

Marietta Commercial Plaza
 562 Wylie Road
 Marietta, GA 30067

Commercial Strip - For Sale



INVESTMENT HIGHLIGHTS

- ◆ **Bank-Owned, Priced at \$57.89 per Square Foot**
- ◆ **Attractive Seller Financing Program offered though Bank/Owner**
- ◆ **Potential Additional NOI of \$343,000 based on \$9.50/SF NNN**
- ◆ **48,800 Gross Square Foot Multi-Tenant Commercial Center on 3.84 Acres**
- ◆ **Convenient to I-75 and S. Marietta Pkwy with exposure to 32,000 Cars per Day**

OFFERING SUMMARY

Price	\$	2,825,000
Price per Square Foot (GLA)	\$	57.89
Gross Leaseable Area (GLA)		48,800
Current Occupancy		45%
Year Built/Renovated		1984 / 2003
Lot Size		3.84 Acres
CAP Rate - Current		2.3%
CAP Rate - Proforma		14.4%



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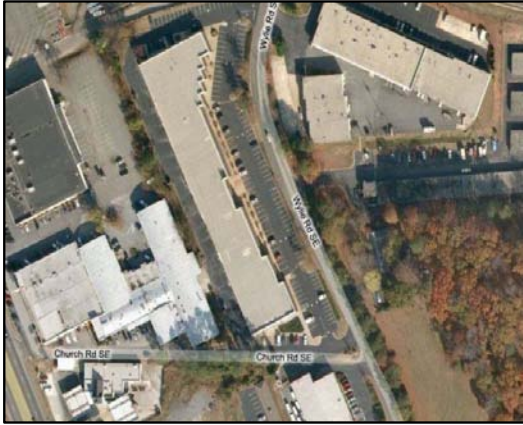
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This information has been secured from sources believed to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



INVESTMENT HIGHLIGHTS

INCOME	Current	Proforma
Base Rent		
Occupied Space	133,068	463,600
Vacant Space at Market Rent	256,500	
Gross Potential Rent	389,568	463,600
Expense Reimbursements	60,001	94,249
Gross Potential Income	449,569	557,849
Vacancy/Collection Allowance	(296,257)	(55,785)
Effective Gross Income	153,311	502,064
Total Expenses	<u>(88,998)</u>	<u>(94,249)</u>
Net Operating Income	64,313	407,815

INVESTMENT OVERVIEW

Batson-Cook Realty is pleased to present this approximate 48,800 SF multi-tenant commercial center in Marietta, GA. Marietta Commercial Plaza was originally constructed in 1984, was renovated in 2006 and sits on 3.84 acres. The property consists of multiple lease bays with exposure to South Marietta Parkway.

Marietta Commercial Plaza boasts excellent proximity to I-75 and South Marietta Parkway with over 32,000 vehicles per day. The property is situated between I-75 and commercially vibrant Cobb Parkway. This property is bank owned offering an investor an excellent opportunity to purchase this property at a very low cost basis.

EXPENSES

Real Estate Taxes	39,297	39,297
Insurance	10,248	10,248
Electric	2,900	2,900
Water & Sewer	2,700	2,700
Landscaping	4,851	5,700
Parking Lot	2,160	3,600
Repairs & Maintenance	1,500	1,500
Management Fee	15,583	18,544
Reserves/Replacements	9,760	9,760
Total Expenses	88,998	94,249
Expenses per SF	1.82	1.93



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