

OFFICE CONDO FLOOR FOR SALE



# ONE MADISON PLAZA

124 One Madison Plaza, Madison, MS 39110

## JOHN MICHAEL HOLTMAN

Principal  
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DUCKWORTH  
REALTY

## ONE MADISON PLAZA

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## SECTION 1



# PROPERTY INFORMATION

### JOHN MICHAEL HOLTMANN

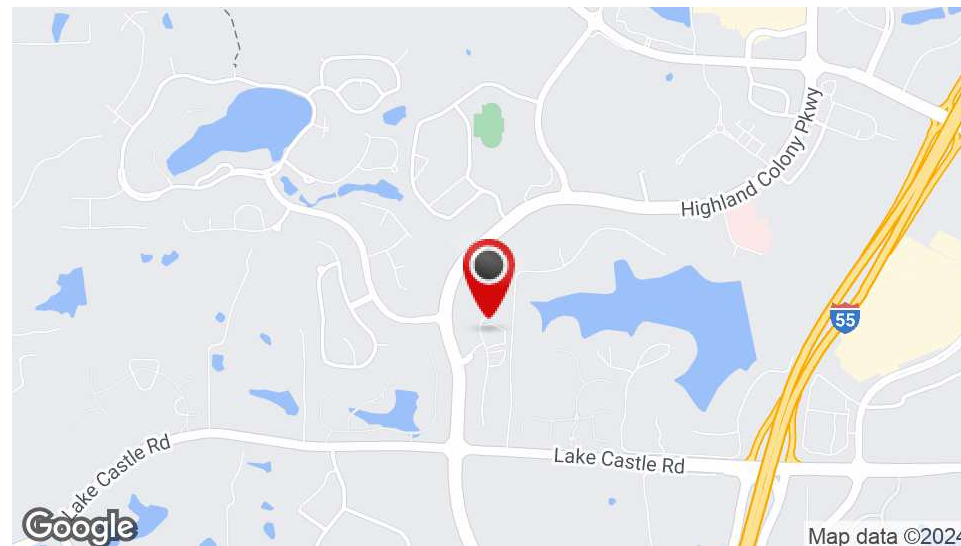
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## OFFERING SUMMARY

Sale Price:	\$2,462,571
Building Size:	16,732 SF
Price / SF:	\$147.18
Cap Rate:	8.25%
NOI:	\$203,162
Year Built:	2007

## PROPERTY OVERVIEW

Duckworth Realty is pleased to present for sale the entirety of the Second Floor of One Madison Plaza. The building is governed by a condo association and the opportunity presented is to acquire a majority stake (53.45%) in the association. One Madison Plaza sits strategically on the Jackson metro's, and one of the State's, most sought after places to office - Highland Colony Parkway. Positioned a stones throw away from Madison Central Highschool, with an abundance of fine dining and retail within a five minute drive. The location also provides easy access to I-55, and a quick easy commute to Gluckstadt, Madison, Ridgeland, Jackson, and Rankin County. The 2nd Floor is 100% leased to three separate tenants. For more Information give us a Call Today - (601)-914-0800.

## HIGHLIGHTS

- Entire 2nd Floor
- Most sought after Office Corridor in the Jackson Metro
- 100% Leased

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## LOCATION DESCRIPTION

Quietly tucked right off Highland Colony Parkway, One Madison Plaza offers a quiet serene setting in which to office. The location provides a more rural feel, while still being located in the heart of Madison & Ridgeland's paths of Growth. The Township and Renaissance at Colony Park are located just over a mile south down Highland Colony from the Subject Property, and Colony Crossing is 1.5 miles north. Grandview and Madison at Main are two additional mixed-use developments located less than two miles East across I-55.

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## SECTION 2



# LOCATION INFORMATION

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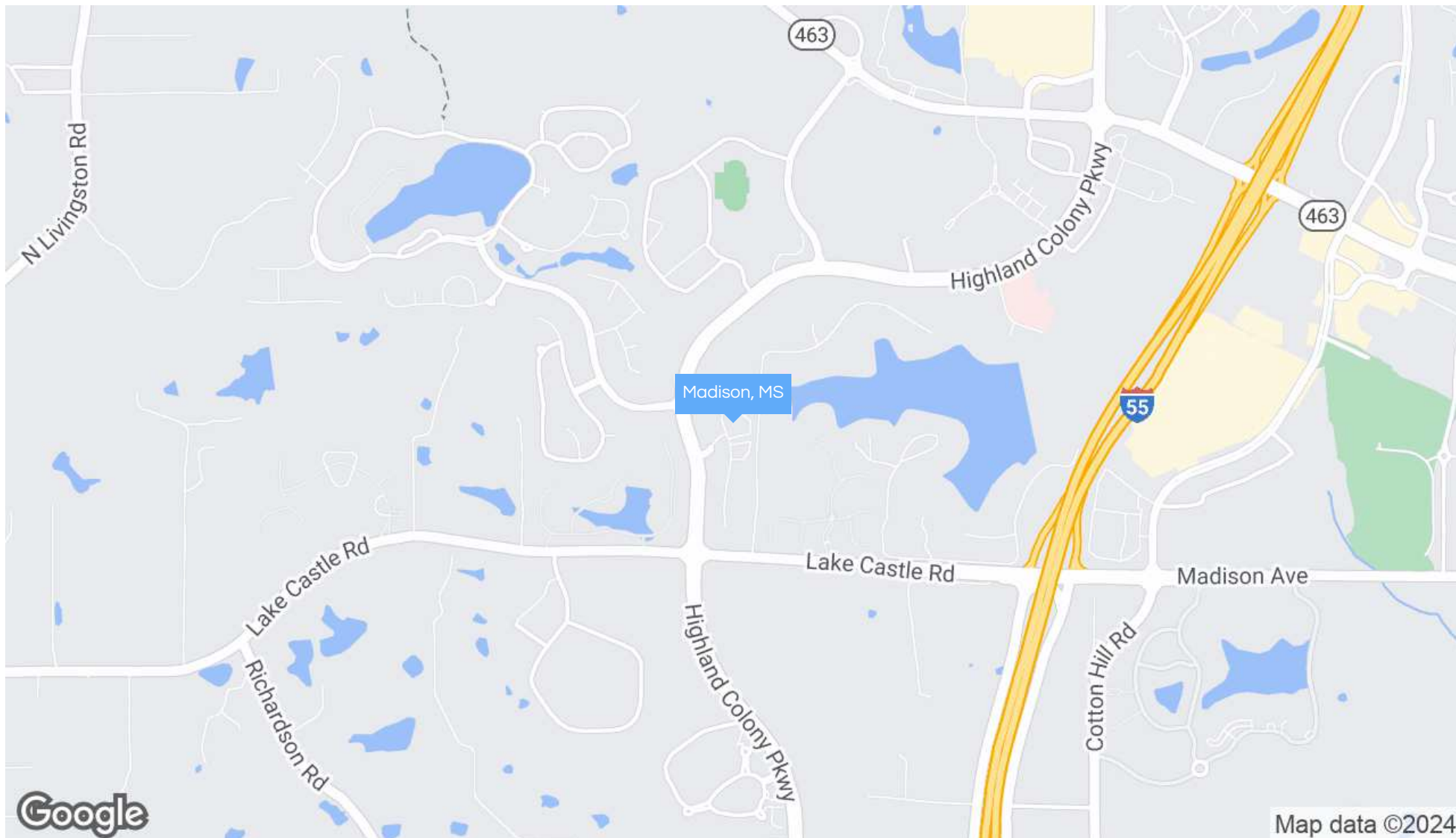
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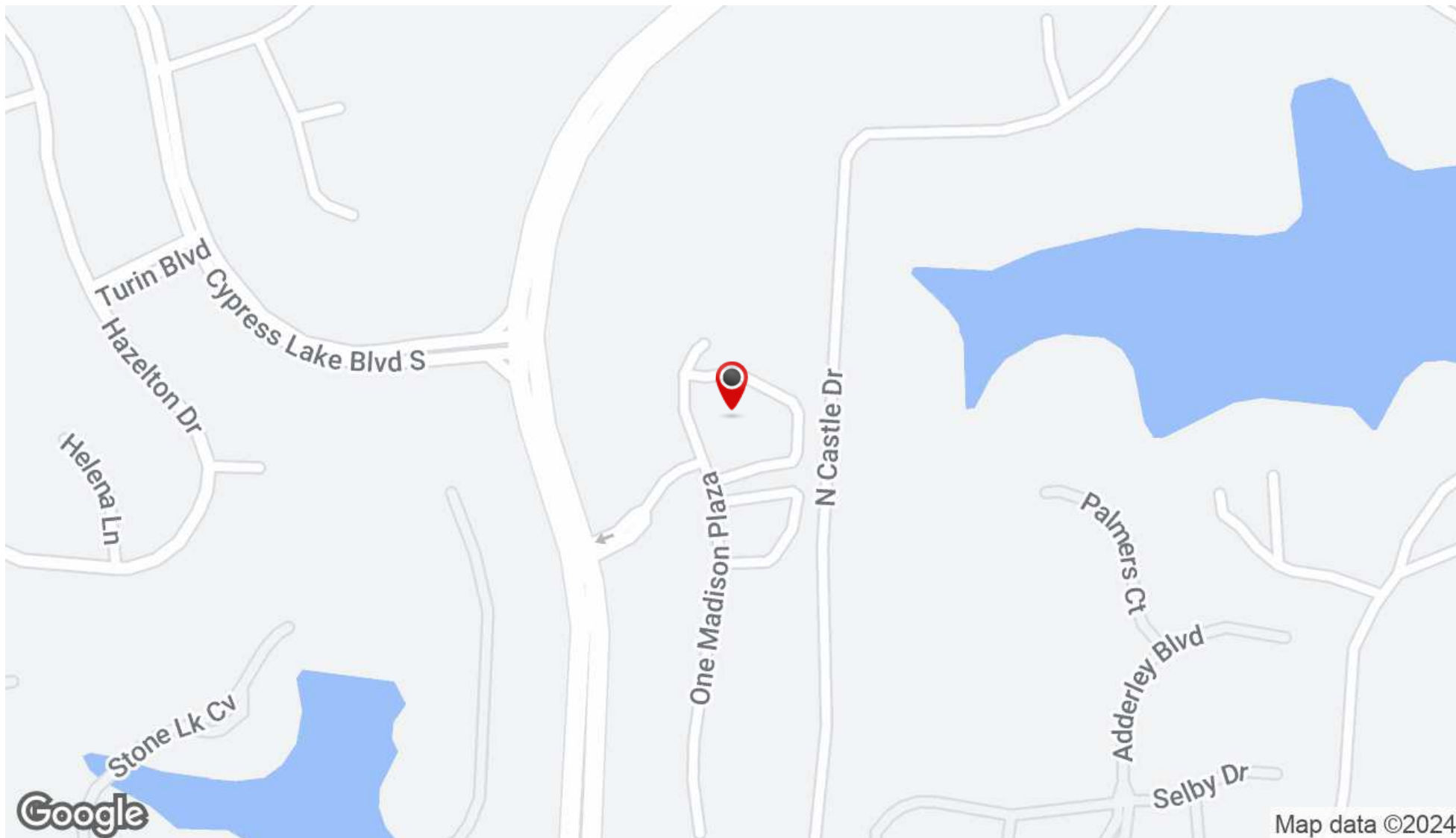
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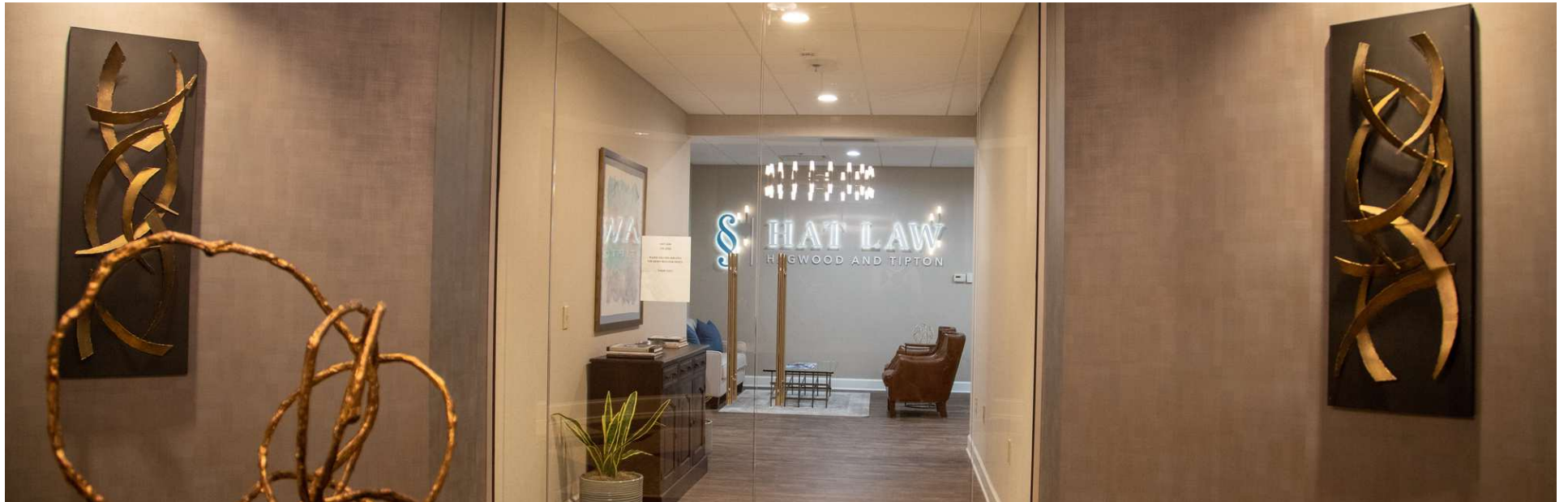
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## SECTION 3



# FINANCIAL ANALYSIS

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## INVESTMENT OVERVIEW

Price	\$2,462,571
Price per SF	\$147
CAP Rate	8.25%

## OPERATING DATA

Gross Income	\$356,210.64
Total Utilities	\$37,854.02
Total Contract Services	\$37,080.52
Total Repairs & Maintenance	\$18,768.73
Total Supplies	\$2,384.04
Total Taxes	\$33,109.58
Total Admin	\$15,370.65
Total Insurance	\$8,481.05
TOTAL EXPENSES	\$153,048.60
NOI	\$203,162.04

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# DEMOGRAPHICS

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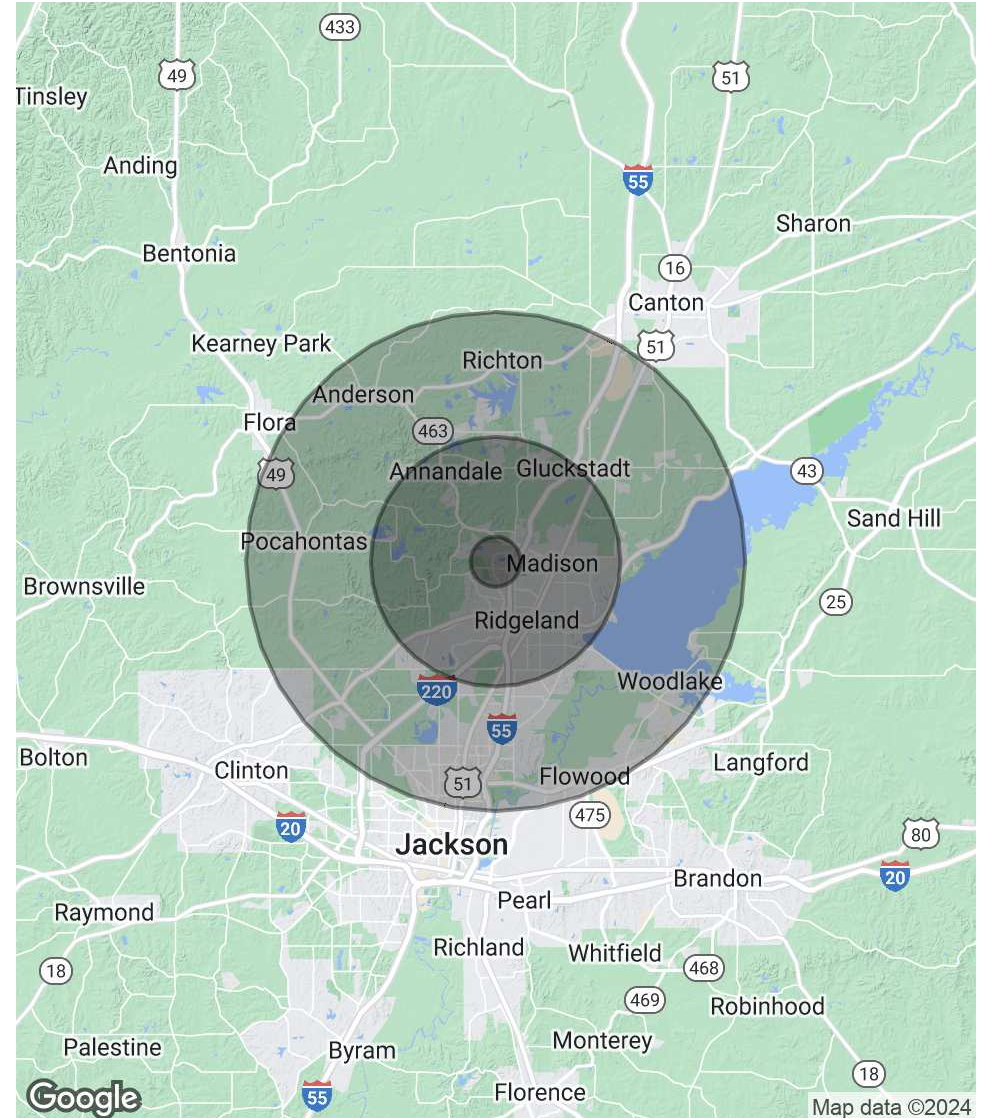
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,215	47,738	166,839
Average Age	40.7	37.4	36.1
Average Age (Male)	40.2	36.8	35.1
Average Age (Female)	40.8	37.9	36.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	428	18,503	65,661
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$159,972	\$98,496	\$76,807
Average House Value	\$222,988	\$258,376	\$223,018

2020 American Community Survey (ACS)



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## SECTION 5



# ADVISOR BIOS

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## PROFESSIONAL BACKGROUND

John Michael Holtmann - Principal of Duckworth Realty & Co-Founder/Principal of Concord Companies

John Michael Holtmann currently serves as Vice President for Concord Companies where he manages the brokerage division of the company. John Michael provides brokerage and development services primarily for retail, office, and investment properties. In this capacity, he has represented a long list of private and institutional clients including: Lone Star Funds, Vowell's Marketplace, Simon, Health Management Associates (HMA) / Merit Health, Jones Lang LaSalle, Brookshire Grocery Company, Potter and Sims Foods, Associated Wholesale Grocers, CarMax, Merrill Lynch, T-Mobile, CH Robinson and Stericycle. He currently oversees a leasing and sales portfolio totaling approximately 1,700,000 square feet. Costar Group, the leading research firm in the nation for commercial real estate, has recognized John Michael as a Costar "Power Broker," for five consecutive years. This accomplishment was met by only one other individual in Mississippi. Throughout his real estate career, John Michael has completed over \$200 million in real estate transactions. Additionally, he has successfully acquired or developed approximately 370,000 square feet of retail properties in a portfolio valued at over \$55 million.

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