



**PROPOSAL**

# Smyrna Daycare - 3 Buildings - 3.07 Acres

**3941 COVERED BRIDGE RD SW**

Smyrna, GA 30082

**PRESENTED BY:**

**JACOB BOWER**

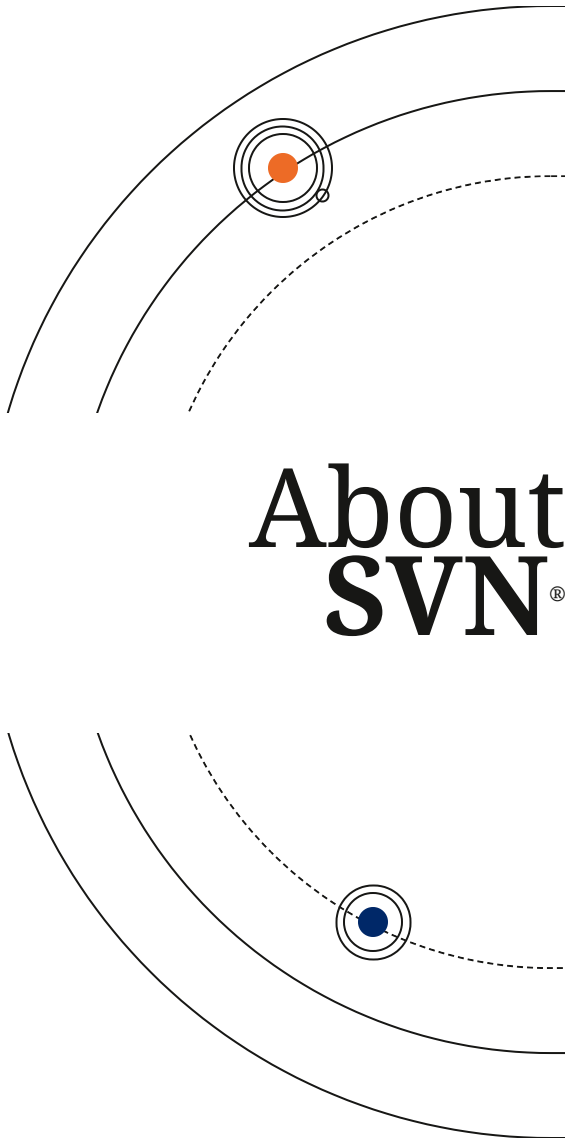
O: 770.992.5112

[jacob.bower@svn.com](mailto:jacob.bower@svn.com)

GA #414707



## ABOUT SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

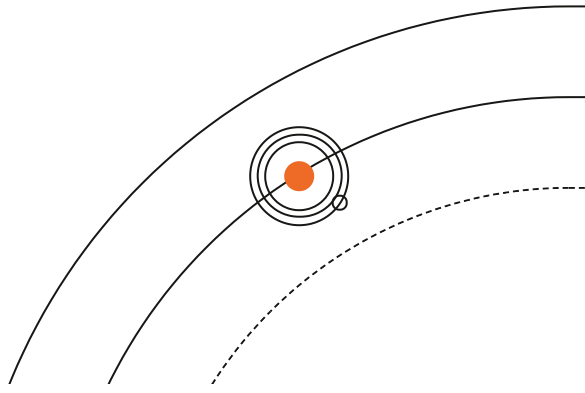
The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

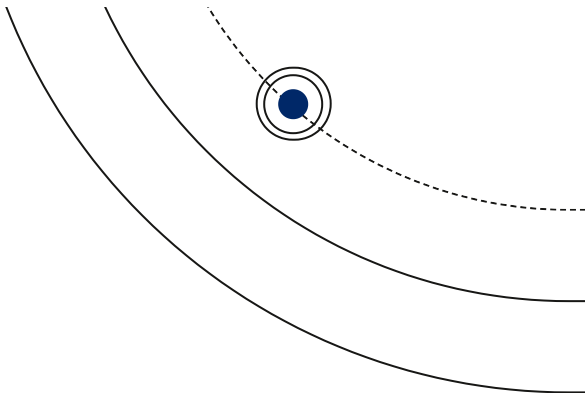
***This is the SVN Difference.***

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# SVN<sup>®</sup> benchmarks USA | 2023



**200+**  
OFFICE OWNERS

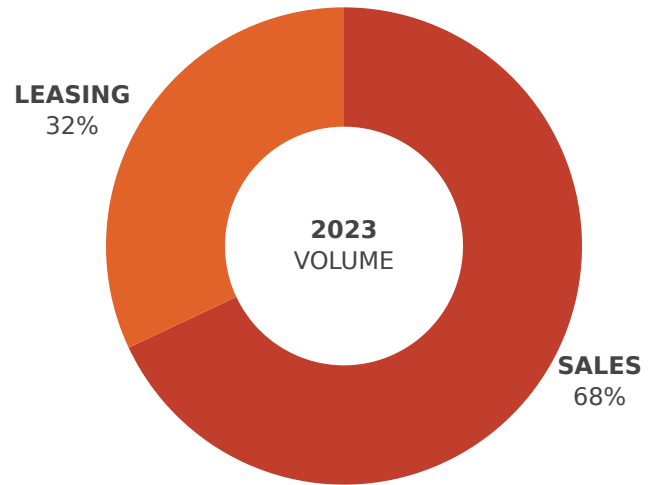
**2,200**  
ADVISORS & STAFF

**\$14.9B**  
TOTAL VALUE OF SALES & LEASE  
TRANSACTIONS

**THE SVN<sup>®</sup> ORGANIZATION** is over 2,000 commercial real estate Advisors and staff strong. SVN has more offices in the United States than any other commercial real estate firm, with continuing expansion across the globe.

We believe in the power of **COLLECTIVE STRENGTH** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, crossmarket, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities.

Our unique and progressive business model is **built on the power of collaboration and transparency, and supported by an open and inclusive culture.** We proactively promote properties and share fees with the entire industry, allowing us to build lasting connections, create superior wealth for our clients, and **prosper together.**

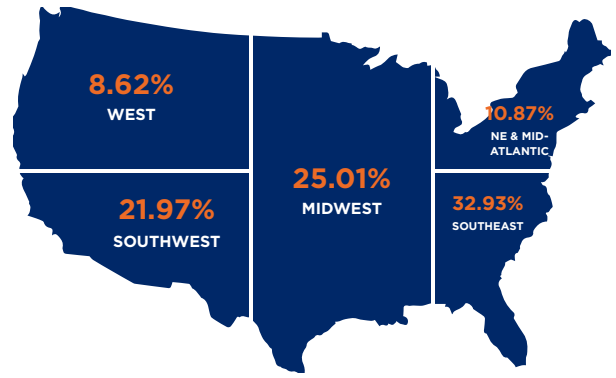


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# SVN<sup>®</sup> benchmarks USA | 2023

### TRANSACTION VOLUME

united states national distribution\*

### CORE SERVICES

- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

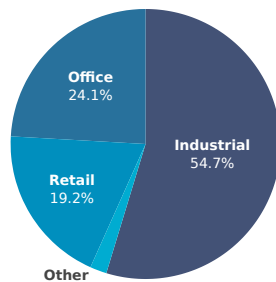
### SPECIALTY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail

### PRODUCT TYPE

national distribution by product volume\*\*\*

#### Leasing\*\*

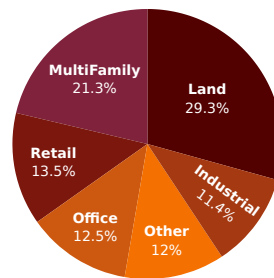


\*DATA BASED ON US SALES

\*\*Leasing includes both Landlord and Tenant Representation.

\*\*\*The statistics in this document were compiled from all transactions reported by our franchisees in 2023. They are not audited.

#### Sales



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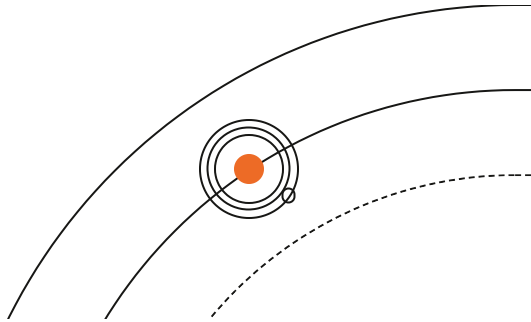




# THE 9.6% REPORT

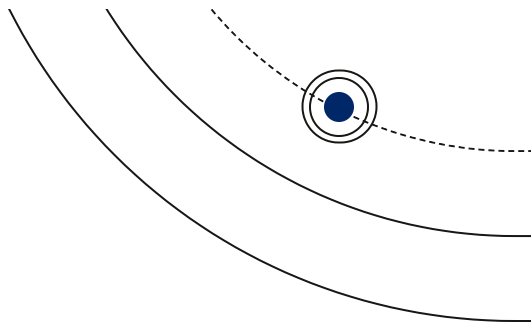
**SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.**

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.\*



# The 9.6% report

**A REPORT ON THE PRICING ADVANTAGE OF COOPERATION**



## The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

## Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

## It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

**Visit [svn.com](https://svn.com) to find out more.**

\*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

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**SECTION 1**  
Property  
Information



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

This is a fantastic opportunity to purchase a daycare campus totaling +/-7300 SF in Cobb County. The buildings are located at 395 Russell Road (5,500 SF) and 3941 Covered Bridge Place ( 1805 SF). Located directly across from Russell Elementary, this property is a great investment opportunity as a daycare center. Property is situated on 3 parcels totaling 2.65 acres with beautiful foliage and topography. Three separate fenced-in areas are in place around each different property. Updates include freshly painted interior, new vinyl flooring, new AC furnaces, new awning, new vanity cabinets and sinks, updated kitchens, new bathrooms, and much more. This daycare has a licensed capacity of 129 children. The asking price for everything mentioned is \$995,000.

The available addresses are as follows-

-395 Russell Drive - 1.41 acre parcel with a 5500SF building built in 1973 and renovated to be a day care center. Great wood flooring throughout with a huge basement.

-3941 Covered Bridge - .73 acre parcel with a 1800SF building built in 1959 and renovated to fit the daycare centers need. Could easily be used as a single family residence.

-Bridgebrook LN - .5 acre parcel adjacent to 395 Russell Dr.

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$995,000
<b>NUMBER OF UNITS:</b>	2 Buildings
<b>LOT SIZE:</b>	2.65 Acres
<b>BUILDING SIZE:</b>	7,300 SF
<b>ASSEMBLAGE</b>	3 Parcels

## PROPERTY HIGHLIGHTS

- - 7300 combined SF between 3 buildings
- - 2 renovated units with private, fenced areas
- - Playground and large outdoor fenced space
- - Across from Russell Elementary School
- - Continually renovated 2019-2024
- - Zoned mixed-use for retail or commercial use
- - Daycare approved for 129 children
- - .5 acre parcel that is undeveloped forest land (R-20)
- - Survey, certifications, and more info on property available



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## LOCATION DESCRIPTION

This property is located right across from Russell Elementary school and adjacent to a few neighborhoods making this a perfect investment location. Hurt Road sees an average of 7610 cars per day and East West Connector sees 30300 cars per day. Smyrna is located only 10 minutes from Atlanta and is exploding with new residential developments and projects. There are several historical sites nearby such as Concord Covered bridge, and there are many new parks and bike trails as well. Please reach out to Jacob at (678) 308-8742 to schedule a viewing.



# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- - 7,300 combined SF between 2 buildings
- - 2 renovated units with private, fenced areas
- - Playground and large outdoor fenced space
- - Across from Russell Elementary School
- - Continually renovated 2019-2024
- - Zoned MRC for retail or commercial use
- - Located in the vibrant area of Smyrna
- - Daycare approved for 129 children
- - Available list of renovations
- - 3 parcels with buildings zoned mixed use
- - .5 acre parcel that is undeveloped forest land (zoned residential vacant land)
- Survey, certifications, and more info on property available upon request





# ADDITIONAL PHOTOS





# ADDITIONAL PHOTOS





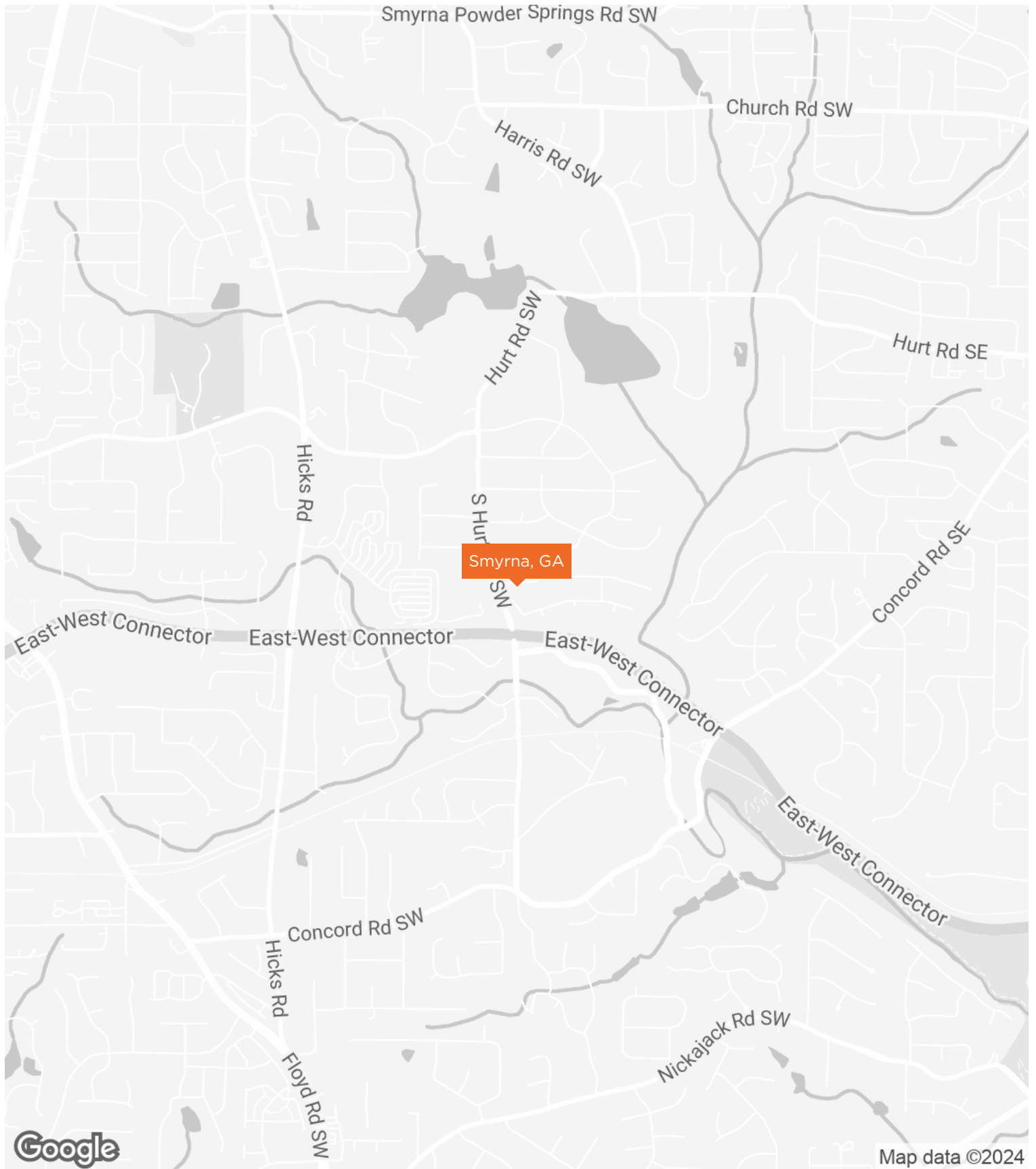


**SECTION 2**  
Location  
Information



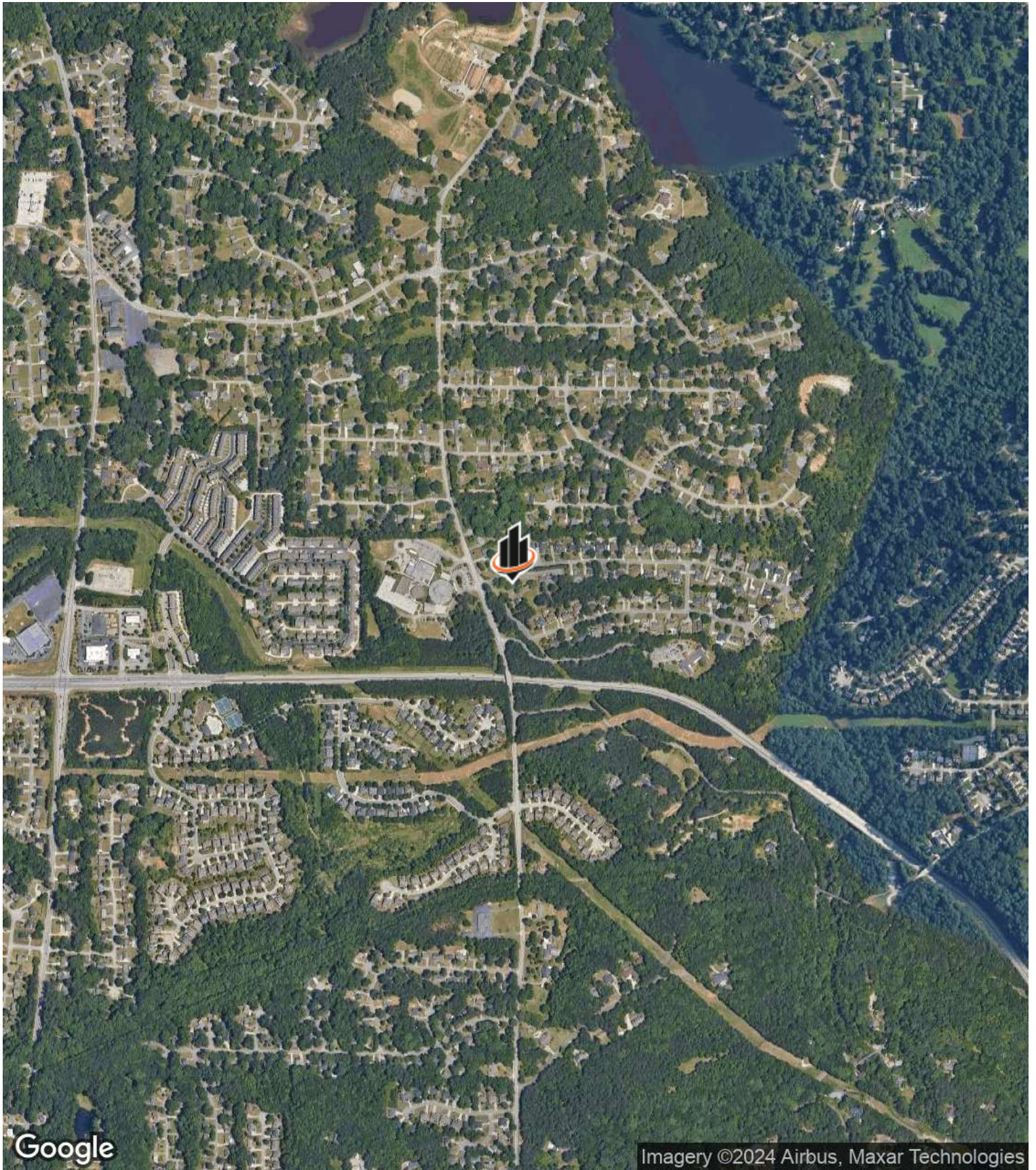


# REGIONAL MAP





# AERIAL MAP



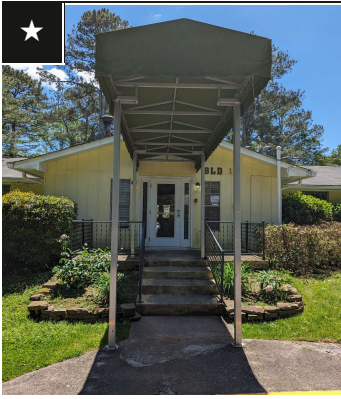




**SECTION 3**  
Sale  
Comparables



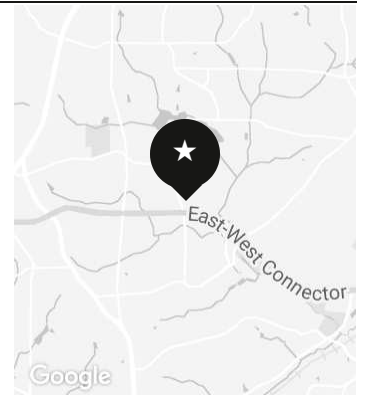
# SALE COMPS



## SMYRNA DAYCARE - 7,300 SF - 2 BUILDINGS - 2.65 AC - RUSSELL ELEMENTARY

3941 Covered Bridge Rd SW, Smyrna, GA 30082

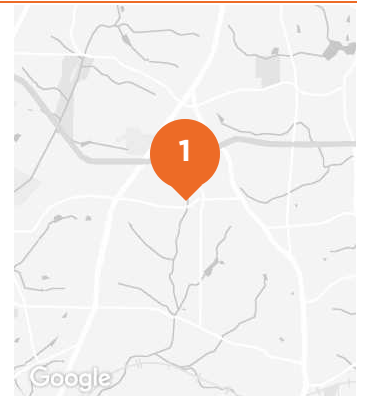
**PRICE:** \$995,000      **BLDG SIZE:** 7,300 SF  
**YEAR BUILT:** 1959      **PRICE/SF:** \$136.30



## 1386 ANDERSON MILL

Austell, GA 30106

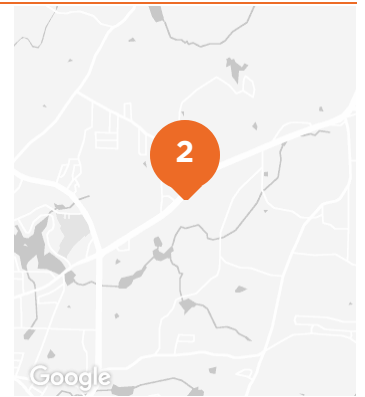
**PRICE:** \$1,100,000



## 1479 BANKHEAD HWY

Carrollton, GA 30116

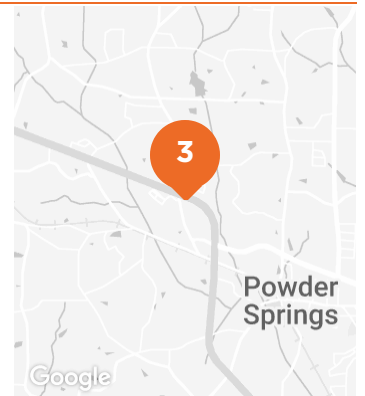
**PRICE:** \$1,221,090



## 3375 FLORENCE RD

Powder Springs, GA 30127

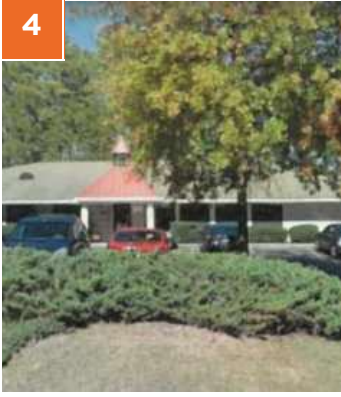
**PRICE:** \$3,000,000





## SALE COMPS

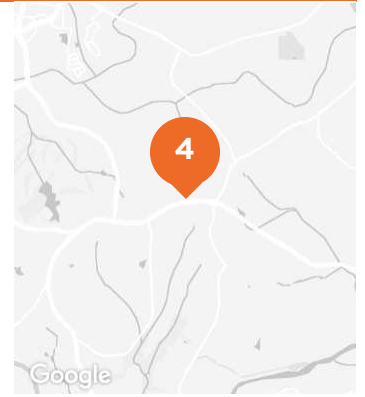
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### 3580 OLD ALABAMA RD

Alpharetta, GA 30022

**PRICE:** \$1,590,000



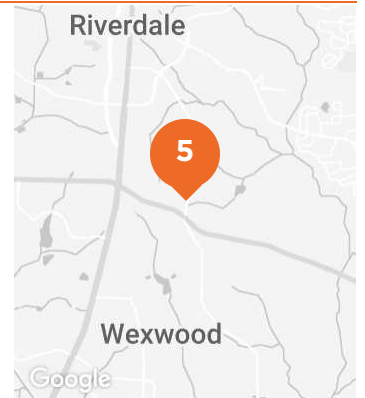
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### 7597 TAYLOR RD

Riverdale, GA 30274

**PRICE:** \$1,641,994



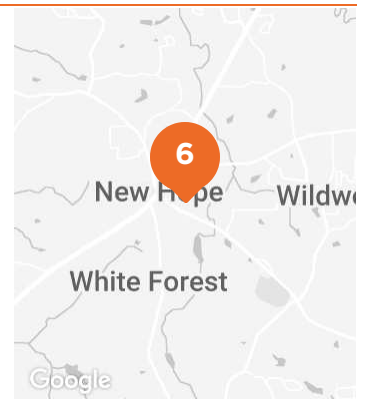
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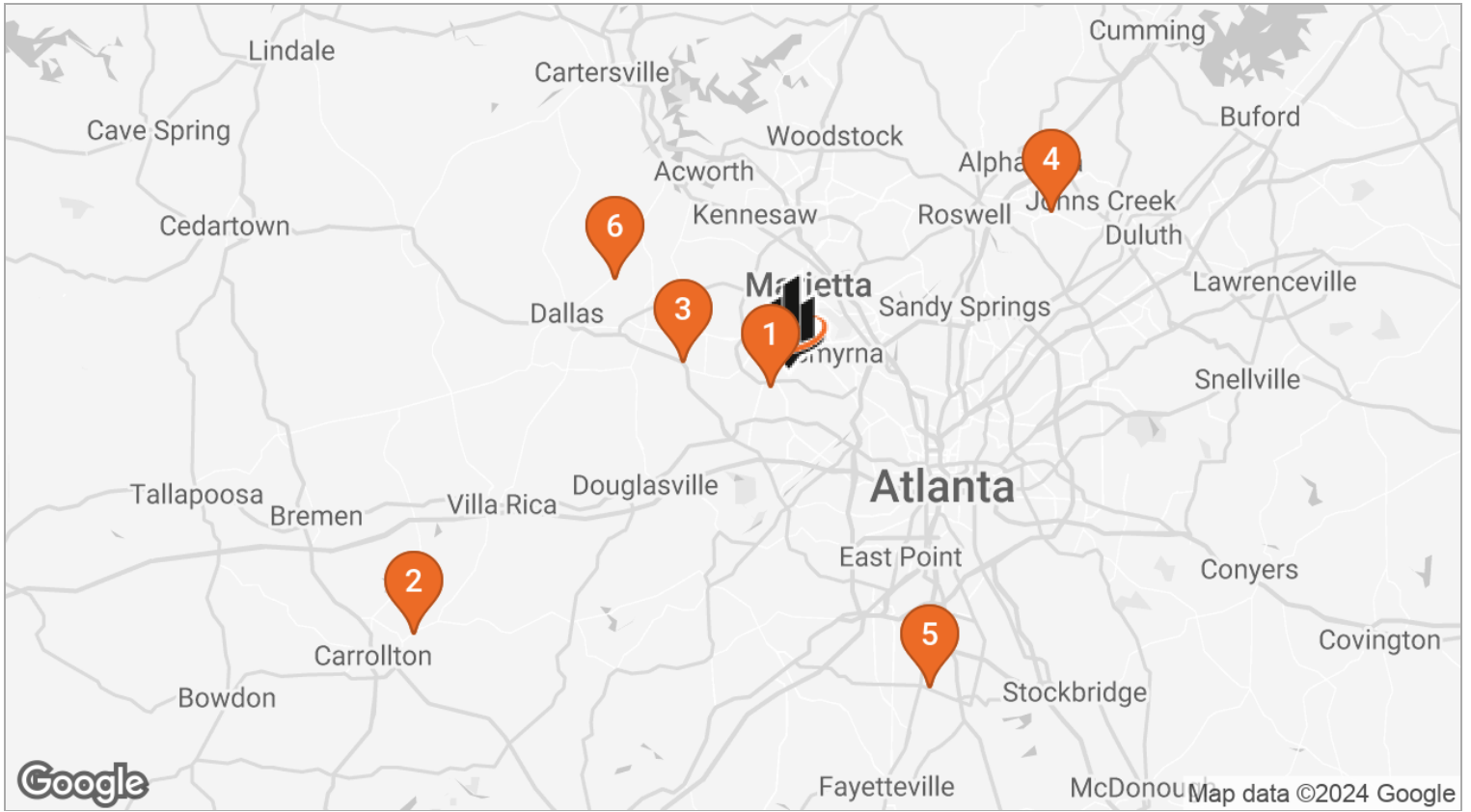
### 269 E PAULDING DR

Dallas, GA 30157

**PRICE:** \$2,889,348



# SALE COMPS MAP & SUMMARY



	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	PRICE/SF
★	<b>Smyrna Daycare - 7,300 SF - 2 Buildings - 2.65 AC - Russell Elementary</b> 3941 Covered Bridge Rd SW Smyrna, GA	\$995,000	7,300 SF	2	\$136.30
1	<b>1386 Anderson Mill</b> Austell, GA	\$1,100,000	-	-	-
2	<b>1479 Bankhead hwy</b> Carrollton, GA	\$1,221,090	-	-	-
3	<b>3375 Florence Rd</b> Powder Springs, GA	\$3,000,000	-	-	-
4	<b>3580 Old Alabama rd</b> Alpharetta, GA	\$1,590,000	-	-	-
5	<b>7597 Taylor Rd</b> Riverdale, GA	\$1,641,994	-	-	-
6	<b>269 E Paulding Dr</b> Dallas, GA	\$2,889,348	-	-	-
<b>AVERAGES</b>		<b>\$1,907,072</b>	<b>NAN SF</b>		<b>\$NAN</b>



## ADVISOR BIO 1



### JACOB BOWER

Associate Advisor

[jacob.bower@svn.com](mailto:jacob.bower@svn.com)

Direct: **770.992.5112** | Cell: **678.308.8742**

GA #414707

### PROFESSIONAL BACKGROUND

Jacob is a UGA graduate who serves as an associate advisor at Creviston Realty, focusing on the sale and lease of multi-family, industrial, retail, office, and land properties in and around Metro Atlanta. His education, focusing on the complexity of ongoing investment decisions and wealth management, has prepared him to help his clients make the best financial decisions for their future. Jacob is motivated to help his team and his clients in any way he can, and to have a great time doing it. In addition to real estate, he is passionate about tennis and music.

Prior to joining Creviston Realty, Jacob attended Georgia State University and then transferred to the University of Georgia to study business. He took a strong interest in real estate and wealth management while attending, and obtained his real estate license before graduating. He worked at a few residential real estate firms after graduating, but is thrilled to finally be working in Commercial Real Estate with SVN at Creviston Realty.

### EDUCATION

Bachelor of Business Administration in Real Estate from UGA's Terry College of Business

Minor in jazz music from UGA's Hugh Hodgson's school of music

**SVN | Creviston Realty, Inc.**  
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