

# FOR SALE

## 510 SETTLEMENT POINT DRIVE GRAY (JONES COUNTY), GEORGIA

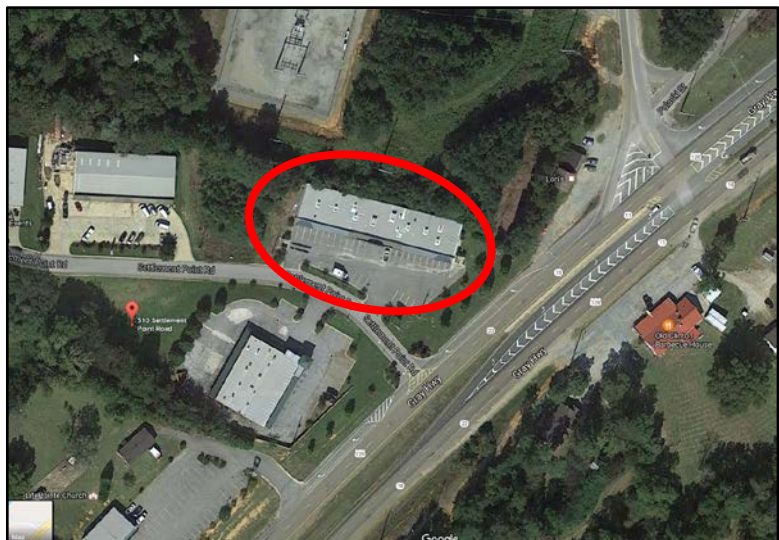
*INCOME PRODUCING PROPERTY*

*1031 TAX DEFERRED EXCHANGE  
OPPORTUNITY (7.6% CAP Rate)*

- 11,577 square foot building on .9 acre
  - 100% leased
- Seven (7) new HVAC units; Landlord responsible for repairs over \$500 per occurrence
- Landlord pays property tax and insurance
  - Parking lot recently refinished
- Possible owner finance to qualified candidate

PRICE  
IMPROVEMENT

**\$775,000**



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### RENT ROLL

Tenant	Space Occupied	Monthly Rent	Lease Expiration
Fitness Center	±10,291	\$4,948.00 (increase in 2023)	12/2027
Plumbing Company	±1,286	\$650.00	04/2023
	11,577	\$5,598.00	

### PRO-FORMA

Annual Income		\$67,176	
Expenses			
Insurance	\$3,600		
Taxes	\$3,572		
Reserve for Repairs & Maintenance	\$1,200		
Subtotal		\$8,372	
Net Operating Income			\$58,804
\$58,804 = .0758 (7.6%) CAP \$775,000			

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