

FOR SALE

58,400 SF Industrial Heavy Power

5305 SNAPPINGER WOODS DRIVE

Decatur, GA 30035

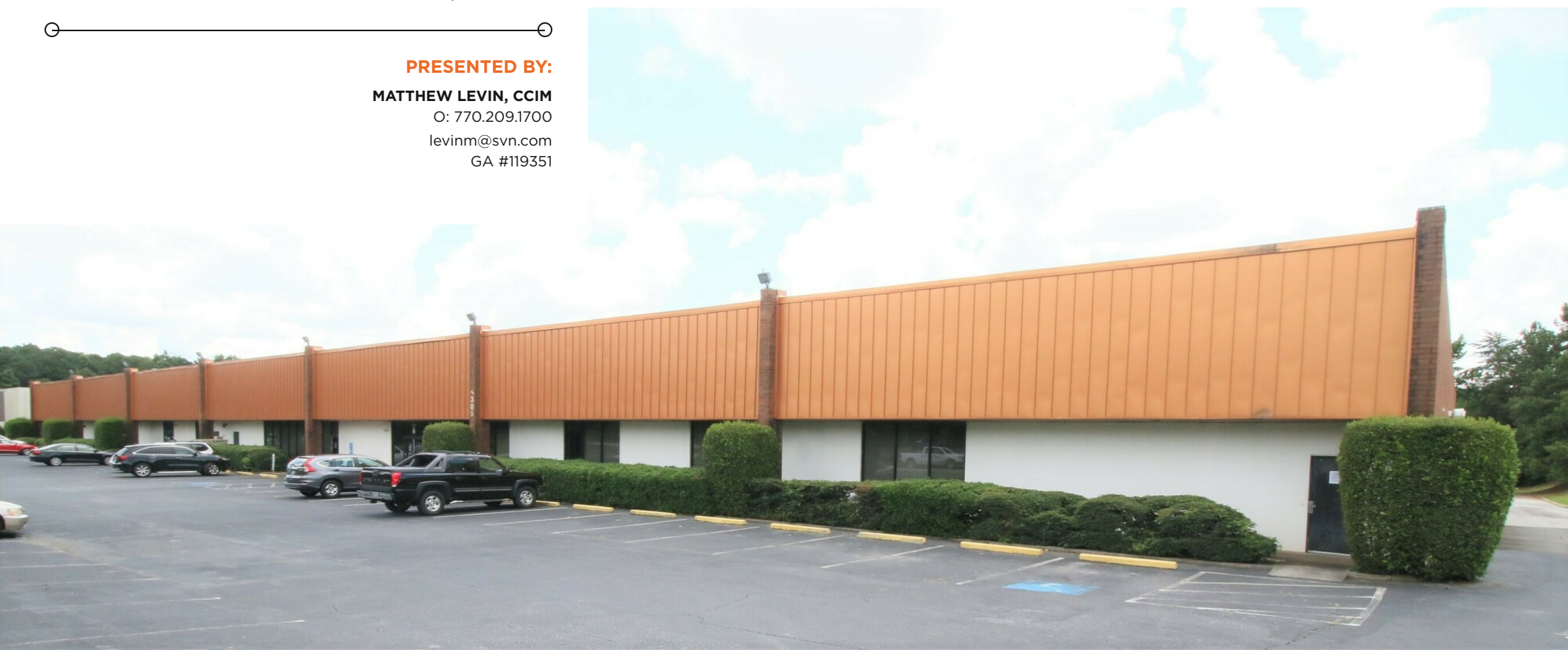
PRESENTED BY:

MATTHEW LEVIN, CCIM

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GA #119351





First National Bank

PURCHASE SCENARIO

Commercial Real Estate 504

5305 Snapfinger Woods Drive

PURCHASE PRICE

\$6,750,000

Business Offered By:

SVN Interstate Brokers

Matthew Levin

(678)467-9658

Financing Offered By:

First National Bank
Small Business Finance

Jamie Ensley

(404) 202-9857

Loan Structure SBA 504 Loan

Land & Building	\$ 6,750,000
Estimated Improvement Costs	\$ 0
Interest on Bridge Loan (estimate)	\$ 68,000
Title Insurance (estimate)	\$ 32,000
Real Estate Appraisal (estimate)	\$ 4,000
Environmental Report (estimate)	\$ 2,500
Origination Fee (estimate)	\$ 50,000
Loan Closing Costs (estimate)	\$ 46,100
Total Project Costs*	\$ 6,952,600
Borrower Down-Payment	\$ 686,100 (10%)
504 Bridge Loan	\$ 2,836,000
FNB Small Business Finance Permanent Loan	\$ 3,430,500

Permanent Loan Terms and Conditions

Loan Term	25 Years
Interest Rate	8.00% fixed for 5 years
Monthly Loan Payment	\$ 26,505
Banking Covenants	NONE

Bridge Loan Terms and Conditions

Loan Term	25 Years
Interest Rate	6.00% fixed for 25 years
Monthly Payment	\$20,362
Banking Covenants	NONE

*Monthly interest payment is included in Project Cost on a 504 loan and Bridge loan

The information on this sheet is not a commitment to lend. These are estimates based on basic information provided by the broker, and are subject to change as parameters are further defined. Permanent financing on Bridge Loan to be provided by Certified Development Company (CDC). Rate, fees and terms to be determined by CDC and SBA. Approval by FNB will be subject to approval by CDC and SBA.



Jamie Ensley
Vice President, Business Development Officer

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6,750,000
BUILDING SIZE:	58,400 SF
PRICE PER SF:	\$116 SF
LOT SIZE:	3.57 Acres
HEAVY POWER:	3,400 amp 480 v 3 Phs
ZONING:	M-1
APN:	16-041-02-004

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PROPERTY OVERVIEW

SVN is pleased to offer for sale a 58,400 SF+- warehouse improved with heavy power on 3.57 acres with paved fenced parking. Originally built in 1973 and substantially renovated in 2007, a new membrane roof was installed in 2012 and 7-5 ton roof ton HVAC units were replaced in 2019, and 2-5 ton HVAC units in 2024. The 20' clear height, sprinklered warehouse features 480 volt 3,400 amp power with 32' x 52' column spacing. Approximately 70% of the warehouse is subdivided into office and classroom space. Seven rear loading dock high doors (8'w x 10'h) serve the warehouse. The location on Snapfinger Woods Drive is minutes from the Panola Road I-20 exit in Stonecrest, South Dekalb County.

PROPERTY HIGHLIGHTS

- 58,400 SF+- on 3.57 acres zoned light industrial
- 480 volt / 3,400 amp / 3 phase / 3 wire
- Brick and block / 20' clear / 32' x 52' column spacing / sprinklered
- 7 dock high doors / 100+- parking spaces
- 70%+- built out office
- Originally built 1973 / substantially renovated 2007
- 2012 new membrane roof
- 2019 7 new 5 ton HVAC units replaced / 2024 2 new 5 ton HVAC units replaced

AERIAL WITH PROPERTY BOUNDARY



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ADDITIONAL PHOTOS



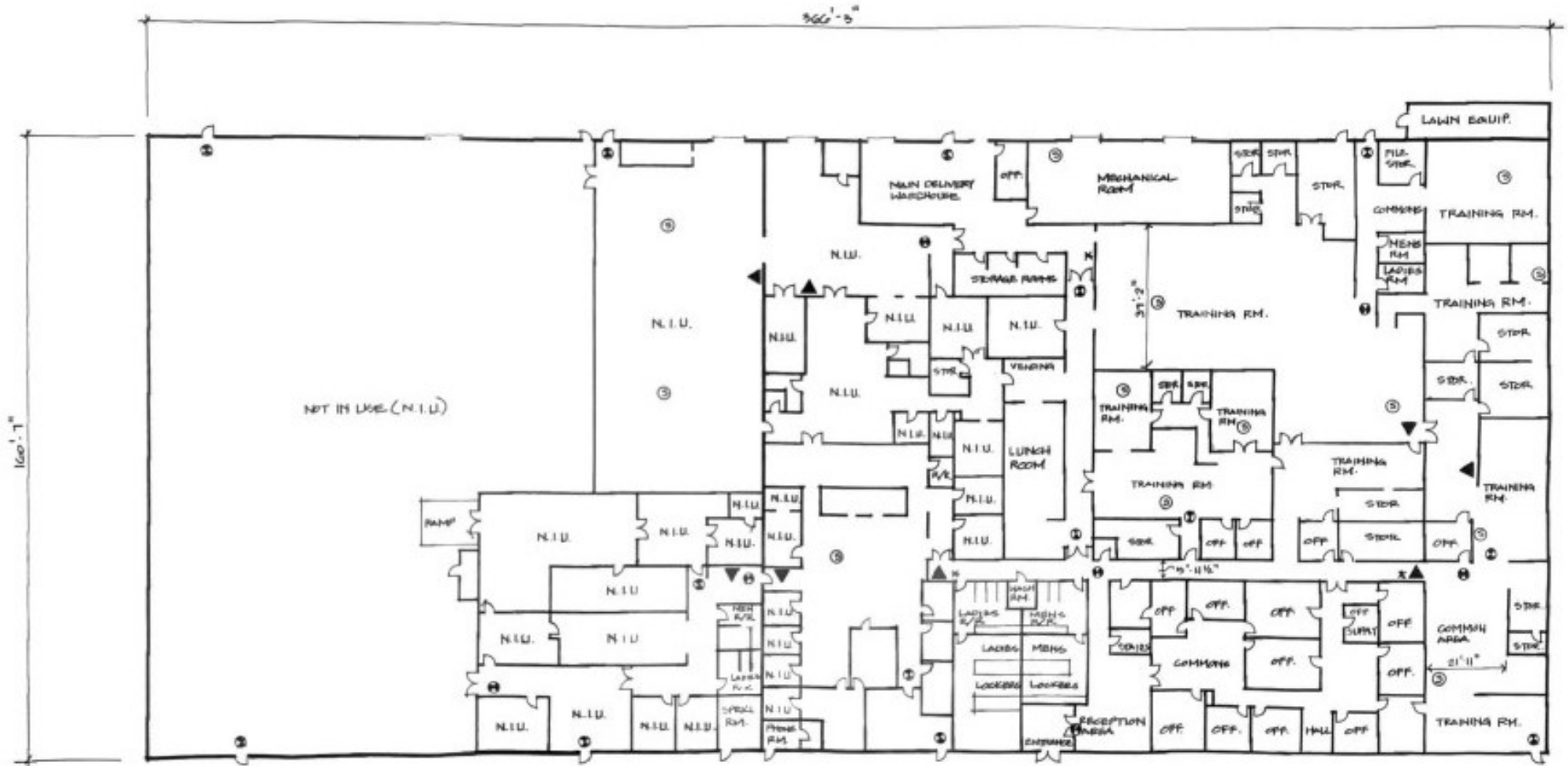
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FLOOR PLAN



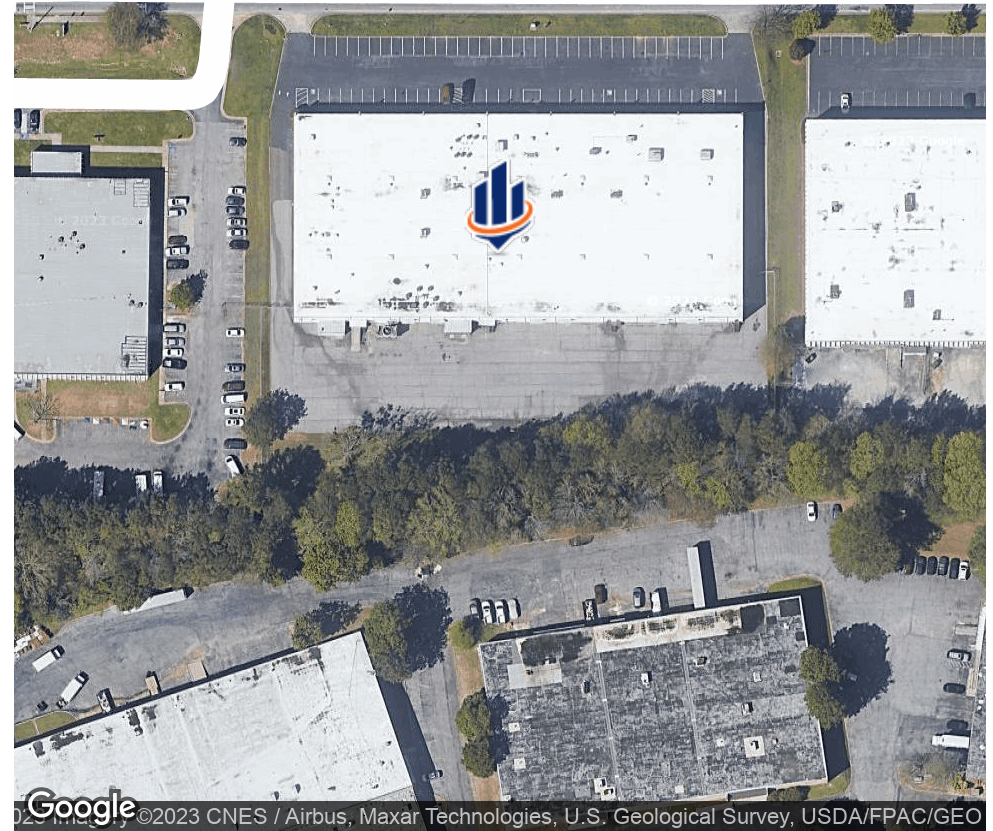
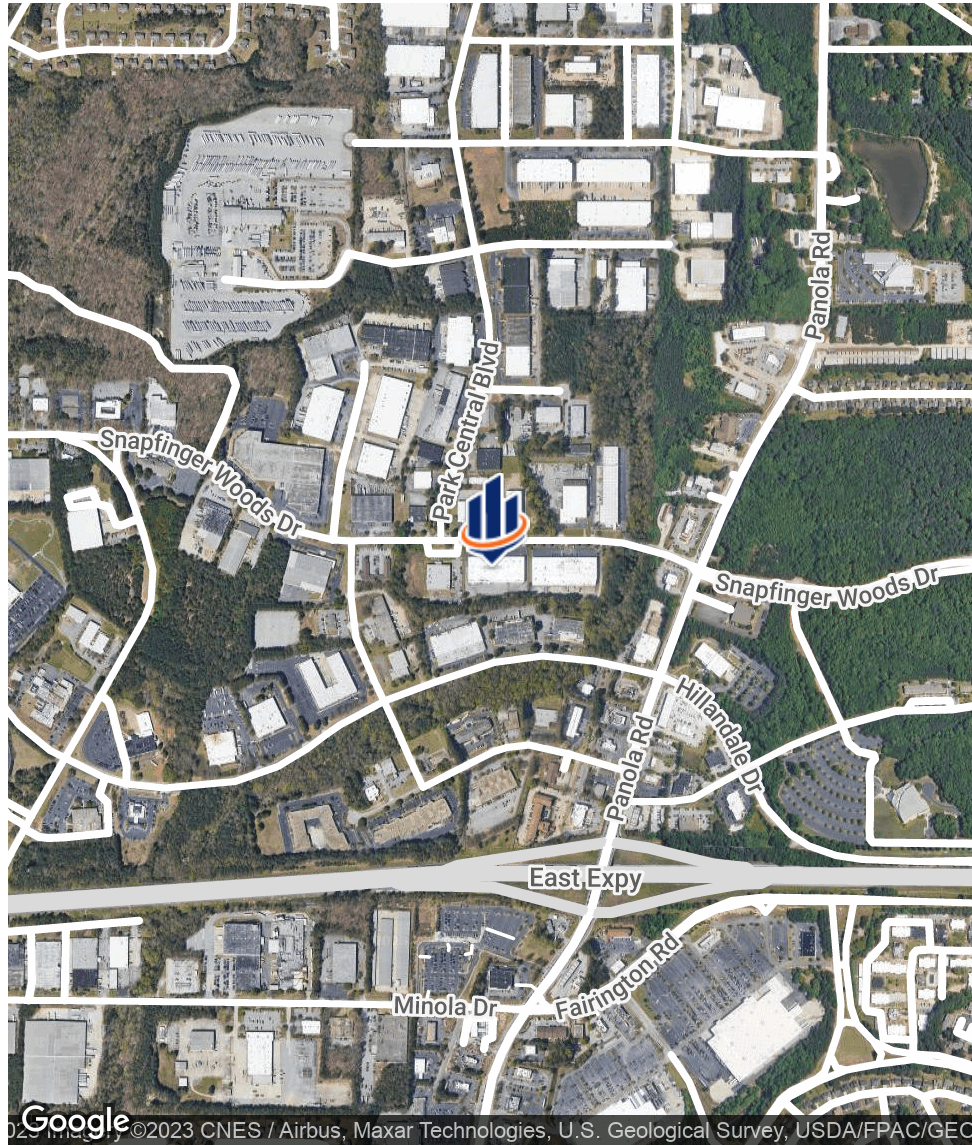
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

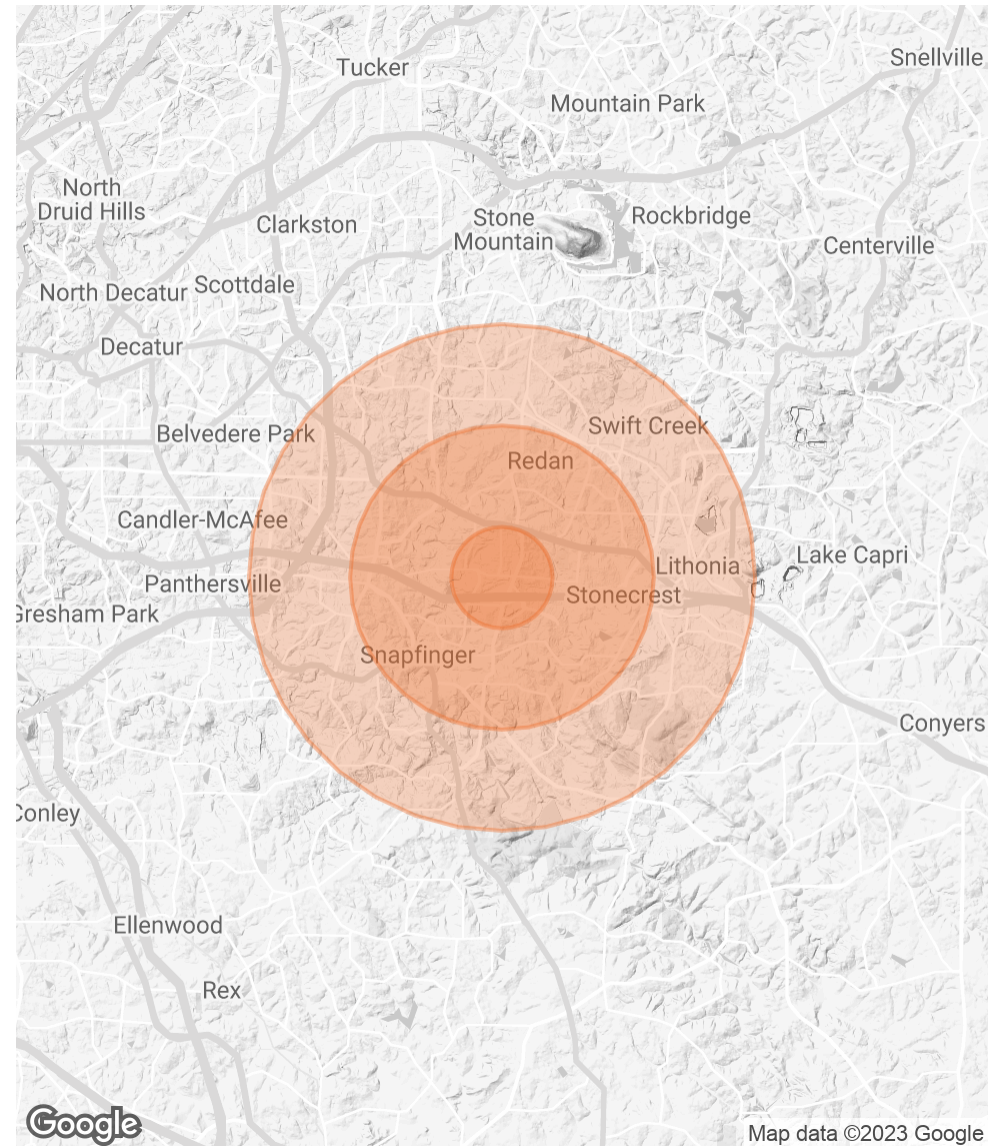
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,474	82,589	186,019
AVERAGE AGE	34.6	36.7	37.3
AVERAGE AGE (MALE)	33.0	34.6	34.4
AVERAGE AGE (FEMALE)	36.9	39.2	40.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,803	31,183	70,798
# OF PERSONS PER HH	2.3	2.6	2.6
AVERAGE HH INCOME	\$51,051	\$61,298	\$61,383
AVERAGE HOUSE VALUE	\$133,065	\$140,257	\$139,077

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



MATTHEW LEVIN, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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