



PROPERTY REPORT

801 Atlanta St, Roswell, GA 30075



Presented by

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801 Atlanta St, Roswell, GA 30075

Off Market

- Sold Date: 4/17/2023
- Public Record

Closed Price
\$2,000,000

Closed Date: 4/17/2023

Property Facts

	Public Facts	Listing Facts
Property Type	Retail	-
Property Subtype	Retail Stores (Personal Services)	-
Number of Units	0	-
Number of Stories	1	-
Building Area (sq ft)	4,189	-
Lot Size	0.44 acres	-
Lot Dimensions	19036 SF	-
Year Built	1950	-
Garage (spaces)	0	-
Construction	Wood	-
Exterior Walls	Masonry	-

Extended Property Facts

Interior Details

Building Perimeter 290 sq ft

Exterior Details

Lot Size - Square Feet 19036 sq ft

Lot Size - Acres 0.437 ac

Neighborhood Code C116

Other Details

Effective Year Built 1990

Building Quality C+

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Tenant Data – Total Tenants Found: 1

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
Ohana Holdings LLC Amy Loana Ransdell, Organizer	–	–	–	11/10/2022



Public Facts

Owner Information

Owner Name	DRIVE PLANNING LLC
Mailing Address	1673 Hardscrabble Rd Mineral Bluff GA 30559-2851
Vesting	Company/Corporation
Contact Title	ORGANIZER
Contact Name	BURKHALTER, JACQUELINE A
Number of Tenants	1
Avg. Time Tenants in Business	685

Legal Description

APN	12 191304140058
FIPS Parcel Number	1312112 191304140058
Census Tract	131210114.371013
Abbreviated Description	DIST:45 CITY/MUNI/TWP:CITY OF ROSWELL
City/Municipality/Township	Roswell, GA 30075
Building Name	OHANA HOLDINGS LLC
General Use	Retail Stores NEC
Overall Use	RETAIL

Assessed Values

Date	Improvements	Land	Total	Tax
2023	\$75,960	\$194,040	\$270,000	\$7,621
2022	\$75,960	\$194,040	\$270,000	\$7,621
2021	\$75,960	\$194,040	\$270,000	\$8,599
2020	\$75,960	\$194,040	\$270,000	\$7,621
2019	\$75,960	\$194,040	\$270,000	\$8,875
2018	\$136,240	\$194,040	\$330,280	\$5,482
2017	\$64,440	\$100,760	\$165,200	\$5,721
2016	\$64,440	\$100,760	\$165,200	—
2015	\$64,440	\$100,760	\$165,200	\$5,742
2014	\$64,440	\$100,760	\$165,200	\$5,064
2013	\$64,440	\$194,040	\$258,480	\$6,401
2012	\$64,440	\$194,040	\$258,480	—
2011	\$64,440	\$194,040	\$258,480	\$1,410
2010	—	—	—	\$1,410
2009	\$64,440	\$194,040	\$258,480	—





Deed Records

Recording Date	4/17/2023
Document Type	Warranty Deed
Sales Price	\$2,000,000
Sales Price Code	Full amount stated on Document.
Buyer Name	DRIVE PLANNING LLC
Buyer ID	Limited Liability Company
Seller Name	801 PARTNERS LLC
Seller ID	Partnership
Document #	2023-011037
Book #	66724
Page #	287
Contract Date	4/17/2023

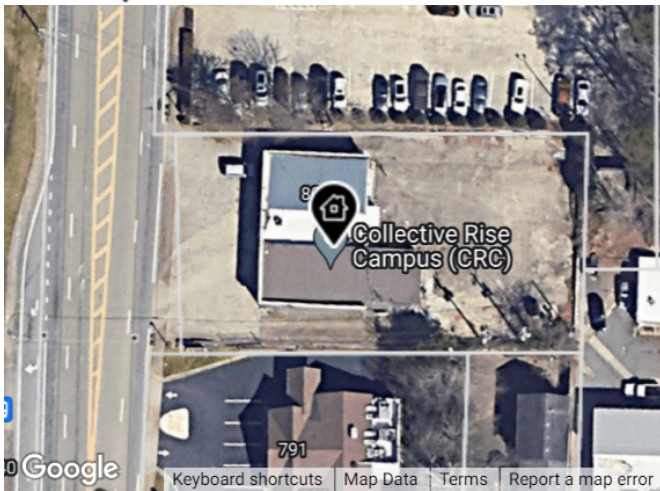
Financial Details

Adjusted Prop. Value	\$675,000
Last Major Renovation	1990
Default History	NO DEFAULTS IN AVAILABLE RECORDS
New Applicant Underwriting Score	81
Property Use Reliability Score	81
Property Use Risk Score	C
Financial Risk Score	81
Special Risk Characteristics	NO SPECIAL RISK FEATURES

Maps



Legend: Subject Property

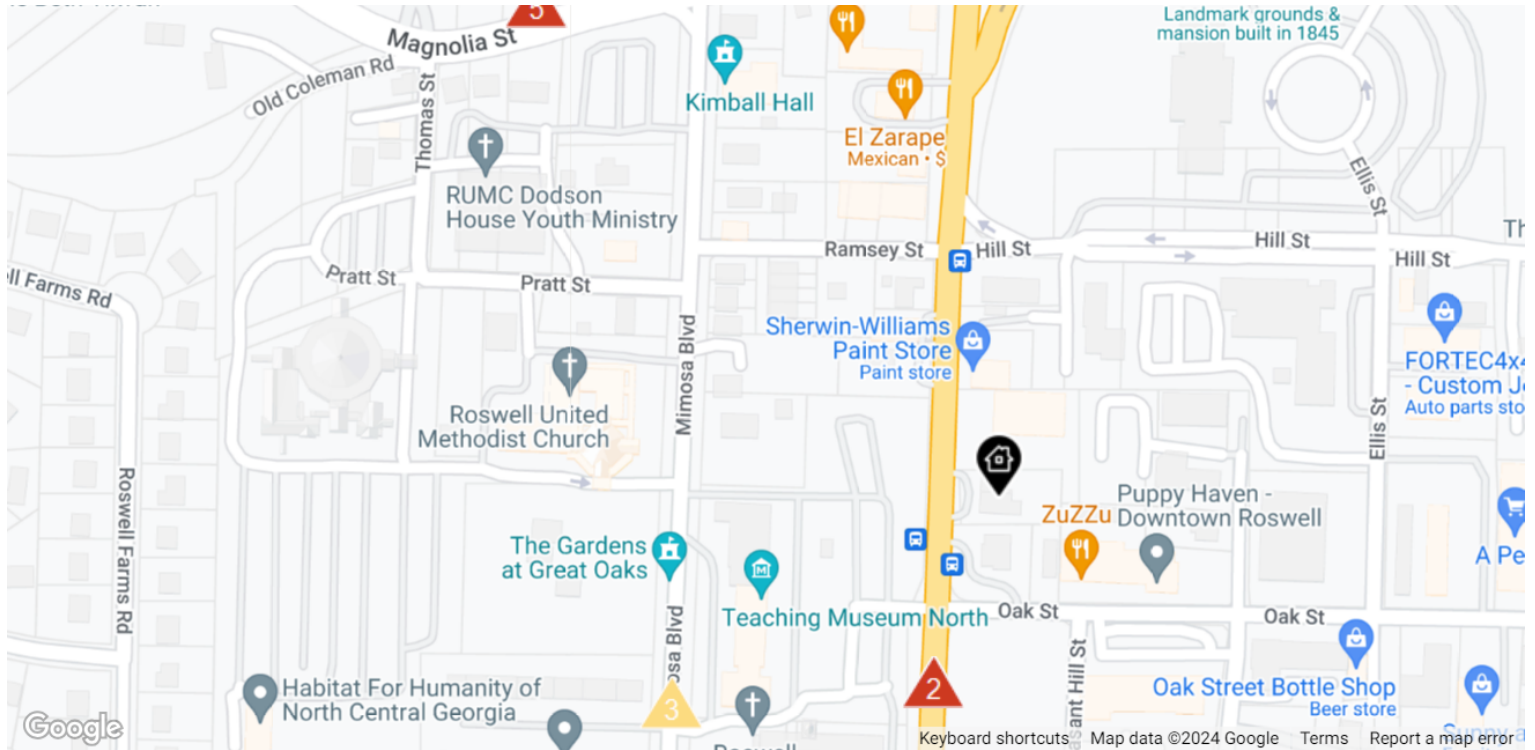


Legend: Subject Property



Legend: Subject Property

Traffic Counts



Daily Traffic Counts:
▲ Up 6,000 / day
▲ 6,001 – 15,000
▲ 15,001 – 30,000
▲ 30,001 – 50,000
▲ 50,001 – 100,000
▲ Over 100,000 / day

1

31,256

2023 Est. daily traffic counts

Street: North Atlanta Street
 Cross: Oak St
 Cross Dir: N
 Dist: 0.04 miles

Historical counts

Year	Count	Type
2021	24,200	AADT
2018	31,000	AADT

2

31,256

2023 Est. daily traffic counts

Street: North Atlanta Street
 Cross: Oak St
 Cross Dir: N
 Dist: 0.04 miles

Historical counts

Year	Count	Type
2019	31,200	AADT

3

5,243

2023 Est. daily traffic counts

Street: Mimosa Blvd
 Cross: Oxbo Dr
 Cross Dir: S
 Dist: 0.12 miles

Historical counts

Year	Count	Type
2013	5,132	ADT
2011	4,924	ADT
2007	6,406	ADT

4

15,188

2023 Est. daily traffic counts

Street: Magnolia Street
 Cross: -
 Cross Dir: -
 Dist: -

Historical counts

Year	Count	Type
2021	14,500	AADT
2019	16,300	AADT

5

16,225

2023 Est. daily traffic counts

Street: Magnolia Street
 Cross: Thomas St
 Cross Dir: W
 Dist: 0.04 miles

Historical counts

Year	Count	Type
2018	16,200	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

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- Charts and statistics calculated from listing and public records data are refreshed monthly.
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