

MULTI-TENANT OFFICE INVESTMENT PROPERTY

3040 Holcomb Bridge Road. | Norcross, GA 30071



Two story, well-maintained building
with diversified rent roll.



**ATLANTA LEASING
& INVESTMENT**

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This Offering Package contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation.

Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

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MULTI-TENANT OFFICE INVESTMENT PROPERTY

OFFERING PRICE *Please inquire*

ADDRESS 3040 Holcomb Bridge Rd, Norcross, GA 30071

SQUARE FEET 15,185

ACREAGE .73 acres (31,799 SF)

ZONING C-2, City of Norcross, Gwinnett County District 2

EXECUTIVE SUMMARY

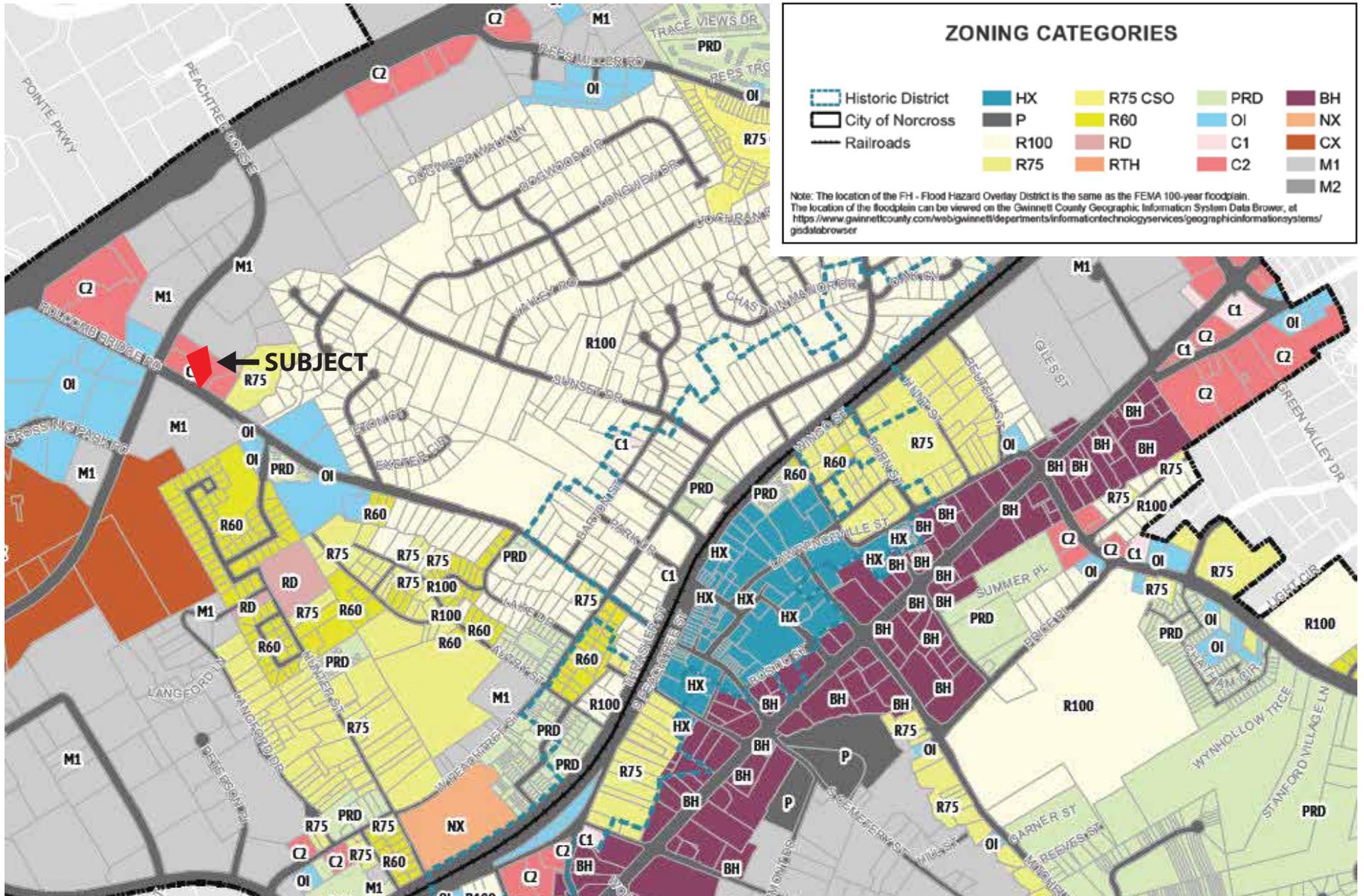
Atlanta Leasing Investment is pleased to offer 3040 Holcomb Bridge Rd (the "Property") for purchase. The Property consists of a two story multi-tenant office building measuring +/- 15,185 square feet on a .73 acre lot in the City of Norcross. The Property has consistently maintained high occupancy (currently 92% leased) and tenants' average time of occupancy is 8.5 years. Managed and maintained by a single owner since 2002, the Property is in excellent condition and demised into 15 efficient tenant-friendly layouts. The Property has recently been painted and is being sold with surplus HVAC units.

PROPERTY OVERVIEW

Crossings Center Office Park is a 5 building office park with incredible access to the North Metro area. Each building is privately owned, and the parking lots and landscaping are owned in common. The attractively landscaped setting is located in Norcross (just east of Peachtree Corners) at the intersection of Holcomb Bridge Road and Atlantic Boulevard, one block east of Peachtree Industrial Boulevard. Interstate 285 is 3.5 miles south, Interstate 85 is 2 exits east, and GA 400 is 2 exits west.

The Crossing Center 1 Office Buildings are stylish, highly improved, and well-appointed office buildings with excellent exposure on Holcomb Bridge Road with a traffic count of approximately 15,000 vehicles per day. The Property's flexible zoning (C-2) allows for a variety of uses. The Property's location, finishes and amenities have enabled the buildings to maintain a high occupancy level.

ZONING



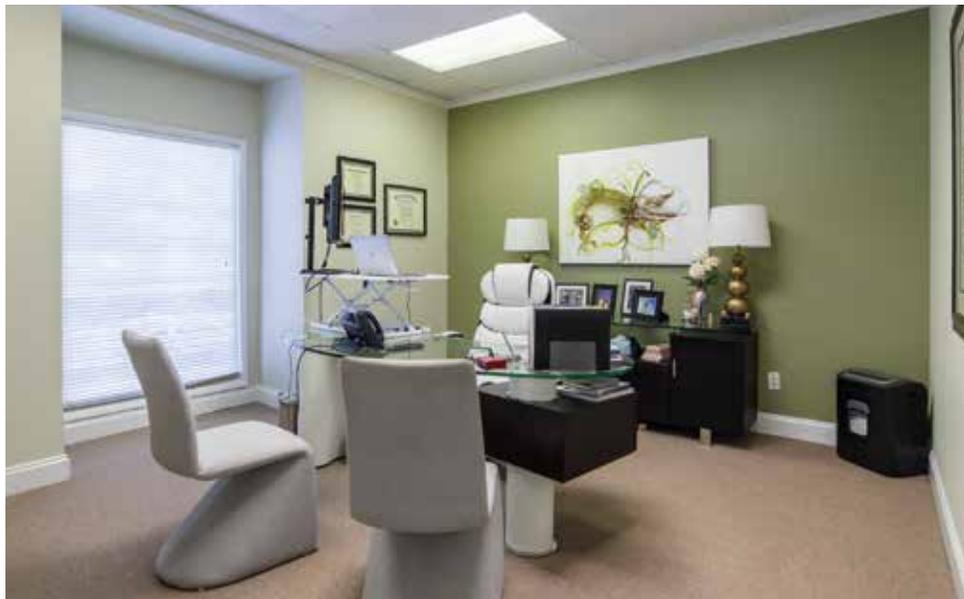
SURVEY



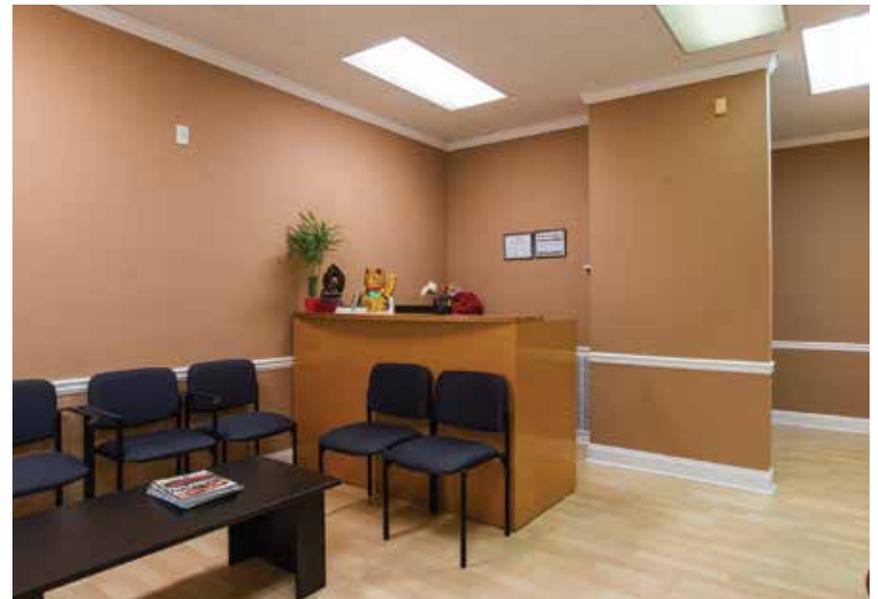
PROPERTY PHOTOS



PROPERTY PHOTOS

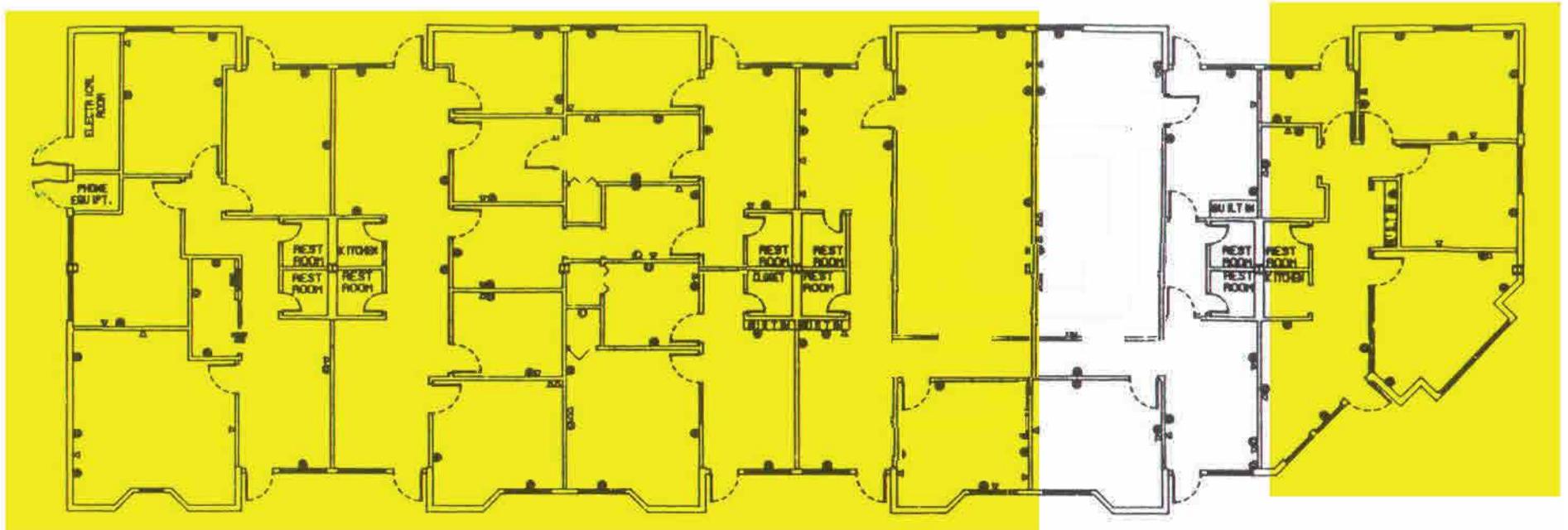


PROPERTY PHOTOS



FLOOR PLANS

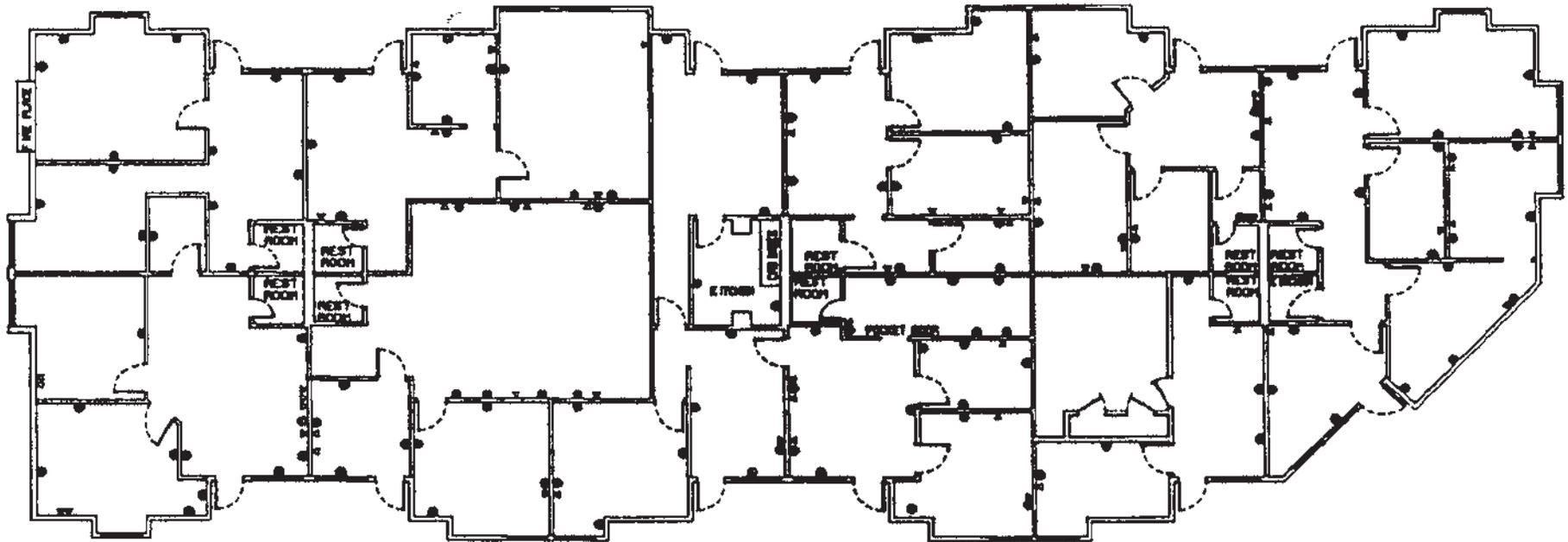
FIRST FLOOR



0 10 20 30 40 50 60 70 80 90 100
METERS

FLOOR PLANS

SECOND FLOOR



0 1 2 3 4 5 6 7 8 9 10
100' 0" 0"

FINANCIALS

DIRECT CAPITALIZATION ANALYSIS

3040 Holcomb Bridge Road, Norcross, GA 30071

2020 Projected @ Current Occupancy

Income			RSF	Rate/SF	Total
Gross Potential Rent			15,185	13.28	203,387
Other Income - Reimbursements			15,185	0.46	6,985
Total Income					201,372
Less Vacancy and Credit Loss Allow	@	7.90%		1.06	16,059
Effective Gross Income (EGI)				12.80	194,313
Operating Expenses					
Real Estate/Other Taxes		2019		1.07	16,248
Utilities		2019		1.40	21,259
Insurance		2019		0.26	3,948
Repairs & Maintenance		2019		1.20	18,222
Janitorial & Trash Removal		2019		0.14	2,126
Water, Sewer & Landscaping		2019		0.72	10,933
Management Fee	@	5.00%	Market	0.67	10,169
Total Operating Expenses				5.46	82,906
Net Operating Income (NOI)				7.34	111,407
Debt Service		992,063		-3.11	-47,241
20 years					
5.00% rate					
Free Cash Flow					64,166
Capitalization of Net Operating Income	9.28%	@	\$1,200,000	Purchase Price	
Cash on Cash Return	22.214%	with	\$305,250	Equity Investment (25% of Purch Price)	

AREA POINTS/DEVELOPMENTS OF INTEREST

- 1 Crossings Center
3040 Holcomb Bridge Road
- 2 Panera Bread Co
3280 Holcomb Bridge Rd
- 3 Chick-fil-a
6105 Peachtree Pkwy
- 4 Happy Sumo
6135 Peachtree Pkwy
- 5 Bobbys Burgers
6050 Peachtree Pkwy
- 6 Three Dollar Cafe
6050 Peachtree Pkwy
- 7 Burger Fi
6141 Peachtree Pkwy #200
- 8 Corner Bakery Cafe
6050 Peachtree Pkwy #500
- 9 Crossing Steak House
40 S Peachtree St
- 10 Dominicks Italian
95 S Peachtree St
- 11 Mojitos
35 S Peachtree St
- 12 The Iron Horse Tavern
29 Jones St NW #2505
- 13 Zapata Tacos and Tequila Bar
15 Jones St NW
- 14 Paizanos Pizza
7 Jones St NW
- 15 Zaxbys Chicken
6895 Jimmy Carter Blvd
- 16 Frontera Mex-Mex Grill
7190 Jimmy Carter Blvd
- 17 Crown Sports Bar
7075 Jimmy Carter Blvd
- 18 Mazzy's Sports bar
7160 Jimmy Carter Blvd
- 19 Starbucks
3200 Holcomb Bridge Rd
- 20 45 South Cafe
45 S Peachtree St
- 21 Blue House
62 College St NW
- 22 Homewood Suites
450 Technology Pkwy NW
- 23 Courtyard
3209 Holcomb Bridge Rd
- 24 Holiday Inn Express
7035 Jimmy Carter Blvd
- 25 Hyatt Place
5600 Peachtree Pkwy
- 26 Hampton Inn
440 Technology Pkwy NW
- 27 Hilton Hotel Atlanta North West
5993 Peachtree Industrial Blvd
- 28 Residence Inn
5500 Triangle Dr NW
- 29 Extended Stay America
7065 Jimmy Carter Blvd
- 30 Atlanta Marriott Peachtree Corners
475 Technology Pkwy NW
- 31 Home 2 Suites
5800 Peachtree Industrial Blvd
- 32 Garden Plaza Atlanta
6050 Peachtree Industrial Blvd
- 33 Target
3200 Holcomb Bridge Rd
- 34 Dicks Sporting Goods
6050 Peachtree Pkwy
- 35 Aldi
6135 Peachtree Pkwy
- 36 Walgreens
5985 Peachtree Pkwy
- 37 Publix
3200 Holcomb Bridge Rd
- 38 Forum Shopping Center
5155 Peachtree Pkwy
- 39 LA Fitness
6131 Peachtree Pkwy
- 40 Lifetime Fitness
6350 Courtside Dr NW
- 41 Crossfit Tipping Point
6760 Jimmy Carter Blvd
- 42 Body Visions Personal Training
738 Holcomb Bridge Rd
- 43 Anytime Fitness
3435 Medlock Bridge Rd
- 44 Wesleyan School
5405 Spalding Dr
- 45 Norcross High School
5300 Spalding Dr
- 46 Norcross Elementary School
150 Hunt Street
- 47 Summerour Middle School
321 Price Pl NW
- 48 Berkeley Hills CC
2300 Pond Rd
- 49 YMCA
5600 W Jones Bridge Rd
- 50 Thrasher Park
93 Park Dr
- 51 Lilian Webb Park
5 College St NW
- 52 Rossie Brundage Park
339-437 Autry St NW

AREA POINTS/DEVELOPMENTS OF INTEREST

