



8%+ CAP 100% LEASED 18,250 SF MULTI-TENANT VEHICLE RELATED INVESTMENT

509 BUFORD DRIVE
LAWRENCEVILLE, GA 30046

Matthew Levin, CCIM
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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,800,000
Cap Rate:	8.42% projected 2021
Total Bldg Size:	18,250 SF
Price / SF:	\$98.63
Lot Size:	1.28 Acres
Year Built:	1981
Zoning:	Business General

PROPERTY OVERVIEW

505-509 Buford Drive is a two building 18,250 square foot+- multi-tenant investment offering the opportunity for an excellent return to an investor or a terrific owner-occupant situation. The property has maintained high occupancy by leasing to auto repair and auto body businesses. Word of mouth referrals, reasonable rents and one year lease terms keep the property full, with the majority of tenants occupying the property for over 5 years.

Each unit in the two metal buildings has an at grade roll up door and minimal office. 505 Buford is 6,250 square feet with 3 units and 509 Buford is 12,000 square feet with 6 units.

The property has an excellent location just south of the intersection of Buford Drive and GA Hwy 316 in Lawrenceville. Buford Drive links downtown Lawrenceville to I-85 and the Mall of Georgia. There are two means of property access from Buford Drive.

PROPERTY HIGHLIGHTS

- 100% leased multi-tenant 18,250 SF
- Two Buildings 6,250 SF and 12,000 SF
- 9 units from 1,800 SF to 3,000 SF
- Long term tenants on short term leases
- Possible owner-occupancy with rental income

PROFIT & LOSS \ RENT ROLL

INCOME	ACTUAL	ACTUAL	\$ Sq Ft	PROJECTED	\$ Sq Ft
	2016	2017		2020	
Rent	\$138,400	\$125,679	\$6.89	\$172,200	\$9.44
EXPENSES					
Taxes	\$5,974	\$9,346	\$0.51	\$16,025	\$0.88
Insurance	\$6,345	\$6,373	\$0.35	\$7,000	\$0.38
Repairs & Maintenance	\$1,500	\$1,154	\$0.06	\$3,000	\$0.16
Water	\$3,000	\$2,828	\$0.15	\$3,000	\$0.16
Trash	\$2,400	\$3,600	\$0.20	\$3,744	\$0.21
Management	\$0	\$0	\$0.00	\$5,166	\$0.28
Total Expenses	\$19,219	\$23,301	\$1.28	\$32,769	\$1.80
NET INCOME	\$119,181	\$102,378	\$5.61	\$139,431	\$7.64

NOTES

Property tax amounts from county website.

CURRENT RENT ROLL

SUITE	TENANT	SQ FT	\$ SQ FT	ANNUAL RENT	MONTHLY RENT
505 BUFORD DRIVE					
A	Victor Mercedes	2,000	\$9.30	\$18,600	\$1,550
B	Ictiando Sarduy dba Leo Auto Repair	2,000	\$9.30	\$18,600	\$1,550
C	Esteban Velazco dba Brothers Auto	2,000	\$9.30	\$18,600	\$1,550
D	Ariel Hernandez Mayor dba Ariel Auto	2,000	\$9.30	\$18,600	\$1,550
E	Samuel Perez Morales-Omega Auto	2,000	\$9.30	\$18,600	\$1,550
F	Laura Salinas dba C & Angel Auto	2,000	\$9.30	\$18,600	\$1,550
		12,000	\$9.30	\$111,600	\$9,300
509 BUFORD DRIVE					
A	Melvin Romero ALFA Body & Coll.	3,125	\$8.45	\$26,400	\$2,200
B	Badillo Romero Badillo Auto Repair	1,875	\$9.92	\$18,600	\$1,550
C	Lloyd Shanks dba Shanks Welding	1,250	\$12.48	\$15,600	\$1,300
		6,250	\$9.70	\$60,600	\$5,050
TOTAL		18,250	\$9.44	\$172,200	\$14,350

PROPOSED RENT ROLL

505 BUFORD DRIVE					
A	Victor Mercedes	2,000	\$9.60	\$19,200	\$1,600
B	Ictiando Sarduy dba Leo Auto Repair	2,000	\$10.20	\$20,400	\$1,700
C	Esteban Velazco dba Brothers Auto	2,000	\$10.20	\$20,400	\$1,700
D	Ariel Hernandez Mayor dba Ariel Auto	2,000	\$10.20	\$20,400	\$1,700
E	Samuel Perez Morales-Omega Auto	2,000	\$10.20	\$20,400	\$1,700
F	Laura Salinas dba C & Angel Auto	2,000	\$10.20	\$20,400	\$1,700
		12,000	\$10.10	\$121,200	\$10,100
509 BUFORD DRIVE					
A	Melvin Romero ALFA Body & Coll.	3,125	\$8.45	\$26,400	\$2,200
B	Badillo Romero Badillo Auto Repair	1,875	\$10.88	\$20,400	\$1,700
C	Lloyd Shanks dba Shanks Welding	1,250	\$13.44	\$16,800	\$1,400
		6,250	\$10.18	\$63,600	\$5,300
TOTAL		18,250	\$10.13	\$184,800	\$15,400

Additional Photos

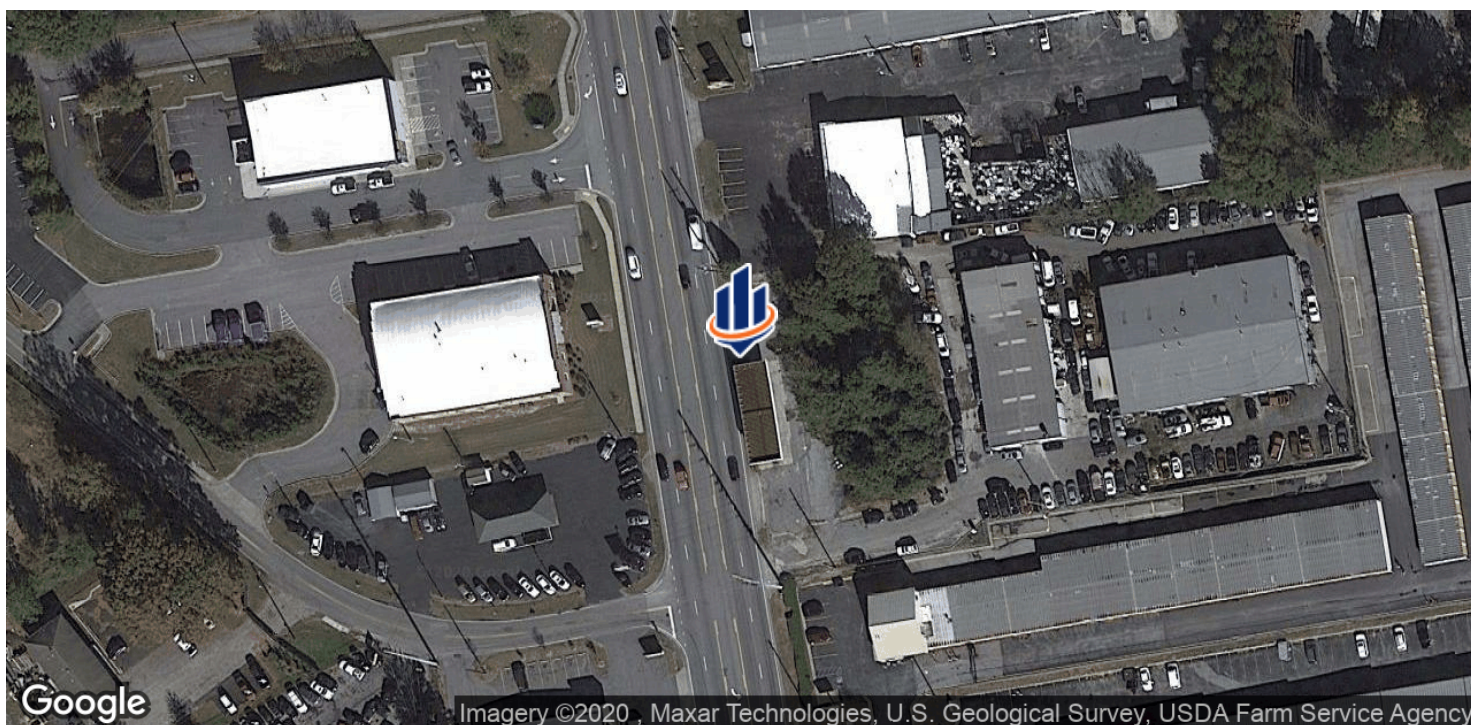
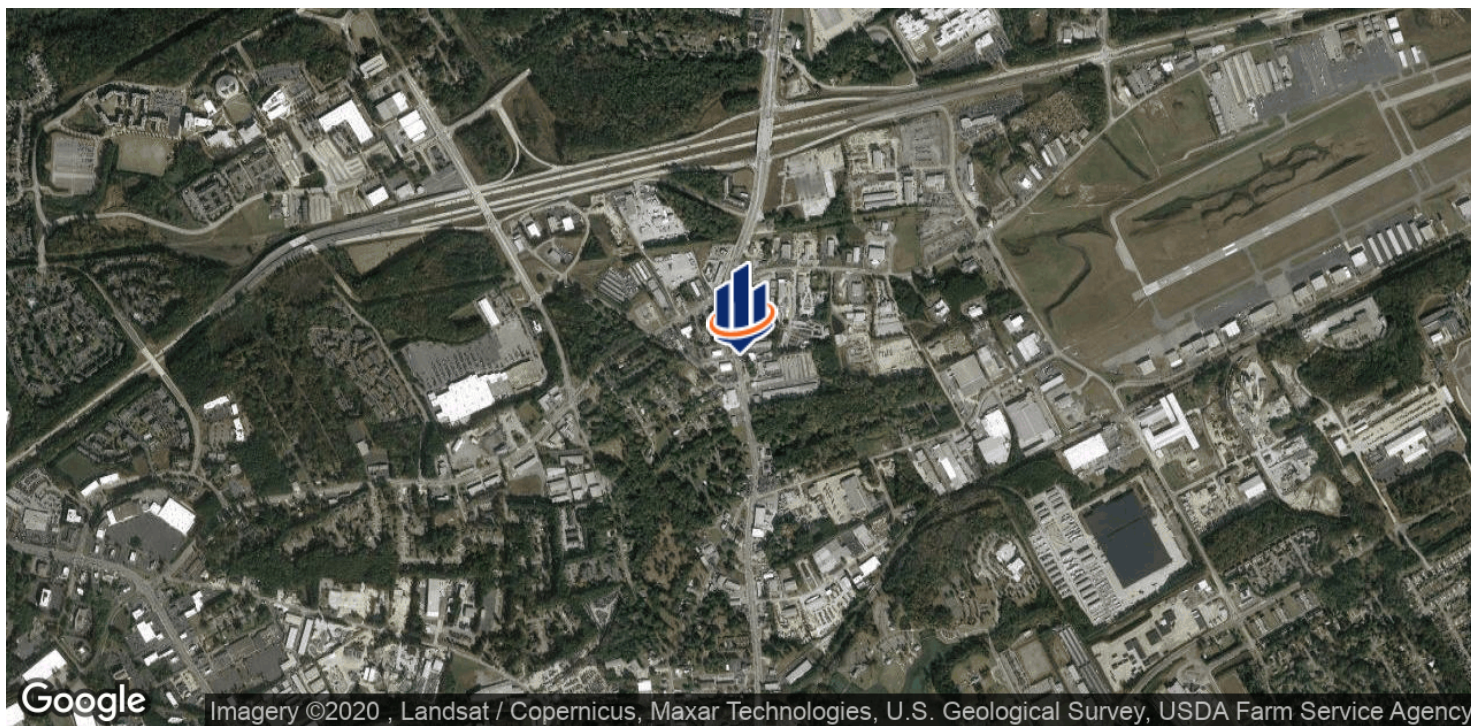


505-509 BUFORD DRIVE

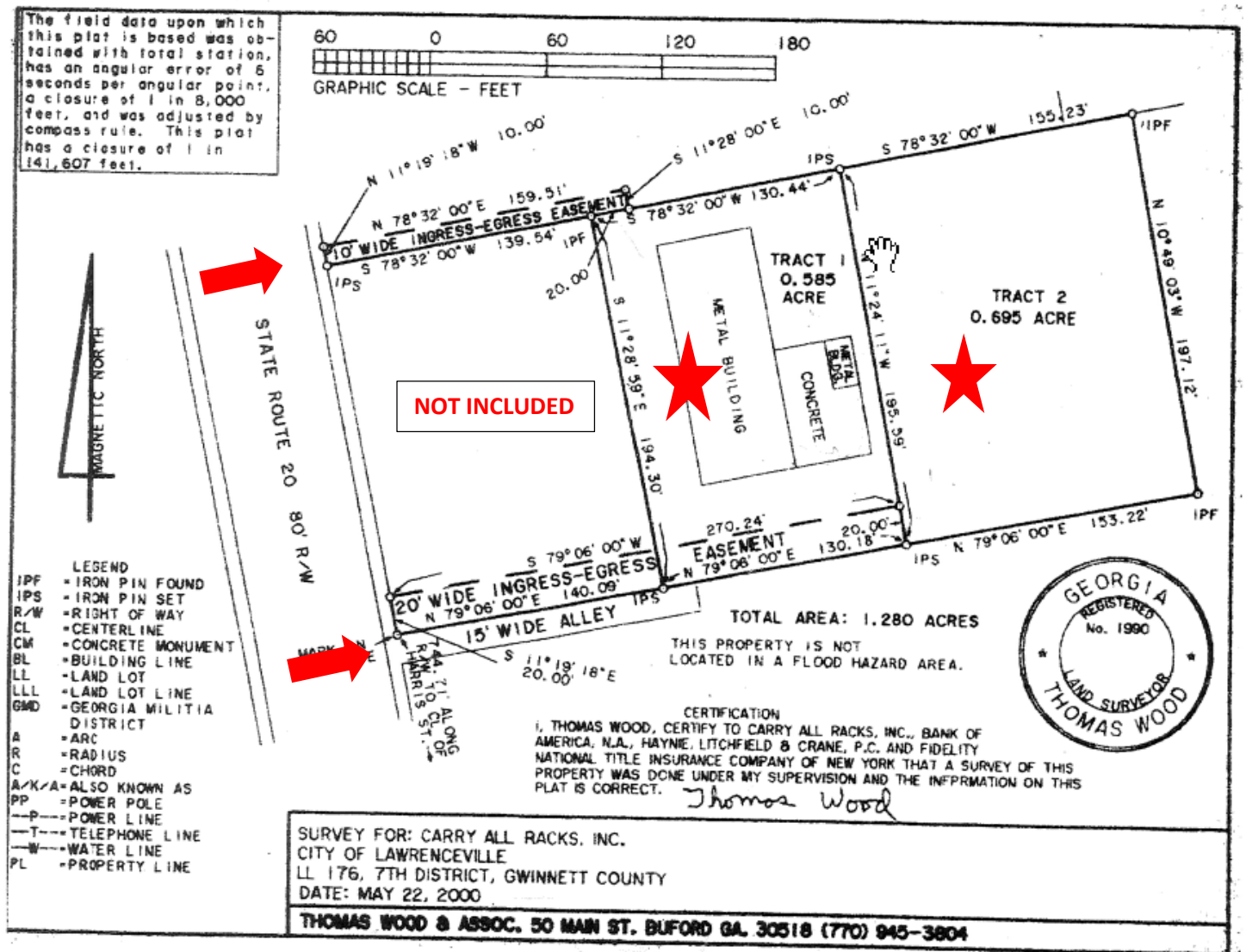


BOUNDARIES ARE APPROXIMATE

Aerial Maps

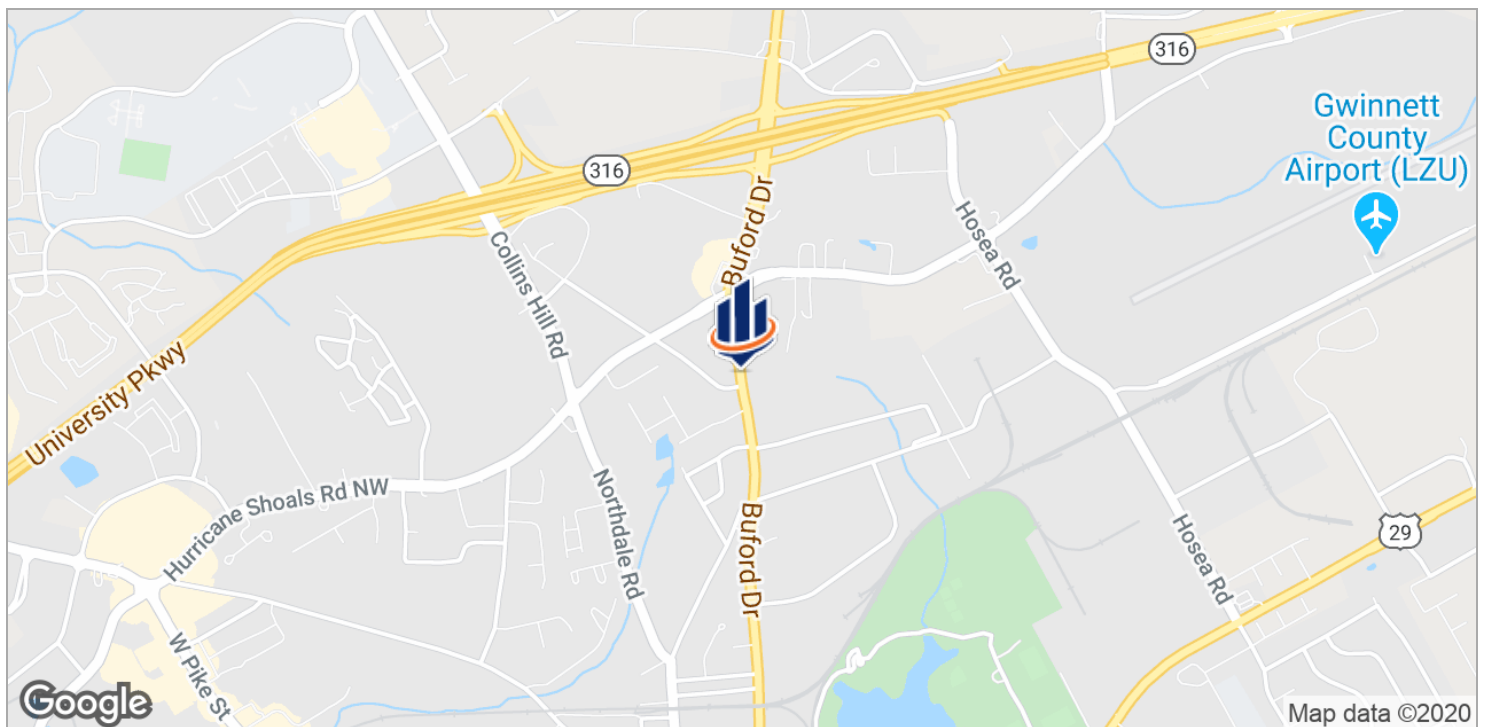
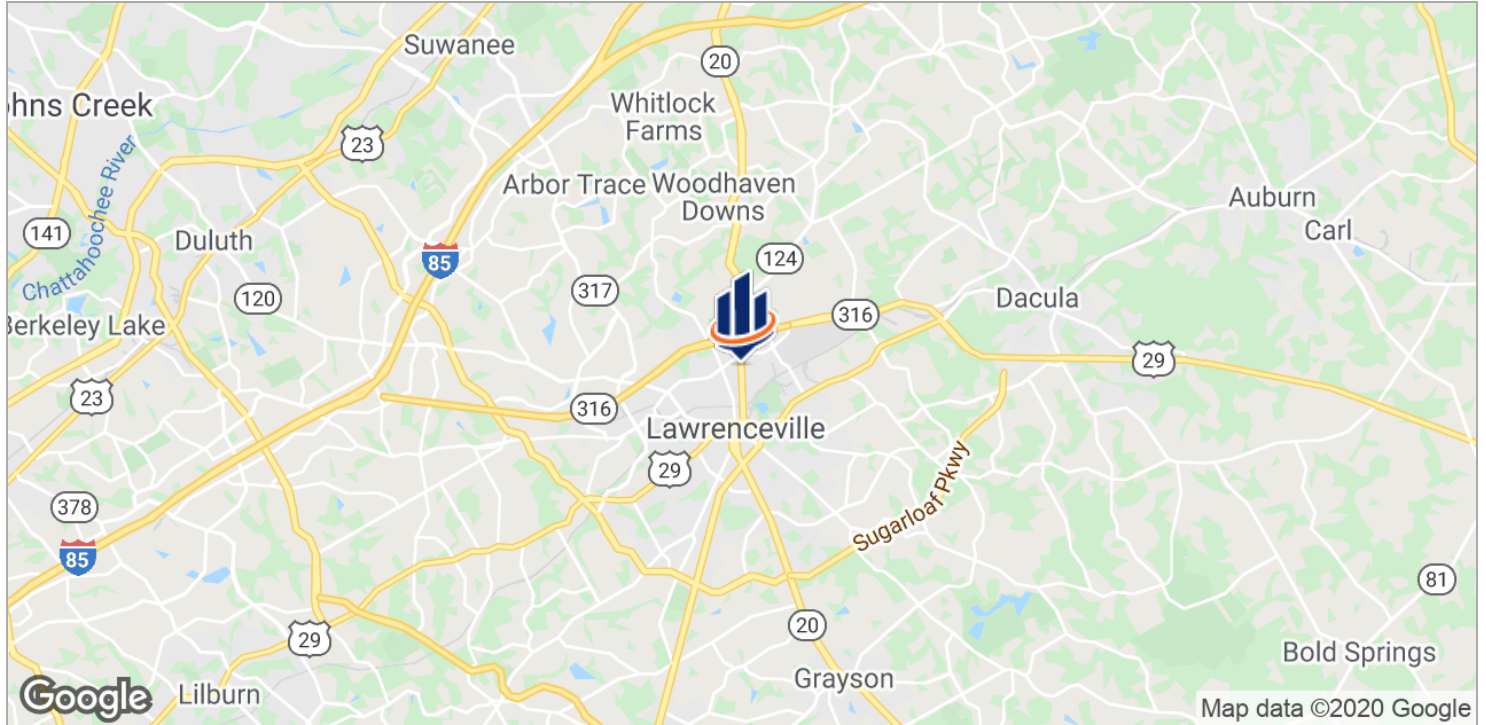


505-509 BUFORD DRIVE



SURVEY SHOWING TWO POINTS OF ACCESS FROM BUFORD DRIVE

Location Maps



Advisor Bio 1



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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 23 years experience in the real estate industry, he has completed over 500 transactions valued at \$250 million.

Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

SVN | INTERSTATE BROKERS

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