

Outside Photos
Presidential Commons Office Park
3783 Presidential Parkway
Atlanta, GA 30340



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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

Presidential Commons Office Park
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Land Area	2.71 acres zoned M-1
Building Size	31,754 s.f., one story
Purchase Price	\$1,850,000 or \$58.26 s.f.
Building Age	36 years, built in 1969
Occupancy	65%, 17 tenants
Parking	170 spaces or 5.35/1000
Current Revenue	\$247,511 (average rent \$12.00 s.f., includes utilities)
Current Expenses	\$135,304 (\$4.18 s.f., includes a 10% leasing and management fee)
Current Cash Flow	\$112,207
Cap Rate @ 65% occupancy	6% Cap

For Additional Information Contact

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CASH FLOW ANALYSIS

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Current Revenue: (Average \$12.00 s.f.; 65% occupancy) \$247,511

Operating Expenses:

Management, Leasing (10%)	\$ 24,751	
Property Taxes	\$ 28,218	
Utilities	\$ 50,135	
Insurance	\$ 2,609	
Landscaping	\$ 6,281	
Security	\$ 2,100	
Janitorial	\$ 10,850	
Pest Control	\$ 360	
Repairs, Maintenance & Reserves	<u>\$ 10,000</u>	
Total Expenses (\$4.18 s.f.)		\$135,304

Net Operating Income \$112,207

Cap Rate @ 65% Occupancy 6%

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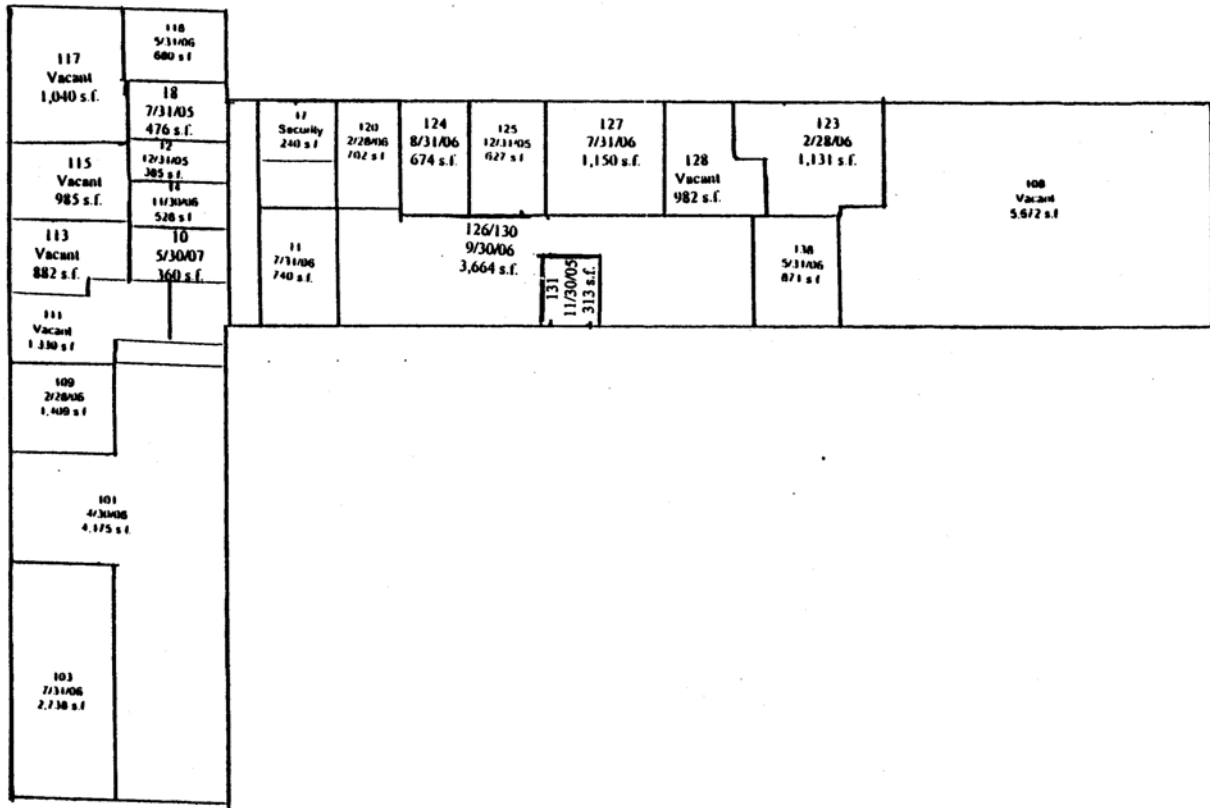
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Floor Plan

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General Construction Features

Foundation:	Reinforced concrete footings. Reinforced concrete slab on grade.
Structural	Light steel post and beam. Roof framing is steel or wood joists.
Roof:	Built up over plywood or steel decking.
Exteriors:	Fixed single-pane plate glass in aluminum frames; stucco on metal lath; stone aggregate glued on plywood. Entry doors are plate glass in aluminum frames.
Interior Finish:	Typical features include carpet floor coverings in hallways, offices and waiting rooms; 2' x 4 suspended acoustical tile ceilings; hollow core interior doors, recessed florescent lighting.
HVAC:	Split-system, forced-air systems with closet-mounted heater/blowers and roof mounted compressors.
Plumbing:	Copper or PVC supply lines, cast iron or PVC waste lines assumed.
Electrical:	Adequate electrical service and typical complement of electrical service outlets/switches in each suite. Most lighting is lay-in 2 x 4 florescent fixtures.
Paving/Walks:	Concrete, walkways, macadam-surfaced drive and parking areas, concrete curbing, marked parking spaces.

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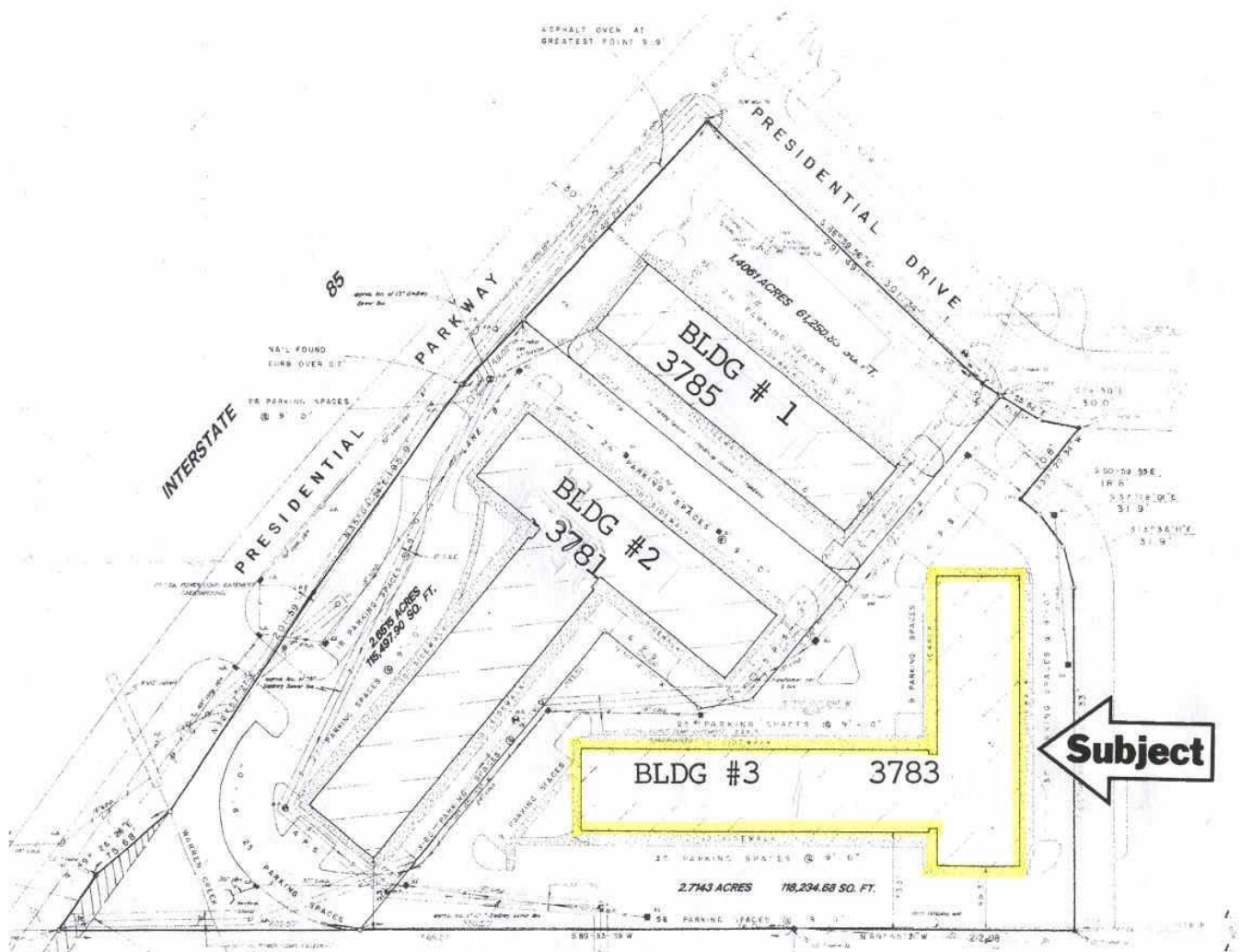
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SURVEY

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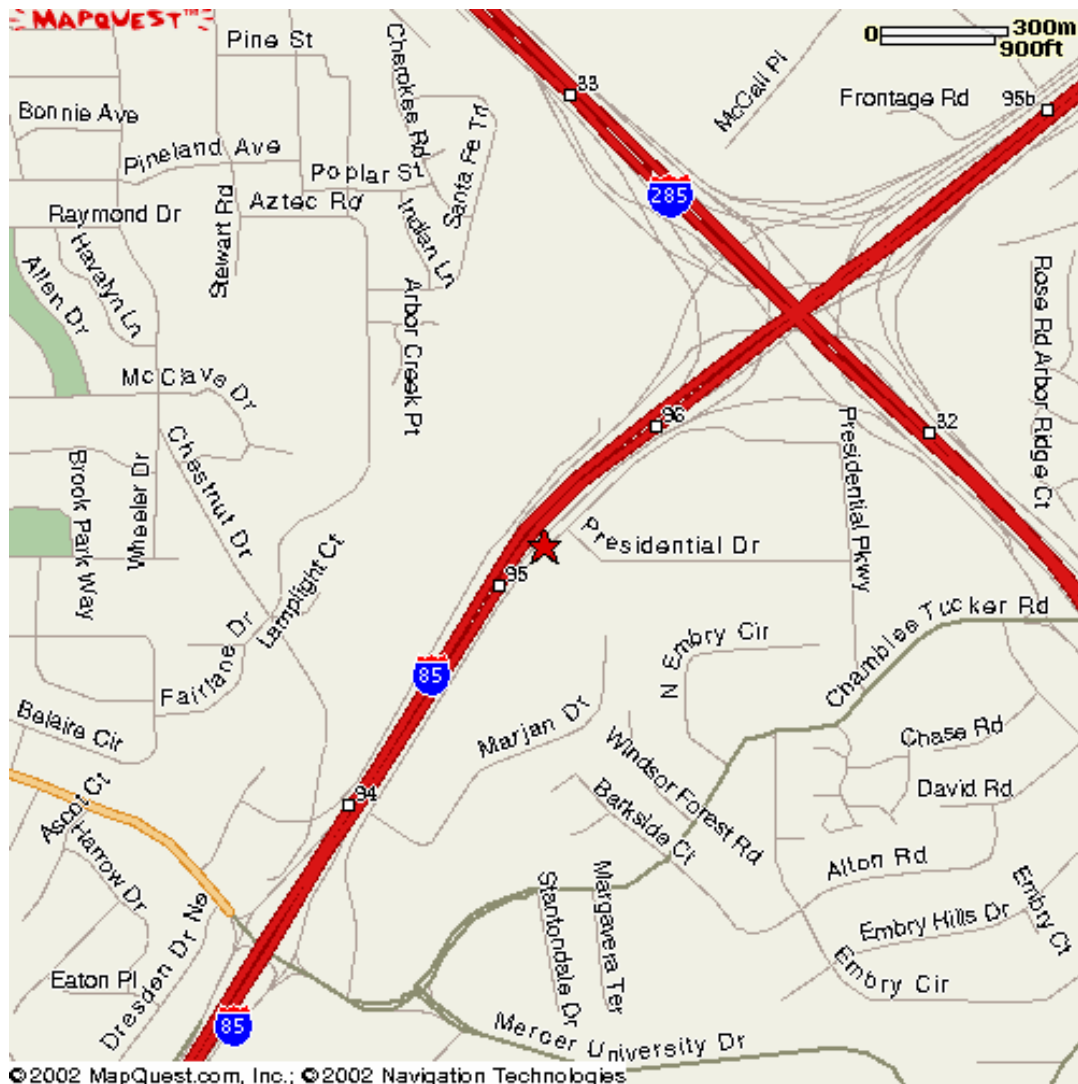
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LOCATION

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