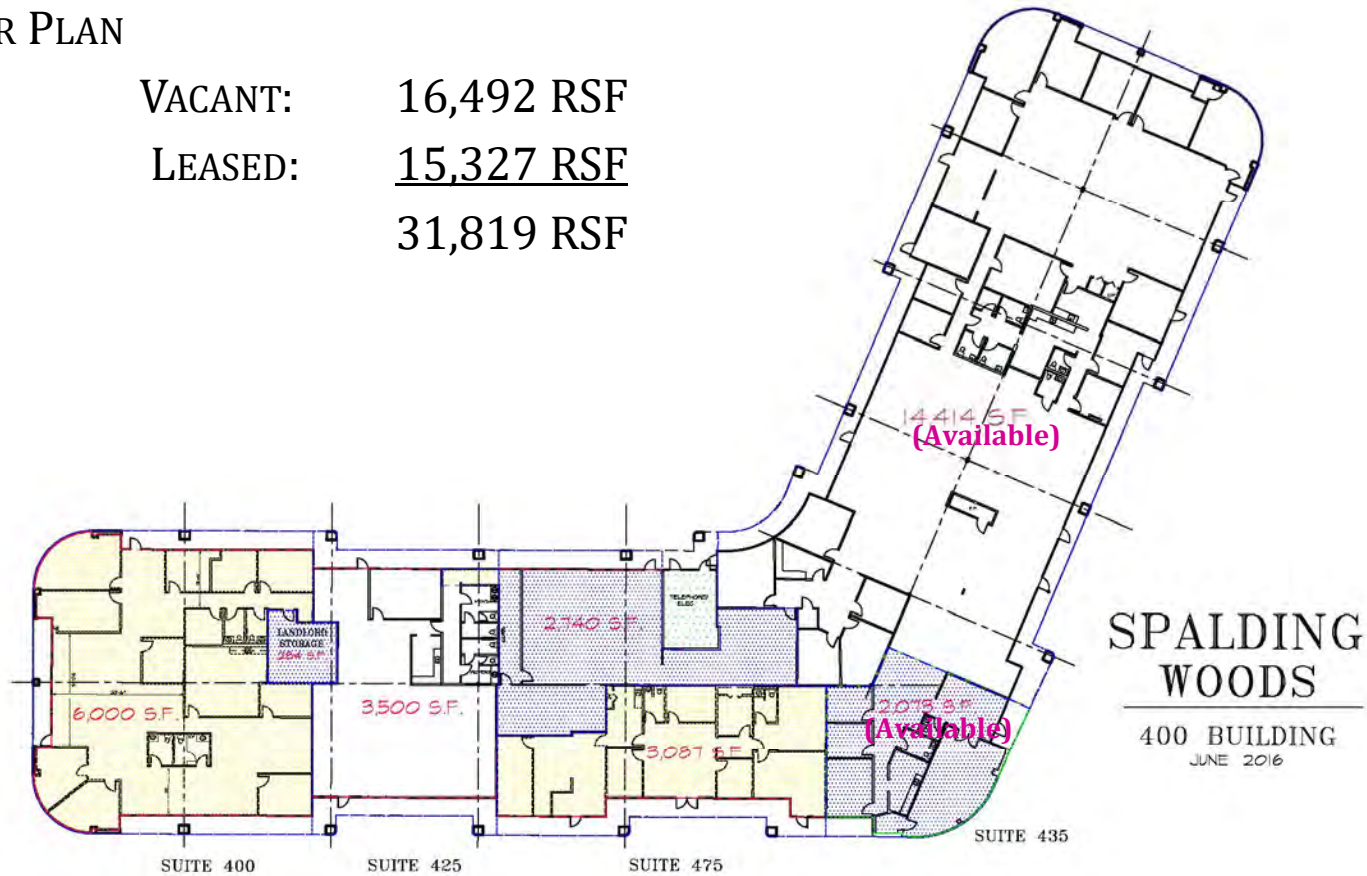
▶ **AN OWNER / USER FINANCIAL ANALYSIS**

2015	
Total SF	31,819
Current Total Leased SF	15,327
SF Subject to Tenant Improvement	16,492
Current Rent PSF	\$ 10.10
Current Gross Rent	\$154,875.85
Operating Expenses	\$ 56,929
Current NOI	\$ 97,947
Purchase Price	\$ 2,100,000
Purchase Price/SF	\$ 66.00
Estimated Tenant Improvement/SF	\$ 17.50
Stabilized Rent/SF	\$ 10.10
Stabilized Gross Rent	\$ 326,031
Stabilized Operating Expenses	\$ 58,352
Stabilized NOI	\$ 267,679
Purchase	\$ 2,100,000
Tenant Improvement	\$ 336,560
Closing Costs	\$ 21,000
Total Uses	\$ 2,457,560
STABILIZED CAP	11%



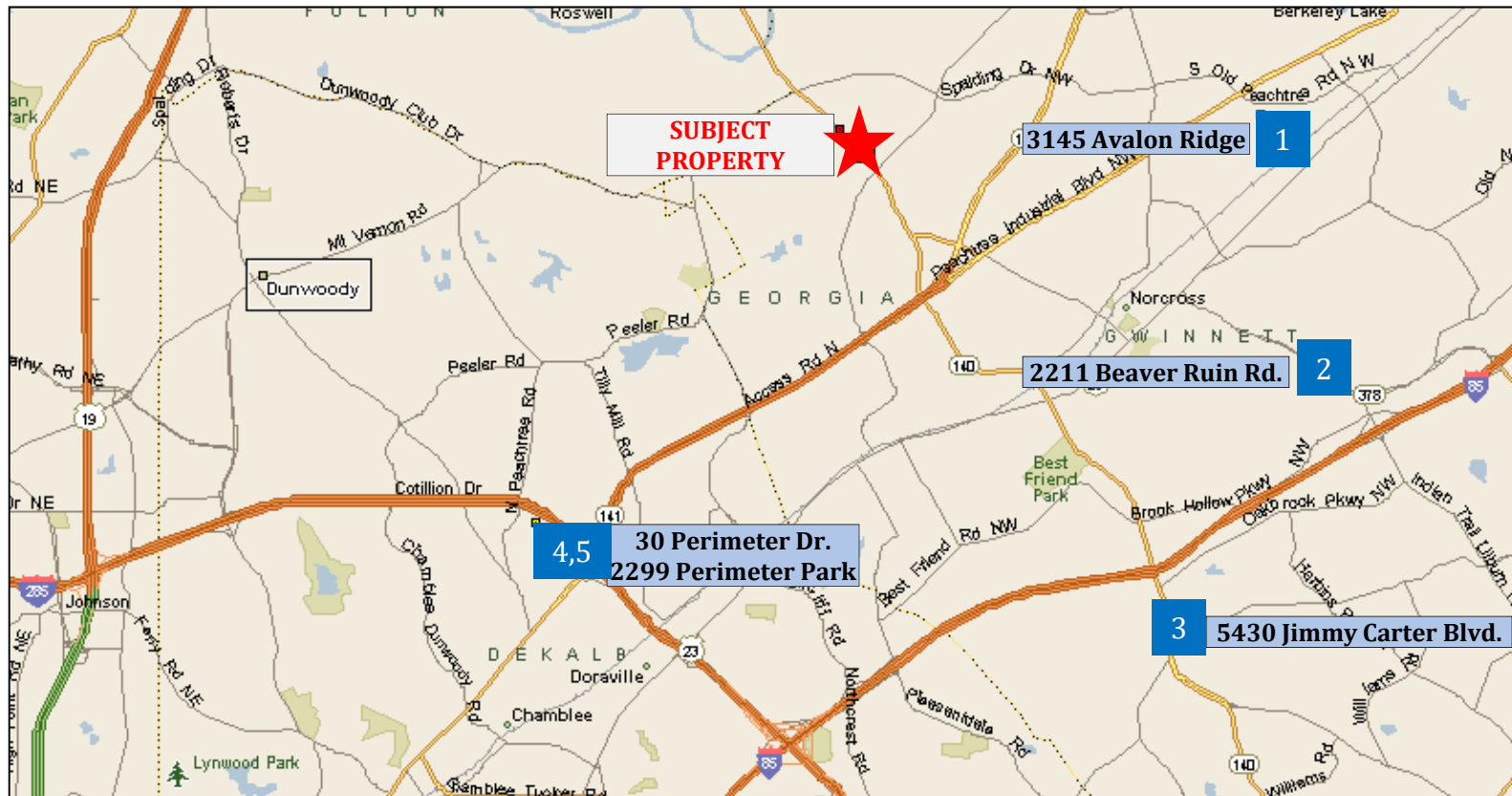
▶ FLOOR PLAN

VACANT: 16,492 RSF
LEASED: 15,327 RSF
31,819 RSF



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▶ **COMPARABLE SALES MAP**



BASIC CRITERIA:

Type of Property:	Office
Property Size:	20,000 -40,000 SF
Date of Sale:	From 5/10/2015 to Present
Sale Status:	Sold

▶ **COMPARABLE SALES**

Photo	Address	Sales Date	Price	PSF Price
1 	Avalon Center Office Park 3145 Avalon Ridge Pl Peachtree Corners, GA	10/9/2015	\$2,050,000	\$56.59
2 	2211 Beaver Ruin Rd. Norcross, GA	7/10/2015	\$2,294,671	\$66.39
3 	5430 Jimmy Carter Blvd. Norcross, GA	7/31/2015	\$2,010,000	\$70.53
4 	30 Perimeter Park Drive Atlanta, GA	1/27/2016	\$1,950,000	\$60.36
5 	2299 Perimeter Park Dr. Atlanta, GA	12/29/2015	\$3,000,000	\$75.00

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► PHOTOS



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