



RGRE
RG REAL ESTATE

WINDWARD 400

5780 WINDWARD PARKWAY

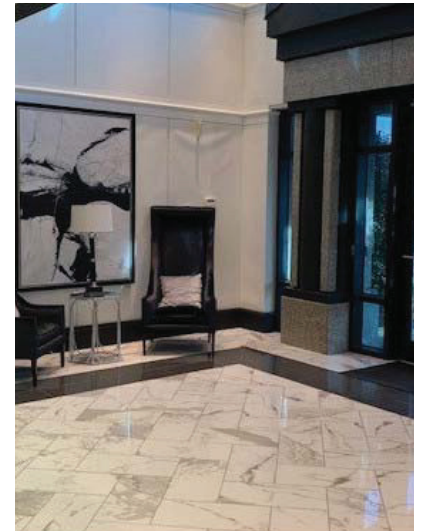
ALPHARETTA, GA 30005

FULTON COUNTY



FOR SALE

\$5,950,000



HIGHLIGHTS

- Excellent Owner/user opportunity
- Building Signage
- 13,574 sf available 9/30/26 - possibly sooner if needed
- \$430,000 of in-place NOI
- \$709,000 of in-place income
- Currently 6 Tenants/ 100% Occupied
- Bank income for future improvements
- Traffic light ingress/egress



- Highly Visible Class "B" Glass Building Located Immediately off GA-400 and Windward Parkway
- Class "A" Finishes Throughout



EXCELLENT LOCATION

- Prime Alpharetta location
- First Building On and Off GA-400 from Windward Pkwy.
- Adjacent to Atlanta Marriott, Alpharetta, Full Service Hotel with 318 Rooms
- Five Miles to North Point Mall, Top Golf & Ameris Bank Amphitheatre
- Located at the Gateway to Windward Master Planned Community
- One Exit North of Avalon and One Exit South of Halcyon

PROPERTY DETAILS

FINANCIALS | WINDWARD 400

	SF	Monthly	Annually	/SF
Gross Potential Rent	27,800	\$59,099	\$709,191	\$25.51
Effective Gross Income		\$59,099	\$709,192	\$25.51
Less Non-recoverable OPEX		(\$22,917)	(\$275,000)	(\$9.89)
Net Operating Income		\$36,183	\$434,192	\$15.62

Owner/User Analysis

Income in-Place as of 11/1/26	\$180,000
Expenses	(\$275,000)
NOI	(\$95,000)
Debt Service	(\$318,858)
Cash Flow	(\$413,858)
Cost of Occupancy (20,325 sf)	(\$20.36)

Loan Assumptions

Purchase Price	\$5,950,000	\$214.03
Down Payment	\$2,082,500	35%
Loan Amount	\$3,867,500	65%
Interest	6.75%	
Amort	25	
Payment	(\$318,858)	



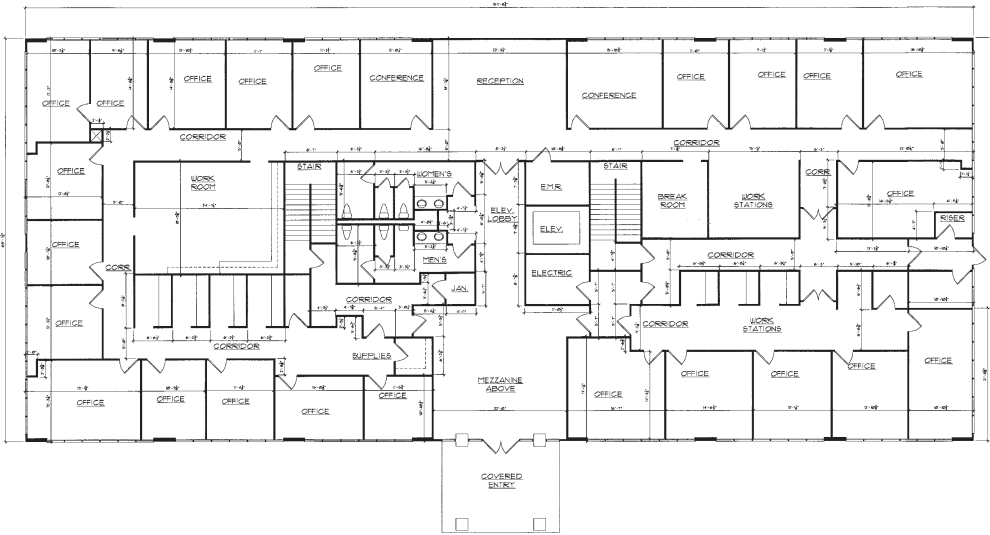
NEARBY
RESTAURANTS & SHOPPING

1835 Savoy Drive, Suite 101 • Atlanta, GA 30341 • Work 770.393.2006 • Fax 770.393.2007 • RG-RE.COM

Information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

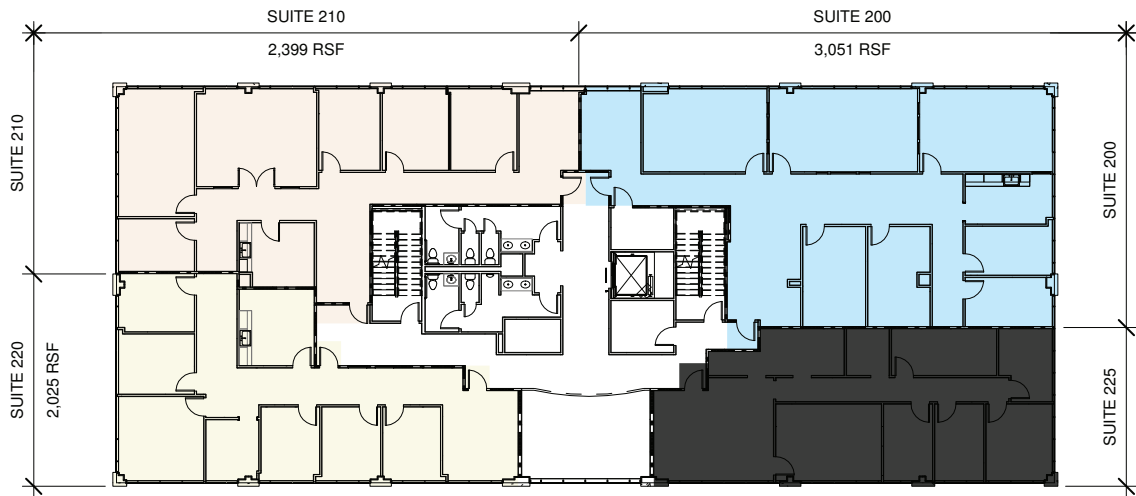
RGRE
RG REAL ESTATE

FLOORPLANS | WINDWARD 400

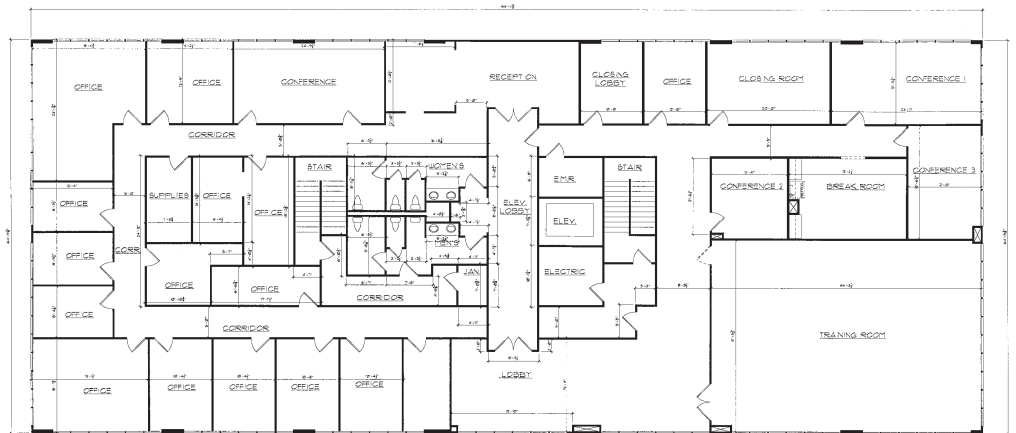


1ST FLOOR

2ND FLOOR



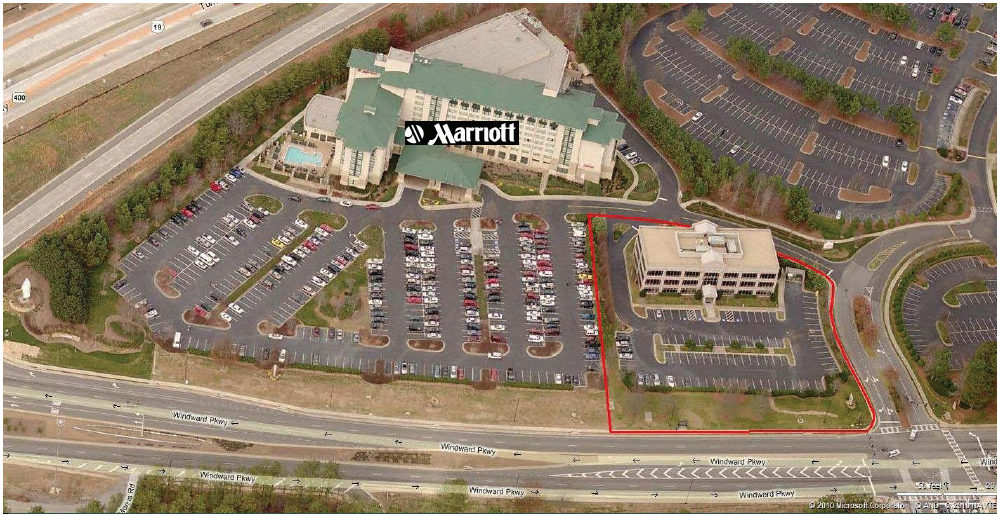
3RD FLOOR



1835 Savoy Drive, Suite 101 • Atlanta, GA 30341 • Work 770.393.2006 • Fax 770.393.2007 • RG-RE.COM

Information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



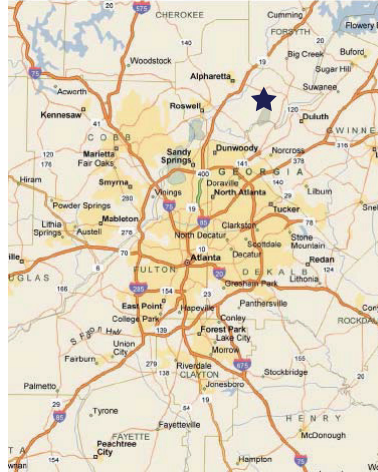
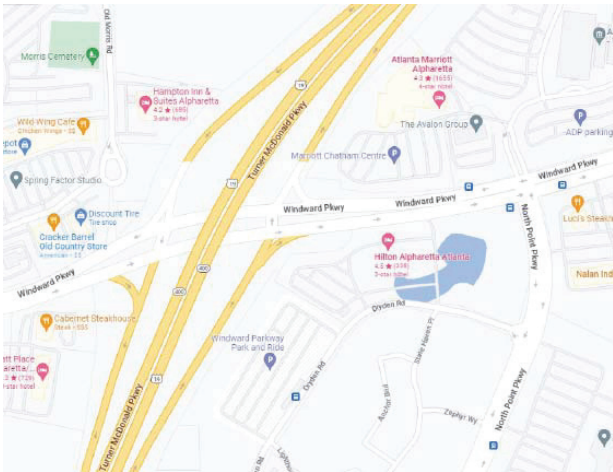


WINDWARD
400

AT WINDWARD
& GA 400

★
WINDWARD PKWY

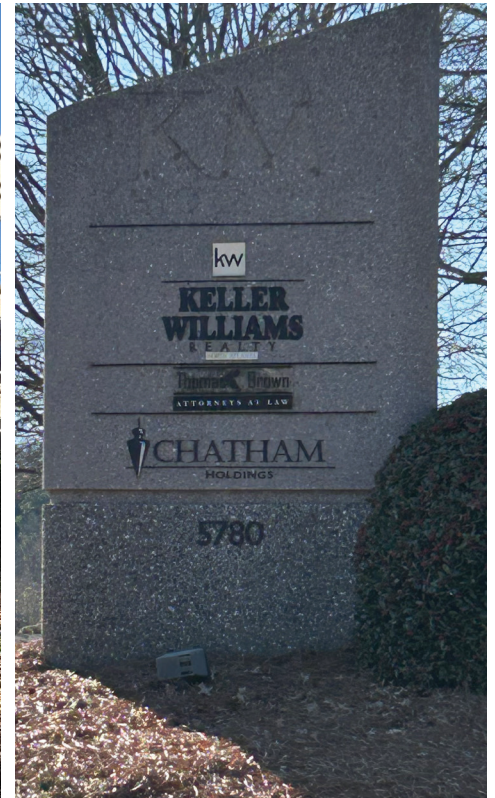
400



5780 WINDWARD PARKWAY
ALPHARETTA, GA 30005
FULTON COUNTY

FOR MORE INFORMATION,
PLEASE CONTACT

RYAN GOLDSTEIN, CCIM
404.964.8814
rgoldstein@rg-re.com



1835 Savoy Drive, Suite 101 • Atlanta, GA 30341 • Work 770.393.2006 • Fax 770.393.2007 • RG-RE.COM

Information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

RGRE
RG REAL ESTATE