



4053

LAWRENCEVILLE HWY, TUCKER,
GA

4053 Lawrenceville Hwy,
Tucker, GA 30346



Ming Zhou
4049969037
mingzhou@mhcommercialbrokers.com

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**LAWRENCEVILLE HWY, TUCKER,
GA**

PROPERTY INFORMATION

Purchase Price
\$1,650,000.00

Property Address
*4053 Lawrenceville Hwy,
Tucker, GA 30346*

Property Size
5,449 Sq. Ft.

Land Size
0.86 Acres

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PROPERTY OVERVIEW

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LAWRENCEVILLE HWY,
TUCKER, GA

4053 Lawrenceville Hwy,
Tucker, GA 30346

Three individual buildings on two separate parcels for sale.

Parcel 1: 4053 Lawrenceville Hwy, Tucker, GA 30084
Two buildings: Bell Taco (2419 SF); Dent Relief (1572 SF)
Land size: 0.43 Acres

Both have been long term stable tenants on the property with annual escalations and renewal options.

Parcel 2: 4059 Lawrenceville Highway Tucker, GA 30084

One building: Pelican (1458 SF)
Land size: 0.43

Great location in Tucker with frontage on Lawrenceville Hwy. Daily traffic count around 25,000 cars.

Investment Property with 7% year 1 return in Tucker

Today, we are thrilled to spotlight one such gem located in the heart of Tucker, Georgia. This unique investment opportunity boasts a 7% return, three free-standing buildings, and three tenants, all operating diversified businesses.

Tucker, a vibrant city located in DeKalb County, Georgia, is known for its thriving business community and robust economy. It's an ideal location for investors seeking to capitalize on the city's growth and prosperity. The property in question is nestled in this bustling city, offering an attractive investment opportunity that promises a 7% return.

The property comprises three free-standing buildings, each with its unique charm and potential. These buildings are currently leased to three different tenants, each operating in diversified business sectors. This diversification reduces the risk associated with relying on a single industry or tenant, thereby providing a safety net for your investment.

One of the key advantages of this property is the steady income it generates. With three tenants already in place, investors can enjoy immediate cash flow from the rents collected. The 7% return is a testament to the property's profitability and potential for future growth.

Moreover, the diversified businesses of the tenants add another layer of security to your investment. In an uncertain economic climate, having tenants from different sectors can help insulate your investment from industry-specific downturns. This diversification ensures that your investment remains robust and resilient in the face of economic fluctuations.

In addition to its financial appeal, this property also offers strategic benefits. Its location in Tucker places it within easy reach of major transportation routes and amenities, making it an attractive proposition for businesses looking to lease space.

Investing in real estate is not just about purchasing a piece of land or a building; it's about securing a future income stream and financial stability. This rare find in Tucker, with its 7% return, three free-standing buildings, and diversified tenants, offers just that.

In conclusion, this investment property in Tucker is a rare find indeed. It offers a unique blend of high returns, diversified income, and strategic location. Whether you're a seasoned investor or just starting your journey in real estate investment, this property presents an opportunity that's too good to miss.

Remember, opportunities like these don't come around often. So, if you're looking for a solid investment that promises a healthy return and financial security, this property in Tucker could be the perfect fit for you.

PROPERTY PHOTOS



PROPERTY PHOTOS



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LAWRENCEVILLE HWY,
TUCKER, GA

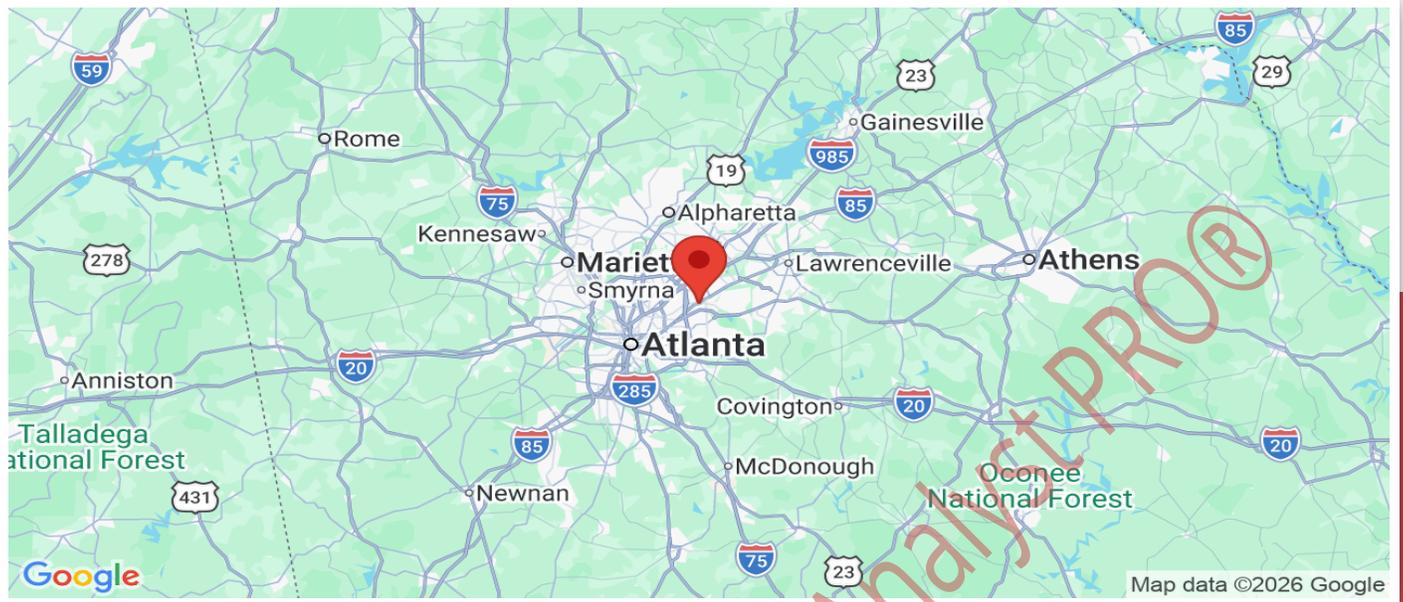




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mingzhou@mhcommercialbrokers.com

AREA LOCATION MAP



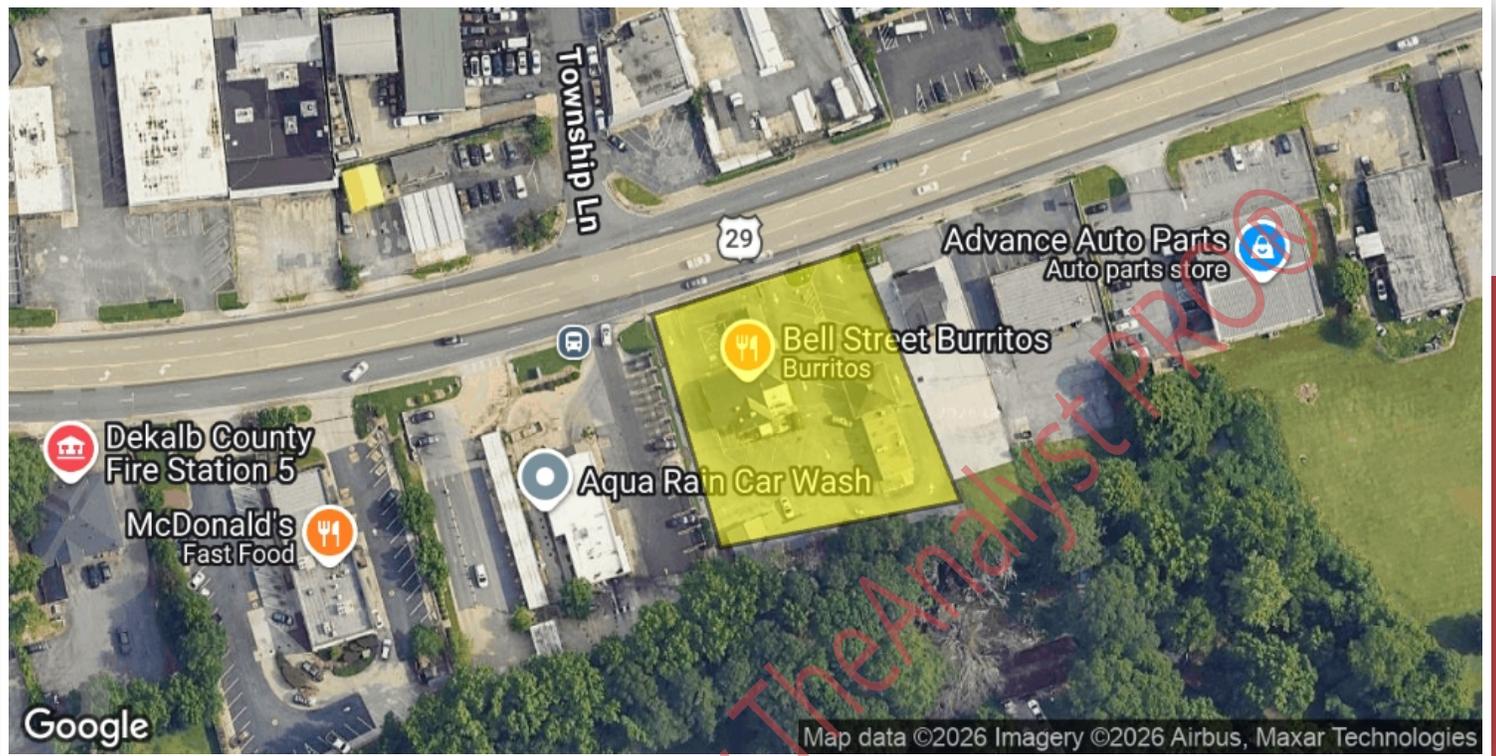
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**LAWRENCEVILLE HWY,
TUCKER, GA**

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AERIAL ANNOTATION MAP



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LAWRENCEVILLE HWY,
TUCKER, GA

4053 Lawrenceville Hwy,
Tucker, GA, 30346

5-YEAR CASH FLOW ANALYSIS

INITIAL INVESTMENT

Purchase Price	\$1,650,000
+ Acquisition Costs	\$33,000
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$1,683,000

MORTGAGE DATA

Loan Amount	\$0
Interest Rate (30/360)	0.000%
Amortization Period	0 Years
Loan Term	0 Years
Loan Fees Points	1.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

1ST LIEN

CASH FLOW

For the Year Ending	Year 1 Apr-2027	Year 2 Apr-2028	Year 3 Apr-2029	Year 4 Apr-2030	Year 5 Apr-2031
POTENTIAL RENTAL INCOME (PRI)	\$163,160	\$168,055	\$173,096	\$178,289	\$183,638
- Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0
EFFECTIVE RENTAL INCOME	\$163,160	\$168,055	\$173,096	\$178,289	\$183,638
+ Other Income	\$6,332	\$6,332	\$6,332	\$6,332	\$6,332
GROSS OPERATING INCOME (GOI)	\$169,492	\$174,387	\$179,428	\$184,621	\$189,970
- Operating Expenses	\$51,725	\$53,277	\$54,875	\$56,521	\$58,217
NET OPERATING INCOME (NOI)	\$117,767	\$121,110	\$124,553	\$128,100	\$131,753
NET OPERATING INCOME (NOI)	\$117,767	\$121,110	\$124,553	\$128,100	\$131,753
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$117,767	\$121,110	\$124,553	\$128,100	\$131,753
Loan Balance	\$0	\$0	\$0	\$0	\$0
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%
Debt Service Coverage Ratio	0.00	0.00	0.00	0.00	0.00
Before Tax Cash on Cash	7.00%	7.20%	7.40%	7.61%	7.83%
Return on Equity	6.91%	6.91%	6.91%	6.91%	6.91%
Equity Multiple	1.08	1.18	1.29	1.39	1.50

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$2,008,000
Cost of Sale	\$100,400
Mortgage Balance 1st Lien	\$0
Sales Proceeds Before Tax	\$1,907,600

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	9.57%
Acquisition CAP Rate	7.14%
Year 1 Cash-on-Cash	7.00%
Gross Rent Multiplier	10.11
Price Per Square Foot	\$302.81
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00

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CASH FLOW DETAILS

INCOME

For the Year Ending	Year 1 Apr-2027	Year 2 Apr-2028	Year 3 Apr-2029	Year 4 Apr-2030	Year 5 Apr-2031
POTENTIAL RENTAL INCOME (PRI)	\$163,160	\$168,055	\$173,096	\$178,289	\$183,638
- Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0
EFFECTIVE RENTAL INCOME (ERI)	\$163,160	\$168,055	\$173,096	\$178,289	\$183,638
+ CAM reconcile	\$6,332	\$6,332	\$6,332	\$6,332	\$6,332
TOTAL OTHER INCOME	\$6,332	\$6,332	\$6,332	\$6,332	\$6,332
GROSS OPERATING INCOME (GOI)	\$169,492	\$174,387	\$179,428	\$184,621	\$189,970

EXPENSE DETAIL

TOTAL OPERATING EXPENSES	\$51,725	\$53,277	\$54,875	\$56,521	\$58,217
NET OPERATING INCOME (NOI)	\$117,767	\$121,110	\$124,553	\$128,100	\$131,753

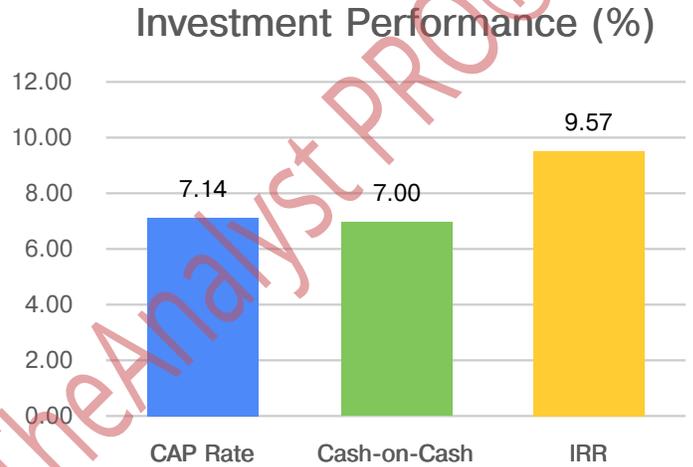
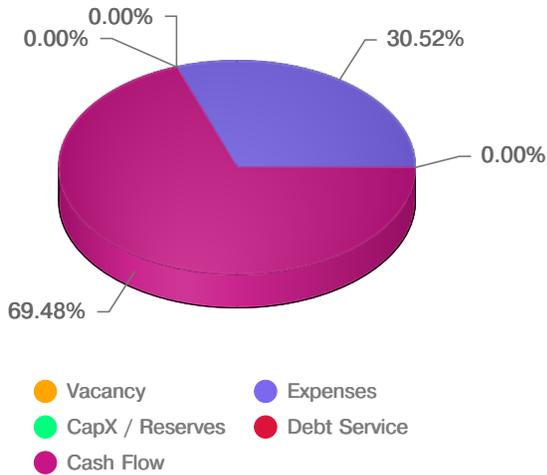
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5-YEAR CASH FLOW ANALYSIS

ASSUMPTION / INPUTS

Purchase Price	\$1,650,000
Year 1 Potential Income	\$163,160
Vacancy & Credit Loss	0.00%
Year 1 Expenses	\$51,725
Acquisition CAP Rate	7.14%
Sale Price - CAP Rate	6.75%

Acquisition Costs	2.00%
Annual Income Increase	3.00%
Other Income Increase	0.00%
Annual Expense Increase	3.00%
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%



5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment		Financing Cash Flow		Equity Investment	
Cash Flow & 5-year Yield		& Effective Rate		Cash Flow & 5-year Yield	
N	\$	N	\$	N	\$
0	(\$1,683,000)	0	\$0	0	(\$1,683,000)
1	\$117,767	1	\$0	1	\$117,767
2	\$121,110	2	\$0	2	\$121,110
3	\$124,553	3	\$0	3	\$124,553
4	\$128,100	4	\$0	4	\$128,100
5	\$2,039,353	5	\$0	5	\$2,039,353

Property IRR/Yield = 9.57%

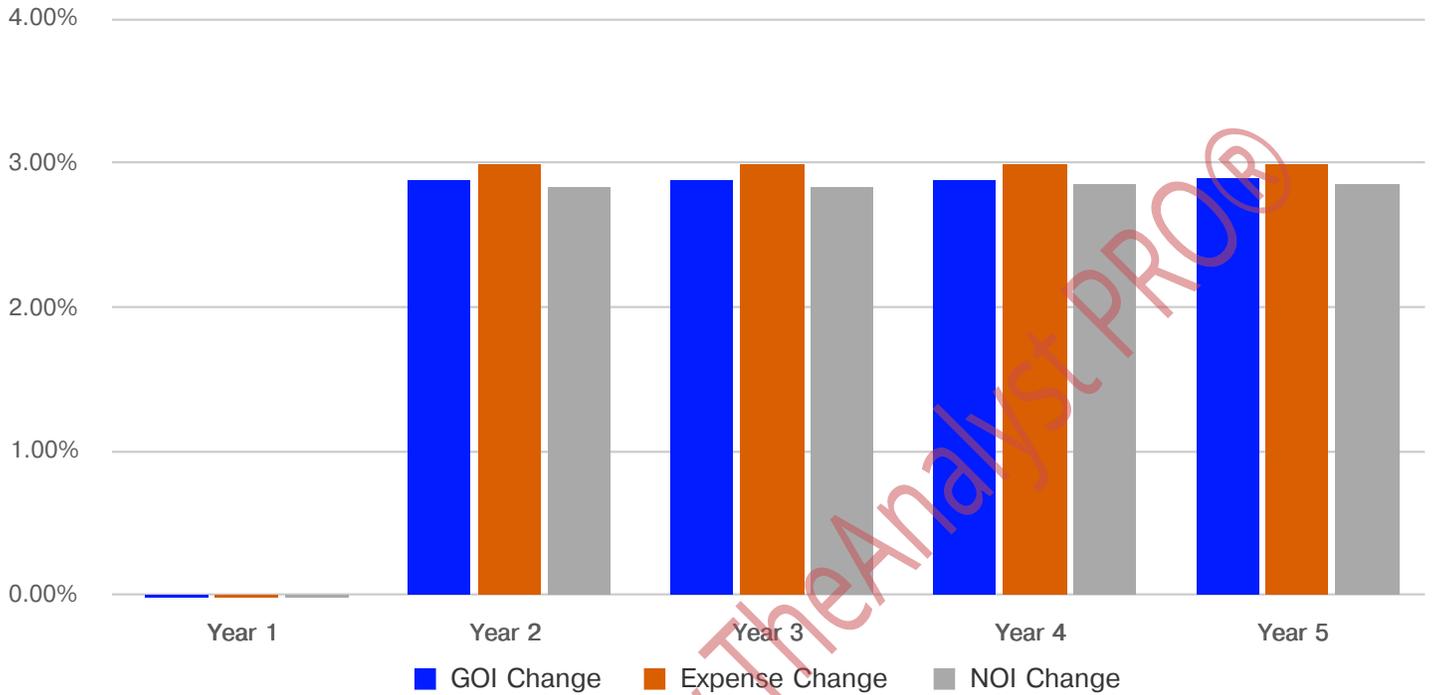
Effective Loan Rate = N/A

Equity IRR / Yield = 9.57%

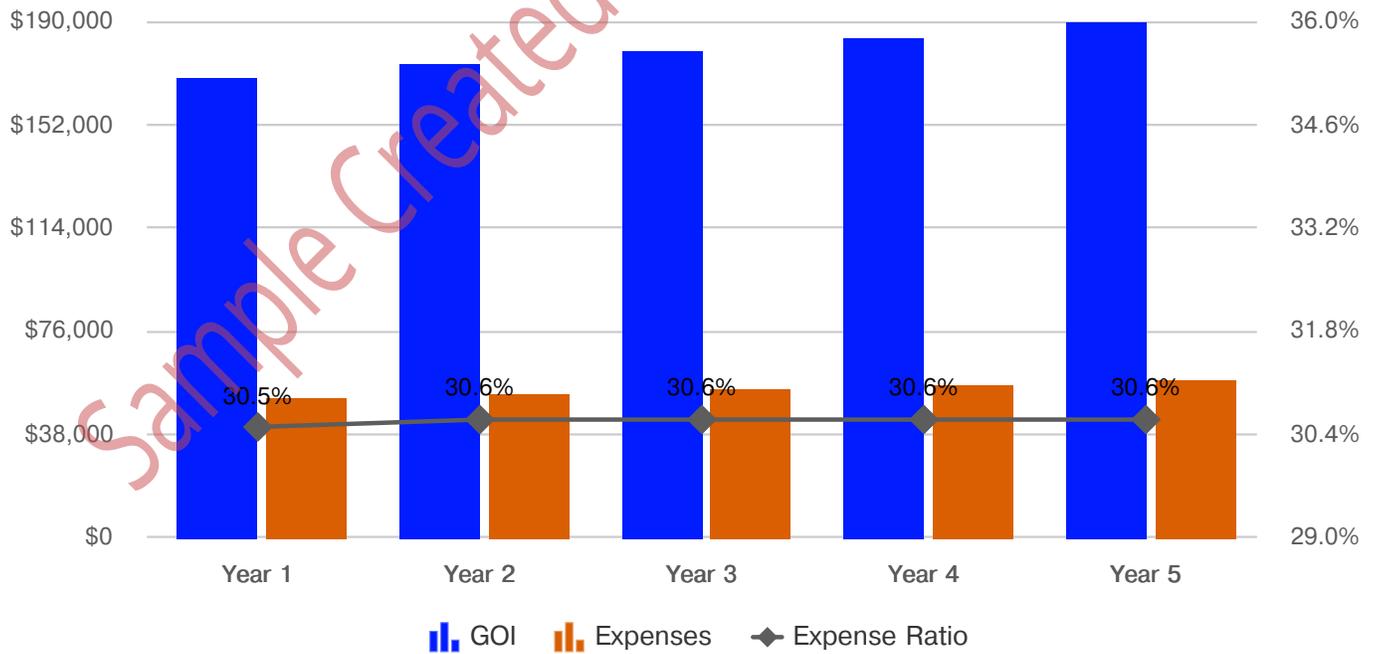
Neutral Leverage - The Equity Yield Remained the SAME with Leverage

ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE, EXPENSE RATIO % OF GOI

Annual GOI, Expense and NOI Percent Change

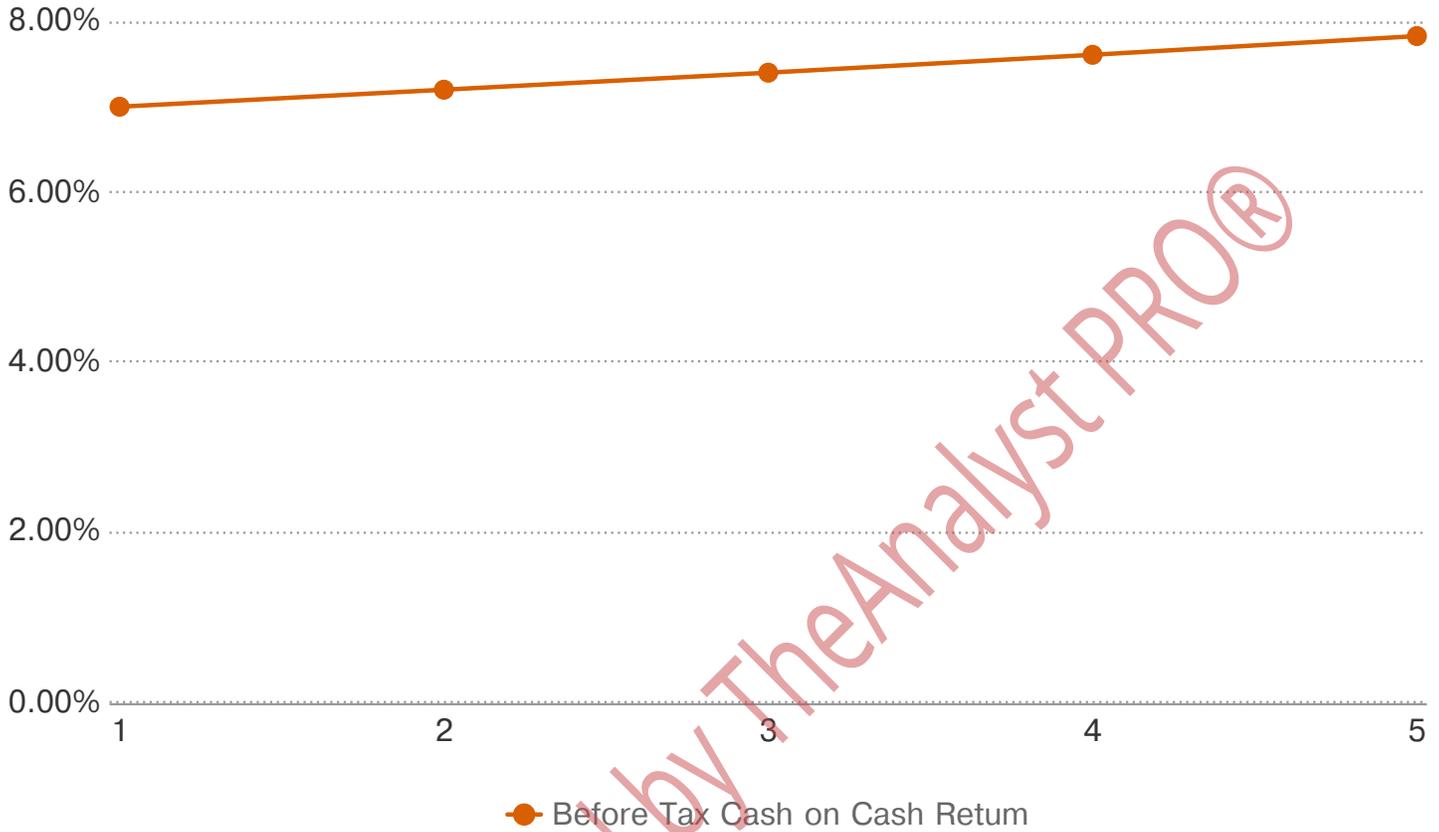


Expense Ratio % of GOI



CASH-ON-CASH ANALYSIS

Annual Cash-on-Cash Dividend Return



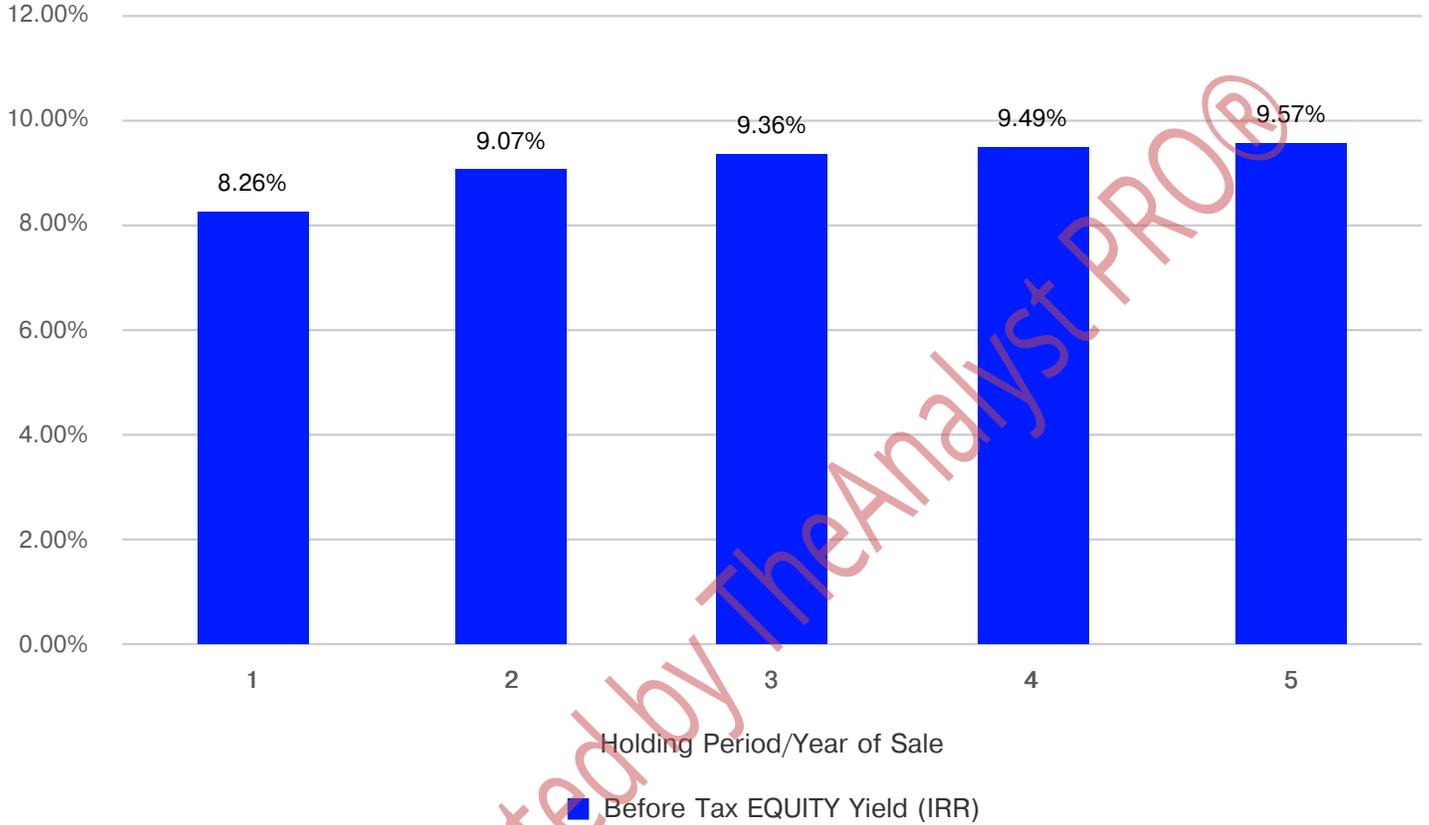
Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	7.00%	7.20%	7.40%	7.61%	7.83%

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OPTIMAL HOLDING PERIOD ANALYSIS

Before Tax Optimal Holding Period	5 Years
Before Tax Optimal Hold Annual Yield	9.57%

Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	8.26%	9.07%	9.36%	9.49%	9.57%

1-YEAR PROFORMA CASH FLOW SUMMARY

CASH FLOW

For the Year Ending	Year 1 Apr-2027
POTENTIAL RENTAL INCOME (PRI)	\$163,160
- Vacancy / Credit Loss	\$0
EFFECTIVE RENTAL INCOME	\$163,160
+ Other Income	\$6,332
GROSS OPERATING INCOME (GOI)	\$169,492
- Operating Expenses	\$51,725
NET OPERATING INCOME (NOI)	\$117,767
- Capital Expenses / Replacement Reserves	\$0
- Annual Debt Service 1st Lien	\$0
CASH FLOW BEFORE TAXES	\$117,767

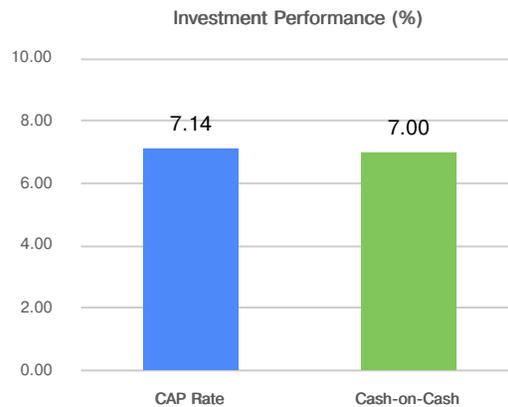
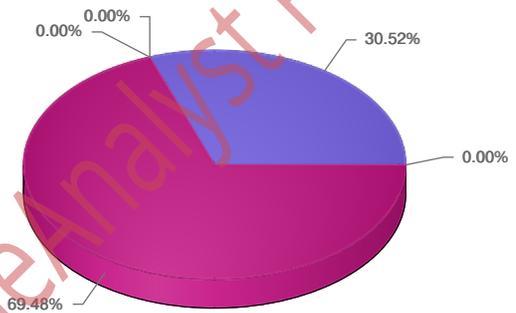
EXPENSE DETAIL

TOTAL OPERATING EXPENSES	\$51,725
NET OPERATING INCOME (NOI)	\$117,767

INITIAL INVESTMENT

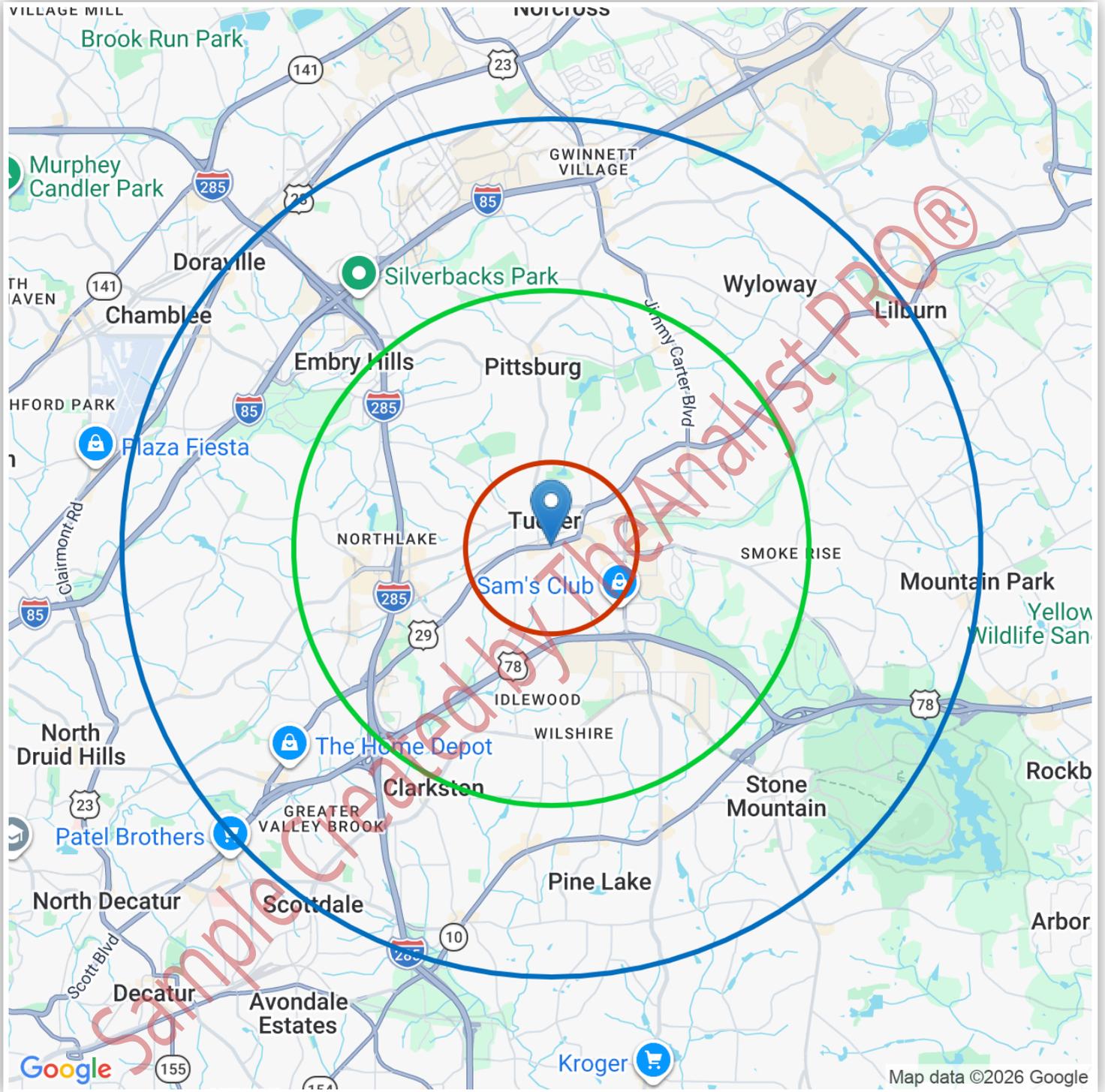
Purchase Price	\$1,650,000
+ Acquisition Costs	\$33,000
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$1,683,000

INVESTMENT PERFORMANCE



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LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

7,345
Population

41.1 Median Age

2.46
Average Household Size

2,900
Total Households

EDUCATION

4.78%
No High School Diploma

22.74%
High School Graduate

17.19%
Some College

24.23%
Bachelor's/ Grad

BUSINESS

834
Total Businesses

6,561
Total Employees

EMPLOYMENT

1,712
Retail Trade Employees

834
Eating & Drinking Employees

360
Finance/Ins/Real Estate Emp

4.7% Unemployment Rate

INCOME

\$98,029
Median Household Income

\$45,305
Per Capita Income

\$268,797
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (23.73%)

The smallest group : \$15,000 - \$24,999 (4.02%)

Indicator	Value(%)	
< \$15,000	8.63	■
\$15,000 - \$24,999	4.02	■
\$25,000 - \$34,999	6.95	■
\$35,000 - \$49,999	8.73	■
\$50,000 - \$74,999	10.28	■
\$75,000 - \$99,999	12.14	■
\$100,000 - \$149,999	23.73	■
\$150,000 - \$199,999	14.68	■
\$200,000+	10.83	■

INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

93,574
Population

36.6 Median Age

2.55
Average Household Size

35,707
Total Households

EDUCATION

5.3%

No High School Diploma

19.43%

High School Graduate

14.27%

Some College

25.94%

Bachelor's/ Grad

BUSINESS

3,579

Total Businesses

34,567

Total Employees

EMPLOYMENT

7,579

Retail Trade Employees

3,965

Manufacturing Employees

2,465

Eating & Drinking Employees

2,013

Finance/Ins/Real Estate Emp

4.1%

Unemployment Rate

INCOME

\$74,543

Median Household Income

\$42,004

Per Capita Income

\$142,168

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (17.13%) ■

The smallest group : \$15,000 - \$24,999 (5.81%) ■

Indicator	Value(%)	
< \$15,000	7.07	■
\$15,000 - \$24,999	5.81	■
\$25,000 - \$34,999	8.49	■
\$35,000 - \$49,999	11.72	■
\$50,000 - \$74,999	17.13	■
\$75,000 - \$99,999	11.47	■
\$100,000 - \$149,999	16.77	■
\$150,000 - \$199,999	9.98	■
\$200,000+	11.56	■

INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

269,172
Population

35.3 Median Age

2.69
Average Household Size

98,650
Total Households

EDUCATION

5.89%

No High School Diploma

17.32%

High School Graduate

14.06%

Some College

22.76%

Bachelor's/ Grad

BUSINESS

9,277

Total Businesses

82,666

Total Employees

EMPLOYMENT

17,427

Retail Trade Employees

7,263
Manufacturing Employees

6,146

Eating & Drinking Employees

4,577

Finance/Ins/Real Estate Emp

3.6%

Unemployment Rate

INCOME

\$67,041

Median Household Income

\$37,715

Per Capita Income

\$100,518

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (18.58%) ■

The smallest group : \$15,000 - \$24,999 (6.71%) ■

Indicator	Value(%)	
< \$15,000	7.37	■
\$15,000 - \$24,999	6.71	■
\$25,000 - \$34,999	9.05	■
\$35,000 - \$49,999	12.81	■
\$50,000 - \$74,999	18.58	■
\$75,000 - \$99,999	11.44	■
\$100,000 - \$149,999	15.14	■
\$150,000 - \$199,999	8.79	■
\$200,000+	10.11	■

INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

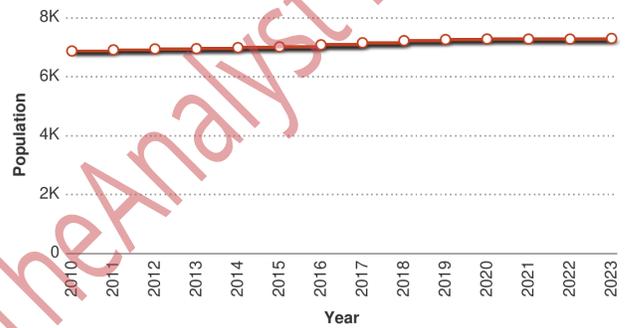
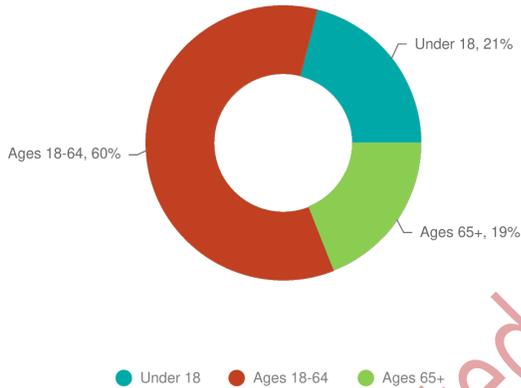
POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

7,345 Population	2,908 Households	41.1 Median Age
2.46 Avg Size Household	\$98,029 Median Household Income	\$335,990 Median Home Value
102 Wealth Index	113 Housing Affordability	82 Diversity Index

HISTORICAL & FORECAST POPULATION



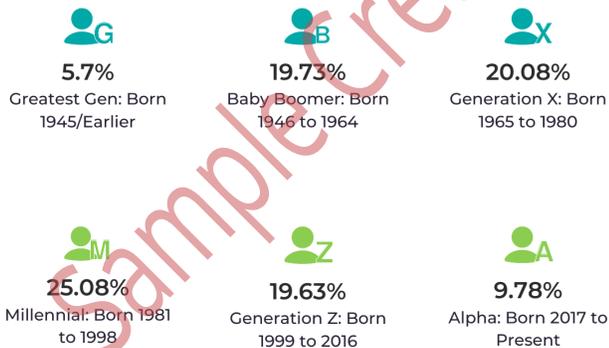
POPULATION BY AGE



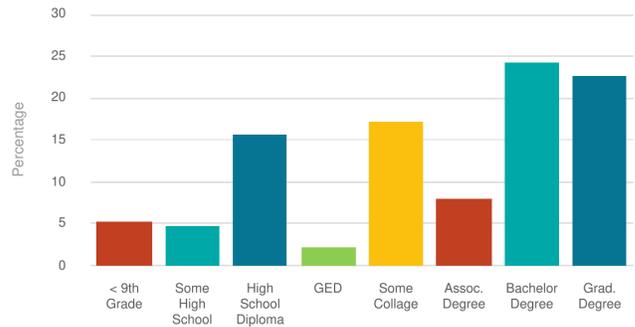
DAYTIME POPULATION



POPULATION BY GENERATION



POPULATION BY EDUCATION



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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

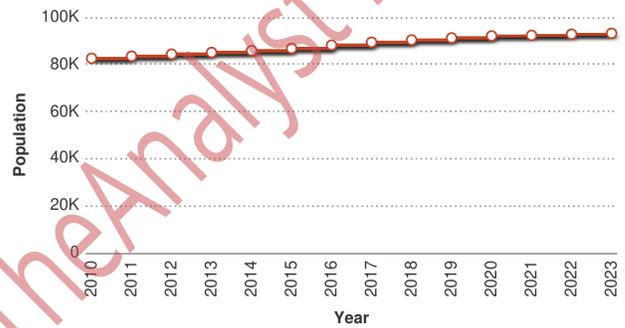
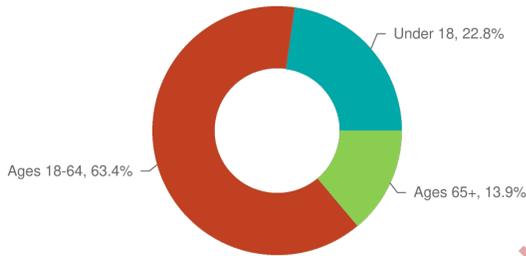
POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

93,574 Population	36,415 Households	36.6 Median Age
2.55 Avg Size Household	\$74,543 Median Household Income	\$350,881 Median Home Value
93 Wealth Index	83 Housing Affordability	82.6 Diversity Index

HISTORICAL & FORECAST POPULATION



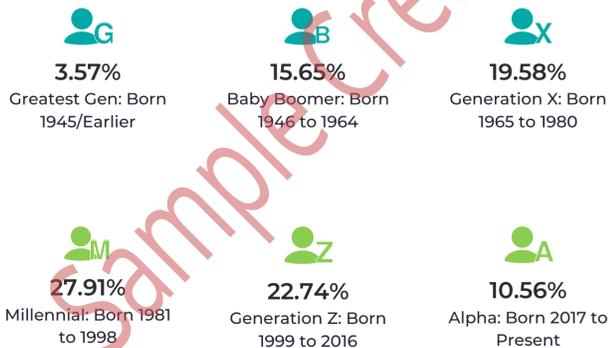
POPULATION BY AGE



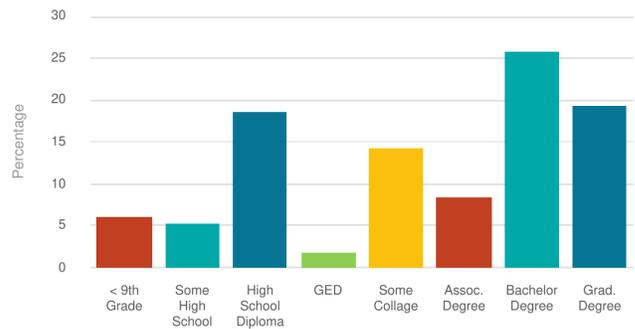
DAYTIME POPULATION



POPULATION BY GENERATION



POPULATION BY EDUCATION



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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

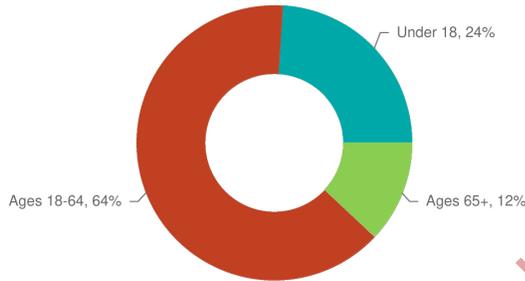
POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

269,172 Population	99,519 Households	35.3 Median Age
2.69 Avg Size Household	\$67,041 Median Household Income	\$356,898 Median Home Value
83 Wealth Index	73 Housing Affordability	85.6 Diversity Index

HISTORICAL & FORECAST POPULATION



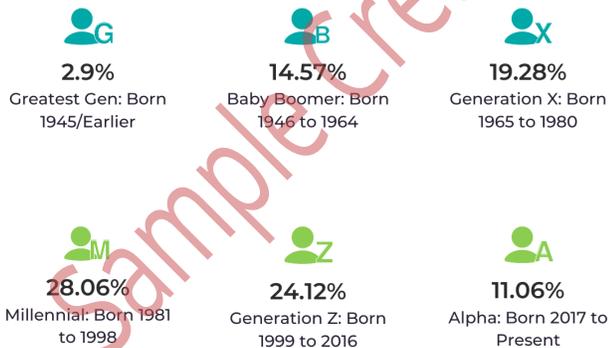
POPULATION BY AGE



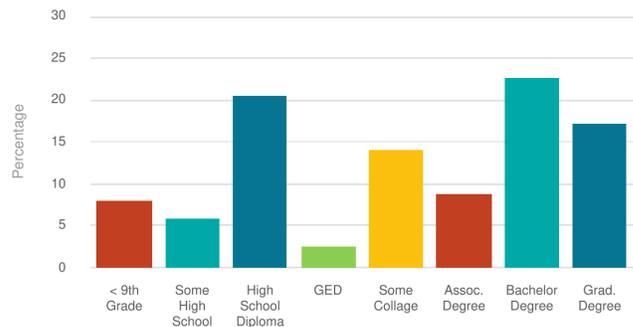
DAYTIME POPULATION



POPULATION BY GENERATION



POPULATION BY EDUCATION



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Email: mingzhou@mhcommercialbrokers.com



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CONTACT



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