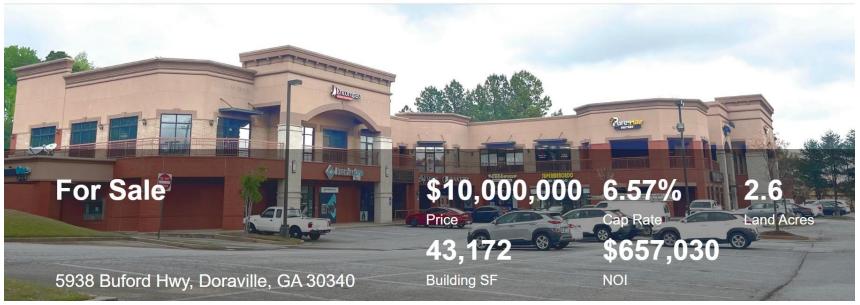
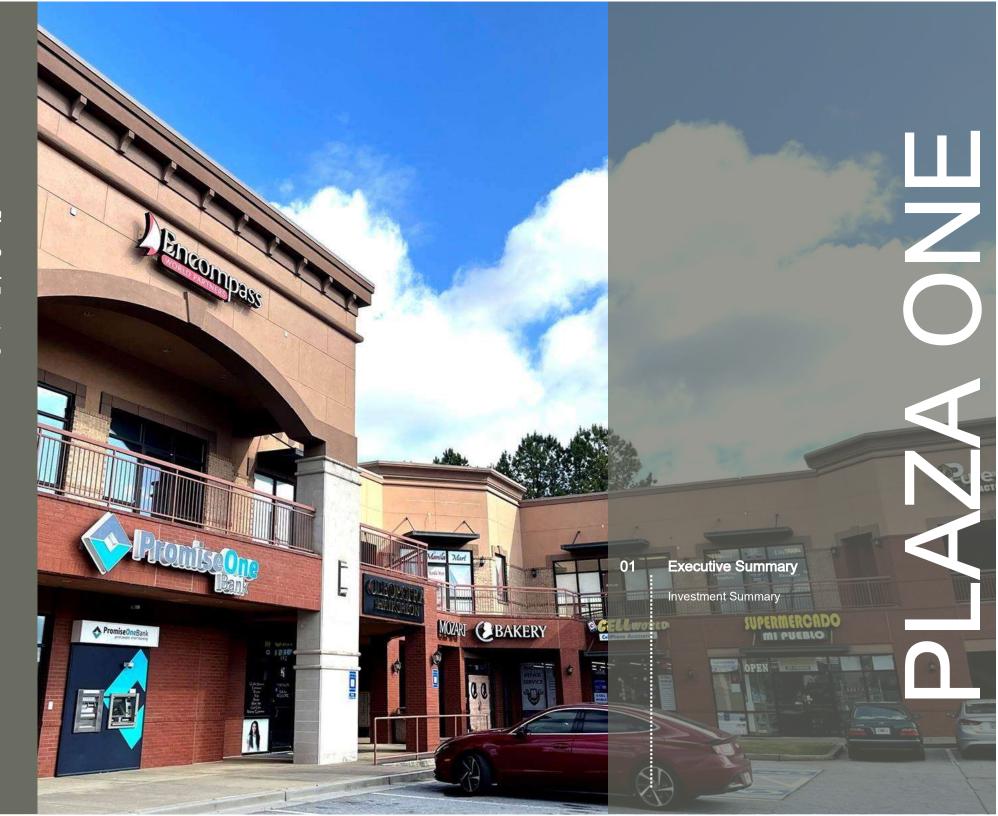
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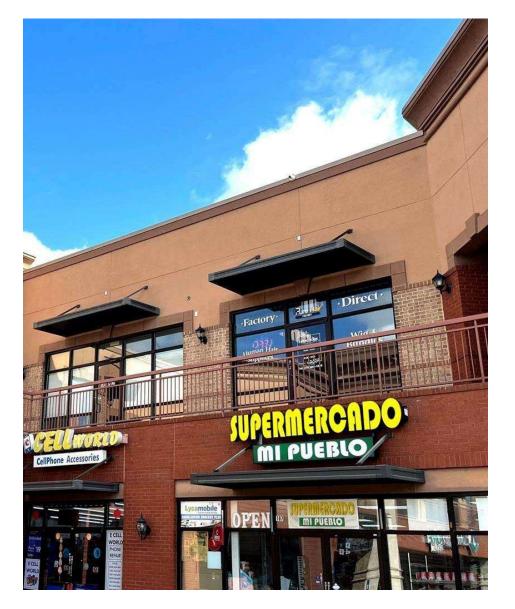


OFFERING SUMMARY	
ADDRESS	5938 Buford Hwy Doraville GA 30340
COUNTY	DeKalb
BUILDING SF	43,172 SF
LAND ACRES	2.6

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 FINANCIN	NG
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 amotization schedule

DEMOGRAPHICS 2023 Population	1 MILE	3 MILE	5 MILE
	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.





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