

INVESTMENT SALE – Four Buildings plus 6+/- Acres

7,700+/- and 8,400+/- Sq. Ft. Warehouse/Office Buildings
+ 30,600+/- Sq. Ft. Industrial and RV Storage Facilities

Price Reduced!



**1506 & 1526 Fullenwider Road
Gainesville, Georgia 30507**



For additional information, contact:
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Individual
Members



THE
SIMPSON
COMPANY
REAL ESTATE

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- **Good CAP Rate with Upside Potential**
- **Dock Highs , Drive-Ins**
- **Excellent visibility from Candler Road**
- **Some outside storage**
- **Approx. 1 mile from I-985**
- **Asking Price: ~~\$1,500,000~~ **\$1,250,000****

Rent Roll

Site Information

1506 Fullenwider Road, Building A

Rent Roll

Suite	Flr	Va	Tenant	Dates		SqFt	\$/SqFt	\$/Year	Incr	CAM
1			Lanier Scrap Metal	10/1/2008	12/31/2014	7,800	\$3.46	\$27,000.00	\$250.00	\$0.00

Proforma Annual Rental Income:	\$27,000.00	Rental Income:	\$27,000.00
Proforma Annual CAM Income:	0.00	CAM Income:	0.00
Proforma Annual Total Income:	\$27,000.00	Lease Annual Income:	27,000.00
		TOTAL Annual Income:	\$27,000.00
Total Expenses (2009):	\$3,588.00	Total Expenses (2009):	3,588.00
Total Proforma NOI:	\$23,412.00	Total NOI:	\$23,412.00

1512 & 1520 Fullenwider Road

Rent Roll

Suite	Flr	Va	Tenant	Dates		SqFt	\$/SqFt	\$/Year	Incr	CAM
1-22			Occupied			900/unit	\$4.28	\$84,888.00		\$0.00
23-34		Vac	Vacant			900/unit	\$4.00	\$0.00		\$0.00

Proforma Annual Rental Income:	\$129,285.00	Rental Income:	\$84,888.00
Proforma Annual CAM Income:	0.00	CAM Income:	0.00
Proforma Annual Total Income:	\$129,285.00	Lease Annual Income:	\$84,888.00
		TOTAL Annual Income:	\$84,888.00
Total Expenses (2009):	\$18,398.79	Total Expenses (2009):	\$18,398.79
Total Proforma NOI:	\$110,886.21	Total NOI:	\$66,489.21

1526 Fullenwider Road

Rent Roll

Suite	Flr	Va	Tenant	Dates		SqFt	\$/SqFt	\$/Year	Incr	CAM
1			Midtown Towing	10/1/2011	11/30/2013	8,400	\$4.24	\$36,000.00		\$0.00

Proforma Annual Rental Income:	\$36,000.00	Rental Income:	\$36,000.00
Proforma Annual CAM Income:	0.00	CAM Income:	0.00
Proforma Annual Total Income:	\$36,000.00	Lease Annual Income:	36,000.00
		TOTAL Annual Income:	\$36,000.00
Total Expenses (2009):	\$3,948.00	Total Expenses (2009):	3,948.00
Total Proforma NOI:	\$32,052.00	Total NOI:	\$32,052.00
Total Proforma Annual Income:	\$192,285.00	Proforma CAP Rate:	13.31%
Total Expenses (2009):	\$25,934.79		
Total Proforma NOI:	\$166,350.21		

The information above has been obtained from sources believed reliable. We do not doubt its accuracy but have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You should conduct an individual evaluation with your own advisors as to the suitability of this property.