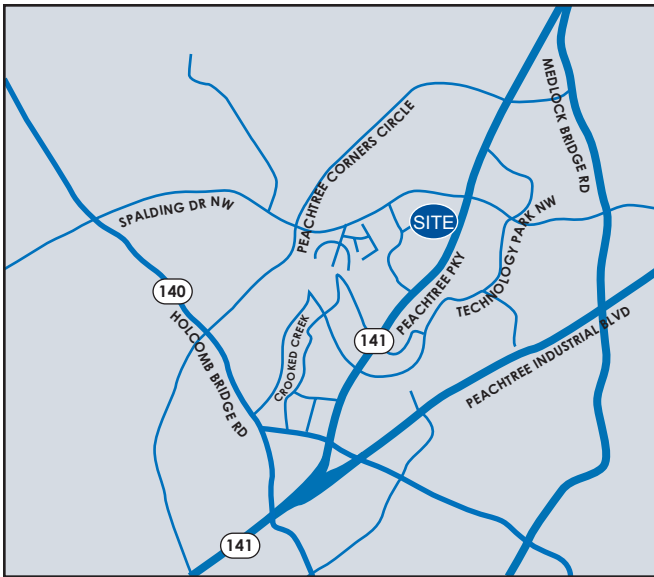


Peachtree Professional Center

Medical Office
For Sale

5635 Peachtree Parkway
Norcross, GA 30092
(Gwinnett County)



Asking Price: \$4,000,000

Space Available: 897 - 3,202 sf

Project Highlights:

- Stabilized Multi-tenant Medical Building
- 25,195 SF on 2.66 acres
- Assumable Conduit Loan with Attractive Terms
- Existing NOI = \$291,000
- 4/1,000 Parking Ratio
- Excellent Exposure on Peachtree Parkway
- Close to *Technology Park*, in the Heart of Peachtree Corners
- Average HH Income: \$114,274 within 1 Mile Radius

Ackerman & Co.

For more information, please contact:

Ryan Goldstein, CCIM

770-913-3938

rgoldstein@ackermanco.net

FINANCIAL SUMMARY

FINANCIAL ANALYSIS

PEACHTREE PROFESSIONAL CENTER

FINANCIAL SUMMARY

Price:	\$4,000,000
Rentable Square Feet:	25,195
Price Per Rentable Square Foot:	\$159
Current CAP Rate:	7.27%
Pro Forma CAP Rate:	7.57%
Current Cash Flow After Debt Service:	\$132,651

<u>Loan Assumptions *</u>	
Equity/Down Payment:	\$1,915,000
Loan Amount:	\$2,085,000
Interest Rate:	6.42%
Amortization (Years):	30
Annual Debt Service:	(\$158,341.89)

INCOME-EXPENSE ANALYSIS

	CURRENT		PRO-FORMA	
	<u>Annual Rent</u>	<u>Annual Rent/SF</u>	<u>Annual Rent</u>	<u>Annual Rent/SF</u>
Potential Gross Income (PGI)	\$461,028	\$18.30	\$466,108	\$18.50
Less: Vacancy & Credit Loss	\$39,204	\$1.56	\$32,628	\$1.30
Effective Gross Income (EGI)	<u>\$421,824</u>	<u>\$16.74</u>	<u>\$433,480</u>	<u>\$17.21</u>
Less: Total Operating Expenses	\$130,831	\$5.19	\$130,831	\$5.19
Net Operating Income	\$290,993	\$11.55	\$302,649	\$12.01
Less: Annual Debt Service	<u>(\$158,342)</u>	<u>(\$6.28)</u>	<u>(\$158,342)</u>	<u>(\$6.28)</u>
Cash Flow Before Taxes	\$132,651	\$5.26	\$144,307	\$5.73
Cap Rate	7.27%		7.57%	
Cash on Cash Return Before Taxes	6.93%		7.54%	

*Assumable Conduit Loan Terms:
6.42% Interest
30 Year Amort.
May, 2016 – Balloon
\$2,085,000 – Current Loan Amount

Ackerman & Co.

Brokerage | Development | Investment | Management

(Information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.)

Ackerman & Co.

10 Glenlake Parkway – South Tower
Suite 1000
Atlanta, Georgia 30328
Telephone: (770) 913-3900
Fax: (770) 913-3965

Confidentiality Agreement

Peachtree Professional Center Norcross, Georgia 30092

The undersigned has been advised that Ackerman & Co. has been retained on an exclusive basis by the Owner with respect to the offering for sale of **5635 Peachtree Parkway**. The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to Ackerman & Co. The undersigned hereby acknowledges that it is a broker, principal or an investment advisor in connection with the possible acquisition of the Property and agrees that it will not look to the Owner, the Owner's Lender or Ackerman & Co. for any fees or commissions in connection with the sale of the Property.

Ackerman & Co. has available for review which contains certain material, data and information ("Confidential Information") concerning the Property. On behalf of the Owner, Ackerman & Co. may make such Confidential Information available to the undersigned upon execution of this Confidentiality Statement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property nor an offer of sale. No agreement binding upon the Owner of the Property, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding agreement of sale.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owner, and has been prepared by Ackerman & Co., primarily from information supplied by the Owner. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire. Neither Ackerman & Co., the Owner nor the Owner's Lender make any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto.

By executing this Confidentiality Statement you agree that the Information provided is confidential, that you will hold and treat it in the strictest of confidence, and that you will not disclose or permit anyone else to disclose the Information to any person, firm or entity without prior written authorization of the Owner and Ackerman & Co., except that the information may be disclosed to your partners, employees, legal counsel and lenders or pursuant to a court order. Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the property and to terminate discussions with any party at any time with or without notice.

ACCEPTED AND AGREED TO:

ACCEPTED AND AGREED TO:

THIS ___ DAY OF _____, 2008

THIS ___ DAY OF _____, 2008

SIGNATURE: _____
"Principal"

SIGNATURE: _____
"Broker"

BY: _____ (Printed)

BY: _____ (Printed)

TITLE: _____

TITLE: _____

COMPANY: _____

COMPANY: _____

Phone Number: _____

Phone Number: _____

Fax Number: _____

Fax Number: _____

E-Mail Address: _____

E-Mail Address: _____