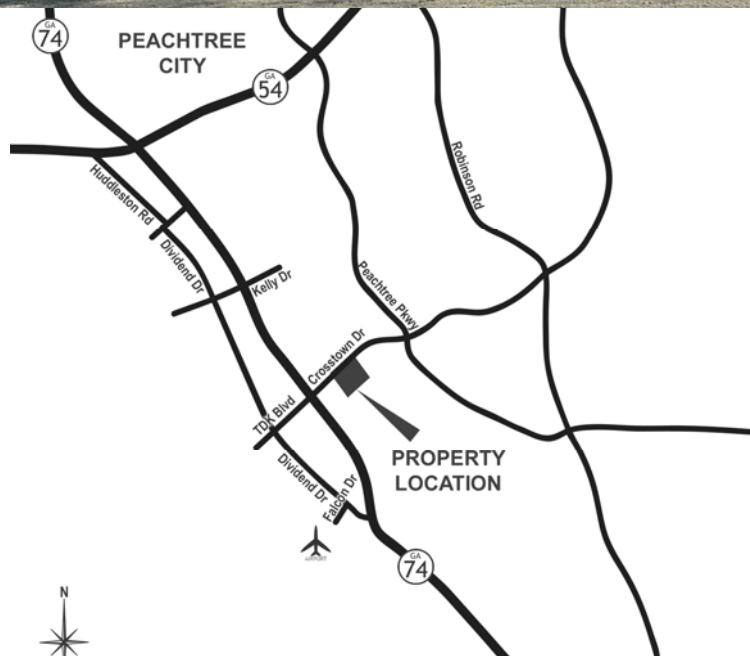




AUTOMOTIVE BUILDING FOR SALE

**951 Crosstown Road
Peachtree City, GA**

- Great Investment Opportunity
- Easy access to Hwy 74 and Hwy 54
- Site: 0.97 Acres
- Bldg: 4,875 SF
- Multi-tenant Building
- Price: \$1,200,000
- Cap Rate: 10.1%
- County: Fayette



For more information

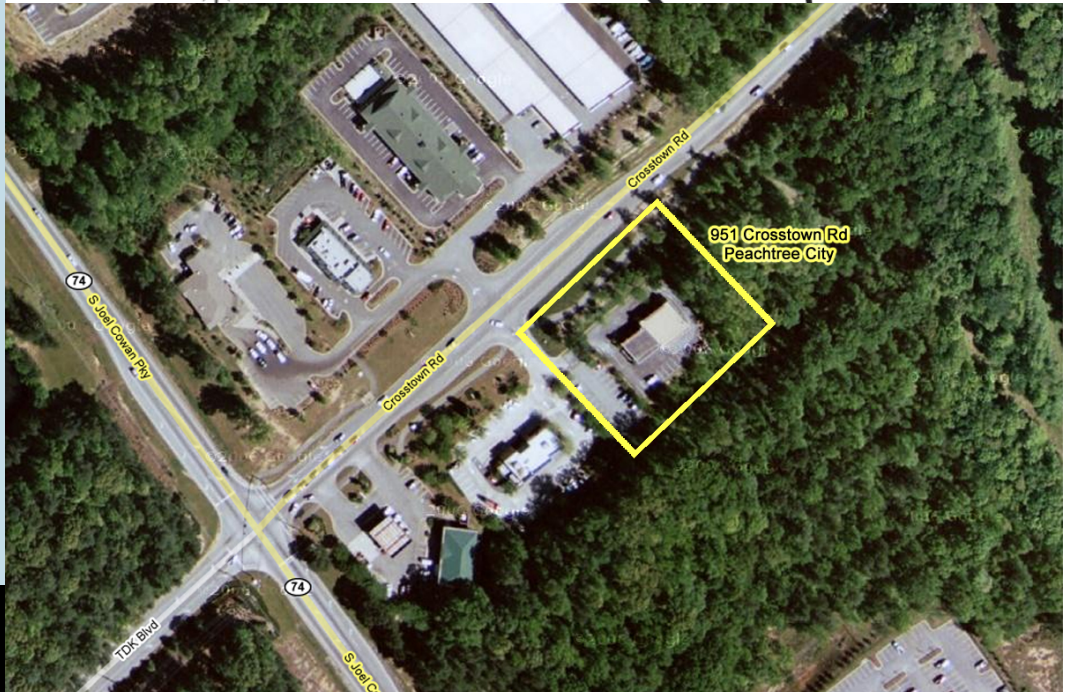
**Brent Randolph
770-389-9100**

Group Six Real Estate, LLC
900 Westpark Dr, Suite 300
Peachtree City, GA 30269
P 770-389-9100
F 770-631-7274

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty, or representation about it.

Or visit us at

www.groupvi.com





AUTOMOTIVE BUILDING FOR SALE

951 Crosstown Road
Peachtree City, GA

OPERATING STATEMENT FOR 2008

951 Crosstown Road
Peachtree City, GA

	<u>\$/SF</u>	
	4,875	
Gross Income:		
Gross Rent	\$26.12	\$127,338
Expense Reimbursement	\$2.34	\$11,387
Gross Income	\$28.46	<u>\$138,725</u>
Less: Vacancy & Collection Loss	\$0.00	\$0
Effective Gross Income	\$28.46	<u>\$138,725</u>
Services and Utilities:	<u>USF</u>	
Property Tax Expense	\$2.30	\$11,218
Insurance - General Liability	\$0.30	\$1,444
Repairs and Maintenance	\$0.07	\$338
Utilities	\$0.00	\$0
Advertising	\$0.04	\$195
Miscellaneous	\$0.02	\$120
		<u>\$13,315</u>
Net Operating Income	\$25.73	\$125,410
Cap Rate	10.5%	
Building Value	\$1,200,000	
Price Per Square Foot	\$246.15	

For more information

Brent Randolph
770-389-9100

Group Six Real Estate, LLC
900 Westpark Dr, Suite 300
Peachtree City, GA 30269
P 770-389-9100
F 770-631-7274

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty, or representation about it.

Or visit us at
www.groupvi.com