

## OFFICE FOR SALE

# RAINBOW CENTER

2100 Highway 85 North, Fayetteville, GA 30214



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,400,000
<b>LOT SIZE:</b>	6.9 Acres
<b>BUILDING SIZE:</b>	49,200 SF
<b>PRICE / SF:</b>	\$48.78

### PROPERTY OVERVIEW

AAMCO anchored retail center for Sale

### PROPERTY HIGHLIGHTS

- 49,200 ft Retail Center
- Five Building Park
- potential to develop extra land
- Excellent Exposure on Highway 85 with 29,200 vehicles per day
- Anchored by AAMCO transmissions and Daves Comics
- Below market Rents
- Great value add opportunity

**KW COMMERCIAL**  
695 Mansell Road,  
Ste. 120  
Roswell, GA 30076

**MICHAEL BROWN**  
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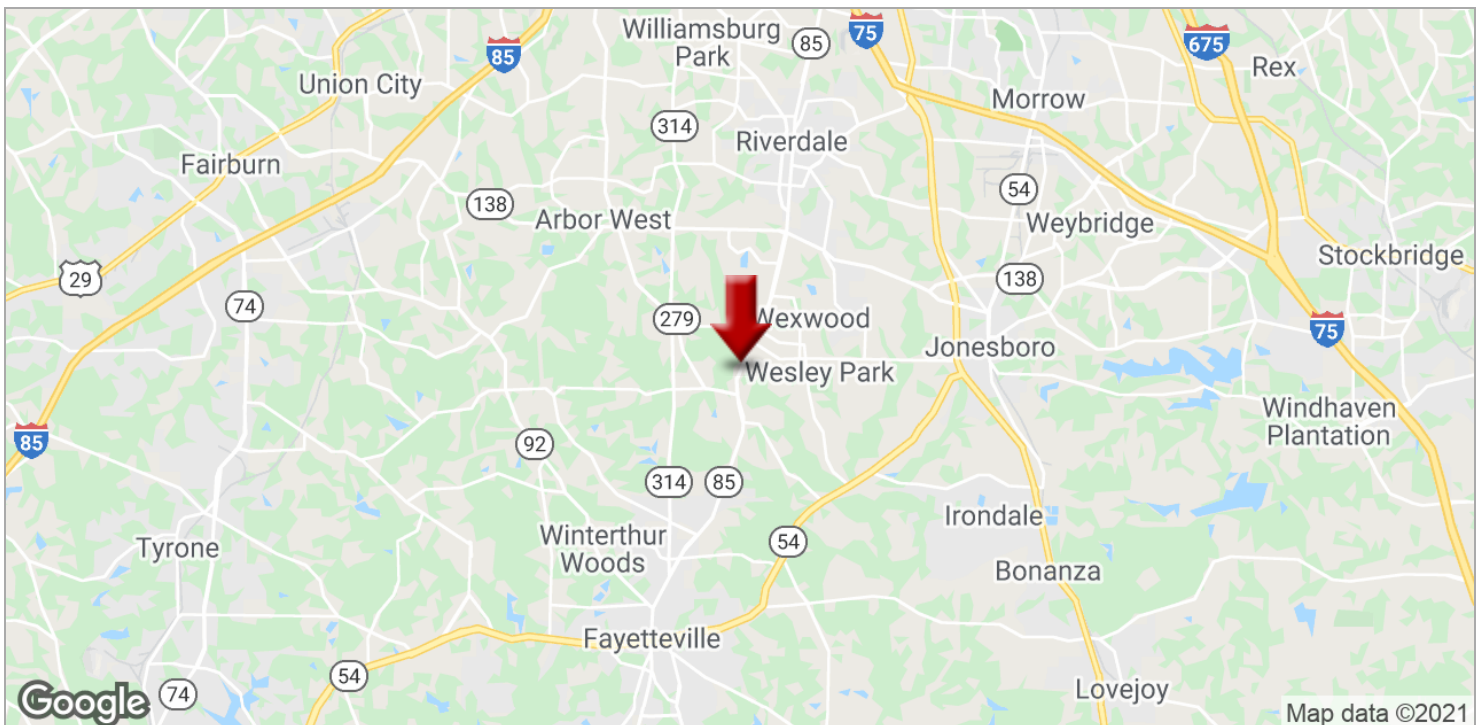
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# RAINBOW CENTER INVESTMENT ASSUMPTIONS

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**Property Information**

Property Name Rainbow Center  
Location Fayetteville GA  
Year Built

Square Feet 49,200  
Occupancy 95.12%  
Price per Foot \$48.78

**Total Project Cost / Required Equity**

Purchase Price \$2,400,000  
Capital Improvements \$20,000  
Estimated Closing Costs \$30,000  
**Total Project Costs \$2,450,000**

Loan Balance 70.00% \$1,680,000  
**Initial Cash Investment \$770,000**

**Investment Summary - Investo**

Term 5  
Acquisition date  
cap rate 9.32%  
Yr1 cap rate 9.60%  
Yr1 cash on cash 11.16%  
Exit cap rate 8.50%  
IRR 5 yrs 24%  
Initial Equity \$770,000

**Initial Capital Improvements R**

Initial Capital Im \$20,000.00

**Loan Information**

Initial Loan \$1,680,000  
Interest Rate 6.00%  
Term / Amort 20  
DSCR at Acquisition 1.55  
Loan Balance at  
Month 60 \$1,426,313  
Payment / Year /  
Month \$144,433

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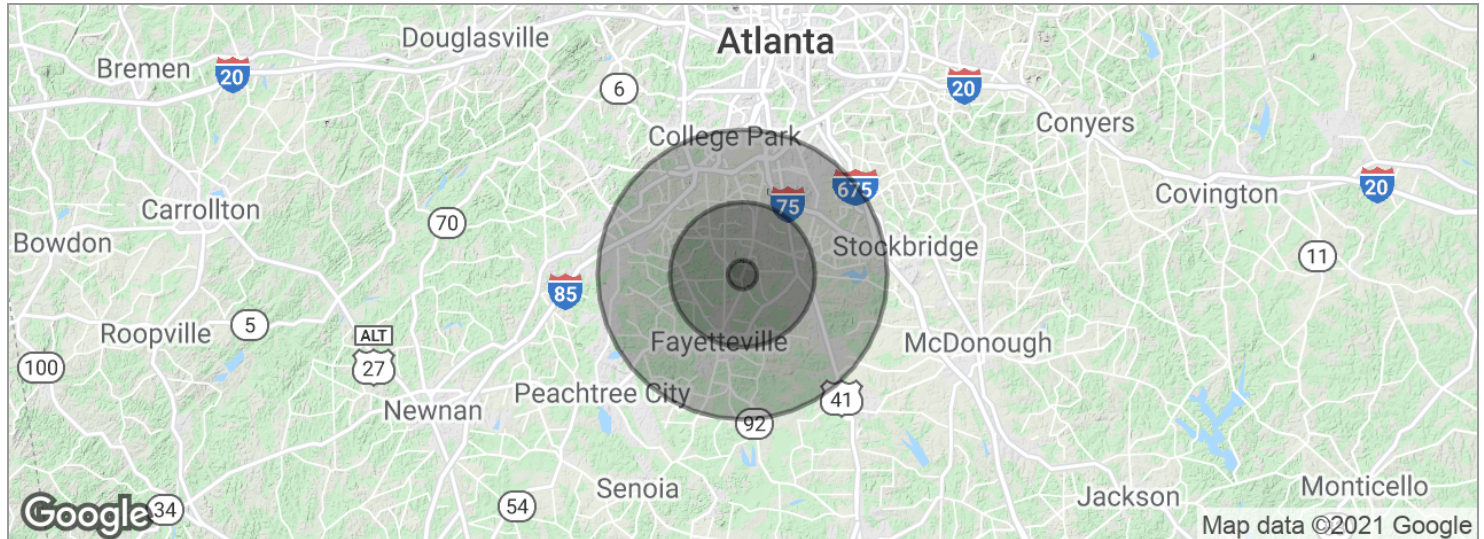
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,202	127,613	403,528
Median age	32.0	33.1	33.0
Median age (male)	27.5	30.6	31.3
Median age (Female)	36.0	35.2	34.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,826	42,715	139,996
# of persons per HH	2.8	3.0	2.9
Average HH income	\$56,702	\$56,705	\$57,271
Average house value	\$239,785	\$159,802	\$182,857

\* Demographic data derived from 2010 US Census

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		Aquisition		YR 1	YR 2
Cash Flow Analy	Income Growth	Per Seller	Lender UW	1.03	1.03
Gross Net Per Month		\$307,204	\$307,204	\$316,420	\$325,913
<b>Total Income</b>		\$307,204	\$307,204	\$316,420	\$325,913
<b>Expenses</b>					
Real Estate Taxes		\$21,146	\$21,146	\$21,780	\$22,434
Insurance		\$9,465	\$9,465	\$9,749	\$10,041
Pest control		\$775	\$775	\$798	\$822
Landscaping		\$6,300	\$6,300	\$6,489	\$6,684
Trash		\$5,507	\$5,507	\$5,672	\$5,842
R & M		\$7,500	\$7,500	\$7,725	\$7,957
Gas Electric		\$4,237	\$4,237	\$4,364	\$4,495
Mgmt Fee	5.00%		\$15,360	\$15,821	\$16,296
Water		\$5,863	\$5,863	\$6,039	\$6,220
Replacement			\$7,380	\$7,601	\$7,829
Reserves	\$0.15				
<b>Total Operating Expenses</b>		\$60,793	\$83,533	\$86,039	\$88,620
<b>Expenses per foot</b>		\$1.24	\$1.70	\$1.75	\$1.80
<b>Expense ratio</b>		19.79%	27.19%	27.19%	27.19%
<b>Cash Flow before Debt Service</b>		\$246,411	\$223,671	\$230,381	\$237,292
Purchase Price		\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000
Cap Rate - Based on Purchase Price			9.32%	9.60%	9.89%
<b>Cash Flow</b>			\$79,238	\$85,948	\$92,860
<b>Cash on Cash Return (COC)</b>			10.29%	11.16%	12.06%
<b>DSCR (asumes full ammortization)</b>			1.55	1.60	1.64
<b>Investor Return - On sale</b>					
sales price exit					
cap rate	8.50%				
sales costs	4.00%				
net sale proceeds					
loan balance					
<b>NET PROCEEDS</b>					
<b>Equity Balance</b>					
<b>Net proceeds - after return of equity</b>					
<b>Investor Returns</b>			Investment	YR 1	YR 2
			-\$770,000	\$85,948	\$92,860

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