



The Elm at Ball Ground

480 Old Canton Rd., Ball Ground, GA 30107



The Elm at Ball Ground

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Demographics

Exclusively Marketed by:



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We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

THE ELM AT BALL GROUND

Executive Summary

Investment Summary

01

OFFERING SUMMARY

ADDRESS	480 Old Canton Rd. Ball Ground GA 30107
NET RENTABLE AREA (SF)	25,012
LAND ACRES	1.68
LAND SF	73,186 SF
YEAR RENOVATED	2024

FINANCIAL SUMMARY

PRICE	\$4,500,000
PRICE PSF	\$179.91
OCCUPANCY	100%
NOI (CURRENT)	\$300,035
NOI (Pro Forma)	\$351,844
CAP RATE (CURRENT)	6.67%
CAP RATE (PRO FORMA)	7.82%

DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
2025 Population	13,433	88,512	278,108
2025 Median HH Income	\$92,662	\$98,224	\$113,286
2025 Average HH Income	\$115,508	\$129,576	\$149,947

Investment in The Elm

11 current tenants, and 13 total tenant spaces ranging from 644SF to over 8,000SF with current occupancy rate of 89%. These private office suites have been fully renovated and are suitable for both small and growing businesses with some sharing access to common areas, including bathrooms and some with fitted with fully private bathrooms. The two suites remaining for lease include 1700+SF "lunchroom" - an open area space that is perfect blank space for incoming business, and a 990SF space fit for commercial kitchen, or could easily be fitted for offices with private bathroom. This building has unique feel being the renovated former Ball Ground Elementary School.

Annualized Proforma NOI, based on 100% occupancy is over \$350,000 with all leases in place having annual escalations of at least 3%. Common Area Maintenance Fees are paid by all tenants and cover expenses such as utilities, landscaping, trash services, security and janitorial expenses.

THE ELM AT BALL GROUND

02

Location

Location Summary

Regional Map

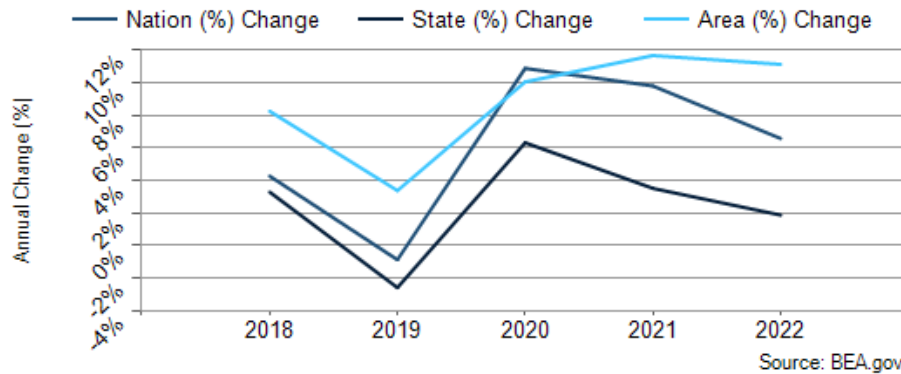
Aerial Map

Drive Times (Heat Map)

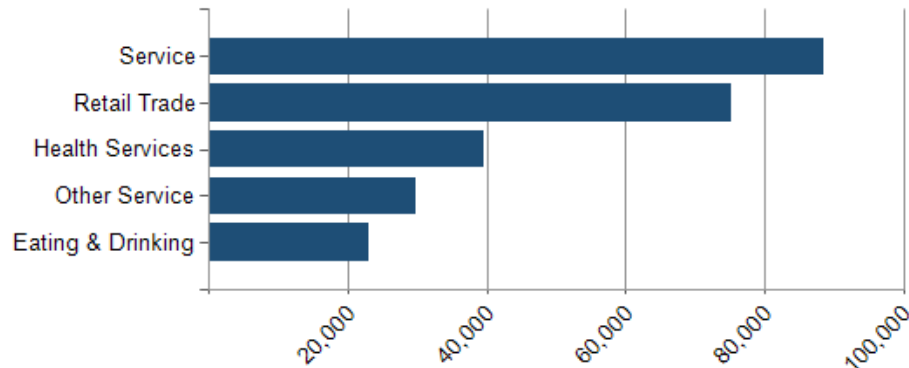
Location Description

The Elm Co-Working space is located in the renovated historic Ball Ground Elementary School building. This building is deeply ingrained in the community, just steps away from the Downtown Ball Ground corridor of Gilmer Ferry Rd. This site boasts easy connection to Interstate 575 (1.6 Miles), connecting to both Hwy 515 to Jasper and Interstate 75 to Atlanta, GA.

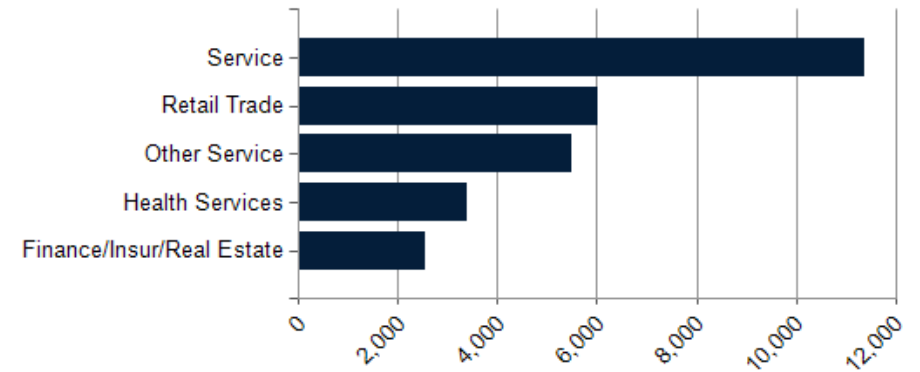
Cherokee County GDP Trend



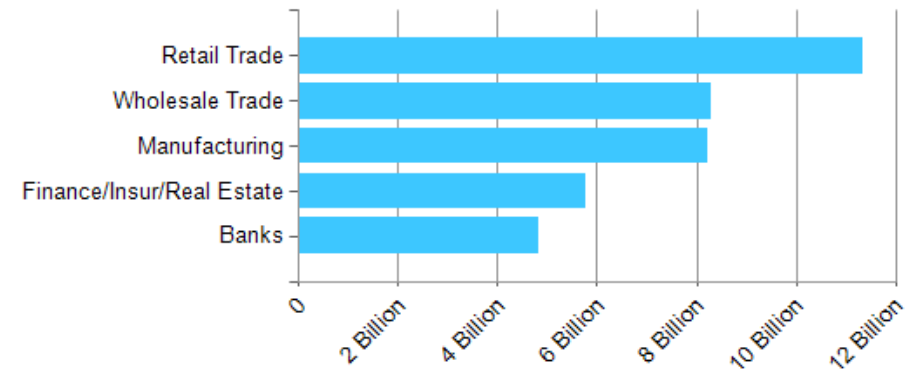
Major Industries by Employee Count

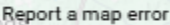


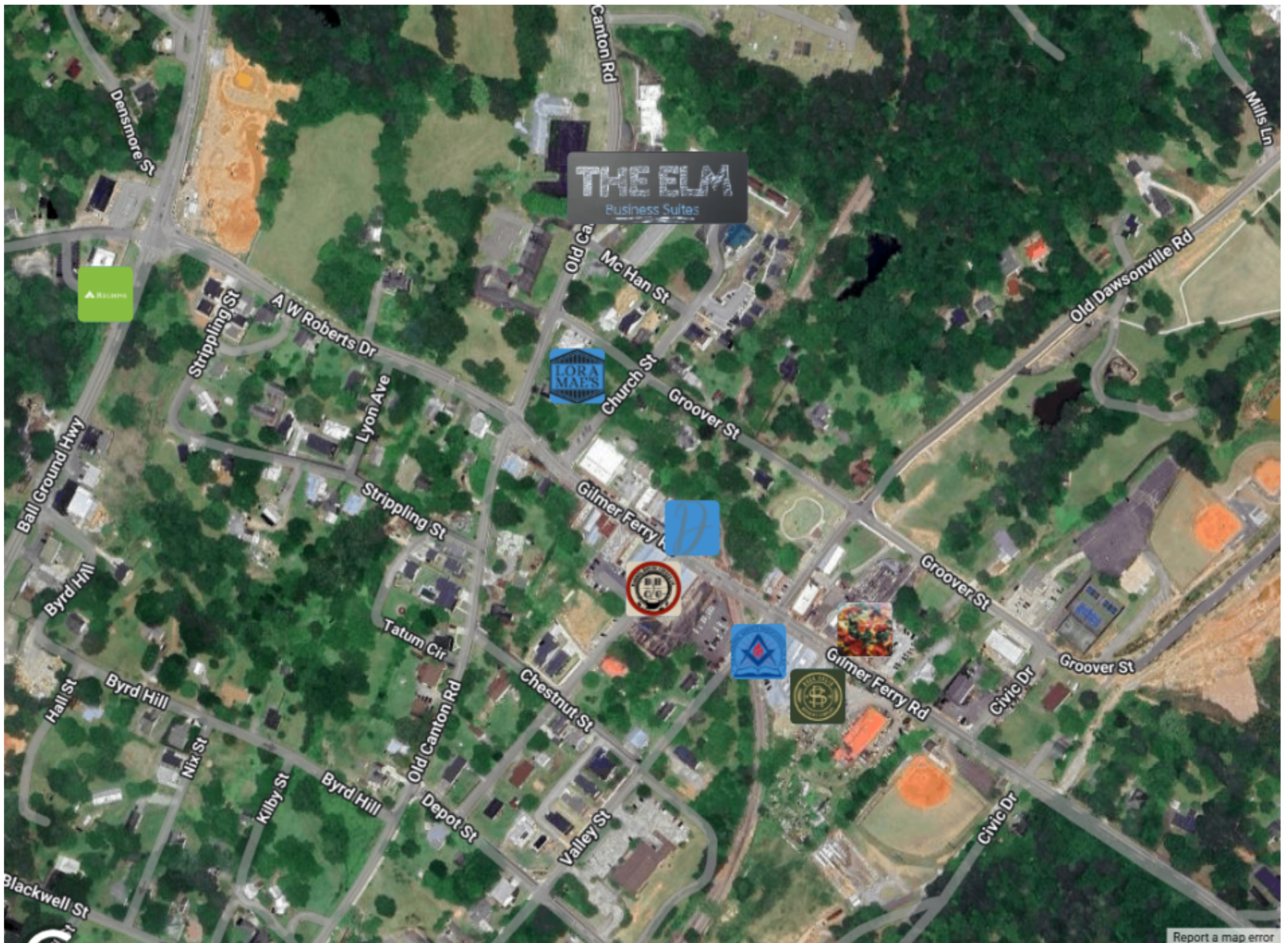
Major Industries by Business Count

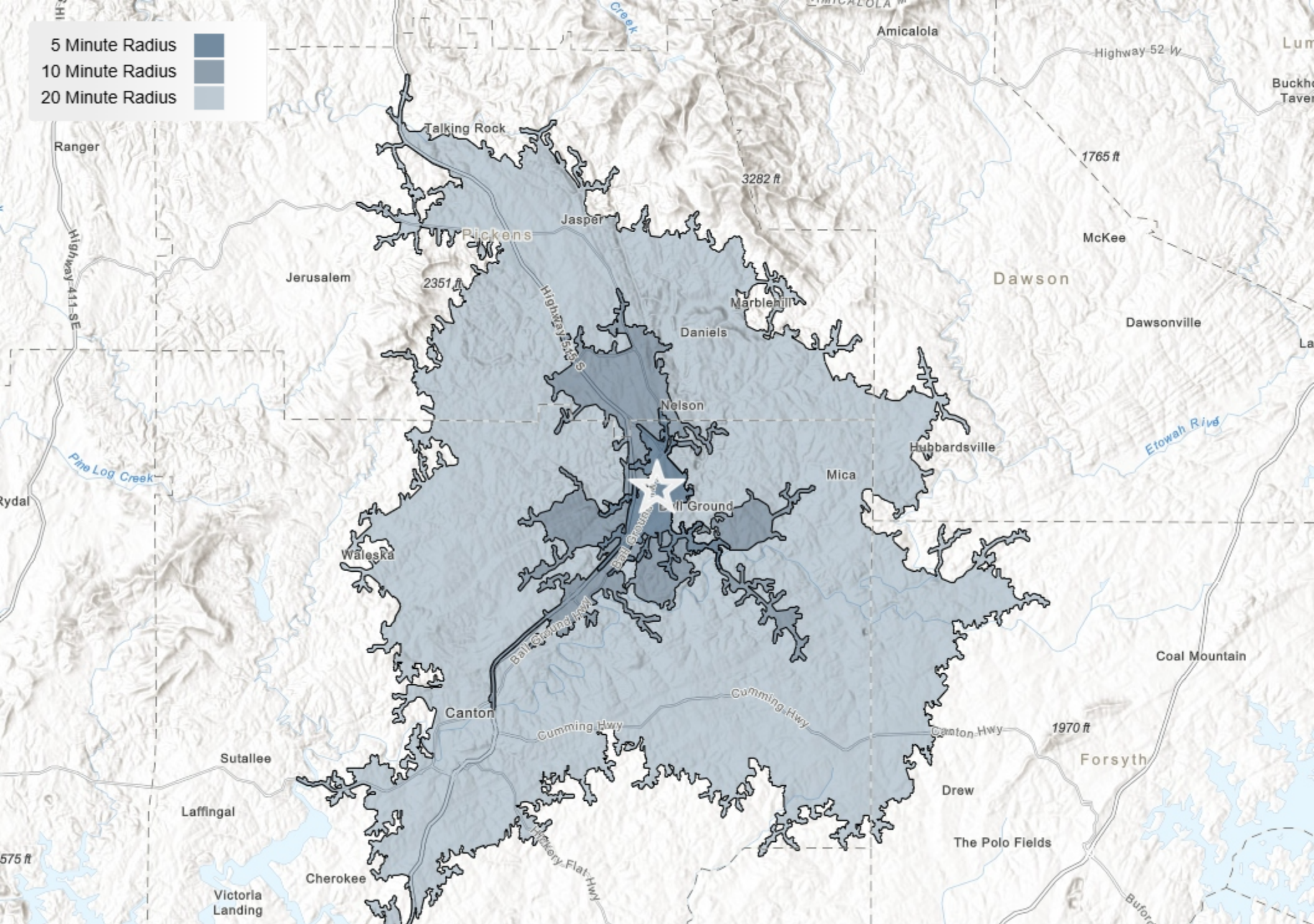


Major Industries by Sales Amount









THE ELM AT BALL GROUND

03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	11
NET RENTABLE AREA (SF)	25,012
LAND SF	73,186
LAND ACRES	1.68
YEAR RENOVATED	2024
ZONING TYPE	CC-T
NUMBER OF STORIES	2
NUMBER OF PARKING SPACES	36

THE ELM

Business Suites

Lusk Properties

Playful Hearts

Opu Probiotics

KB Media

Luminova Studios

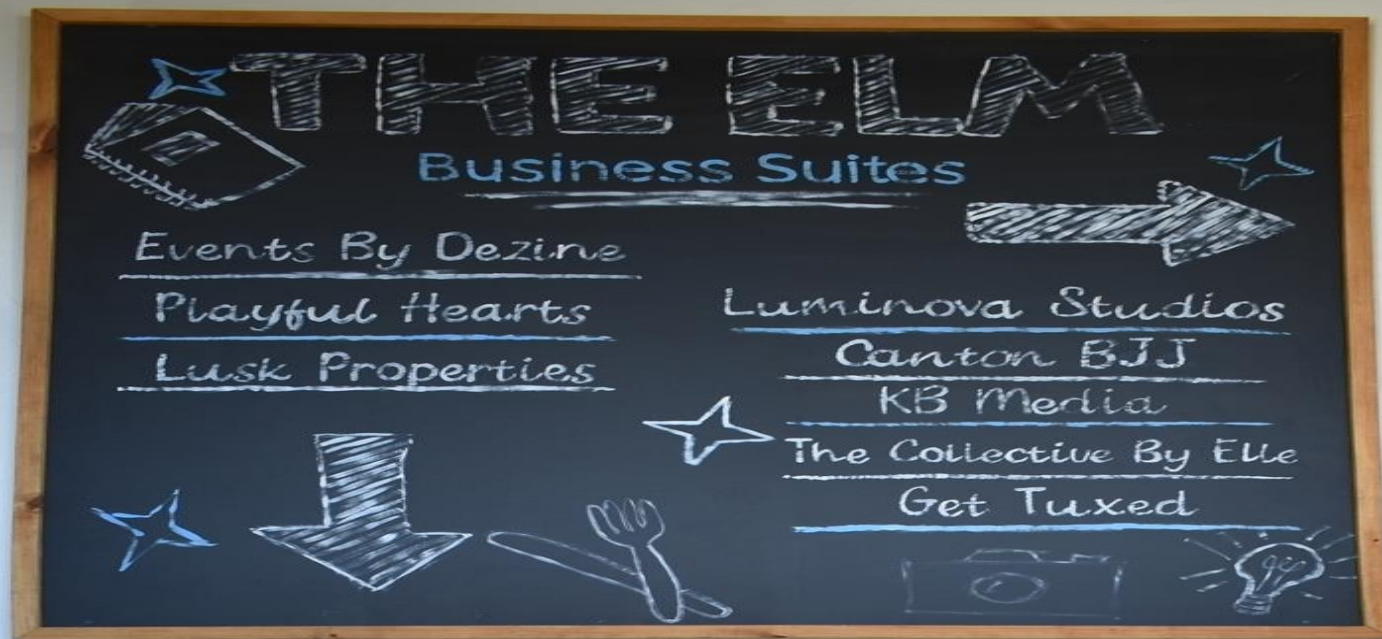
Canton BJJ

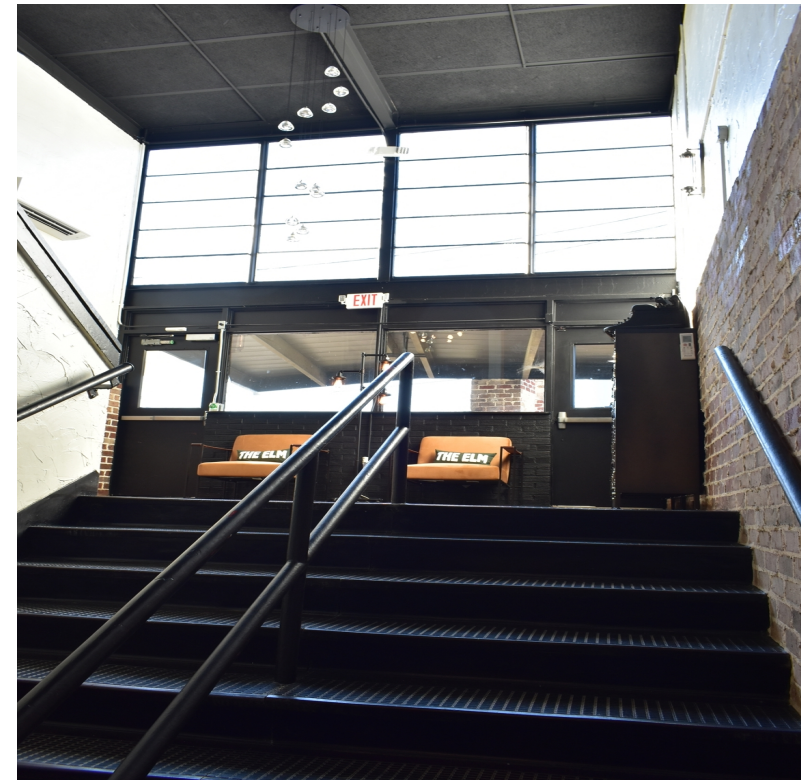
Icon Engineering

The Collective By Elle

Get Tuxed







THE ELM AT BALL GROUND

04

Rent Roll

Rent Roll

The Elm Proforma Work

				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue Annual	Lease Type	Options/Notes
A	Icon Engineering Inc	8,300	33.18%	01/01/24	12/31/26	CURRENT	\$6,917	\$0.83	\$83,004	\$10.00	\$26,975	NNN	Tenant pays additional yearly sum of \$10,188.36 OR \$849.03/mo
						01/01/2025	\$7,125	\$0.86	\$85,494	\$10.32			
						01/01/2026	\$7,338	\$0.88	\$88,059	\$10.56			
B	Opu LLC	3,600	14.39%	03/01/24	02/28/27	CURRENT	\$3,150	\$0.88	\$37,800	\$10.50	\$11,700	NNN	
						03/01/2025	\$3,276	\$0.91	\$39,312	\$10.92			
						03/01/2026	\$3,407	\$0.95	\$40,884	\$11.40			
C	Ginger Snap Studios LLC	920	3.68%	06/01/24	05/31/26	CURRENT	\$1,500	\$1.63	\$18,000	\$19.57	\$2,990	NNN	
						06/01/2025	\$1,545	\$1.68	\$18,540	\$20.16			
D	By Elle Salon Studio	713	2.85%	09/01/24	08/31/29	CURRENT	\$975	\$1.37	\$11,700	\$16.41	\$2,317	NNN	
						09/01/2025	\$1,004	\$1.41	\$12,051	\$16.92			
						09/01/2026	\$1,034	\$1.45	\$12,413	\$17.40			
						09/01/2027	\$1,065	\$1.49	\$12,785	\$17.88			
						09/01/2028	\$1,097	\$1.54	\$13,168	\$18.48			
E	KB Media	748	2.99%	09/01/24	08/31/27	CURRENT	\$995	\$1.33	\$11,940	\$15.96	\$2,431	NNN	
						09/01/2025	\$1,025	\$1.37	\$12,298	\$16.44			
						09/01/2026	\$1,056	\$1.41	\$12,667	\$16.92			
F	Get Tuxed	748	2.99%	10/01/24	09/30/26	CURRENT	\$925	\$1.24	\$11,100	\$14.84	\$2,431	NNN	
G-I	Cherokee Fight Sports LLC	1,942	7.76%	08/01/24	07/31/29	CURRENT	\$2,650	\$1.36	\$31,800	\$16.37	\$6,312	NNN	
						08/01/2025	\$2,730	\$1.41	\$32,754	\$16.92			
						08/01/2026	\$2,811	\$1.45	\$33,737	\$17.40			
						08/01/2027	\$2,896	\$1.49	\$34,749	\$17.88			
						08/01/2028	\$2,983	\$1.54	\$35,791	\$18.48			
J	Lusk Properties	644	2.57%	10/01/24	10/01/29	CURRENT	\$775	\$1.20	\$9,300	\$14.44	\$2,093	NNN	
						10/01/2025	\$798	\$1.24	\$9,579	\$14.88			
						10/01/2026	\$822	\$1.28	\$9,866	\$15.36			
						10/01/2027	\$847	\$1.32	\$10,162	\$15.84			
						10/01/2028	\$872	\$1.35	\$10,467	\$16.20			
K	Playful Hearts Counseling LLC	812	3.25%	08/01/24	07/31/27	CURRENT	\$956	\$1.18	\$11,472	\$14.13	\$2,639	NNN	
						08/01/2025	\$985	\$1.21	\$11,816	\$14.52			
						08/01/2026	\$1,014	\$1.25	\$12,171	\$15.00			



				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue Annual	Lease Type	Options/Notes
L & O	Unbridled Couture	2,417	9.66%	11/01/24	10/31/27	CURRENT	\$2,140	\$0.89	\$25,680	\$10.62	\$7,855	NNN	
						11/01/2025	\$2,204	\$0.91	\$26,450	\$10.92			
						11/01/2026	\$2,270	\$0.94	\$27,244	\$11.28			
M	TBD	1,778	7.11%			FUTURE	\$1,911	\$1.08	\$22,936	\$12.90	\$5,779	NNN	
N	TBD	990	3.96%			FUTURE	\$1,724	\$1.74	\$20,691	\$20.90	\$3,218	NNN	
P	Hutson Builders LLC	1,400	5.60%	04/01/25	03/31/30	CURRENT	\$1,500	\$1.07	\$18,000	\$12.86	\$4,550	NNN	
						04/01/2026	\$1,545	\$1.10	\$18,540	\$13.20			
						04/01/2027	\$1,591	\$1.14	\$19,096	\$13.68			
						04/01/2028	\$1,639	\$1.17	\$19,669	\$14.04			
						04/01/2029	\$1,688	\$1.21	\$20,259	\$14.52			
Totals:		25,012					\$22,483		\$269,796		\$72,293		
Totals (Includes Vacant Space)							\$26,119		\$313,423		\$81,289		



UNIT	TENANT NAME	LEASE START	LEASE END	SQUARE FOOTAGE	TERM	MONTHLY RENT	MONTHLY CAM	YEARLY RENT + CAM
A	Icon Engineering Inc.	1/1/2024	12/31/2026	8,300	36 months	\$ 7,765.69	\$ 2,247.91	\$ 120,163.20
B	Opu LLC	3/1/2024	2/28/2027	3,600	36 months	\$ 3,150.00	\$ 975.00	\$ 49,500.00
C	Ginger Snap Studios LLC	6/1/2024	5/31/2026	920	24 months	\$ 1,500.00	\$ 306.67	\$ 21,680.04
D	Elle Salon Studio	9/1/2024	8/31/2029	713	60 months	\$ 975.00	\$ 193.00	\$ 14,016.00
E	KB Media	9/1/2024	8/31/2027	748	36 months	\$ 995.00	\$ 202.50	\$ 14,370.00
F	Get Tuxed	10/1/2024	9/30/2025	748	12 months	\$ 925.00	\$ 202.50	\$ 13,530.00
G,H,I	Cherokee Fight Sports LLC	8/1/2024	7/31/2029	1,942	60 months	\$ 2,650.00	\$ 526.00	\$ 38,112.00
J	Lusk Properties	10/1/2024	9/30/2029	644	60 months	\$ 775.00	\$ 175.00	\$ 11,400.00
K	Playful Hearts Counseling	8/1/2024	7/31/2027	812	36 months	\$ 956.00	\$ 220.00	\$ 14,112.00
L,O	Unbridled Couture	11/1/2024	10/31/2027	2,417	36 months	\$ 2,362.22	\$ 655.00	\$ 36,206.64
M	TBD	-	-	1,778	-	\$ 1,911.00	\$ 413.33	\$ 27,891.96
N	TBD	-	-	990	-	\$ 1,725.00	\$ 268.13	\$ 23,917.56
P	Hutson Builders LLC	4/1/2025	3/31/2030	1,400	60 months	\$ 1,500.00	\$ 379.00	\$ 22,548.00
TOTALS				25,012		\$ 25,464.91	\$ 6,495.91	\$ 407,447.40
							Expenses =	\$ 55,603.58

NOI	\$ 351,843.82
CAP Rate	7.82%

THE ELM AT BALL GROUND

Demographics

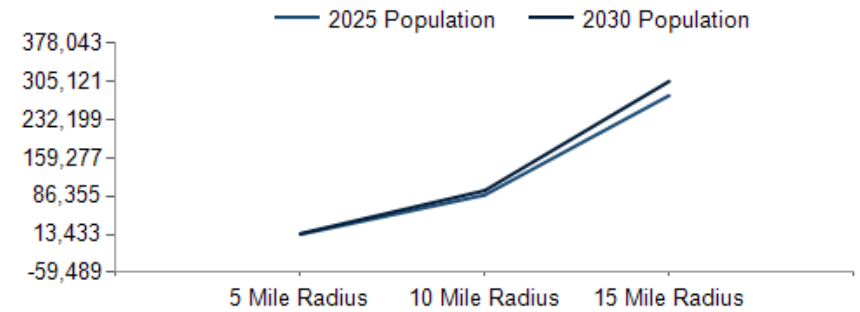
Demographics

05

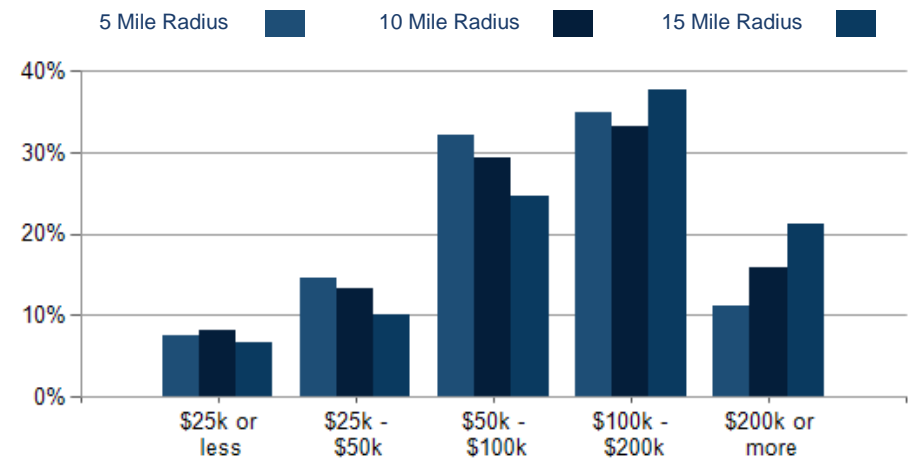
POPULATION	5 MILE	10 MILE	15 MILE
2000 Population	6,909	39,918	115,747
2010 Population	10,166	63,609	194,257
2025 Population	13,433	88,512	278,108
2030 Population	14,810	96,964	305,121
2025-2030: Population: Growth Rate	9.85%	9.20%	9.35%

2025 HOUSEHOLD INCOME	5 MILE	10 MILE	15 MILE
less than \$15,000	180	1,510	3,833
\$15,000-\$24,999	177	1,085	2,549
\$25,000-\$34,999	214	1,395	3,243
\$35,000-\$49,999	492	2,836	6,440
\$50,000-\$74,999	704	4,725	11,798
\$75,000-\$99,999	852	4,585	11,996
\$100,000-\$149,999	1,200	6,953	23,287
\$150,000-\$199,999	486	3,614	13,118
\$200,000 or greater	534	5,064	20,470
Median HH Income	\$92,662	\$98,224	\$113,286
Average HH Income	\$115,508	\$129,576	\$149,947

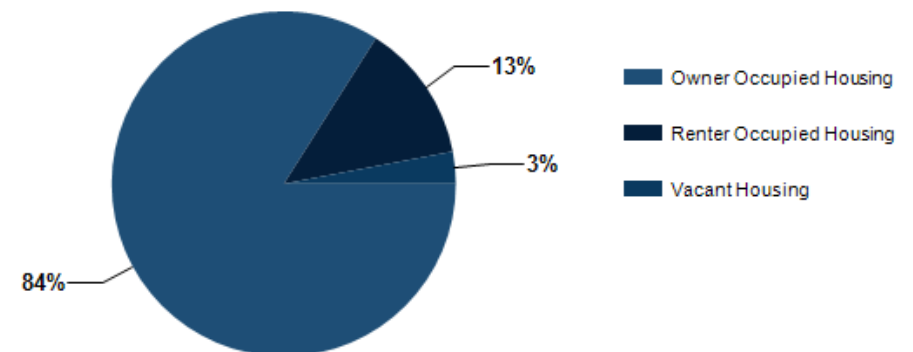
HOUSEHOLDS	5 MILE	10 MILE	15 MILE
2000 Total Housing	2,652	15,939	44,764
2010 Total Households	3,649	22,723	67,544
2025 Total Households	4,838	31,767	96,734
2030 Total Households	5,393	35,092	106,834
2025 Average Household Size	2.78	2.76	2.86
2025-2030: Households: Growth Rate	11.00%	10.05%	10.05%



2025 Household Income



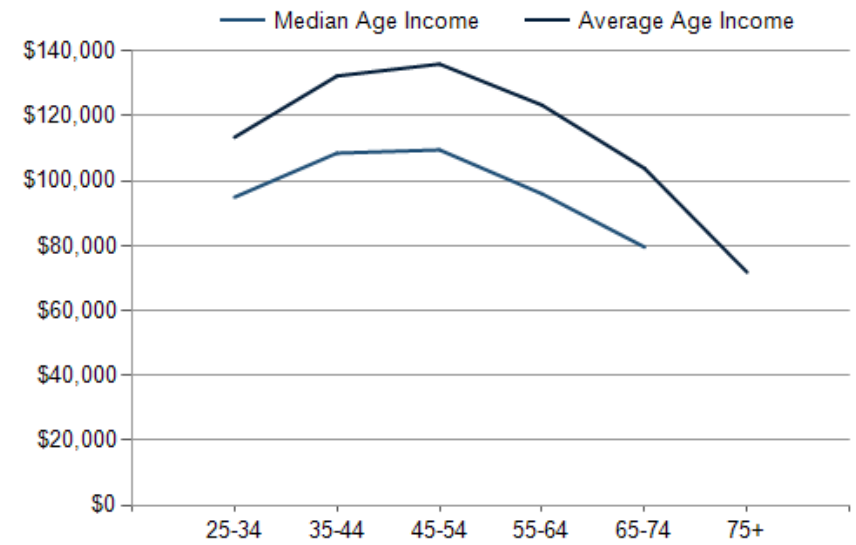
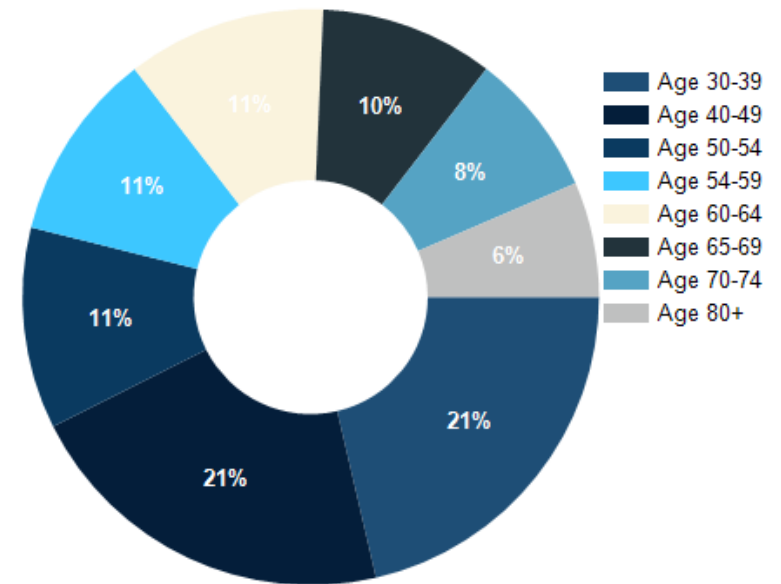
2025 Own vs. Rent - 5 Mile Radius



Source: esri

2025 POPULATION BY AGE	5 MILE	10 MILE	15 MILE
2025 Population Age 30-34	832	5,037	14,462
2025 Population Age 35-39	917	5,403	17,113
2025 Population Age 40-44	919	5,680	19,271
2025 Population Age 45-49	819	5,438	18,899
2025 Population Age 50-54	926	6,127	20,633
2025 Population Age 55-59	872	5,809	18,526
2025 Population Age 60-64	913	5,831	17,591
2025 Population Age 65-69	797	5,147	15,180
2025 Population Age 70-74	663	4,500	13,007
2025 Population Age 75-79	530	3,667	10,488
2025 Population Age 80-84	310	2,071	5,710
2025 Population Age 85+	212	1,409	3,885
2025 Population Age 18+	10,407	68,811	213,014
2025 Median Age	41	41	41
2030 Median Age	42	42	42

2025 INCOME BY AGE	5 MILE	10 MILE	15 MILE
Median Household Income 25-34	\$94,966	\$89,936	\$104,822
Average Household Income 25-34	\$113,454	\$116,652	\$132,694
Median Household Income 35-44	\$108,553	\$111,564	\$130,989
Average Household Income 35-44	\$132,344	\$143,868	\$167,776
Median Household Income 45-54	\$109,548	\$119,435	\$142,754
Average Household Income 45-54	\$136,016	\$156,231	\$182,299
Median Household Income 55-64	\$95,992	\$107,226	\$123,499
Average Household Income 55-64	\$123,355	\$142,694	\$164,172
Median Household Income 65-74	\$79,574	\$88,593	\$99,316
Average Household Income 65-74	\$103,833	\$120,326	\$129,913
Average Household Income 75+	\$71,829	\$87,528	\$95,379



THE ELM AT BALL GROUND

06 Company Profile

Advisor Profile



Robert Good
Founder and President

Robert H. Good, a licensed professional civil engineer and real estate broker, is a multi-disciplined real estate executive with significant experience in site selection, acquisition, due diligence, entitlements, engineering and permitting, construction, and disposition on retail, residential, office, industrial, hospitality, mixed-use developments and master-planned communities throughout the Sunbelt.

Mr. Good has a bachelor's degree in civil engineering from Georgia Institute of Technology, an MBA with International studies (China and Vietnam) from Georgia State University, and a Certificate in real estate finance and investment from New York University.

New York University, NY, NY Certificate in Real Estate Finance & Investment, 2013

Georgia State University Atlanta, GA , M.B.A., 2012

CCIM Institute Courses - CCIM Designation, 2011

Georgia Institute of Technology Atlanta, GA, B.S. Civil Engineering, 1989

CCIM - Georgia Chapter

ICSC - International Council of Shopping Centers

NAR - National Association of REALTORS

ULI - Urban Land Institute

The Elm at Ball Ground

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The information contained herein is not a substitute for a thorough due diligence investigation. The Good Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, The Good Group has not verified, and will not verify, any of the information contained herein, nor has The Good Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Robert Good

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