



**HIGH CAP RATE
***PRICE
REDUCTION***
ATLANTA MSA -
RETAIL STRIP
CENTER**

1823 SW DELOWE DRIVE
ATLANTA, GA 30311

Jeff Hammond, MPA
Principal
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1 PROPERTY INFORMATION

1823 SW Delowe Drive
Atlanta, GA 30311

Property Summary



OFFERING SUMMARY

Sale Price:	\$700,000
Cap Rate:	17.41%
NOI:	\$121,862
Lot Size:	0.62 Acres
Year Built:	1960
Building Size:	9,524 SF
Renovated:	2011
Zoning:	C1
Market:	Atlanta
Submarket:	Atlanta
Price / SF:	\$73.50

PROPERTY OVERVIEW

SVN Creviston Realty, Inc. is pleased to present to qualified investors this fully leased strip center off Campbellton Road in South West Atlanta is for sale! Said property boasts 4 retail suites, 1 flex space, and ample parking. Great visibility from the street.

Tenants include Boost Mobile, a Beauty Salon, a barber shop, and a new Lease with a major restaurant.

PROPERTY HIGHLIGHTS

- Stand Alone
- Monument Sign
- 14% Cap Rate
- Plenty of Parking

Property Description

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LOCATION OVERVIEW

Located on DeLowe Drive, right off Campbellton Road SW which is South West of the city of Atlanta. This retail complex is located just 2 miles from I-285 and Greenbriar Mall and just 10 miles from Hartsfield Jackson Airport. Shown by appointment only. Do not disturb the tenants.



Complete Highlights

SALE HIGHLIGHTS

- Stand Alone
- Monument Sign
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- Plenty of Parking



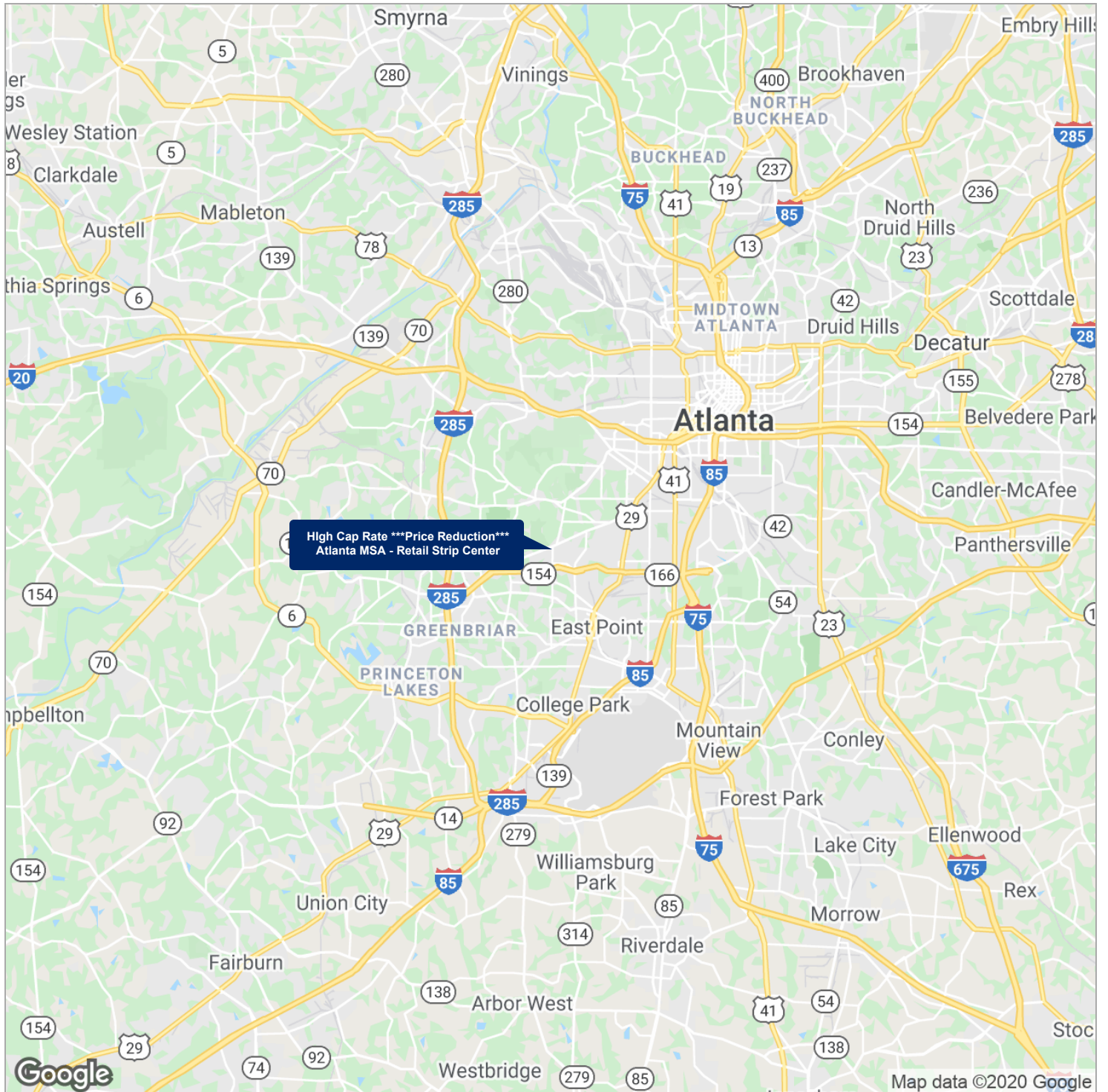
Additional Photos



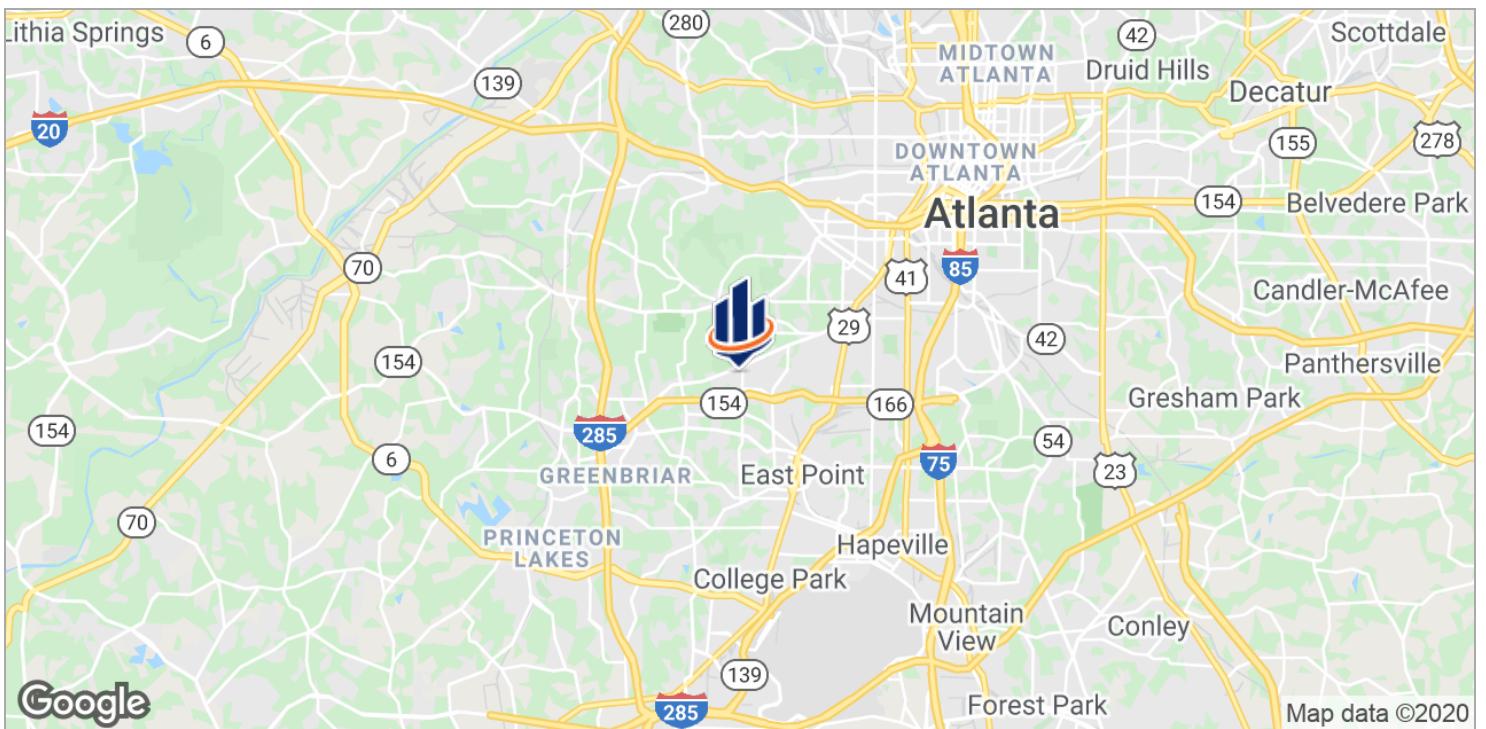
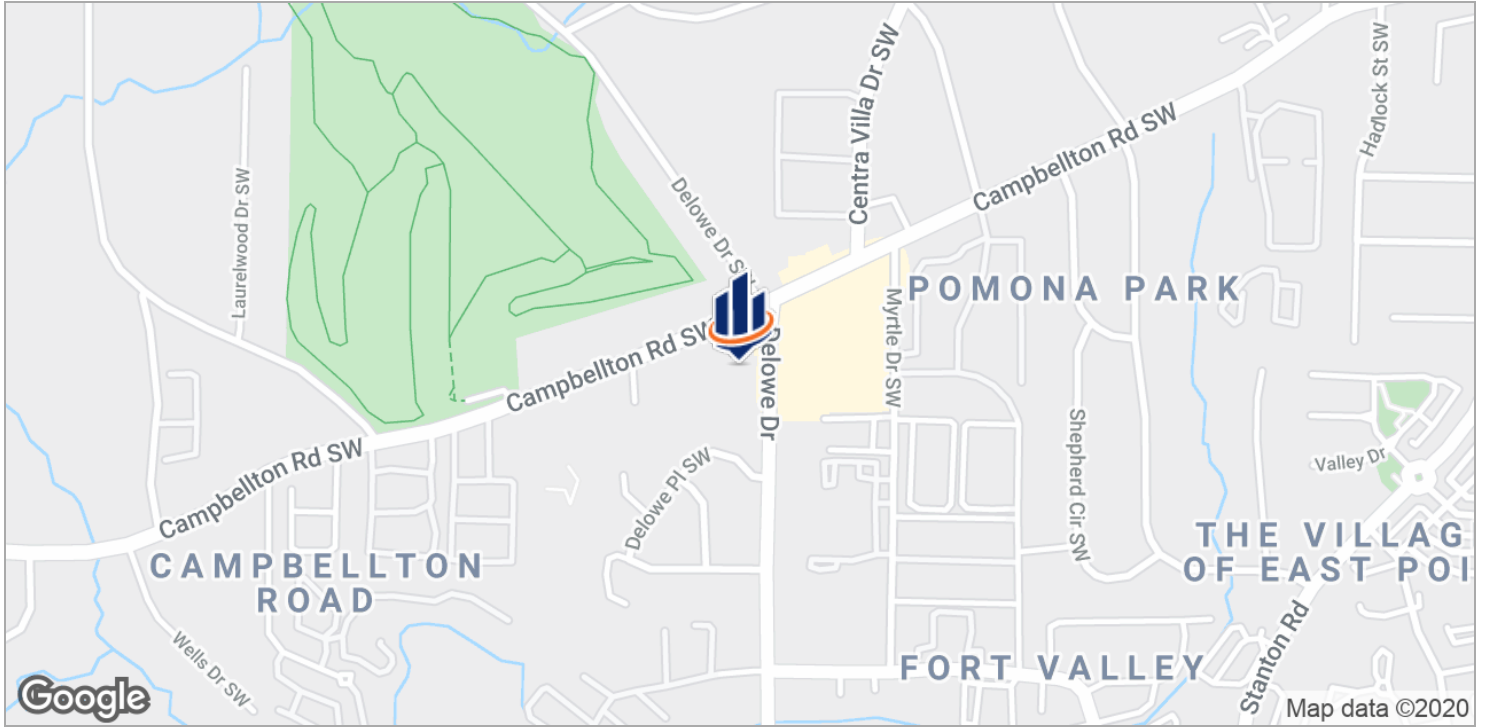
2 LOCATION INFORMATION

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Regional Map



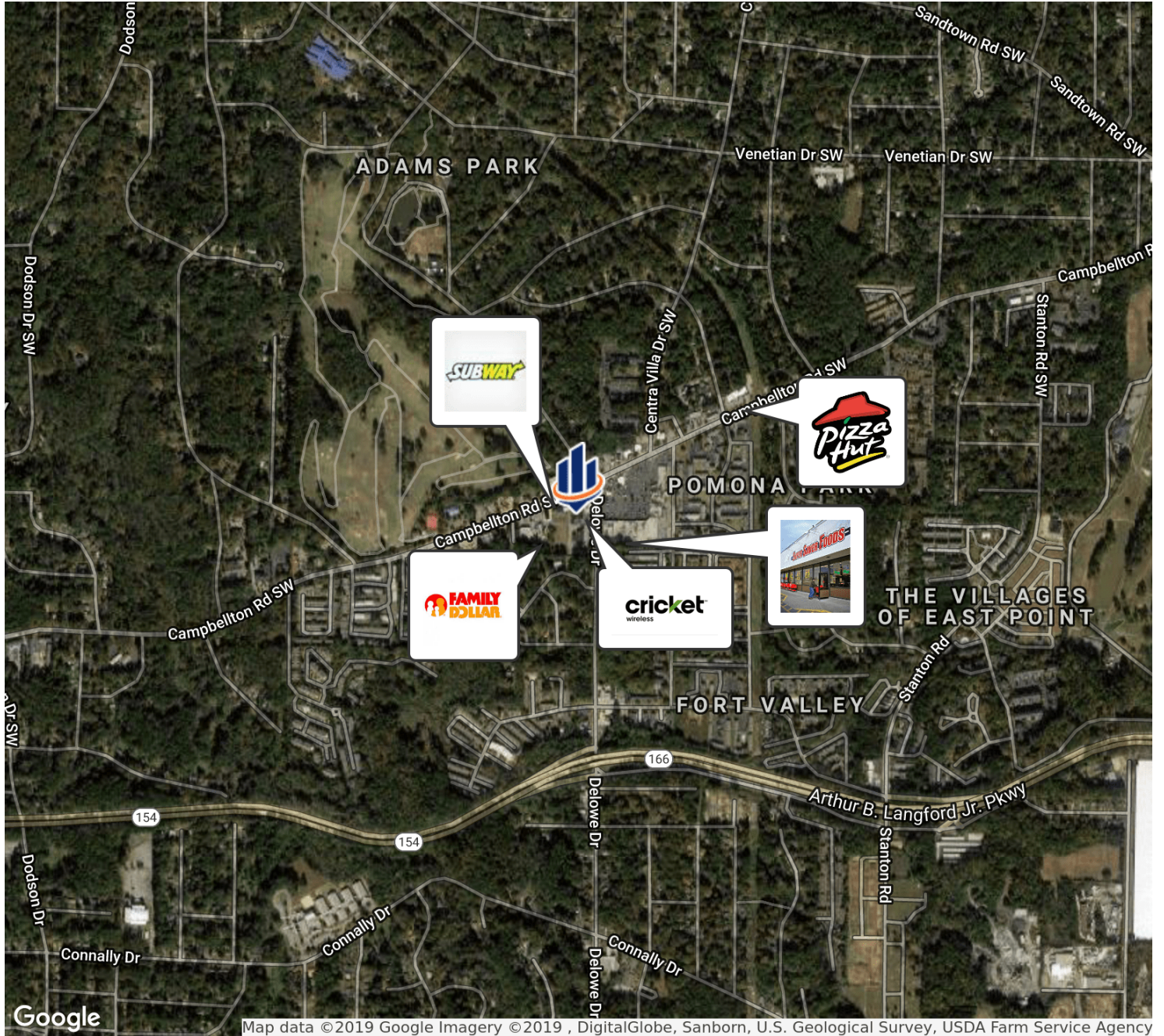
Location Maps



Aerial Map



Retailer Map



Financial Summary

INVESTMENT OVERVIEW

Price	\$700,000
Price per SF	\$73.50
CAP Rate	17.4%
Cash-on-Cash Return (yr 1)	48.74 %
Total Return (yr 1)	\$121,862
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	\$135,712
Other Income	\$15,000
Total Scheduled Income	\$135,712
Vacancy Cost	\$0
Gross Income	\$135,712
Operating Expenses	\$13,850
Net Operating Income	\$121,862
Pre-Tax Cash Flow	\$121,862

FINANCING DATA

Down Payment	\$250,000
Loan Amount	\$450,000
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

Income & Expenses

INCOME SUMMARY

Actual Annual Rent	\$135,712
Gross Income	\$135,712

EXPENSE SUMMARY

Taxes	\$6,000
Insurance	\$3,500
Trash	\$1,250
Utlites	\$3,100
Gross Expenses	\$13,850

Net Operating Income	\$121,862
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Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	LEASE START	ANNUAL RENT	% OF GLA	PRICE PER SF/YR	RECOVERY TYPE	COMMENTS
Big Daddys		1,700			Current	\$25,194	17.85	\$14.82		
Barber Shop		2,400	1/7/18	1/7/20	Current	\$37,656	25.2	\$15.69		
Shams Diggs		1,500	2/1/2018	2/1/2023	Current	\$18,000	15.75	\$12.00		
Sign Shop		1,624			Current	\$16,890	17.05	\$10.40		
Boost Moblie		1,800	10/11/2017	10/11/2019	Current	\$16,200	18.9	\$9.00		
Diggstown		1,400	2/1/2018	2/14/2023	Current	\$16,800	14.7	\$12.00		
Totals/Averages		10,424				\$130,740		\$12.54	\$0	\$0

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DEMOGRAPHICS

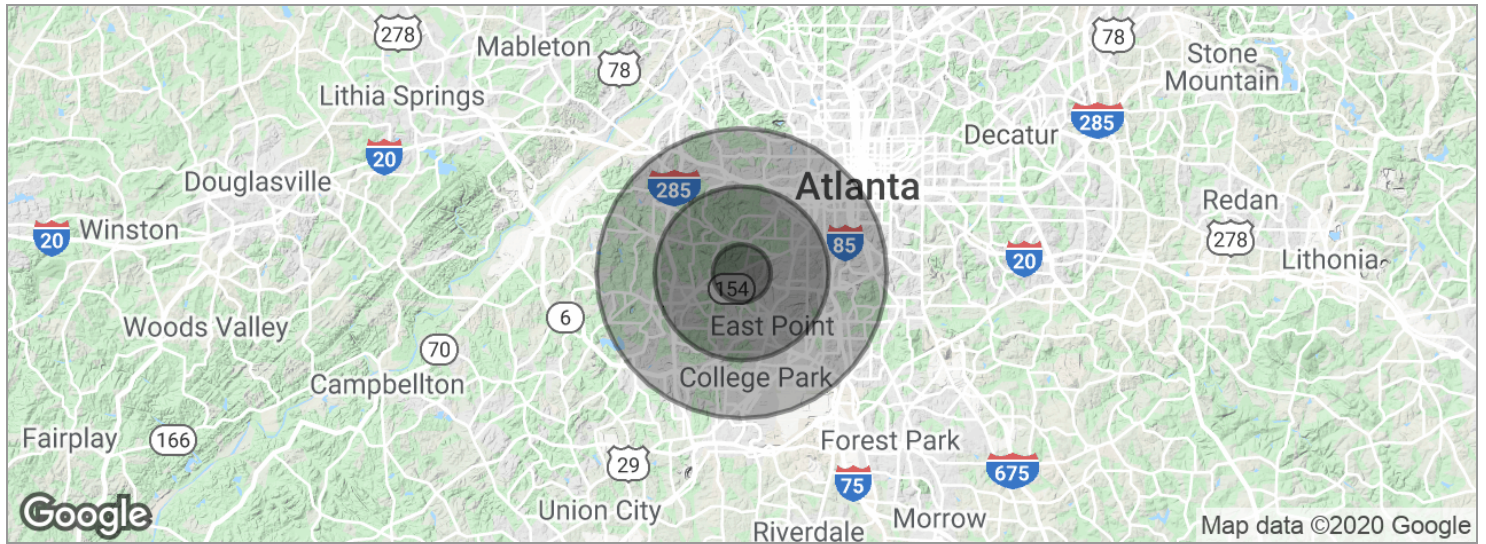
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Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	9,108	74,085	203,891
Median age	34.3	36.2	34.5
Median age (male)	29.4	33.4	32.4
Median age (female)	36.7	38.3	36.2
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Total households	3,776	29,687	79,250
Total persons per HH	2.4	2.5	2.6
Average HH income	\$39,532	\$44,931	\$42,502
Average house value	\$152,781	\$156,921	\$153,363

* Demographic data derived from 2010 US Census

Demographics Map



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4 ADVISOR BIOS

1823 SW Delowe Drive
Atlanta, GA 30311

Advisor Bio & Contact 1

JEFF HAMMOND, MPA

Principal



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GA #373135

PROFESSIONAL BACKGROUND

Jeff Hammond has over 20 years' experience in the sale, investment, development and property management of commercial and residential real estate. He has a strong entrepreneurial drive and focuses on the bottom-line while being ever mindful of providing stellar service to clients.

Jeff gained his early business experience with UPS, the global leader in logistics, packaging & specialized transportation. Here he made significant contributions as a 'change agent' improving efficiencies, reducing costs & driving quality.

Jeff's commercial real estate sales and marketing expertise lie in his ability to build strong client relationships, ensure quality service and negotiate the best terms possible to close transactions. Jeff's colleagues recognize his entrepreneurial spirit and refer to him as 'The Bulldog' and 'Mr. Networker'. These unique skill sets have enabled him to become a top performer in marketing commercial real estate and a leader in the sale of office, retail and industrial space.

Jeff is an active member of numerous real estate associations, is a CCIM Candidate, and was elected as the 2013 President of the St. Charles Real Estate Association in St. Charles, MO. Member of the Million Dollar Brokers - ACBR and Top 100 Brokers for SVN. He has sold over \$41Million in commercial real estate in the since 2017.

EDUCATION

University of North Carolina Charlotte

- Bachelor's in Political Science • Master of Public Administration

Professional Affiliations:

- * Atlanta Board of Realtors
- Mike Lipsey School of Real Estate
- Dale Carnegie School of Excellence
- Andrew Lacey Group Real Estate Coaching
- Over 1,000 hours in real estate classroom training

MEMBERSHIPS & AFFILIATIONS

Licensed Real Estate Broker in Georgia, Florida, Missouri and Illinois Professional with over 20 years helping clients with their Commercial Real Estate needs.

Professional Affiliations

- International Council of Shopping Centers Member
- Certified Commercial Investment Member, Candidate [CCIM]
- Missouri Association of Commercial Realtors
- National Association of Realtors
- St. Charles Association of Realtors - Served as President-Elect - Commercial Board of Directors Member
- Congressional Awareness Committee Member
- * Atlanta Commercial Board of Realtors Million Dollar Club 2017 - 2018