

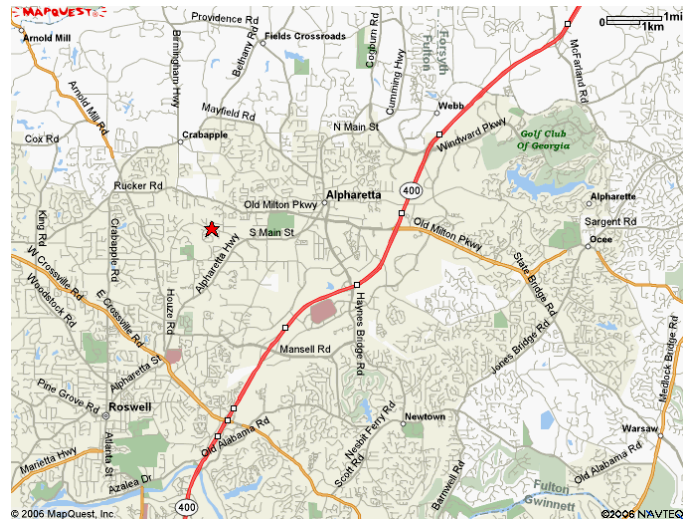
Property Type: Office Condominium 1115 Upper Hembree Road, Suite C Roswell, GA 30076

FOR SALE - Investment Property



Alpha Medical Plaza

- 1,999 s.f. Building - Sale
- 1,451 s.f. leased out to a dentist until 12/31/2009
- 548 s.f. available for an owner user
- Park at Your Front Door
- Available for immediately Occupancy
- Located 1 mile from North Fulton Hospital.



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INSIDE PHOTOS

*1115 Upper Hembree Road, Suite C
Roswell, GA 30076*



Information contained herein has been obtained from the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

EXECUTIVE SUMMARY

*1115 Upper Hembree Road, Suite C
Roswell, GA 30076*

Size+	1,999 s.f., second floor of a two story stucco office condominium
Asking Price	\$350,000.00 or \$175.09 p.s.f
Age	Built in 1992
Zoning	Property is zoned O & I
Utilities	All utilities are available to the site
Parking Ratio	4 spaces per 1,000 s.f.
Cap Rate	8.73%.

Building Expenses

Condominium Fees- including insurance, water, sewer	\$4,200
Property Taxes	\$3,500
Reserves	\$2,000
Total Expenses	\$9,700

Tenant	Suite	S.F.	Lease Exp.	Monthly Rent	S.F. Rate	How Long a Tenant	Tenant Expense	Security Deposit	Esc. Annually
Tammy Zeineddin, DDS	C-1	1,451	12/31/09	\$2,800	\$23.16	1/1/05	All expenses except condominium fees and property taxes	\$0	5%
Vacant	C-2	548							
Total		1,999		\$2,800	\$23.16			\$0	

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CASH FLOW

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Revenue	Annual Amount
Dr. Tommy Zeineddin	\$33,600
Vacant space (548 s.f. x \$16.00)	<u>\$ 8,678</u>
Total Revenue	\$42,368
5% Vacancy factor	<u>\$(2,118)</u>
Net Revenue	\$40,242
Building Expenses (see previous page)	<u>\$9,700</u>
Cash Flow	\$30,542
CAP Rate @ \$350,000	8.73%

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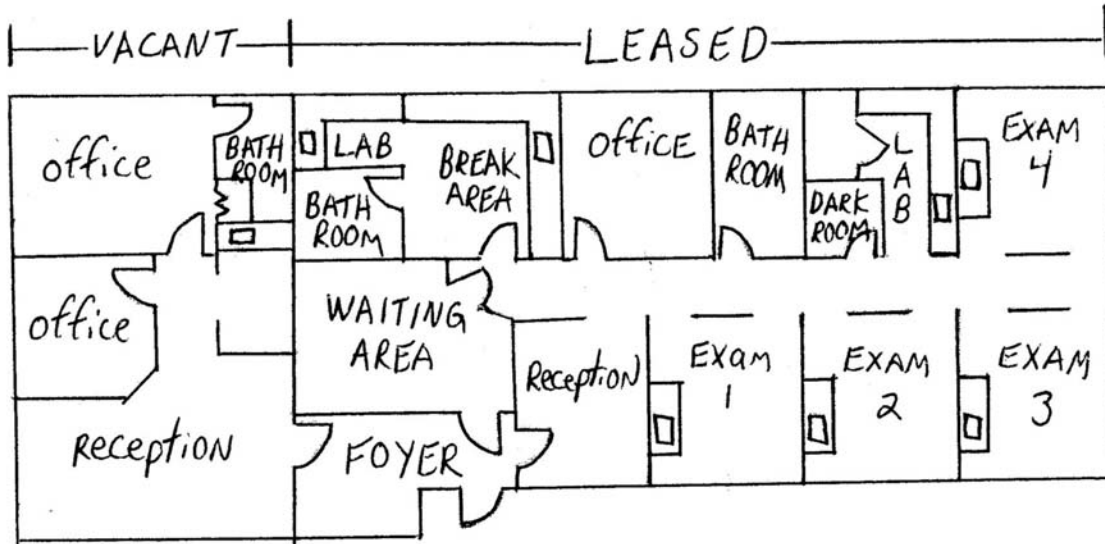
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FLOOR PLAN

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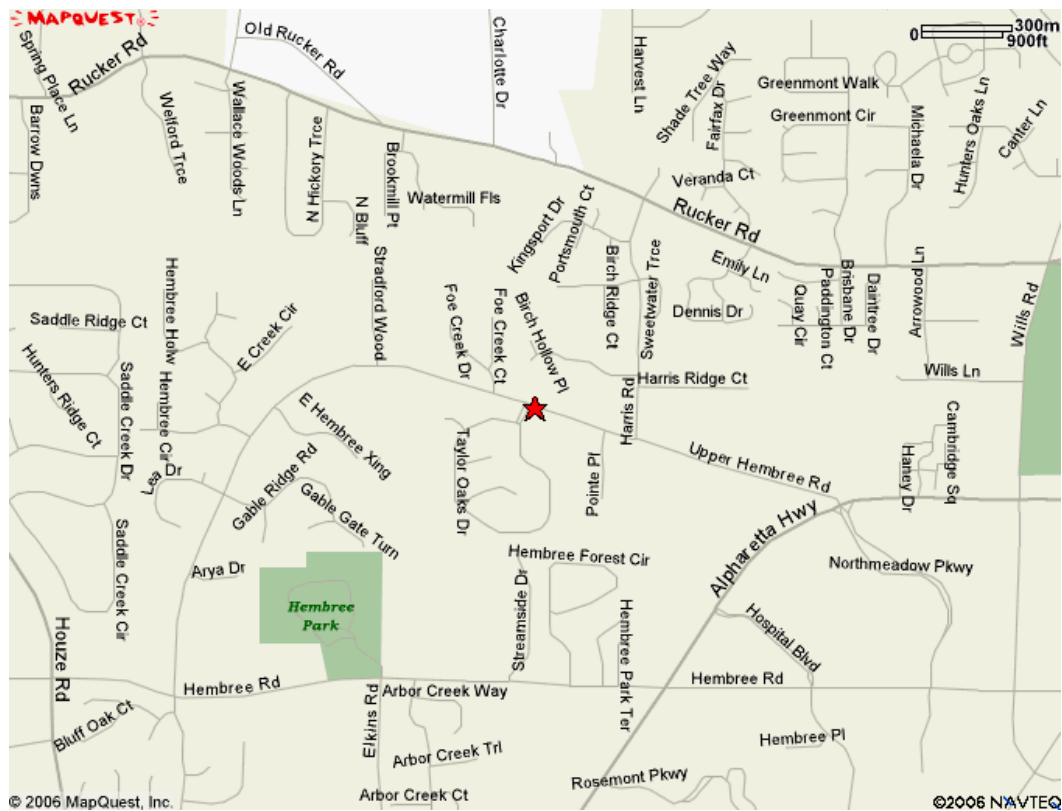


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LOCATION

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