

#### PROPERTY DETAILS & HIGHLIGHTS

BUILDING ADDRESS	620 Glen Iris Dr, Unit 101		
DOILDING ADDRESS	Atlanta, GA 30308		
PRICE	\$550,000		
NOI / CAP RATE	\$66,662 / 12% Cap Rate		
UNIT / BUILDING SIZE	Unit 101 / 1,500 SF+-		

This 5 year leased investment provides a 10% return in year one on \$66,662 projected net income. The base rent of \$78,000 per year increases 3% annually. The 1,500 SF+commercial condominium loft was built out as a two level hookah lounge with kitchen and full bar. In 2025, a five year lease was executed with a new business owner and renovations were completed for an interior refresh.

The property is located in the Ponce Springs Loft across from Ponce City Market, one of Atlanta's most popular neighborhoods. A short stroll from the Old Fourth Ward Park and the Beltline, the location provides access to a large base of customers in a vibrant neighborhood.

The unit is conveyed with two secured parking deck spaces. As a bonus, the unit owner has access to the condominium's amenities including a comfortable club room-work space with catering kitchen, conference room, outdoor fountained courtyard and equipped fitness studio.



- 12% cap rate / 10 year lease term / \$66,662 NOI / \$550,000 price
- 1,500 SF+- lofted commercial condominium unit
- Established as a hookah lounge with full bar and kitchen / 2025 renovation
- · Ground floor condo unit zoned PDMU
- Across from Ponce City Market in Ponce Springs Lofts
- Near Beltline and Old Fourth Ward Park
- Unit owner has access to the condominium's coworking spaces and fitness studio

Projected	
August 2025 -	
July 2026	

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Rent	\$ 78,000
Reimb insurance	\$ 3.514 \$295 per mo

Total Income

## **EXPENSES**

Taxes	\$ 7,524	2025 actual
Insurance	\$ 3,514	2025 actual \$292.85 per month
HOA Fees	\$ 3,814	2025 actual 317.82 per month
<b>Total Expenses</b>	\$ 14,852	-
NET INCOME	\$ 66,662	

\$ Price 550,000 12.1%

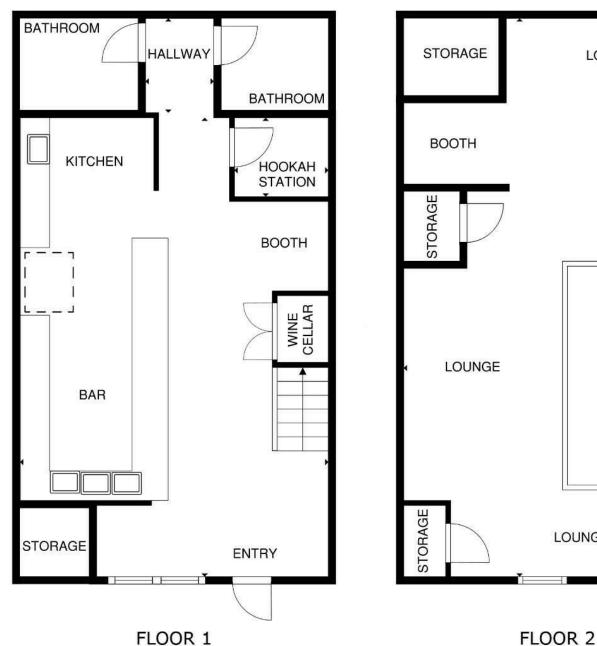
# LEASE SUMMARY

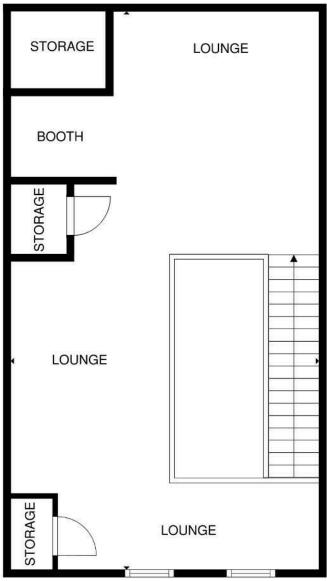
Return

Renewal

Tenant	Rent	Term	
Loft Lounge, LLC	Rent Abated	April 7, 2025 - July 6, 2025	
	\$5,241.94	July 7, 2025 - July 31, 2025	
	\$6,500.00	August 1, 2025 - July 31, 2026	
	\$6,695.00	August 1, 2026 - July 31, 2027	
	\$6,896.95	August 1, 2027 - July 31, 2028	
	\$7,102.72	August 1, 2028 - July 31, 2029	
	\$7,315.81	August 1, 2029 - July 31, 2030	
Taxes	Tenant pays increas	ses over year 2025 amount. Lease section 10.	
HOA Fees	Landlord pays 100% of cost. Lease section 3.		
Insurance	Tenant pays 100% of cost. Lease amendment section 4.		
Utilities	Tenant pays 100% of cost. Lease section 5.		
Repairs	All repairs by tenant or the condo association. Sections 12 and 13.		
Security Deposit	\$6,500.00. Lease se	ection 5.	

1 option for 5 years at market with 90 days notice. Lease section 2.





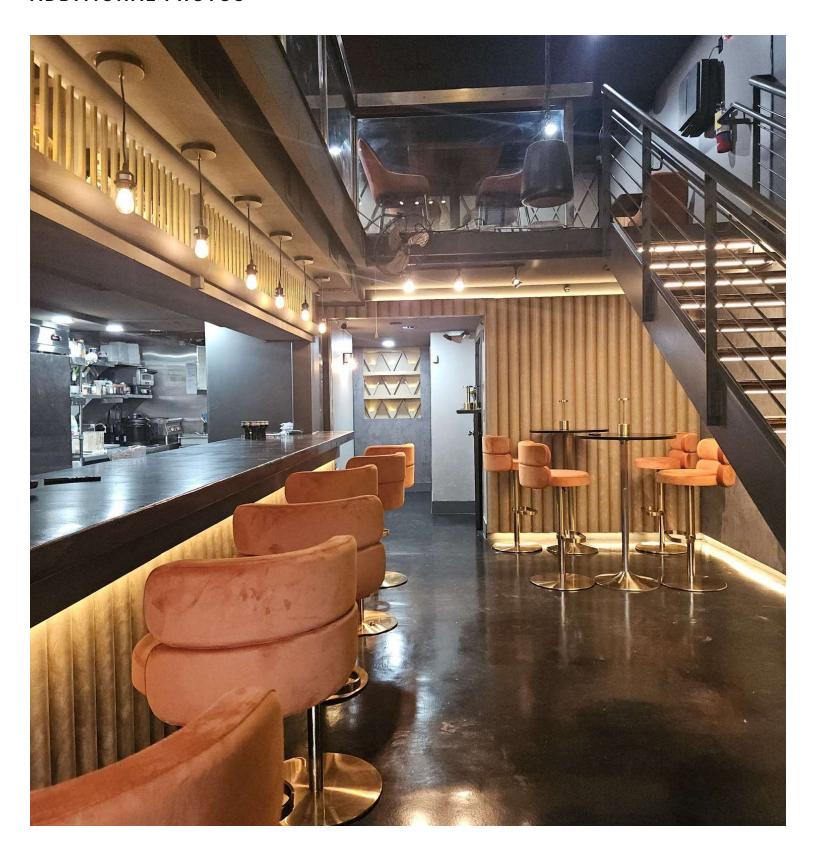
GROSS INTERNAL AREA FLOOR 1 766 sq.ft. FLOOR 2 734 sq.ft. TOTAL: 1500 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

MATTHEW LEVIN, CCIM O: 770.209.1700

levinm@svn.com GA #119351

## **ADDITIONAL PHOTOS**



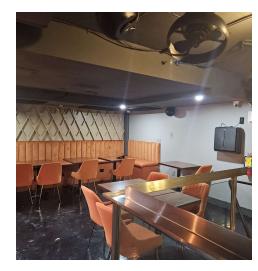
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GA #119351

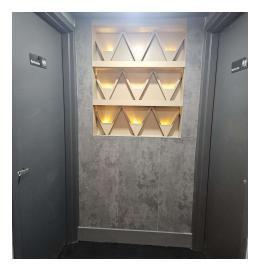
# **ADDITIONAL PHOTOS**





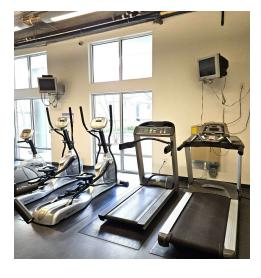


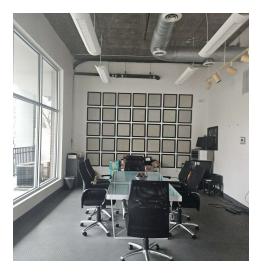




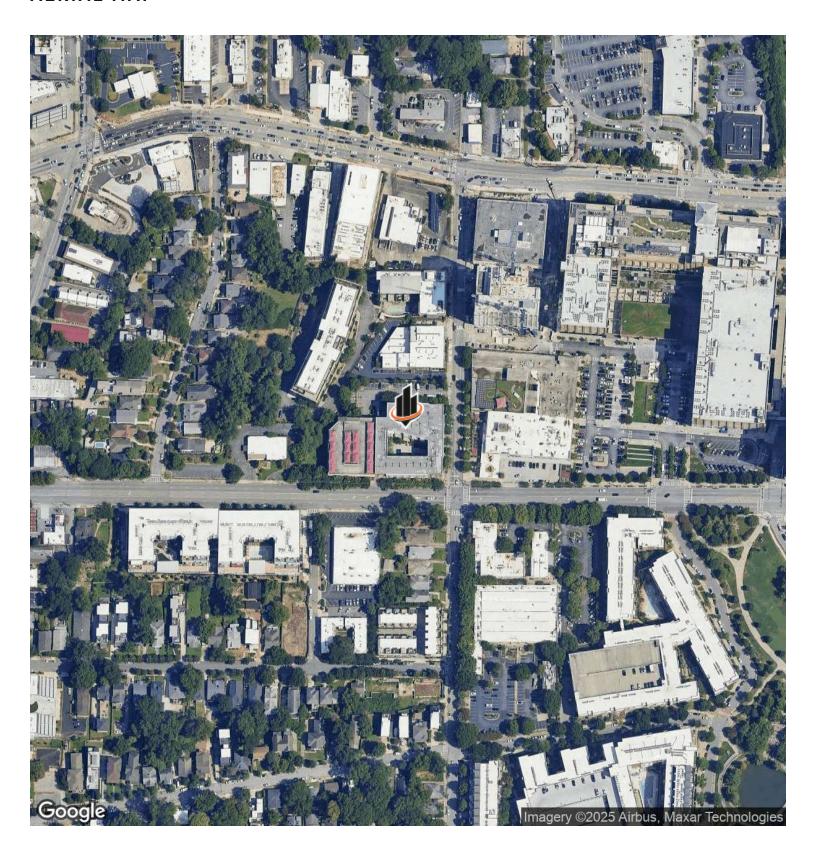








## **AERIAL MAP**



#### MATTHEW LEVIN, CCIM

O: 770.209.1700 levinm@svn.com GA #119351

## **DEMOGRAPHICS MAP & REPORT**



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	35,970	199,189	418,996
AVERAGE AGE	38	36	37
AVERAGE AGE (MALE)	38	36	37
AVERAGE AGE (FEMALE)	37	36	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME  TOTAL HOUSEHOLDS	1 MILE 21,635	<b>3 MILES</b> 98,919	5 MILES 198,273
TOTAL HOUSEHOLDS	21,635	98,919	198,273

Demographics data derived from AlphaMap

#### **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 3456 Hardee Ave Atlanta, GA 30341 404.303.1232