



**CORPORATE WOODS**  
**11285 ELKINS ROAD, UNIT D2**  
**ROSWELL, GA 30076**

<b>BUILDING TYPE:</b>	Office Condo
<b>SIZE OF SPACE:</b>	1,026 Sq. Ft. Suite has grade level entrance from the parking lot.
<b>SALES PRICE:</b>	\$225,000
<b>YEAR BUILT:</b>	1985
<b>CONSTRUCTION TYPE:</b>	Stone Front
<b>CONDO ASSOCIATION FEE:</b>	\$450 per quarter <ul style="list-style-type: none"><li>Quarterly Association Fee covers Water, Sewer, Trash, Landscape, Grounds/Common Area Maintenance, Termite Bond and Exterior Building Maintenance.</li><li>No Initiation Fee</li><li>No Special Assessments to report currently</li><li>Account Set Up/Transfer Fee: \$150</li></ul>
<b>EXTERIOR RENOVATION:</b>	2025: New Roofs
<b>INTERIOR UPGRADES:</b>	Updated Bathrooms (new vanities and flooring)
<b>OFFICE LAYOUT &amp; FLOOR PLANS:</b>	Space includes a Reception/Sitting Area, 4 Private Rooms, 1 Flexible Room (ideal for a small workspace or storage), 2 Restrooms, Kitchenette Occupancy: Tenant Occupied

**Available Documents on File:**

Legal Description  
Corporate Woods Declarations & By Laws

***For further information & showings contact:***



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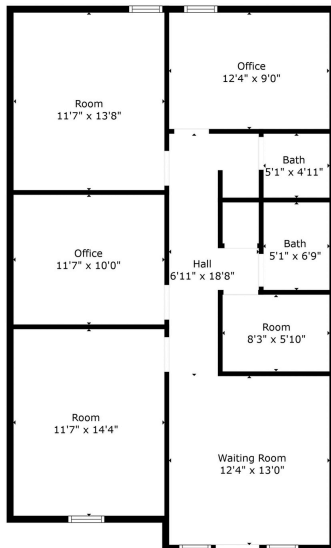


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## Financials

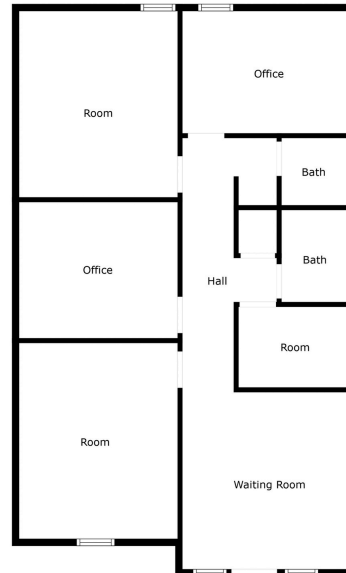
D-2 Unit	Monthly
<b>Total Rent</b>	<b>\$1,700.00</b>
Insurance (est. \$500/Yr)	\$41.67
CAM Fee	\$150.00
Property Tax - Fulton County	\$80.36
Property Tax - Roswell	\$16.89
Maintenance	\$150.00
Utilities	\$100.00
<b>Total Expenses</b>	<b>\$538.92</b>
<b>Monthly Net Income</b>	<b>\$1,161.08</b>
<b>Annual Net Income</b>	<b>\$13,933.00</b>

## Floorplan



TOTAL: 967 sq. ft.  
FLOOR 1: 967 sq. ft.  
WALLS: 66 sq. ft.

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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