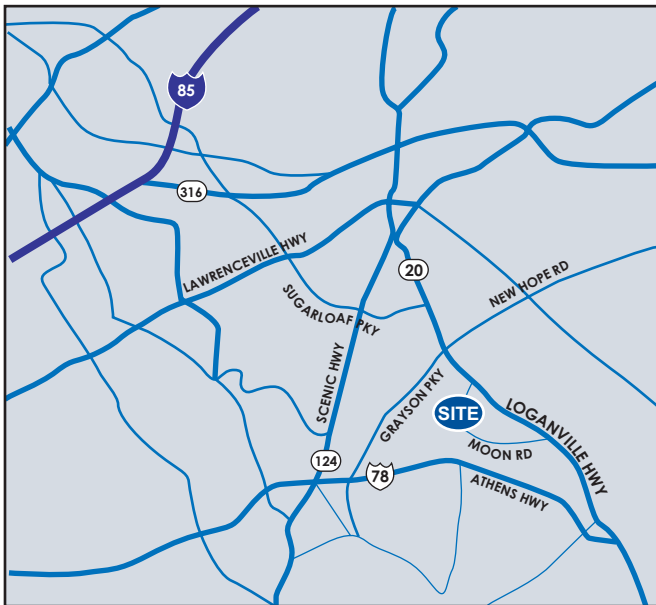


# Bay Creek Village

Retail  
for Sale

2445 Moon Road  
Grayson, GA 30017  
(Gwinnett County)



**Space Available:** 35,770 sf

#### **Project Highlights:**

- Sales price: \$5,500,000
- CAP rate: 9.91% (on actual income)
- Built in 2007
- 100% occupancy
- Sale/leaseback - Anchor tenant is also Seller
- Complimentary tenant mix
- 97% of leases do not expire before 2012
- Submarket projected POP and HH growth rates to exceed 5% through 2012

Ackerman & Co.

**For more information, please contact:**

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**TRANSACTION**

Price	\$5,500,000
Price/SF	\$153.76
Equity/Down Payment (40%)	\$2,200,000
Cap Rate	9.91%
Cash/Cash Return	24.76%
Debt Coverage Ratio - DCR	1.85
Property Size (SF)	35,770
Occupancy	100%
Net Operating Income	\$544,783

**LOAN**

Loan Amount	\$3,300,000
Interest Rate	6.50%
Monthly Payment	\$24,604
Annual Debt Service	\$295,247
Amortization	20 years
Prepayment Penalty	N/A
Assumption Fee	N/A

**NOTE: Proposed loan - Illustration purposes only.**

**CASH FLOW**

<b>Income</b>	<u>ACTUAL</u>	<u>% TOT INC</u>	<u>PROFORMA*</u>	<u>% TOT INC</u>
Scheduled Base Rent	\$544,783	84.49%	\$544,783	84.49%
Reimbursable Income:				
Common Area Maintenance	58,516	9.07%	58,516	9.07%
Insurance	5,501	0.85%	5,501	0.85%
Real Estate Taxes	36,009	5.58%	36,009	5.58%
Other	0		0	
Other Income	0		0	
Potential Gross Income	\$644,809	100.00%	\$644,809	100.00%
Less - Vacancy (5.0%)	0		32,240	
Gross Operating Income	\$644,809		\$612,569	
<b>Expenses</b>				
Real Estate Taxes	36,009	36.00%	36,009	29.58%
Insurance	5,501	5.50%	5,501	4.52%
Electric	28,007	28.00%	28,007	23.01%
Water/Sewer	6,002	6.00%	6,002	4.93%
Landscaping/Sweeping	14,004	14.00%	14,004	11.50%
Maintenance/Repairs	4,501	4.50%	4,501	3.70%
Sanitation/Trash	6,002	6.00%	6,002	4.93%
Management (3.0%)	0		16,343	13.43%
Reserves (\$.15 psf)	0		5,366	4.41%
Total Operating Expenses	100,026	100.00%	121,735	100.00%
<b>Net Operating Income</b>	\$544,783		\$490,834	
Less - Debt Service	\$295,247		295,247	
<b>Cash Flow</b>	\$249,536		\$195,587	

**PROFORMA INFO:**

Cap Rate	8.92%
Cash/Cash Return	22.31%
Debt Coverage Ratio - DCR	1.66
Net Income	\$490,834

*\*Includes Management Fees and Reserves*