

Southbridge Crossing
Information Sheet
Purchase Price = \$713250

Income-Monthly					
Unit Number	Tenant	Sq Ft Occupied	Gross Rent Amt	Less CAM	Net Rent Amt
1	1st Franklin Financial	1200	\$ 1,745	\$ 315	\$ 1,430
2	Barber Shop	1200	\$ 1,250	\$ 275	\$ 975
3	Edward Jones		\$ 1,400	\$ 200	\$ 1,600
4	Vacant				
Totals		4800	\$ 4,395	\$ 790	\$ 3,605

Purchase Price Calculation Based on 8% CAP Rate			
Net Monthly Rent	Net Yearly Rent	Purchase Price	
\$ 4,755	\$ 57,060	\$ 713,250	

CAM Expense Breakdown			
Payor	Category	Monthly Expenses	Yearly Expenses
Waste Mgmt	Dumpster	\$ 142	\$ 1,709
Grassman	Lawncare	\$ 183	\$ 2,196
Chemlawn	Lawncare	\$ 42	\$ 504
City of Stockbridge	Outside Water	\$ 8	\$ 102
City of Stockbridge	Inside Water(Avg)	\$ 50	\$ 600
Ga Power	House Meter	\$ 100	\$ 1,200
State Farm	Insurance	\$ -	\$ 395
Henry Tax Comm.	Property Taxes	\$ -	\$ 6,185
		Total Yrly Expenses	\$ 12,891

More Information	
Location:	4655 North Henry Blvd, Stockbridge, Ga. The road is the major highway that travels through the heart of Stockbridge. Other alias' for this road are State Hwy 42, State Hwy 138, and General Ray Davis Memorial Hwy. The center is a corner lot with a traffic light for easy access onto the Highway, as well as easy back access to the side streets. The center is next to Stockbridge Elementary School.
Traffic Counts	About 30k+ cars per day
Year Built	2000
Type Construction	Steel Building with Brick & Stucco Veneer
Information of Interest:	The City of Stockbridge has plans available in their City Hall of a proposed "New Downtown" that will enhance the northern border of this property and offers the owner a great deal of upside potential.