

The Elm at Ball Ground

480 Old Canton Rd.
Ball Ground GA 30107

THE ELM Business Suites

Lusk Properties
Playful Hearts
Opu Probiotics
KB Media

Luminova Studios
Canton BJJ
Icon Engineering
The Collective By Elle
Get Tuxed

HIGHLIGHTS:

- » SELLER FINANCING AVAILABLE!!
- » Adapted Re-use of Renovated Historic Ball Ground Elementary School
- » 25,012 RSF; 1.68ac
- » Proforma NOI over \$350,000
- » 7.8% CAP Rate
- » 89% Occupied
- » 990 SF Commercial Kitchen Available

DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
2025 Population	13,433	88,512	278,108
2025 Average HH Income	\$115,508	\$129,576	\$149,947



Exclusively Marketed by:

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PROPERTY SUMMARY

Number of Tenants	11
Net Rentable Area (SF)	25,012
Land SF	73,186
Land Acres	1.68
Year Renovated	2024
Zoning Type	CC-T
Number of Parking Spaces	36

INVESTMENT SUMMARY

Price	\$4,500,000
Price PSF	\$179.91
Occupancy	100%
NOI (CURRENT)	\$300,035
NOI (Pro Forma)	\$351,844
CAP RATE (CURRENT)	6.67%
CAP RATE (Pro Forma)	7.82%

INCOME

	CURRENT	PRO FORMA
Gross Scheduled Rent	\$269,792 75.9%	\$326,279 80.1%
CAM Revenue	\$72,991 20.5%	\$81,168 19.9%
Other Income	\$12,855 3.6%	
Effective Gross Income	\$355,638	\$407,447
Less Expenses	\$55,603 15.63%	\$55,603 13.64%
Net Operating Income	\$300,035	\$351,844

EXPENSES

	CURRENT	PRO FORMA
Real Estate Taxes	\$7,316	\$7,316
Insurance	\$4,508	\$4,508
Common Area Maintenance (CAM)	\$4,220	\$4,220
Repairs & Maintenance	\$700	\$700
Landscaping	\$6,200	\$6,200
Utilities	\$27,278	\$27,278
Administration	\$1,947	\$1,947
Janitorial	\$3,434	\$3,434
Total Operating Expense	\$55,603	\$55,603
Expense / SF	\$2.22	\$2.22
% of EGI	15.63%	13.64%

INVESTMENT IN THE ELM

11 current tenants, and 13 total tenant spaces ranging from 644SF to over 8,000SF with current occupancy rate of 89%. These private office suites have been fully renovated and are suitable for both small and growing businesses with some sharing access to common areas, including bathrooms and some with fitted with fully private bathrooms. The two suites remaining for lease include 1700+SF "lunchroom" - an open area space that is perfect blank space for incoming business, and a 990SF space fit for commercial kitchen, or could easily be fitted for offices with private bathroom. This building has unique feel being the renovated former Ball Ground Elementary School.

Annualized Proforma NOI, based on 100% occupancy is over \$350,000 with all leases in place having annual escalations of at least 3%. Common Area Maintenance Fees are paid by all tenants and cover expenses such as utilities, landscaping, trash services, security and janitorial expenses.