

JILES PLAZA FOR SALE

KENNESAW, GEORGIA \$ 3,200,000



EXCELLENT LOCATION ON THIS WELL ESTABLISHED SHOPPING PLAZA, WITH THIRTEEN UNITS ENCOMPASSING A TOTAL OF 14,160 SQ FT

SITUATED ON 1.69 ACRES, AT THE CORNER OF N MAIN ST AND JILES RD, IN A RAPIDLY EXPANDING AREA

BLOCK CONSTRUCTION AND BUILT IN 2003, THIS NEWER CENTER IS ABSENTEE OWNED, AND OFFERS TREMENDOUS UPSIDE TO A MORE LOCALLY OWNED & MANAGED BUYER

LEASES ARE MODIFIED NET, WITH MOST EXPENSES PASSED ALONG AS CAM

VALUE ADDED OPPORTUNITY FOR BOTH RENTAL INCREASES AND LONG TERM APPRECIATION

ABUNDANT PARKING, EXCELLENT INGRESS / EGRESS, & TREMENDOUS VISIBILITY FROM ALL DIRECTIONS

HIGH TRAFFIC COUNT AT THIS SIGNALIZED CORNER

TENANT MIX OFFERS RESTAURANTS, CLEANERS, INSURANCE, SALONS, AND OTHER SIMILAR BUSINESSES

LEASES HAVE ANNUAL INCREASES, OPTIONS TO RENEW, AND VARYING EXPIRATION DATES



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Viewer must verify the information and bears all risks for any inaccuracies.



PATRICK CALHOON—CENTURY 21 FINDLEY REAL ESTATE INC
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NONRESIDENT AFFILIATED COMMERCIAL REAL ESTATE BROKER IN GA

AFFILIATED AND OR LICENSED IN :
FL, GA, CT, TN,
SC, NC, & MA!

3055 N MAIN ST, KENNESAW
14,160 SQ FT SHOPPING CENTER—\$ 3,200,000



PRO-FORMA RENTAL INCOME RENT ROLL :

PROJECTED INCOME W/CAM \$ 360,494

LESS PROJECTED EXPENSES :

REAL ESTATE TAXES	33,000
INSURANCE	2,800
REPAIRS & MAINTENANCE (2%)	7,209
UTILITIES	9,000
VACANCY FACTOR (5%)	<u>18,024</u>

TOTAL PROJECTED EXPENSES : \$ 70,033

PROJECTED CASH FLOW : \$ 290,461

CAP RATE BASED ON ASKING PRICE = 9.00%

THE ABOVE PRO-FORMA ASSUMES AN
OWNER MANAGED BUILDING

CURRENTLY HAS 3,750 SQ FT VACANT

COMPLETE RENT ROLL INFORMATION
AVAILABLE WITH SIGNED CONFIDENTIALITY
AGREEMENT



KENNESAW IS LOCATED ABOUT 20 MILES NORTH-
WEST OF ATLANTA, AND IS PART OF COBB
COUNTY, WHICH HAS A POPULATION OF ABOUT
680,000 PEOPLE, WITH THE SECOND HIGHEST PER
CAPITA INCOME IN THE STATE OF GEORGIA

MORE INFORMATION ON THE CITY MAY BE
FOUND AT : <http://ga-kennesaw.civicplus.com>

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