

Azalea Business Center

10 Professional Office Suites FOR SALE

411 - 415 Cowart Avenue, Valdosta Georgia 31602

Rent Roll and Proforma as of 11/17/2025

Door Count	Unit	Tenant	Status	SQ FT	Lease Start	Lease End	Current Rent	Market Rent
1	411 A	Maxx Financial Solutions	Current	620	04/20/2023	09/30/2025	\$775	\$795
2	411 B		Vacant	620			\$795	\$795
3	411 C	S. Felder	Current	620	07/01/2025	06/30/2026	\$795	\$795
4	411 D	P. Jones	Current	620	05/01/2022	04/30/2023	\$775	\$795
5	411 E	C. Hines	Current	620	05/01/2022	04/30/2023	\$775	\$795
6	415 A	Changes of View	Current	620	05/01/2022	04/30/2023	\$775	\$795
7	415 B	Source Code Elite, LLC	Current	620	10/13/2025	10/12/2026	\$795	\$795
8	415 C	809 Hair Studio	Current	620	05/01/2022	04/30/2023	\$775	\$795
9	415 D	Beautifully You Salon, LLC	Current	620	07/15/2025	07/14/2026	\$775	\$795
10	415 E	Beautifully You Salon, LLC	Current	620	07/15/2025	07/14/2026	\$775	\$795
10 Doors				6,200			\$7,810	\$7,950
Current Rent Valuation				JOHN COURSON - GA RE License # 342868			Potential Rent Valuation	
Total Monthly Rent		\$7,810	jtcourson@gmail.com			Total Monthly Rent		\$7,950
Annual Gross Rent		\$93,720	c: 229-588-2559 o: 229-244-3535			Annual Gross Rent		\$95,400
30.00%	30% Operating Expenses	-\$28,116				30.00%	30% OPEX	-\$28,620
Asking Price	Net Operating Income	\$65,604				Asking Price	NOI	\$66,780
\$845,000	Cap Rate	7.76%				\$845,000	Cap Rate	7.90%

MLS Factsheet Link: <https://next.navicams.net/395/ListingDisplay/?eListingId=5147106&eListingKey=BPFFQ81LC9TM2>