

OFFERING MEMORANDUM

Bank Foreclosed Office/Retail Building
6062 Buford Hwy
Norcross, GA 30071



Exclusively Marketed by :

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6062 Buford Hwy.
Norcross, GA 30071

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6062 Buford Hwy.
Norcross, GA

OFFERING SUMMARY

6062 Buford Hwy.
Norcross, GA 30071

INVESTMENT SUMMARY

Location	6062 Buford Hwy Norcross, GA 30071
Purchase Price	\$1,100,000
Price per Square Foot	\$60.10
Square Footage	18,300
Year Built	1985
Lot Size	0.99 Acres
Zoning	C2
Parking	67

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6062 Buford Hwy.
Norcross, GA 30071

INVESTMENT HIGHLIGHTS

- Bank Owned Office/Retail Building
- Well Priced to Sell Quickly
- Upside Rent Opportunity
- Average Household Income : \$68,217 Within 5 Mile Radius
- Close to Major Roads, Peachtree Ind. Blvd(1.5 miles / 3 min) & I-85 (1.7 miles / 4 min)
- Excellent Exposure on Buford Hwy.
- Over 33,700 Vehicles Per Day Passing on Buford Hwy. Daily



6062 Buford Hwy.
Norcross, GA

PROPERTY INFORMATION

6062 Buford Hwy.
Norcross, GA 30071

PROPERTY DESCRIPTION



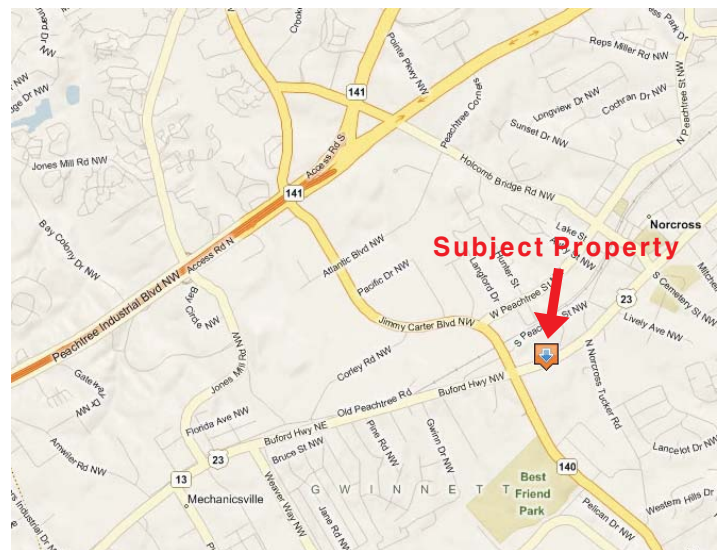
TriPrisma Real Estate Services is pleased to offer this subject property located at 6062 Buford Hwy in Norcross, GA for sale. This two story, approximate 18,300 sq ft C-2 zoned office & retail building is located on busy street on Buford Hwy near Jimmy Carter Blvd in Norcross.

This building gives an investor the opportunity to acquire a well maintained commercial property and likely to maintain very high occupancy levels along with the potential to increase rents in the future.

It has great frontage on Buford Hwy with exposure to over 33,700 vehicles per day, and contains approximately 67 total parking spaces.

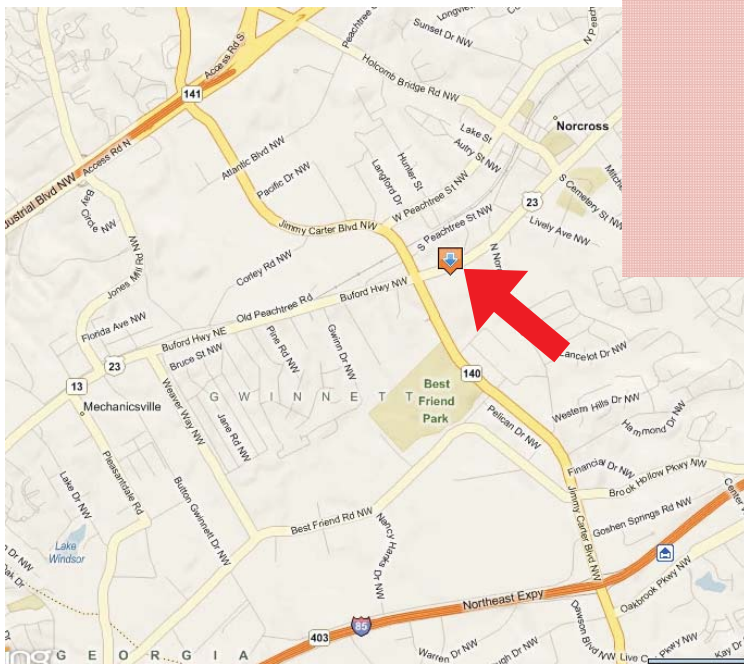
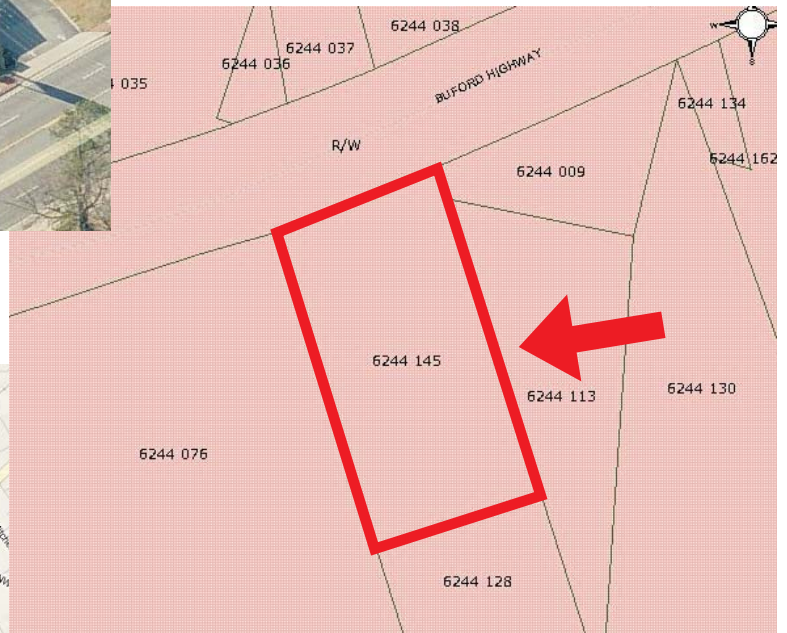
LOCATION DESCRIPTION

The property is located on Buford Hwy in Gwinnett County in the city of Norcross near Jimmy Carter Blvd. The subject property is surrounded by retails, auto repair shops, office buildings, and some light manufacturing areas. Only about 20 miles from the downtown Atlanta, the property is easy to access to both I-85 and I-285.



6062 Buford Hwy.
Norcross, GA 30071

LOCATION MAP



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6062 Buford Hwy.
Norcross, GA 30071

PROPERTY PHOTOS



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6062 Buford Hwy.
Norcross, GA

MARKET ANALYSIS


6062 Buford Hwy.
Norcross, GA 30071

SALES COMPARABLES

1	4775 Jimmy Carter Blvd-Jimmy Carter Professional Center	SOLD
Norcross, GA 30093	Gwinnett County	
Sale Date: 05/14/2009 (527 days on mkt)	Bldg Type: Class B Medical	
Sale Price: \$1,100,000 - Full Value	Year Built/Age: Built 1996 Age: 12	
Price/SF: \$97.57	RBA: 11,274 SF	
Parcel No: -		
Financing: -		
Comp ID: 1715460 - Research Status: Research Complete		

2	6491 Peachtree Industrial Blvd	SOLD
Atlanta, GA 30360	DeKalb County	
Sale Date: 04/22/2009	Bldg Type: Class C Office	
Sale Price: \$1,000,000 - Full Value	Year Built/Age: Built 1984 Age: 25	
Price/SF: \$60.61	RBA: 16,500 SF	
Pro Forma Cap: -	Zoning: C2, Atlanta	
Parcel No: 18-0341-13-145		
Financing: \$738,000 from Seller		
Comp ID: 1703067 - Research Status: Research Complete		

Map Page: ADC The Map
People 740-G3

3	6251 Smithpointe Dr - Granada Real -BLDG A	SOLD
Norcross, GA 30092	Gwinnett County	
Sale Date: 04/07/2009	Bldg Type: Class B Office	
Sale Price: \$981,183	Year Built/Age: Built 1989 Age: 20	
Price/SF: \$73.44	RBA: 13,360 SF	
Pro Forma Cap: -	Zoning: AA035	
Parcel No: -		
Financing: -		
Comp ID: 1697307 - Research Status: Research Complete		

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6062 Buford Hwy.
Norcross, GA

DEMOGRAPHICS



Demographic and Income Profile

6062 Buford Hwy, Norcross, GA 30071

Latitude: 33.933052

Longitude: -84.219298

33.933052, -84.219298

Site Type: Ring

Radius: 1 miles

Summary

	2000	2009	2014
Population	5,586	6,341	6,581
Households	1,439	1,532	1,588
Families	1,013	1,010	1,013
Average Household Size	3.52	3.73	3.75
Owner Occupied HUs	883	855	874
Renter Occupied HUs	556	677	714
Median Age	29.9	32.8	34.1

Trends: 2009-2014 Annual Rate

	Area	State	National
Population	0.75%	0%	0.91%
Households	0.72%	0%	0.94%
Families	0.06%	0%	0.74%
Owner HHs	0.44%	0%	1.19%
Median Household Income	0.05%	0%	0.80%

Households by Income	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	124	8.7%	114	7.4%	108	6.8%
\$15,000 - \$24,999	185	12.9%	82	5.4%	81	5.1%
\$25,000 - \$34,999	200	14.0%	155	10.1%	141	8.9%
\$35,000 - \$49,999	266	18.6%	251	16.4%	225	14.2%
\$50,000 - \$74,999	358	25.0%	366	23.9%	406	25.6%
\$75,000 - \$99,999	181	12.7%	291	19.0%	284	17.9%
\$100,000 - \$149,999	85	5.9%	203	13.3%	267	16.8%
\$150,000 - \$199,000	13	0.9%	41	2.7%	44	2.8%
\$200,000+	18	1.3%	29	1.9%	32	2.0%
Median Household Income	\$45,285		\$60,279		\$60,415	
Average Household Income	\$53,893		\$70,676		\$73,562	
Per Capita Income	\$16,545		\$19,638		\$20,506	

Population by Age	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	405	7.3%	464	7.3%	485	7.4%
5 - 9	367	6.6%	413	6.5%	442	6.7%
10 - 14	369	6.6%	391	6.2%	427	6.5%
15 - 19	407	7.3%	373	5.9%	372	5.6%
20 - 24	605	10.8%	495	7.8%	485	7.4%
25 - 34	1,197	21.4%	1,331	21.0%	1,199	18.2%
35 - 44	988	17.7%	1,110	17.5%	1,205	18.3%
45 - 54	594	10.6%	845	13.3%	874	13.3%
55 - 64	343	6.1%	487	7.7%	585	8.9%
65 - 74	178	3.2%	244	3.8%	298	4.5%
75 - 84	103	1.8%	141	2.2%	158	2.4%
85+	28	0.5%	48	0.8%	55	0.8%

Race and Ethnicity	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,948	52.8%	2,867	45.2%	2,801	42.6%
Black Alone	1,097	19.6%	1,234	19.5%	1,270	19.3%
American Indian Alone	39	0.7%	47	0.7%	50	0.8%
Asian Alone	475	8.5%	612	9.7%	666	10.1%
Pacific Islander Alone	4	0.1%	5	0.1%	5	0.1%
Some Other Race Alone	815	14.6%	1,291	20.4%	1,477	22.4%
Two or More Races	209	3.7%	285	4.5%	313	4.8%
Hispanic Origin (Any Race)	2,156	38.6%	3,084	48.6%	3,437	52.2%



Demographic and Income Profile

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Latitude: 33.933052

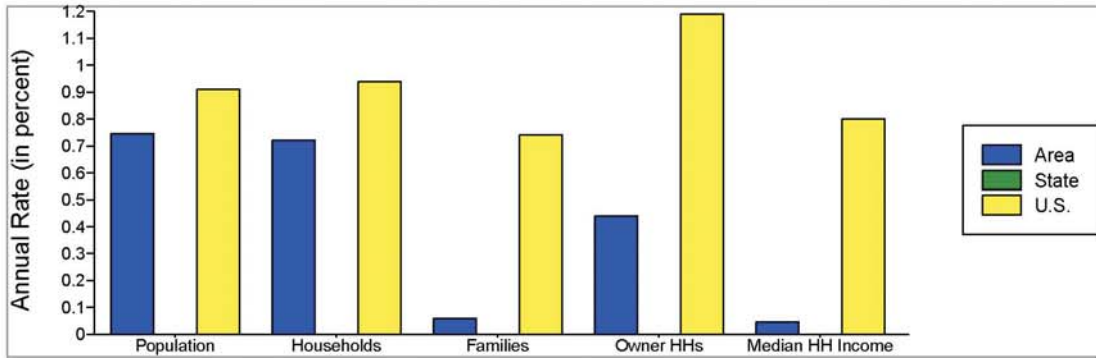
Longitude: -84.219298

Radius: 1 miles

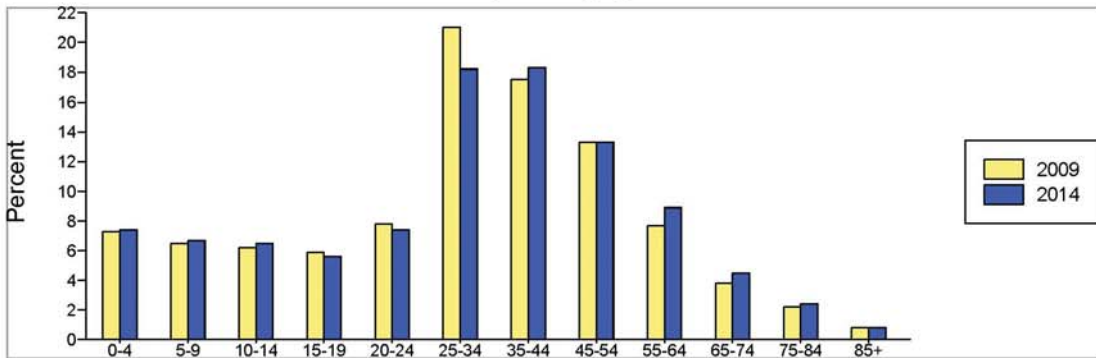
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Site Type: Ring

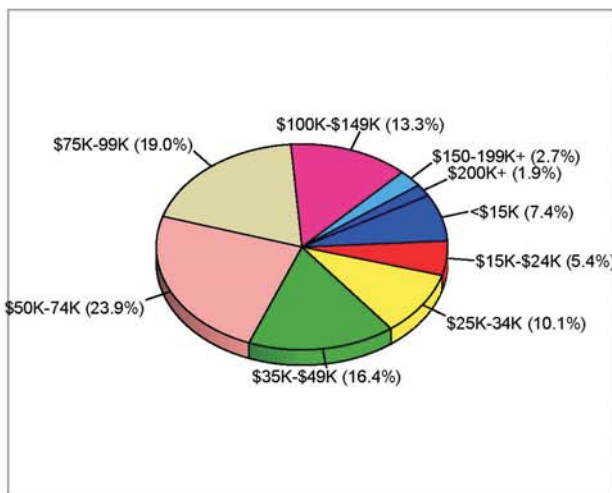
Trends 2009-2014



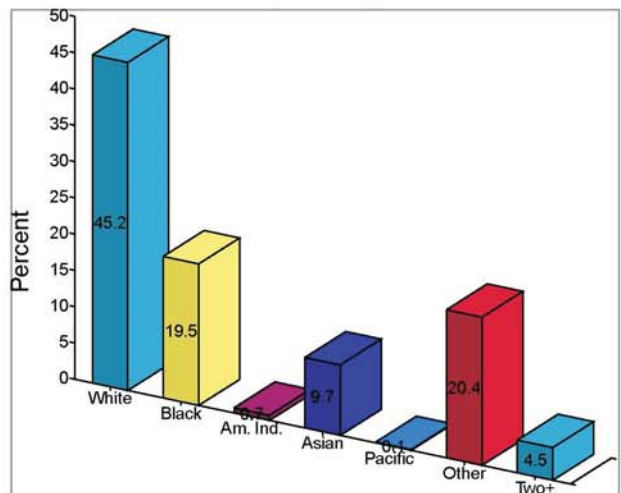
Population by Age



2009 Household Income



2009 Population by Race



2009 Percent Hispanic Origin: 48.6%



Demographic and Income Profile

6062 Buford Hwy, Norcross, GA 30071

Latitude: 33.933052

Longitude: -84.219298

33.933052, -84.219298

Site Type: Ring

Radius: 3 miles

Summary	2000	2009	2014
Population	90,553	105,085	111,932
Households	32,740	36,266	38,378
Families	19,470	19,953	20,295
Average Household Size	2.74	2.87	2.89
Owner Occupied HUs	12,080	12,255	12,861
Renter Occupied HUs	20,660	24,010	25,517
Median Age	29.0	29.8	29.9

Trends: 2009-2014 Annual Rate	Area	State	National
Population	1.27%	0%	0.91%
Households	1.14%	0%	0.94%
Families	0.34%	0%	0.74%
Owner HHs	0.97%	0%	1.19%
Median Household Income	-0.05%	0%	0.80%

Households by Income	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	3,093	9.5%	2,731	7.5%	2,622	6.8%
\$15,000 - \$24,999	3,954	12.1%	2,194	6.0%	2,232	5.8%
\$25,000 - \$34,999	5,080	15.5%	3,590	9.9%	3,294	8.6%
\$35,000 - \$49,999	6,927	21.2%	6,224	17.2%	5,855	15.3%
\$50,000 - \$74,999	7,659	23.4%	9,191	25.3%	10,372	27.0%
\$75,000 - \$99,999	3,320	10.2%	6,556	18.1%	6,855	17.9%
\$100,000 - \$149,999	1,889	5.8%	4,131	11.4%	5,303	13.8%
\$150,000 - \$199,000	454	1.4%	912	2.5%	1,007	2.6%
\$200,000+	307	0.9%	738	2.0%	838	2.2%
Median Household Income	\$43,230		\$58,410		\$58,264	
Average Household Income	\$51,279		\$68,310		\$70,726	
Per Capita Income	\$18,852		\$23,750		\$24,434	

Population by Age	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,558	8.3%	8,661	8.2%	9,230	8.2%
5 - 9	6,216	6.9%	7,102	6.8%	7,637	6.8%
10 - 14	5,200	5.7%	6,119	5.8%	6,532	5.8%
15 - 19	5,731	6.3%	6,435	6.1%	6,501	5.8%
20 - 24	10,026	11.1%	11,259	10.7%	12,140	10.8%
25 - 34	24,021	26.5%	24,001	22.8%	25,424	22.7%
35 - 44	15,444	17.1%	17,269	16.4%	16,951	15.1%
45 - 54	8,663	9.6%	12,233	11.6%	13,055	11.7%
55 - 64	4,501	5.0%	7,123	6.8%	8,272	7.4%
65 - 74	2,064	2.3%	3,092	2.9%	4,069	3.6%
75 - 84	928	1.0%	1,384	1.3%	1,646	1.5%
85+	201	0.2%	409	0.4%	474	0.4%

Race and Ethnicity	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
White Alone	41,535	45.9%	40,851	38.9%	40,672	36.3%
Black Alone	24,657	27.2%	27,754	26.4%	28,845	25.8%
American Indian Alone	505	0.6%	625	0.6%	677	0.6%
Asian Alone	9,316	10.3%	12,700	12.1%	14,399	12.9%
Pacific Islander Alone	93	0.1%	127	0.1%	141	0.1%
Some Other Race Alone	11,183	12.3%	18,593	17.7%	22,237	19.9%
Two or More Races	3,264	3.6%	4,434	4.2%	4,960	4.4%
Hispanic Origin (Any Race)	27,262	30.1%	41,055	39.1%	47,727	42.6%



Demographic and Income Profile

6062 Buford Hwy, Norcross, GA 30071

Latitude: 33.933052

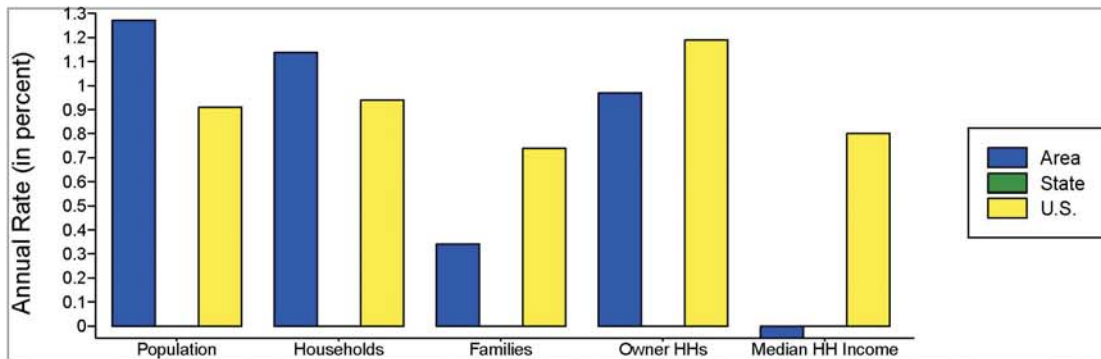
Longitude: -84.219298

Radius: 3 miles

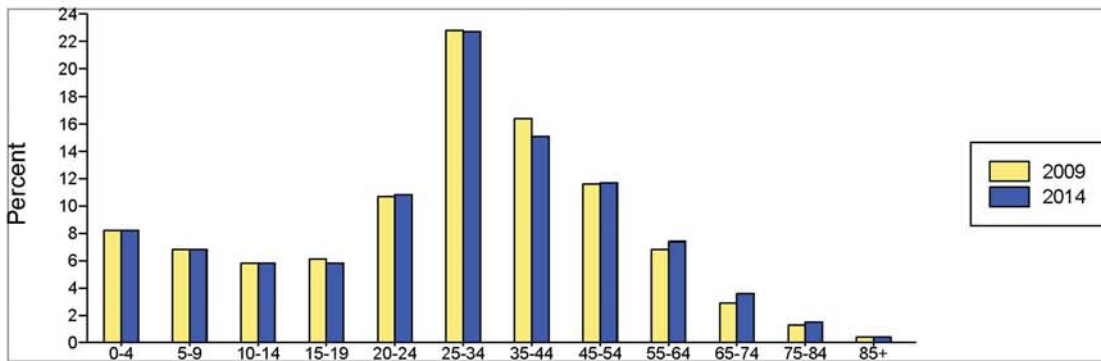
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Site Type: Ring

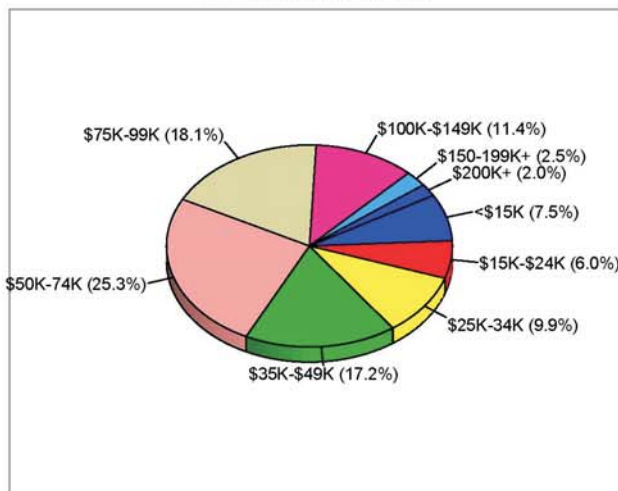
Trends 2009-2014



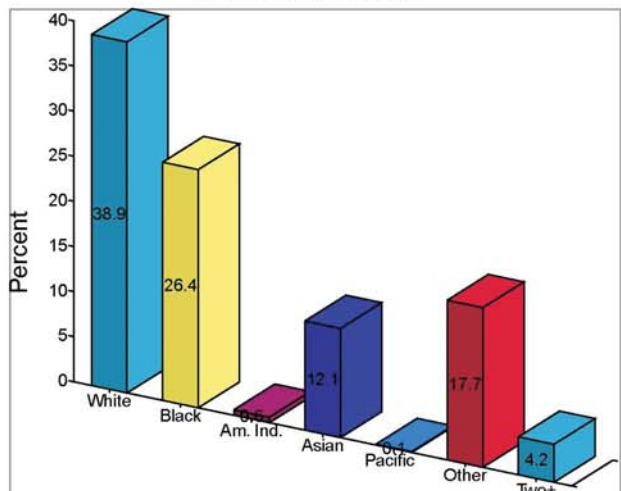
Population by Age



2009 Household Income



2009 Population by Race



2009 Percent Hispanic Origin: 39.1%



Demographic and Income Profile

6062 Buford Hwy, Norcross, GA 30071

Latitude: 33.933052

Longitude: -84.219298

33.933052, -84.219298

Site Type: Ring

Radius: 5 miles

Summary	2000	2009	2014
Population	224,056	256,270	272,621
Households	82,315	91,535	96,933
Families	52,694	54,890	56,184
Average Household Size	2.70	2.78	2.79
Owner Occupied HUs	41,943	43,997	46,555
Renter Occupied HUs	40,372	47,538	50,379
Median Age	31.2	32.5	32.6

Trends: 2009-2014 Annual Rate	Area	State	National
Population	1.24%	0%	0.91%
Households	1.15%	0%	0.94%
Families	0.47%	0%	0.74%
Owner HHs	1.14%	0%	1.19%
Median Household Income	0.77%	0%	0.80%

Households by Income	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	6,384	7.8%	5,262	5.7%	4,975	5.1%
\$15,000 - \$24,999	7,654	9.3%	4,559	5.0%	4,569	4.7%
\$25,000 - \$34,999	10,401	12.6%	6,789	7.4%	6,138	6.3%
\$35,000 - \$49,999	15,364	18.7%	13,025	14.2%	12,138	12.5%
\$50,000 - \$74,999	18,279	22.2%	20,970	22.9%	22,997	23.7%
\$75,000 - \$99,999	9,722	11.8%	16,260	17.8%	17,825	18.4%
\$100,000 - \$149,999	8,519	10.3%	13,802	15.1%	16,278	16.8%
\$150,000 - \$199,000	3,112	3.8%	5,197	5.7%	5,662	5.8%
\$200,000+	2,891	3.5%	5,669	6.2%	6,351	6.6%
Median Household Income	\$51,341		\$68,217		\$70,880	
Average Household Income	\$67,304		\$88,184		\$91,343	
Per Capita Income	\$24,955		\$31,585		\$32,574	

Population by Age	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	17,525	7.8%	19,370	7.6%	20,417	7.5%
5 - 9	15,475	6.9%	17,023	6.6%	18,124	6.6%
10 - 14	13,369	6.0%	15,864	6.2%	16,745	6.1%
15 - 19	13,517	6.0%	15,753	6.1%	16,237	6.0%
20 - 24	19,929	8.9%	22,332	8.7%	24,294	8.9%
25 - 34	50,352	22.5%	49,024	19.1%	52,034	19.1%
35 - 44	39,755	17.7%	41,777	16.3%	40,460	14.8%
45 - 54	26,932	12.0%	34,791	13.6%	36,650	13.4%
55 - 64	14,616	6.5%	22,575	8.8%	25,426	9.3%
65 - 74	7,921	3.5%	10,586	4.1%	14,131	5.2%
75 - 84	3,748	1.7%	5,455	2.1%	6,044	2.2%
85+	918	0.4%	1,718	0.7%	2,058	0.8%

Race and Ethnicity	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
White Alone	125,568	56.0%	122,545	47.8%	120,830	44.3%
Black Alone	44,177	19.7%	51,339	20.0%	54,228	19.9%
American Indian Alone	936	0.4%	1,150	0.4%	1,248	0.5%
Asian Alone	25,252	11.3%	36,062	14.1%	42,004	15.4%
Pacific Islander Alone	199	0.1%	263	0.1%	289	0.1%
Some Other Race Alone	20,959	9.4%	35,235	13.7%	43,005	15.8%
Two or More Races	6,965	3.1%	9,676	3.8%	11,016	4.0%
Hispanic Origin (Any Race)	49,515	22.1%	76,132	29.7%	90,257	33.1%



Demographic and Income Profile

6062 Buford Hwy, Norcross, GA 30071

Latitude: 33.933052

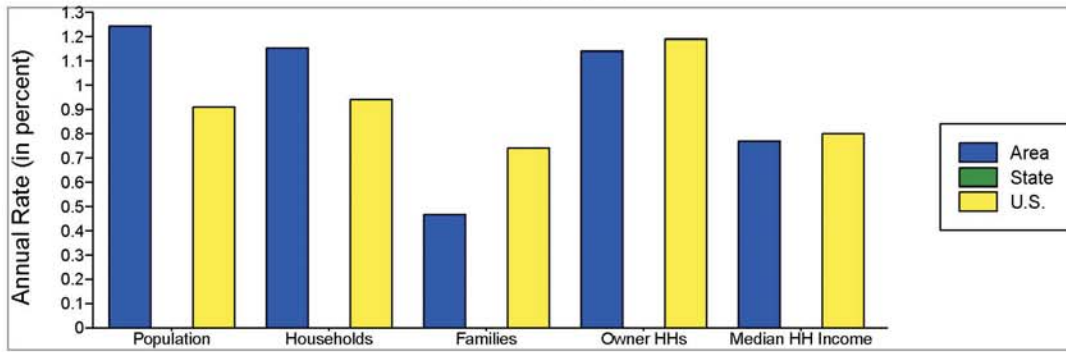
Longitude: -84.219298

Radius: 5 miles

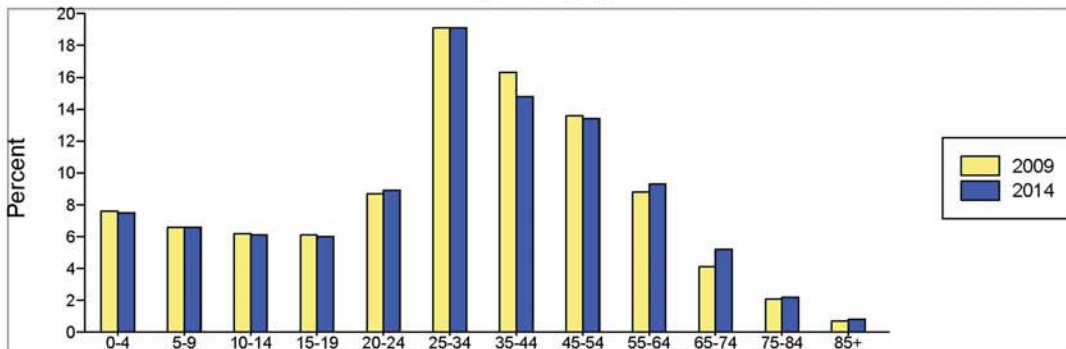
33.933052, -84.219298

Site Type: Ring

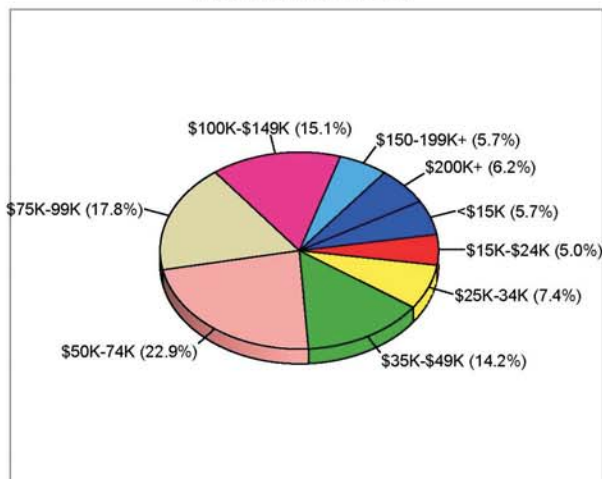
Trends 2009-2014



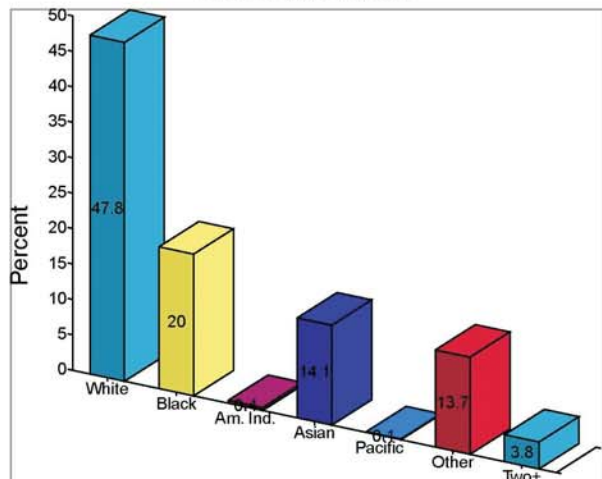
Population by Age



2009 Household Income



2009 Population by Race



2009 Percent Hispanic Origin: 29.7%