



PRICE REDUCTION***CASH FLOWING RETAIL CENTER-ATLANTA MSA

3665 MARTIN LUTHER KING JR DR SW
ATLANTA, GA 30331

Jeff Hammond, MPA
Principal
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1 PROPERTY INFORMATION

3665 Martin Luther King Jr Dr SW
Atlanta, GA 30331

Property Summary



OFFERING SUMMARY

Sale Price:	\$825,000
Cap Rate:	7.6%
NOI:	\$62,700
Lot Size:	0.39 Acres
Building Size:	4,606 SF
Zoning:	C1
Market:	Atlanta
Submarket:	Atlanta
Price / SF:	\$179.11

PROPERTY OVERVIEW

SVN Creviston Realty, Inc. is pleased to present 3665 Martin Luther King Drive Retail Strip Center for Sale. Said property is multi tenant 100% leased. Ideal for Investor. Located just .29 miles from I 20.

PROPERTY HIGHLIGHTS

- 22,000 Cars Per day
- Stand Alone Building
- Fully Leased
- Newly Striped Parking lot
- Stable Tenants for +10 years
- Below Market Rents
- Roof 10 to 15 years old

Property Description



PROPERTY OVERVIEW

SVN Creviston Realty, Inc. is pleased to present 3665 Martin Luther King Drive Retail Strip Center for Sale. Said property is multi tenant 100% leased long term tenants paying below market rents.. Ideal for Investor.

LOCATION OVERVIEW

Located less than a mile from I 20.
Located less than a mile from I 285

Complete Highlights

SALE HIGHLIGHTS

- 22,000 Cars Per day
- Stand Alone Building
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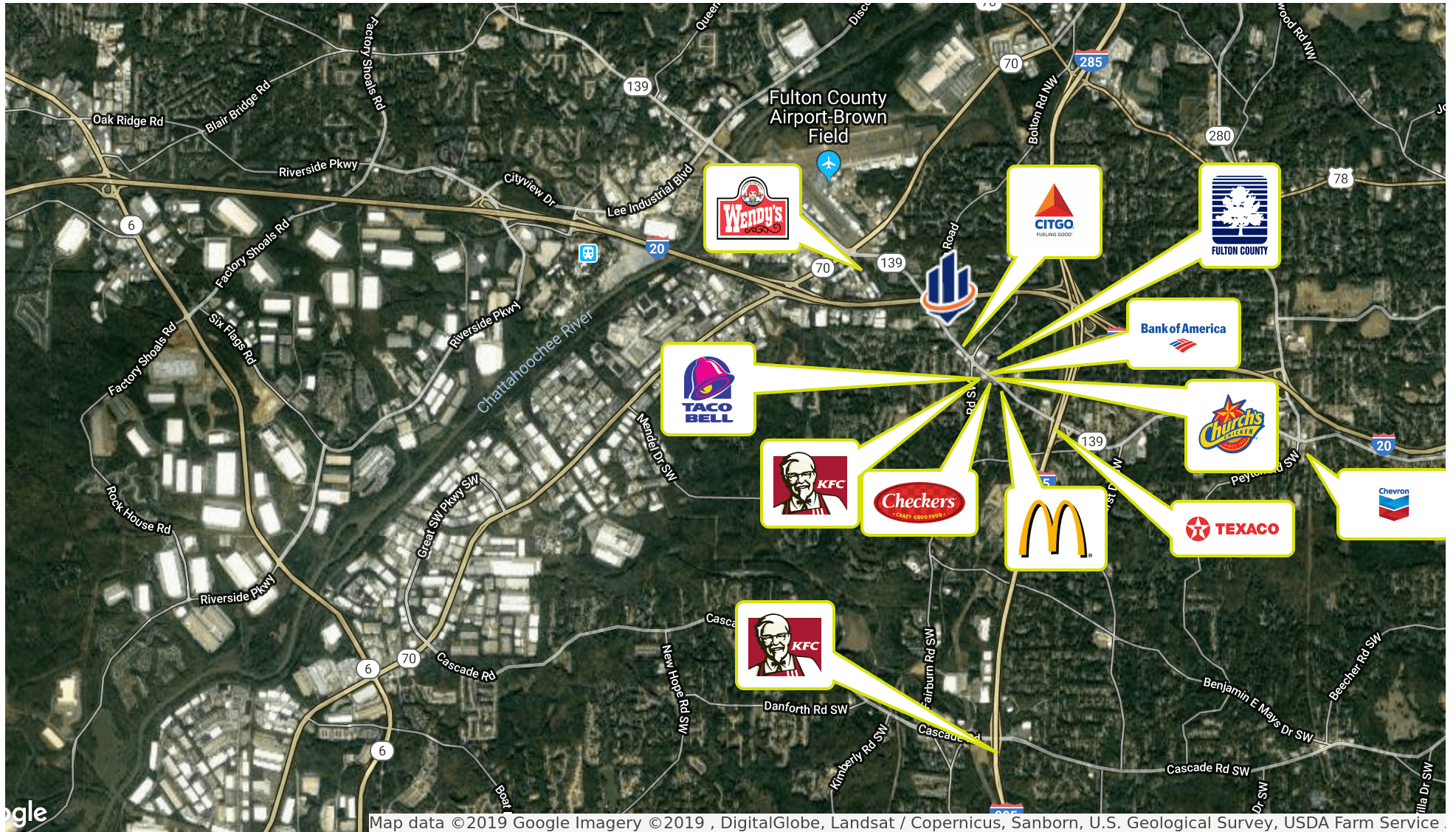
Additional Photos



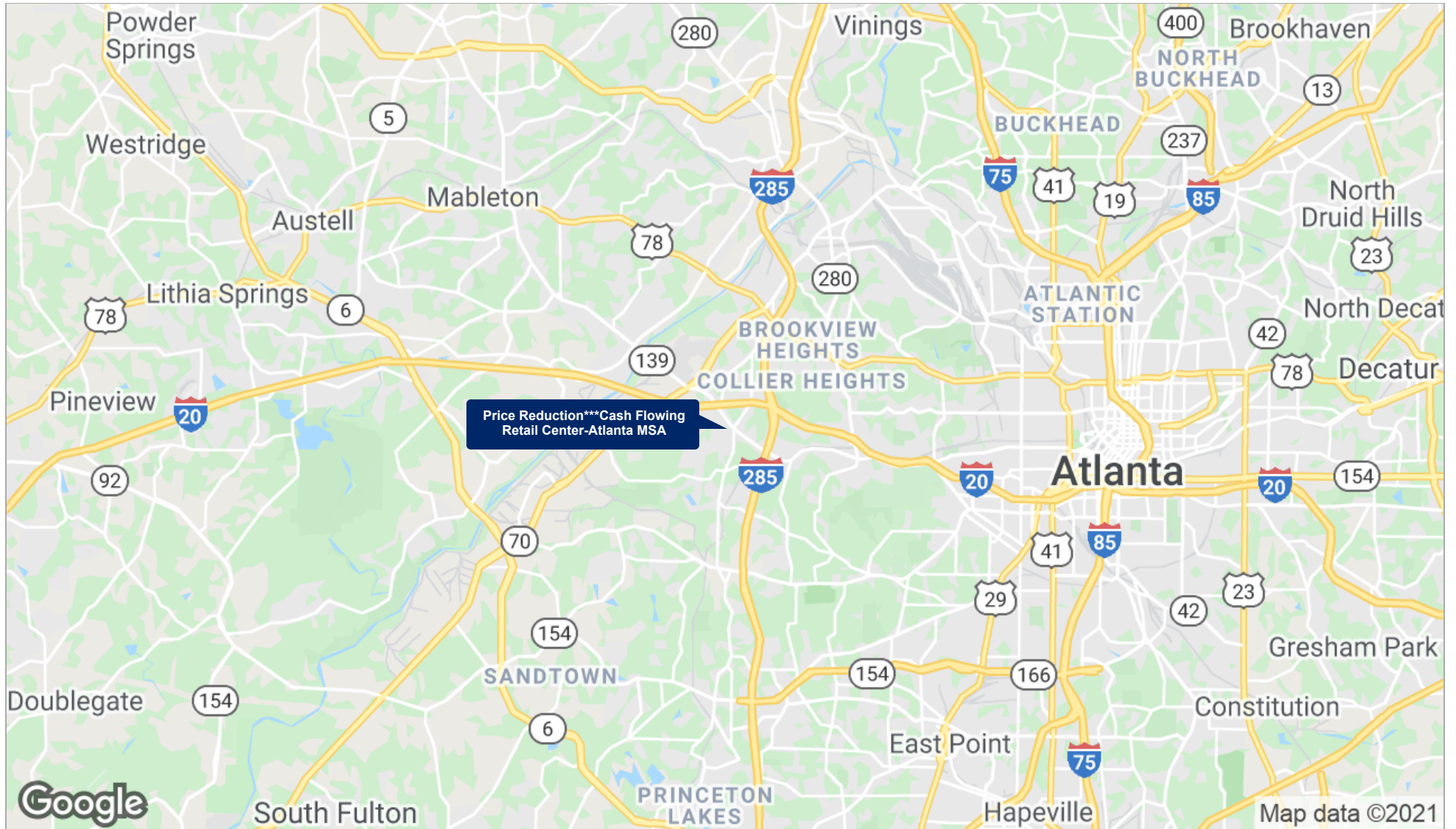
2 LOCATION INFORMATION

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Retailer Map



Regional Map



Location Maps



Aerial Map



3 FINANCIAL ANALYSIS

3665 Martin Luther King Jr Dr SW
Atlanta, GA 30331

Financial Summary

INVESTMENT OVERVIEW

CASH FLOWING RETAIL CENTER-ATLANTA MSA

Price	\$825,000
Price per SF	\$179.11
CAP Rate	7.6%
Cash-on-Cash Return [yr 1]	7.6 %
Total Return [yr 1]	\$62,700
Debt Coverage Ratio	-

OPERATING DATA

CASH FLOWING RETAIL CENTER-ATLANTA MSA

Gross Scheduled Income	\$834,000
Other Income	-
Total Scheduled Income	\$83,400
Vacancy Cost	\$0
Gross Income	\$83,400
Operating Expenses	\$20,700
Net Operating Income	\$62,700
Pre-Tax Cash Flow	\$62,700

FINANCING DATA

CASH FLOWING RETAIL CENTER-ATLANTA MSA

Down Payment	\$825,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction [yr 1]	-

Income & Expenses

INCOME SUMMARY	CASH FLOWING RETAIL CENTER-ATLANTA MSA	PER SF
Rent	\$83,400	\$18.11
Gross Income	\$83,400	\$18.11
EXPENSE SUMMARY	CASH FLOWING RETAIL CENTER-ATLANTA MSA	PER SF
Trash	\$2,400	\$0.52
Insurance	\$4,500	\$0.98
Taxes	\$8,800	\$1.91
Parking Lights	\$1,000	\$0.22
Other Miscellaneous	\$4,000	\$0.87
Gross Expenses	\$20,700	\$4.49
Net Operating Income	\$62,700	\$13.61

Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	LEASE START	MARKET RENT	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Santo Tire	a	901	1/1/17	12/31/2023	Current	\$18,600	\$20,400	19.56	\$22.64
MLK Grocery	b	901	1/8/16	1/8/26	Current	\$28,200	\$30,000	19.56	\$33.30
	c	901			Current	\$18,600	\$0	19.56	\$0.00
cash checking	d	901	1/1/17	12/31/2023	Current	\$18,600	\$14,400	19.56	\$15.98
Glen Smiles	e	901	1/1/17	12/31/2023	Current	\$18,600	\$11,400	19.56	\$12.65
Totals/Averages		4,505				\$102,600	\$76,200		\$16.91

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DEMOGRAPHICS

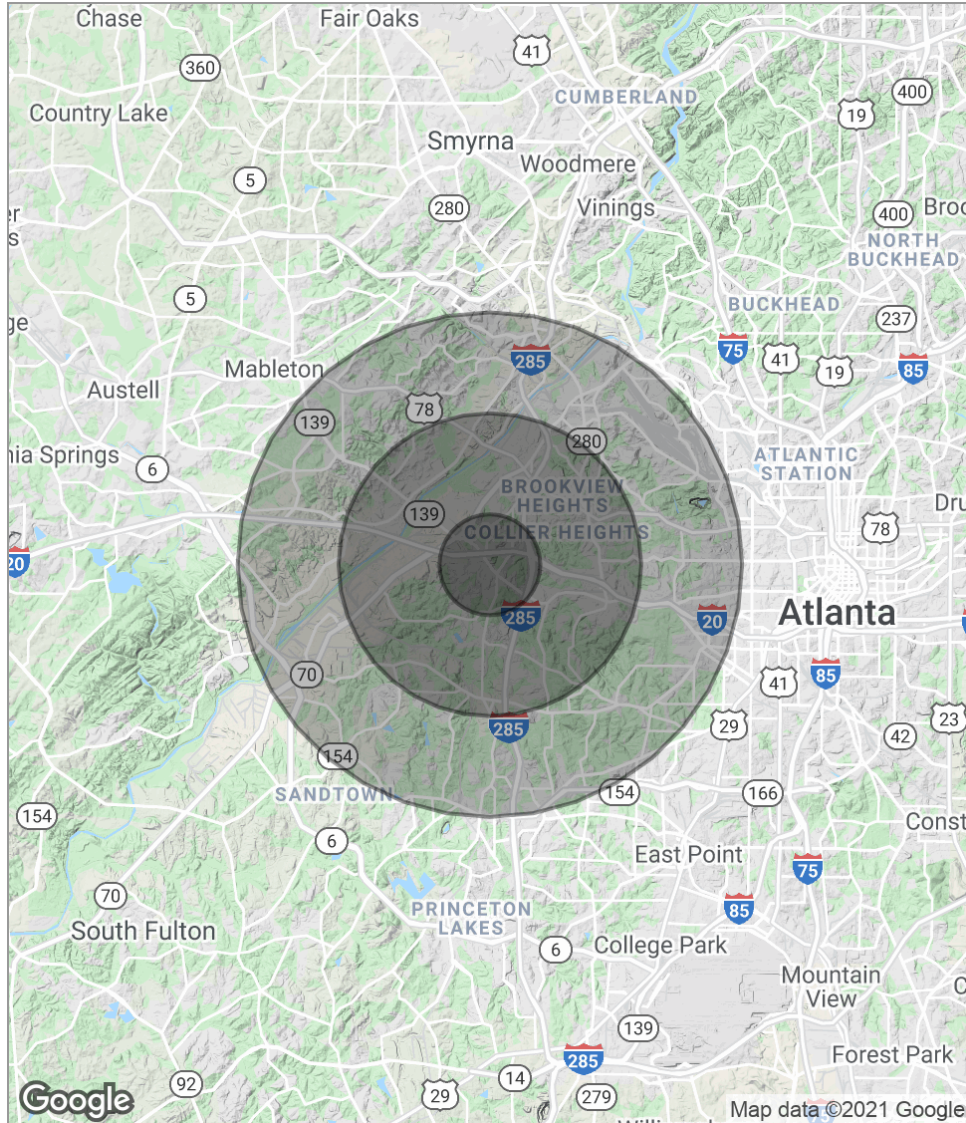
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Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	7,720	51,096	141,408
Median age	31.2	34.7	34.3
Median age (male)	26.9	31.7	32.0
Median age (female)	33.1	36.4	36.0
Total households	2,761	19,566	54,448
Total persons per HH	2.8	2.6	2.6
Average HH income	\$30,552	\$44,139	\$55,533
Average house value	\$122,350	\$190,243	\$214,395

** Demographic data derived from 2010 US Census*

Demographics Map



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5 ADVISOR BIOS

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JEFF HAMMOND, MPA

Principal



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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.



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