

FOR SALE

6,354 SF+- Elevator Served Office

3144 GOLF RIDGE BLVD

Douglasville, GA 30135



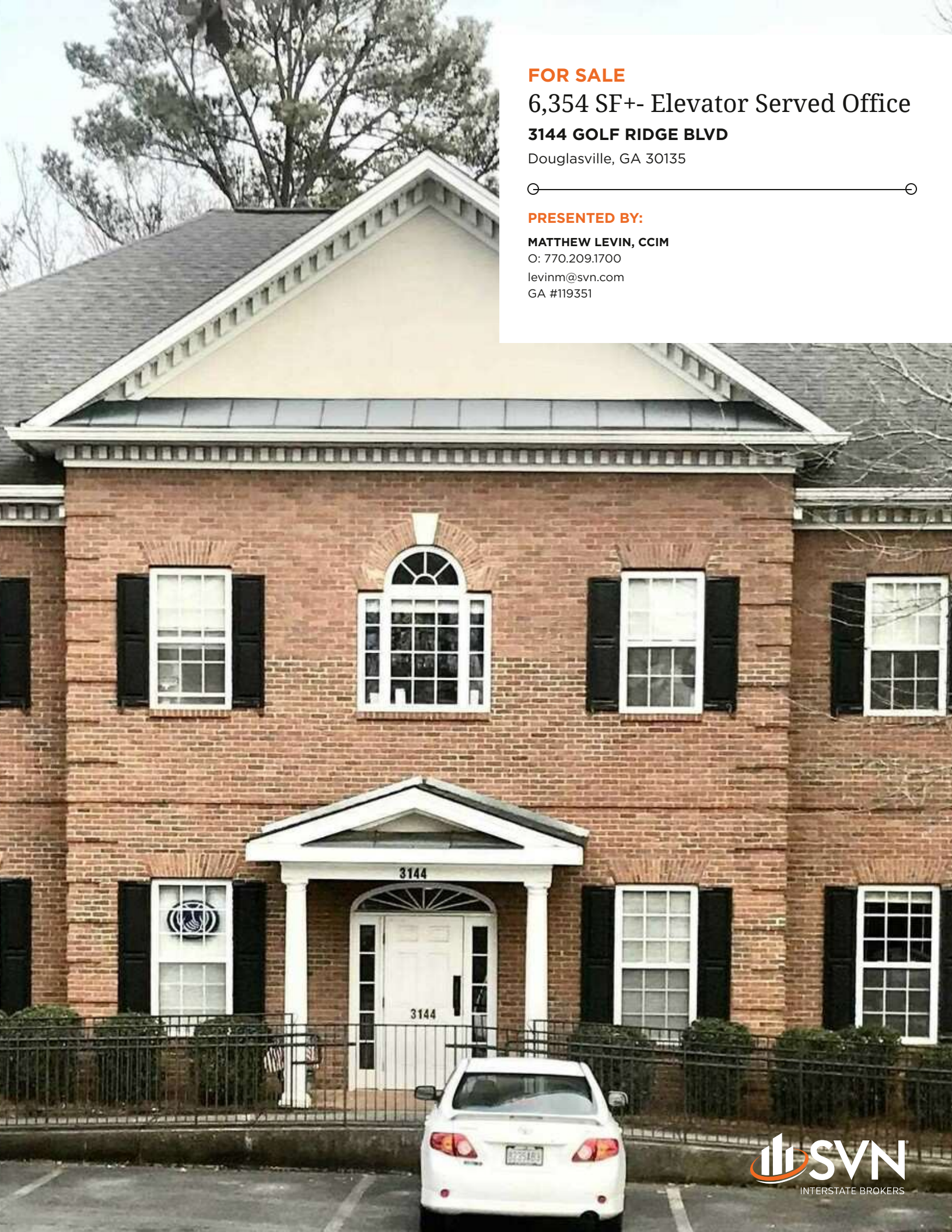
PRESENTED BY:

MATTHEW LEVIN, CCIM

O: 770.209.1700

levinm@svn.com

GA #119351



PROPERTY DETAILS & HIGHLIGHTS

BUILDING SIZE	6,354 SF+-
PRICE	\$895,000 / \$141 SF
AREA FOR OWNER OCCUPANT	3,177 SF
AREA LEASED	3,177 SF
ELEVATOR	Yes
YEAR BUILT	2004
TAX ID	6105-00-5-0-173

For sale is a 6,354 SF+- 2 story office building in a professional office park setting just five minutes from I-20 in Douglasville. Built in 2004, the elevator served offices are comprised of two leased units on the 1st floor and a full 2nd floor for an owner to occupy. The two leased units each have reception, 3 offices, a conference room, kitchenette and 2 restrooms. Available for an owner to occupy is the elevator served 2nd floor with reception, 5 offices, 2 conference rooms, kitchenette and 2 restrooms.

The office park is adjacent to the upscale neighborhood and golf community Chapel Hill Golf and Country Club, and is five minutes from the I-20 exit for Chapel Road. The setting in Douglasville is near Arbor Place Mall, surrounded by retail, dining and residential developments. Douglas County experienced 11% population growth from 2010 to 2022. Recent announcements include Lionsgate Studios new film and TV complex with 11 sound stages, and Sam's Club's fulfillment center creating 600 jobs.



- 6,354 SF+- two story office with elevator
- 3,177 SF+- elevator served 2nd floor available for owner occupant
- 2 tenants on 1st floor provide income
- Built 2004 in professional business park setting
- Adjacent to Chapel Hill Golf and Country Club community
- 24/7 building access - parking at front door
- Existing furniture possibly available
- 5 minutes from I-20 in Arbor Place Mall area

MATTHEW LEVIN, CCIM

O: 770.209.1700

levinm@svn.com

GA #119351

BEFORE TAX AND AFTER TAX CASH FLOW

	Purchase Price	\$895,000		
	<u>Income</u>			
<u>Sq Ft</u>	<u>Rent</u>			<u>Notes</u>
1,588	Unit 101 - Allstate Ins.	\$19,800	\$12.46	Term: 6/1/2020 - 5/31/2025. No renewal option.
1,589	Unit 102 - Chiropractor	\$24,000	\$15.11	Term: .
3,177	2nd floor - New Owner	\$0	New owner see below.	
6,354		\$43,800		
	<u>Expenses</u>			
	Taxes	\$15,375	actual	
	Insurance	\$5,363	actual	
	Owner Association	\$5,500	actual	
	Utilities	\$5,374	actual	
	Repairs & Maintenance	\$3,177	estimate \$0.50 SF	
	Total Expenses	\$34,789		
	Net Income	\$9,011		
	<u>Before Tax Cash Flow</u>			
	Annual Loan Pmt	\$75,556	See terms below	
	Net Operating Income	\$66,545	Owner occupant cost	Annual before tax cost
		\$20.95	Per square foot	
		\$66,545	Owner occupant cost	
		\$18,359	Less depreciation exp	
		\$46,746	Less interest expense	
		\$1,440	After tax owner cost	Annual after tax cost
	<u>Loan Assumptions</u>			
	Down Payment	\$179,000	20%	
	Loan Amount	\$716,000	80%	
	Interest Rate	6.65%		
	Loan Term (years)	15	15 year amortization	
	Monthly payment	\$6,296		

The information above has been obtained from sources we believe to be reliable, however we accept no responsibility for its correctness.

MATTHEW LEVIN, CCIM
 O: 770.209.1700
 levinm@svn.com
 GA # 119351

ADDITIONAL PHOTOS



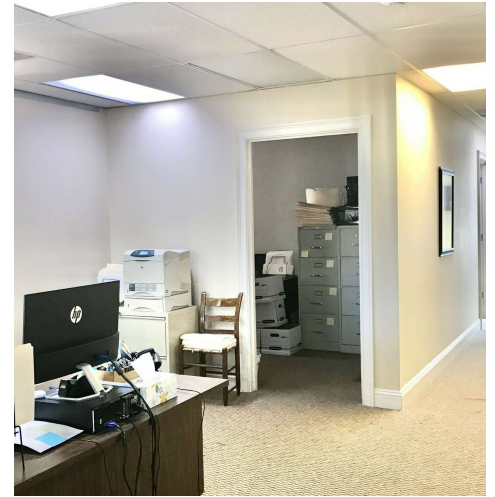
MATTHEW LEVIN, CCIM

O: 770.209.1700

levinm@svn.com

GA #119351

ADDITIONAL PHOTOS



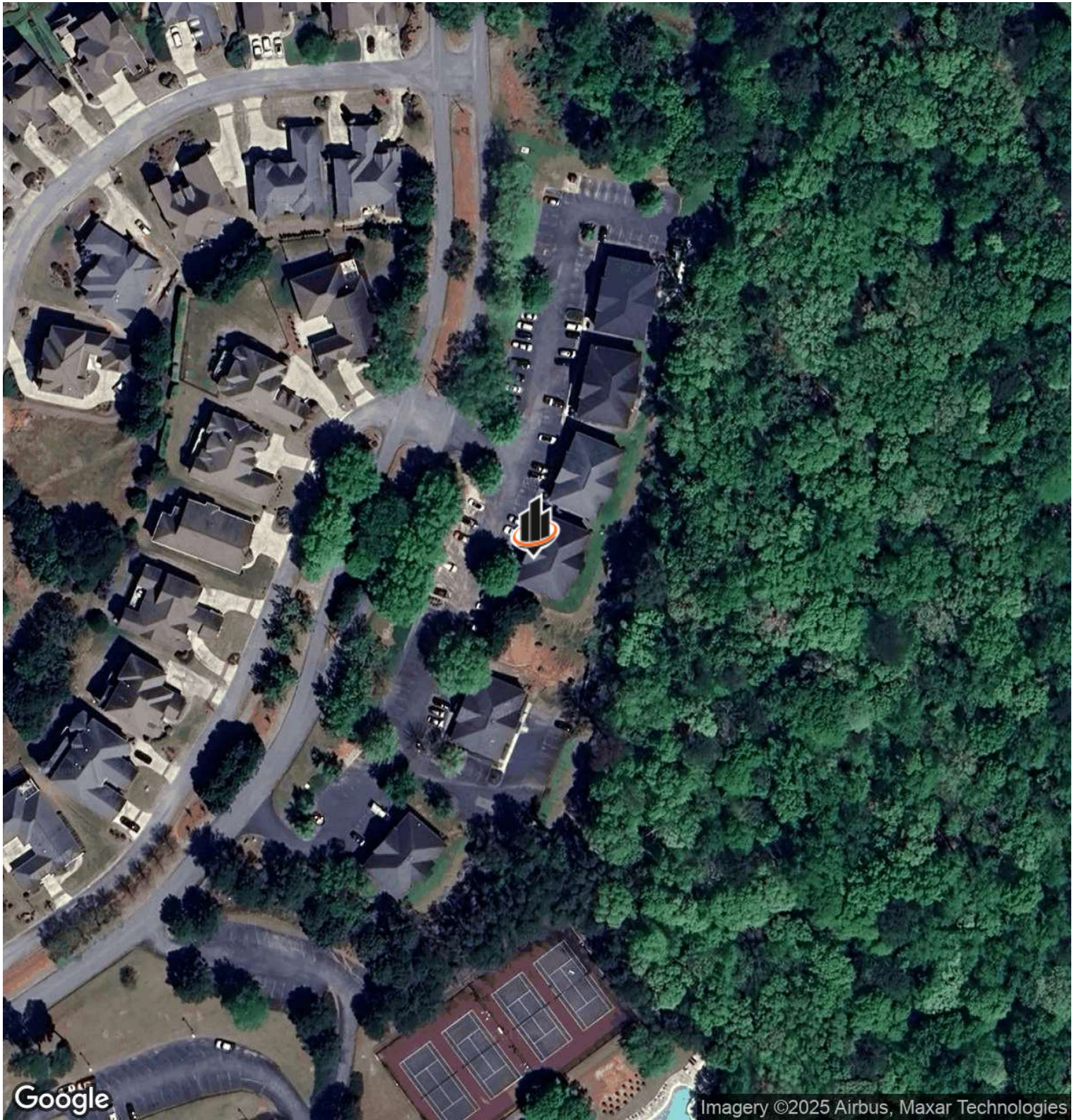
MATTHEW LEVIN, CCIM

O: 770.209.1700

levinm@svn.com

GA #119351

AERIAL MAP



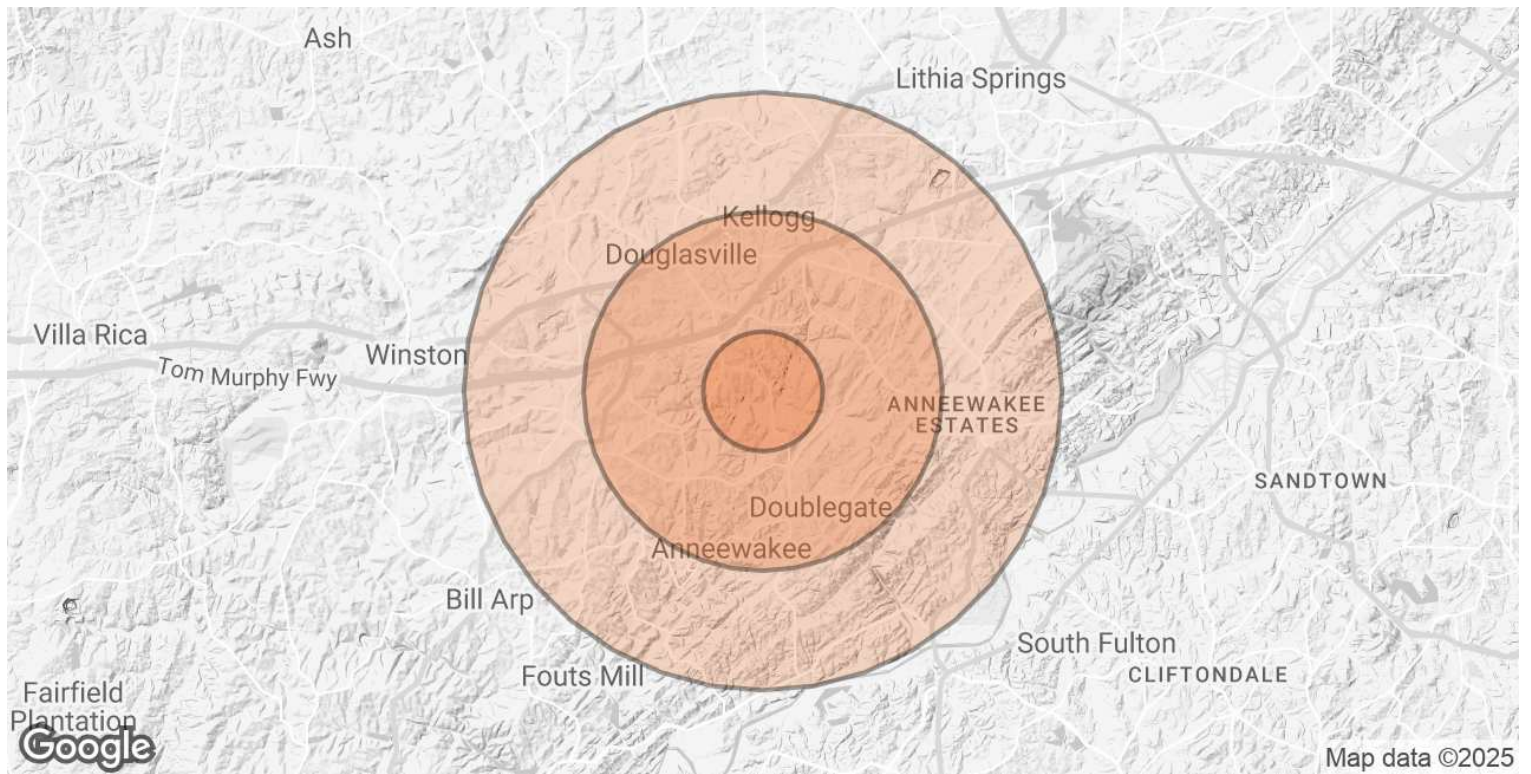
MATTHEW LEVIN, CCIM

O: 770.209.1700

levinm@svn.com

GA #119351

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,320	45,838	96,067
AVERAGE AGE	41	39	39
AVERAGE AGE (MALE)	40	38	37
AVERAGE AGE (FEMALE)	42	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,763	16,136	33,179
# OF PERSONS PER HH	3	2.8	2.9
AVERAGE HH INCOME	\$138,343	\$97,116	\$98,323
AVERAGE HOUSE VALUE	\$323,553	\$279,372	\$273,158

Demographics data derived from AlphaMap

MATTHEW LEVIN, CCIM

O: 770.209.1700

levinm@svn.com

GA #119351

ADVISOR BIO



MATTHEW LEVIN, CCIM

Senior Advisor

levinm@svn.com

Direct: **770.209.1700** | Cell: **678.467.9658**

GA #119351

PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

SVN | Interstate Brokers

3300 Holcomb Bridge Rd, Ste 240
Peachtree Corners, GA 30092
404.303.1232

MATTHEW LEVIN, CCIM

O: 770.209.1700

levinm@svn.com

GA #119351