

MULTI-TENANT OFFICE INVESTMENT PROPERTY

3040 Holcomb Bridge Road. | Norcross, GA 30071



Two story, well-maintained building
with diversified rent roll.



**ATLANTA LEASING
& INVESTMENT**

DISCLAIMER AND LIMITING CONDITIONS

This Offering Package contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation.

Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Package, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

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Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Package or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

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MULTI-TENANT OFFICE INVESTMENT PROPERTY

OFFERING PRICE	<i>Please inquire</i>
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ADDRESS	3040 Holcomb Bridge Rd, Norcross, GA 30071
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SQUARE FEET	15,185
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ACREAGE	.73 acres (31,799 SF)
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ZONING	C-2, City of Norcross, Gwinnett County District 2
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EXECUTIVE SUMMARY

Atlanta Leasing Investment is pleased to offer 3040 Holcomb Bridge Rd (the "Property") for purchase. The Property consists of a two story multi-tenant office building measuring +/- 15,185 square feet on a .73 acre lot in the City of Norcross. The Property has consistently maintained high occupancy (currently 92% leased) and tenants' average time of occupancy is 8.5 years. Managed and maintained by a single owner since 2002, the Property is in excellent condition and demised into 15 efficient tenant-friendly layouts. The Property has recently been painted and is being sold with surplus HVAC units.

PROPERTY OVERVIEW

Crossings Center Office Park is a 5 building office park with incredible access to the North Metro area. Each building is privately owned, and the parking lots and landscaping are owned in common. The attractively landscaped setting is located in Norcross (just east of Peachtree Corners) at the intersection of Holcomb Bridge Road and Atlantic Boulevard, one block east of Peachtree Industrial Boulevard. Interstate 285 is 3.5 miles south, Interstate 85 is 2 exits east, and GA 400 is 2 exits west.

The Crossing Center 1 Office Buildings are stylish, highly improved, and well-appointed office buildings with excellent exposure on Holcomb Bridge Road with a traffic count of approximately 15,000 vehicles per day. The Property's flexible zoning (C-2) allows for a variety of uses. The Property's location, finishes and amenities have enabled the buildings to maintain a high occupancy level.

ZONING CATEGORIES

Historic District	HX	R75 CSO	PRD	BH
City of Norcross	P	R60	OI	NX
Railroads	R100	RD	C1	CX
	R75	RTH	C2	M1
				M2

Note: The location of the FH - Flood Hazard Overlay District is the same as the FEMA 100-year floodplain. The location of the floodplain can be viewed on the Gwinnett County Geographic Information System Data Browser, at <https://www.gwinnettcourty.com/web/gwinnett/departments/informationtechnology/services/geographicinformationystems/gisdatabrowser>

SUBJECT

SURVEY



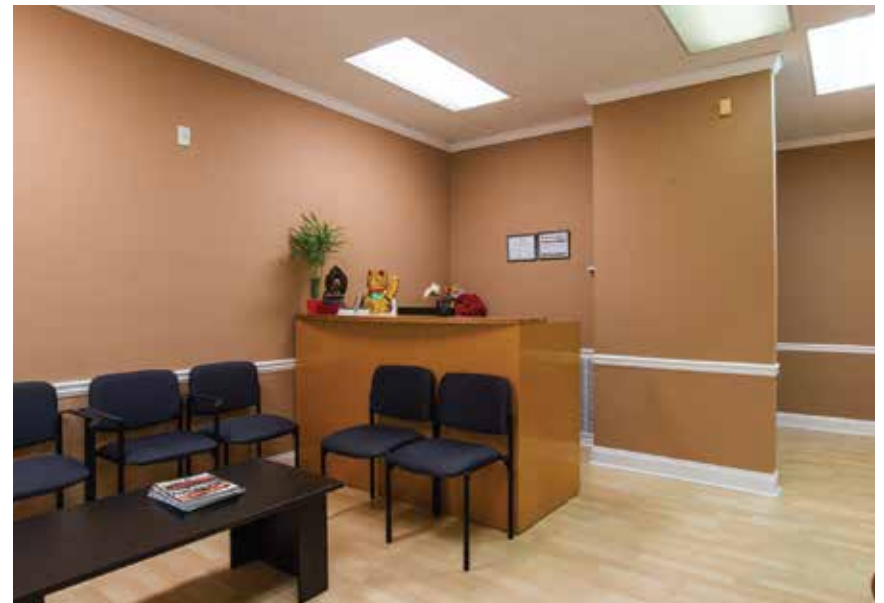
PROPERTY PHOTOS



PROPERTY PHOTOS

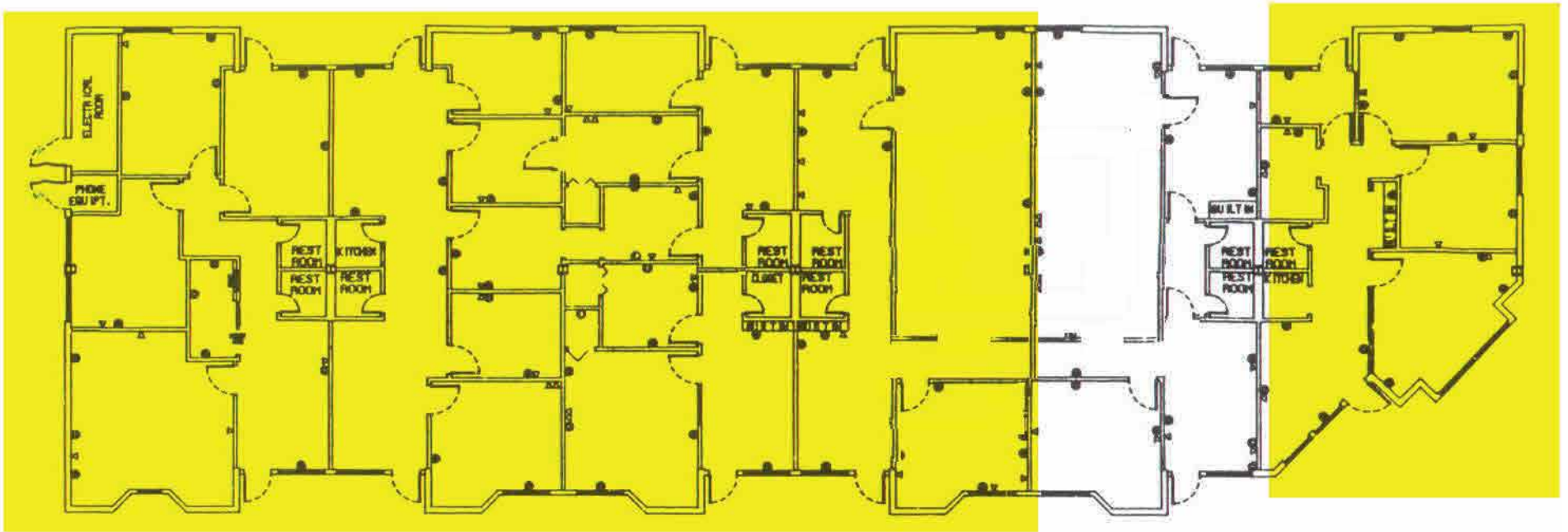


PROPERTY PHOTOS



FLOOR PLANS

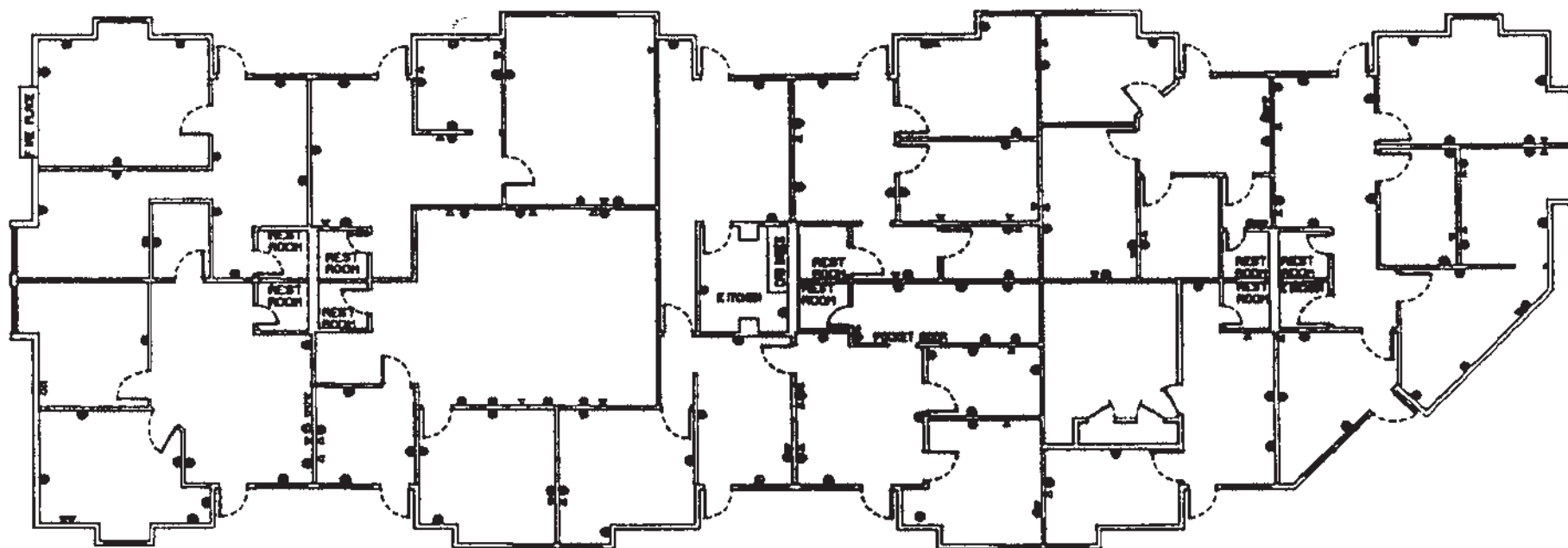
FIRST FLOOR



0 10 20 30 40 50 60 70 80 90 100
FOOT
SCALE IN FEET

FLOOR PLANS

SECOND FLOOR



FINANCIALS

DIRECT CAPITALIZATION ANALYSIS

3040 Holcomb Bridge Road, Norcross, GA 30071

2020 Projected @ Current Occupancy

Income			RSF	Rate/SF	Total
Gross Potential Rent			15,185	13.28	203,387
Other Income - Reimbursements			15,185	0.46	6,985
Total Income					201,372
Less Vacancy and Credit Loss Allow	@	7.90%		1.06	16,059
Effective Gross Income (EGI)				12.80	194,313
Operating Expenses					
Real Estate/Other Taxes		2019		1.07	16,248
Utilities		2019		1.40	21,259
Insurance		2019		0.26	3,948
Repairs & Maintenance		2019		1.20	18,222
Janitorial & Trash Removal		2019		0.14	2,126
Water, Sewer & Landscaping		2019		0.72	10,933
Management Fee	@	5.00%	Market	0.67	10,169
Total Operating Expenses				5.46	82,906
Net Operating Income (NOI)				7.34	111,407
Debt Service		992,063		-3.11	-47,241
20 years					
5.00% rate					
Free Cash Flow					64,166
Capitalization of Net Operating Income	9.28%	@	\$1,200,000	Purchase Price	
Cash on Cash Return	22.214%	with	\$305,250	Equity Investment (25% of Purch Price)	

AREA POINTS/DEVELOPMENTS OF INTEREST

- | | | | |
|---|---|--|--|
| 1 Crossings Center
3040 Holcomb Bridge Road | 14 Paizanos Pizza
7 Jones St NW | 27 Hilton Hotel Atlanta North West
5993 Peachtree Industrial Blvd | 40 Lifetime Fitness
6350 Courtside Dr NW |
| 2 Panera Bread Co
3280 Holcomb Bridge Rd | 15 Zaxbys Chicken
6895 Jimmy Carter Blvd | 28 Residence Inn
5500 Triangle Dr NW | 41 Crossfit Tipping Point
6760 Jimmy Carter Blvd |
| 3 Chick-fil-a
6105 Peachtree Pkwy | 16 Frontera Mex-Mex Grill
7190 Jimmy Carter Blvd | 29 Extended Stay America
7065 Jimmy Carter Blvd | 42 Body Visions Personal Training
738 Holcomb Bridge Rd |
| 4 Happy Sumo
6135 Peachtree Pkwy | 17 Crown Sports Bar
7075 Jimmy Carter Blvd | 30 Atlanta Marriott Peachtree Corners
475 Technology Pkwy NW | 43 Anytime Fitness
3435 Medlock Bridge Rd |
| 5 Bobbys Burgers
6050 Peachtree Pkwy | 18 Mazzy's Sports bar
7160 Jimmy Carter Blvd | 31 Home 2 Suites
5800 Peachtree Industrial Blvd | 44 Wesleyan School
5405 Spalding Dr |
| 6 Three Dollar Cafe
6050 Peachtree Pkwy | 19 Starbucks
3200 Holcomb Bridge Rd | 32 Garden Plaza Atlanta
6050 Peachtree Industrial Blvd | 45 Norcross High School
5300 Spalding Dr |
| 7 Burger Fi
6141 Peachtree Pkwy #200 | 20 45 South Cafe
45 S Peachtree St | 33 Target
3200 Holcomb Bridge Rd | 46 Norcross Elementary School
150 Hunt Street |
| 8 Corner Bakery Cafe
6050 Peachtree Pkwy #500 | 21 Blue House
62 College St NW | 34 Dicks Sporting Goods
6050 Peachtree Pkwy | 47 Summerour Middle School
321 Price Pl NW |
| 9 Crossing Steak House
40 S Peachtree St | 22 Homewood Suites
450 Technology Pkwy NW | 35 Aldi
6135 Peachtree Pkwy | 48 Berkeley Hills CC
2300 Pond Rd |
| 10 Dominicks Italian
95 S Peachtree St | 23 Courtyard
3209 Holcomb Bridge Rd | 36 Walgreens
5985 Peachtree Pkwy | 49 YMCA
5600 W Jones Bridge Rd |
| 11 Mojitos
35 S Peachtree St | 24 Holiday Inn Express
7035 Jimmy Carter Blvd | 37 Publix
3200 Holcomb Bridge Rd | 50 Thrasher Park
93 Park Dr |
| 12 The Iron Horse Tavern
29 Jones St NW #2505 | 25 Hyatt Place
5600 Peachtree Pkwy | 38 Forum Shopping Center
5155 Peachtree Pkwy | 51 Lilian Webb Park
5 College St NW |
| 13 Zapata Tacos and Tequila Bar
15 Jones St NW | 26 Hampton Inn
440 Technology Pkwy NW | 39 LA Fitness
6131 Peachtree Pkwy | 52 Rossie Brundage Park
339-437 Autry St NW |

AREA POINTS/DEVELOPMENTS OF INTEREST

