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PeterShin INC.

 Brochure





01 Executive Summary
Investment Summary

PLAZA ONE

OFFERING SUMMARY

ADDRESS	5938 Buford Hwy Doraville GA 30340
COUNTY	DeKalb
BUILDING SF	43,172 SF
LAND ACRES	2.6

FINANCIAL SUMMARY

PRICE	\$10,000,000
PRICE PSF	\$231.63
OCCUPANCY	95.00%
NOI (CURRENT)	\$657,030
NOI (Pro Forma)	\$665,860
CAP RATE (CURRENT)	6.57%
CAP RATE (PRO FORMA)	6.66%
CASH ON CASH (CURRENT)	4.38%
CASH ON CASH (PRO FORMA)	4.60%

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$4,000,000
LOAN AMOUNT	\$6,000,000
INTEREST RATE	6.40%
LOAN TERMS	25
ANNUAL DEBT SERVICE	\$481,686
LOAN TO VALUE	60%
AMORTIZATION PERIOD	25 Years
NOTES	40 % Downpayment at 6.4% interest with 25 yr amortization schedule

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	12,329	101,248	272,762
2023 Median HH Income	\$52,073	\$58,412	\$77,200
2023 Average HH Income	\$66,816	\$91,879	\$124,972



- This plaza boasts significant upside potential, potentially unlocking a \$5/SF a year increase in value in the future. Some tenants are currently paying under \$10 NNN, presenting an opportunity for rental adjustments.

Notably, the anchor tenant, PromisOne Bank, is a top lender in Metro Atlanta, adding prestige and stability to the property. Additionally, the plaza features renowned establishments such as Treat Your Feet, a popular foot massage venue, and Columbia Dental, a well-established dental clinic. Manila Mart caters a comprehensive selection of grocery goods, while new Mexcian restaurant will be a fixture in the area for many years, serving the needs of the South American population.

- Seize the opportunity to maximize your ROI with this prime retail property on bustling Buford Hwy. With numerous tenants currently paying below market rates, Some tenants are paying \$10 below market rent rate.
- NNN Lease.





02 Property Description

- Property Features
- Aerial Map2
- Parcel Map
- Additional Map
- Aerial Map1

PLAZA ONE