

2685 Highway 42 N. McDonough, GA 30253

Parkside Plaza

GLA 9,000sf
 Land 1 acre
 Zoned C-2
 Listing Price \$1,250,000
 Occupancy 100.00%
 NOI \$87,486.00

NOVEMBER, 2024

SUITE	TENANT	SQUARE FEET	Gross rent MONTH	Annual Increase	SECURITY DEPOSIT	RENT START	RENT END	RENT OPTION
2685	Edge Fitness Center	1500	\$1,600.00	n/a	\$ 2,575.00	Sep. 2017	JAN.2025	1 year
2687	Master lease (6months)	1500	\$1,700.00	3.0%	\$ 1,500.00	Jan. 2023		
2689	Vess Fashion solution	1500	\$1,700.00	3.0%	\$ 3,400.00	Jun. 2024	JUL. 2026	2x3yr
2691	House of worship	1500	\$1,500.00	3.0%	\$ 1,250.00	Oct. 2014	Dec. 2025	1x3yr
2693	Katy Hair Salon	1500	\$1,490.00	3.0%	\$ 1,325.00	Mar. 2017	Mar. 2026	2x3yr
2695	Master lease (6months)	1500	\$1,700.00	3.0%	\$ 1,500.00	Jan. 2023		
	Total	9000	\$9,690.00					

Property TAX \$15,409.00 Henry County-2024
 Property insurance \$3,145.00
 Power \$1,450.00
 Sanitation \$4,000.00
 Water \$2,390.00
 landscaping \$2,400.00
\$28,794.00

Annual income \$116,280.00
 Annual Expenses -\$28,794.00
 Net income \$87,486.00

*Purchaser needs to verify this information for accuracy. While we do not doubt its accuracy. we have not verified it and make no guarantee, warranty or representation about it.

