



5955 SW BAKERS FERRY RD ATLANTA, GA 30336

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED

Todd Wenzel
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OFFERING MEMORANDUM



EXCLUSIVELY *PRESENTED BY*



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5857 Fisher Rd., East
Syracuse, NY 13057

PROPERTY OVERVIEW

Executive Summary
Investment Highlights
Floor Plan

FINANCIAL OVERVIEW

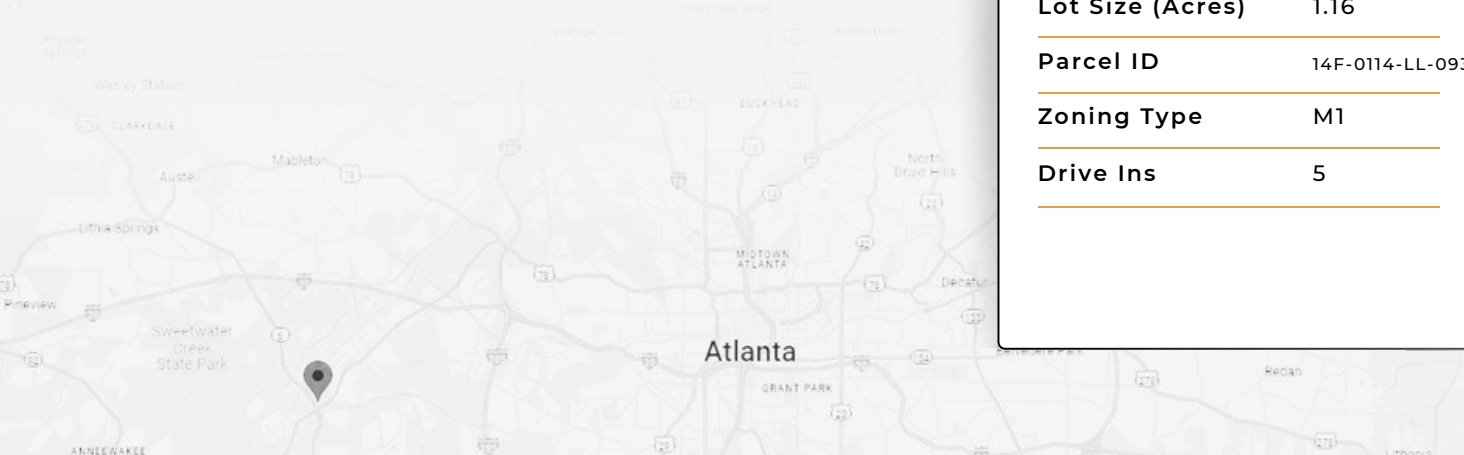
Financial Summary
Rent Roll
Tenant Summary

LOCATION OVERVIEW

About Atlanta, GA
Demographics
Amenities Map

EXECUTIVE SUMMARY

Great Investment opportunity at this fleet maintenance/truck wash in Atlanta, GA. The 6,840 SF Industrial Property is situated on a 1.16 Acre parcel that allows for a wide variety of uses and requirements. The M-1 District is intended to provide locations for light industrial uses are processing, manufacturing, fabricating, warehousing, distributing, research, flex office-warehouse uses, and office uses associated with industrial uses.



THE OFFERING

Offering Price	\$1,650,000
Building SF	6,840 SF
Year Built	2007
Lot Size (Acres)	1.16
Parcel ID	14F-0114-LL-093-4
Zoning Type	M1
Drive Ins	5

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INVESTMENT HIGHLIGHTS



The property consists of 6,840 SF of gross leasable space on 1.16 acres of land.



The Acreage allows for 12 standard parking spots



The Metal Construction comes equipped with 5 Overhead doors (12' x 14')



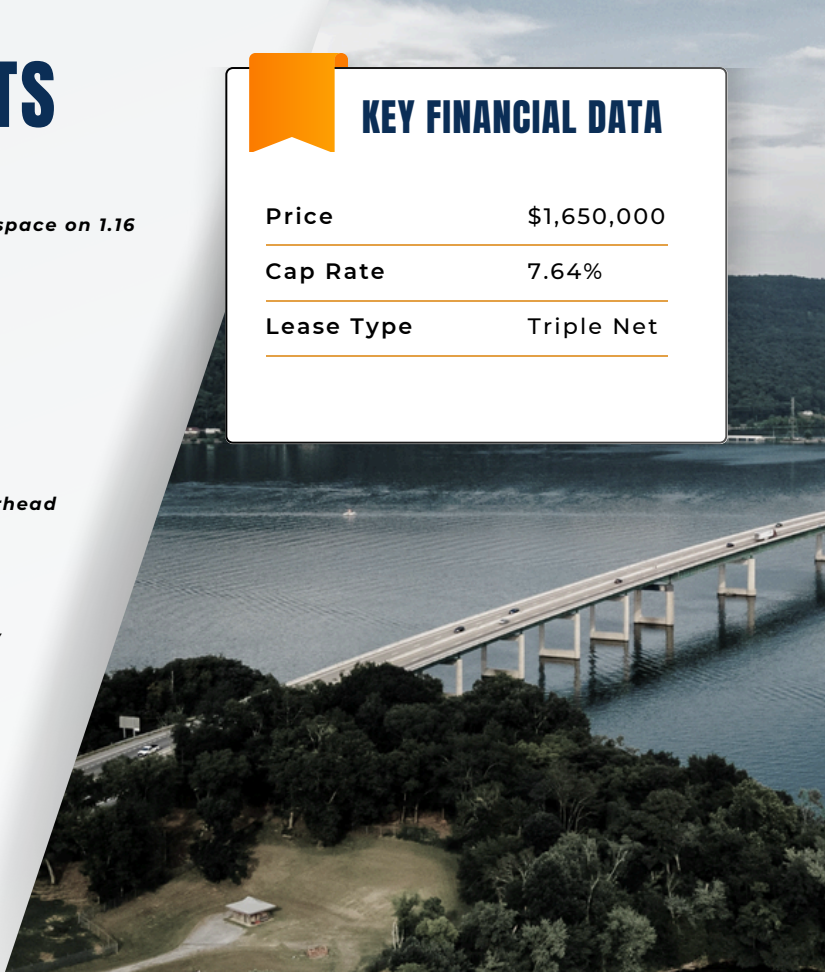
Located in Atlanta, GA the property allows you easy access to the city and all major traffic arteries



The property is strategically located 30 minutes from Hartsfield- Jackson International Airport and has direct Highway access, allowing you the ease of travel.

KEY FINANCIAL DATA

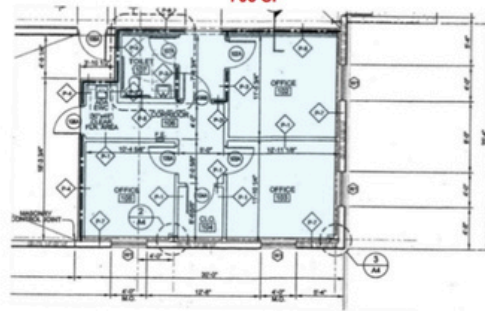
Price	\$1,650,000
Cap Rate	7.64%
Lease Type	Triple Net



FLOOR PLAN



OFFICE PLAN = 24' x 30'
705 SF



FINANCIAL SUMMARY



*5955 SW Bakers Ferry Rd
Atlanta, GA 30336*



*Price
\$1,650,000*



*Cap Rate
7.64%*



*Occupancy
100%*

BUILDING SUMMARY

Rentable Building Area	6,840 SF
Total Building Area	6,840 SF
Land Area	1.16 Acres
Stories	1
Drive In Doors	5

FINANCIAL SUMMARY

Price	\$1,650,000
NOI	\$126,301
Cap Rate	7.64%
Total Tenants	1
Occupancy	100%

FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$126,301	\$129,143	\$133,017	\$137,008	\$141,118	\$145,352
TAX & INS; MANGEMENT FEE	\$16,799	\$17,135	\$17,478	\$17,828	\$18,184	\$18,548
EFFECTIVE GROSS REVENUE	\$143,100	\$146,278	\$150,495	\$154,835	\$159,302	\$163,900
OPERATING EXPENSES						
PROPERTY TAX	\$14,418	\$14,707	\$15,001	\$15,301	\$15,607	\$15,919
INSURANCE	\$2,381	\$2,428	\$2,477	\$2,527	\$2,577	\$2,629
TOTAL OPERATING EXPENSES	\$16,799	\$17,135	\$17,478	\$17,828	\$18,184	\$18,548
NET OPERATING INCOME	\$126,301	\$129,143	\$133,017	\$137,008	\$141,118	\$145,352

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RENT ROLL

5955 SW BAKERS FERRY RD RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	USA Body Shops LLC	6,840	\$126,301	\$18.47/sqft	04/01/2022	03/31/2029

TOTAL	6,840	\$126,301	\$18.47/sqft
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TENANT SUMMARY

USA Body Shops, LLC

USA Body Shops, LLC is a leading provider of high-quality auto body repair and collision services. Specializing in restoring vehicles to their pre-accident condition, the company offers a wide range of services, including dent removal, paint restoration, frame repair, and paintless dent repair. With a commitment to customer satisfaction, USA Body Shops, LLC combines advanced technology, expert technicians, and reliable service to deliver fast, efficient, and cost-effective solutions to clients across the United States.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	04/01/2022
Lease Expiration	03/31/2029
Base Term Remaining	4 years
Options	One (1) Five (5) year option to extend
Rental Increase	+3% Annually

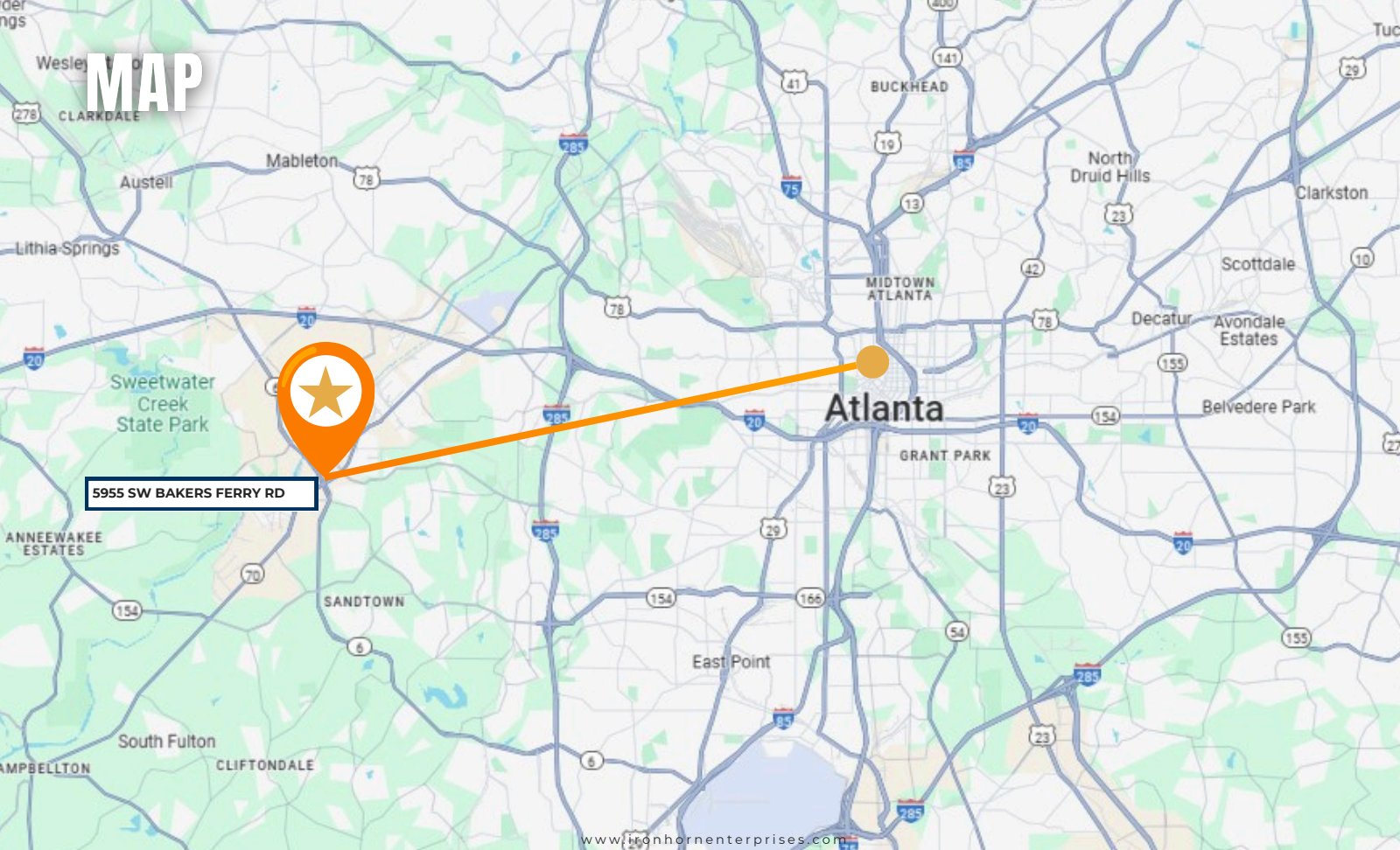
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ABOUT ATLANTA, GA

Atlanta is the capital of the U.S. state of Georgia. It played an important part in both the Civil War and the 1960s Civil Rights Movement. Atlanta History Center chronicles the city's past, and the Martin Luther King Jr. National Historic Site is dedicated to the African-American leader's life and times. Downtown, Centennial Olympic Park, built for the 1996 Olympics, encompasses the massive Georgia Aquarium.

POPULATION	1-MILE	3-MILE	5-MILE
2029 PROJECTION	2,588	18,800	92,413
2024 ESTIMATE	2,522	18,237	89,643
2020 CENSUS	2,587	18,316	89,275
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2029 PROJECTION	1,154	7,298	35,329
2024 ESTIMATE	1,124	7,070	34,266
2020 CENSUS	1,161	7,115	34,336
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	90,653	112,602	90,775



MAP

5955 SW BAKERS FERRY RD

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