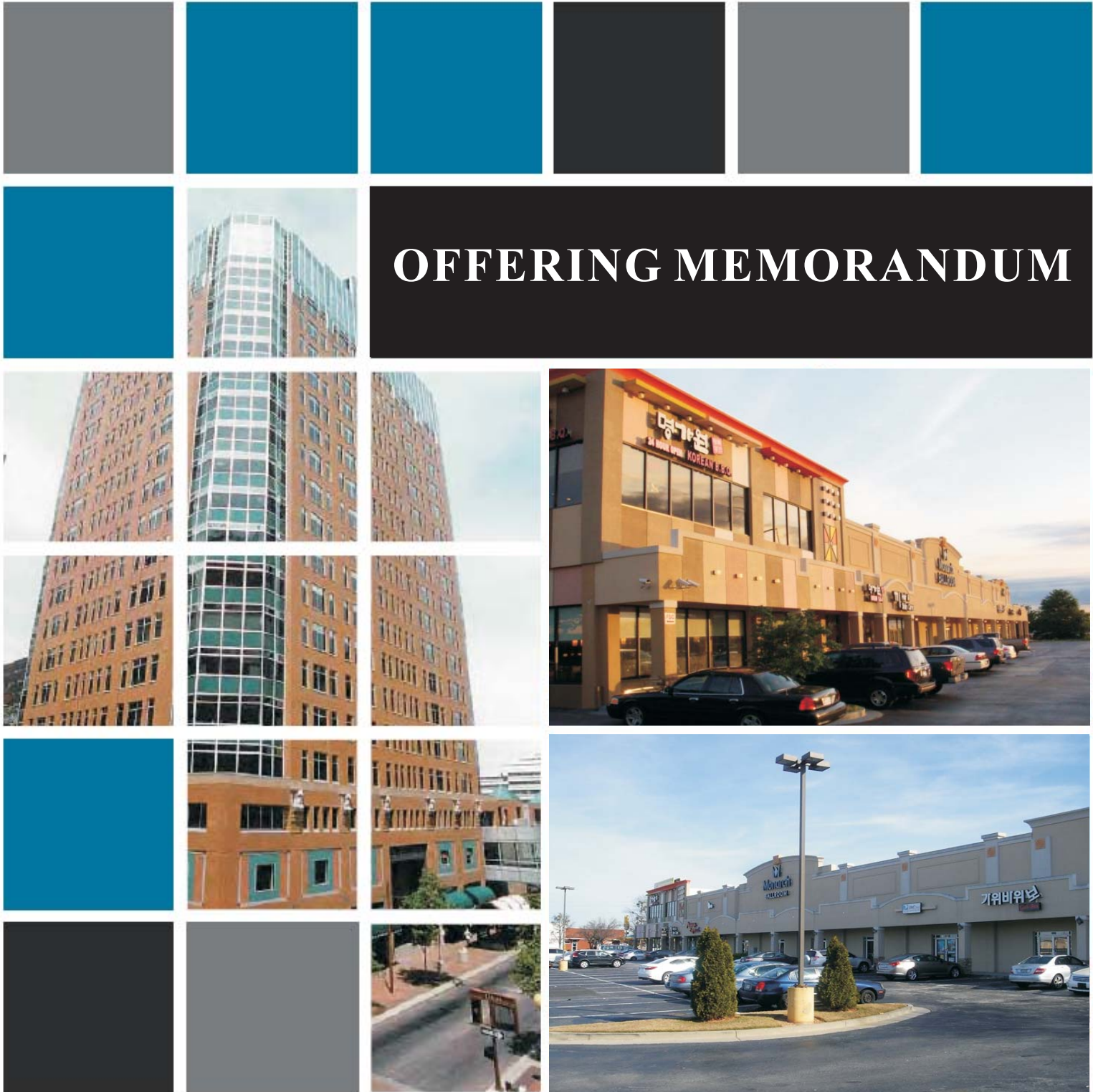


# OFFERING MEMORANDUM



**MONARCH PLAZA**  
1960 Day Drive, Duluth, GA 30096

**TBRE**  
REAL ESTATE SERVICES

3296 Summit Ridge Pkwy, Suite 420  
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Investment & Commercial Sales | Residential | Business | Property Management & Leasing

1960 Day Drive  
Duluth, GA 30096

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1960 Day Drive  
Duluth, GA

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## OFFERING SUMMARY

1960 Day Drive  
Duluth, GA 30096

## INVESTMENT SUMMARY

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Location	1960 Day Drive Duluth, GA 30096
Purchase Price	\$4,300,000
CAP Rate	7.58 %
Price per Square Foot	\$134.29
Square Footage	32,019
Year Built	1992 / 2007
Lot Size	2.4 Acres
Zoning	C2

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1960 Day Drive  
Duluth, GA 30096

## INVESTMENT HIGHLIGHTS

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- 100% tenant occupied shopping center
- Newer shopping center in high growth, high income area near Gwinnett Place Mall
- Center of the fastest growing area in Gwinnett County
- 5-mile average household income over \$72,000
- Close to major roads: Peachtree Ind. Blvd & Buford Hwy. & I-85 (less than 1 min)
- Great access and visibility.
- Neighbors include: Best Buy, Costco, Target, Sam's Club, Gwinnett Place Mall



1960 Day Drive  
Duluth, GA

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## PROPERTY INFORMATION

1960 Day Drive  
Duluth, GA 30096

## PROPERTY DESCRIPTION

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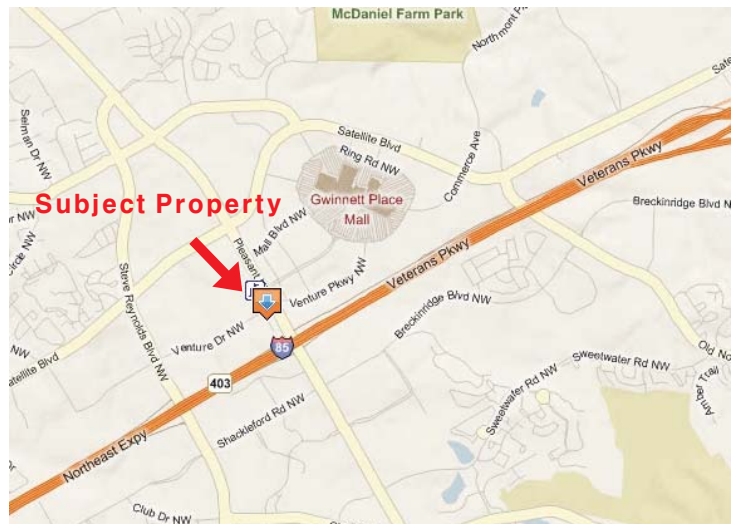


The subject property is located just off of I-85 and it is next to McDonald. This strip center has good mix of tenants. It's anchor tenant, Myung Gawon Korean Restaurant, is open 24 hours a day and it has very distinctive architectural design and color. The strip center was rebuilt in 2007. The approximately 32,019 square feet of building is 100% occupied. Duluth is popular and rapidly developing suburb of Atlanta, close to Interstate 85, which allows for a quick commute to Atlanta.

## LOCATION DESCRIPTION

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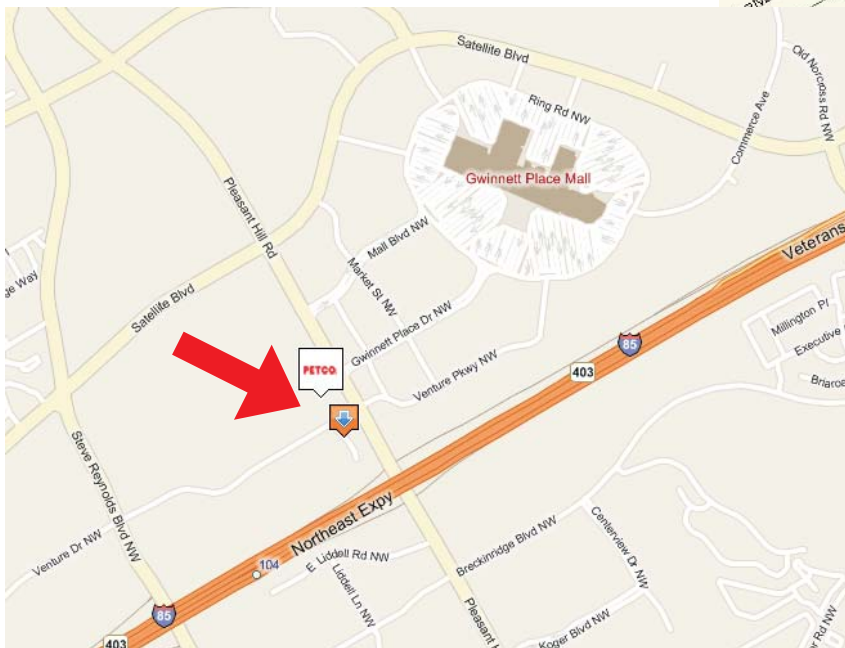
This subject property is located at 1960 Day Dr, Duluth, GA, in Gwinnett County near Gwinnett Place Mall. Duluth is a popular and rapidly developing suburb of Atlanta, close to Interstate 85, which allows for a quick commute to Atlanta.





1960 Day Drive  
Duluth, GA 30096

## LOCATION MAP



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1960 Day Drive  
Duluth, GA 30096

## PROPERTY PHOTOS

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1960 Day Drive  
Duluth, GA 30096

## PROPERTY PHOTOS

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1960 Day Drive  
Duluth, GA

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## FINANCIAL OVERVIEW

1960 Day Drive  
Duluth, GA 30096

## INCOME & EXPENSE ANALYSIS

**\$4,300,000**  
Price PSF : \$134.29

**Square Feet : 32,019**  
CAP Rate : 7.58 %

### Annual Income & Expense

<b>Actual Rental Revenue</b>	<b>Actual</b>
Actual Gross Rental Revenue	\$447,108
<b>Total Base Rental Revenue</b>	<b>\$447,108</b>
<b>TOTAL ACTUAL GROSS REVENUE</b>	<b>\$447,108</b>
<b>EFFECTIVE GROSS REVENUE</b>	<b>\$447,108</b>
<b>Operating Expenses</b>	
Insurance	\$11,856
Repairs and Maintenance	\$5,771
Landscaping	\$3,600
Management Fee	\$8,250
Trash & Disposal	\$6,613
Property Tax	\$39,208
Miscellaneous	\$2,783
Utilities	
Electric	\$10,872
Water and Sewer	\$32,291
<b>Total Operating Expenses</b>	<b>\$121,244</b>
<b>NET OPERATING INCOME (NOI)</b>	<b>\$325,864</b>

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**1960 Day Drive  
Duluth, GA 30096**

**FINANCIAL SUMMARY**

**LOCATION**

Price	\$4,300,000
Down Payment	<u>35% \$1,851,500</u>
Gross Leasable Area(GLA)	32,019
Price/Square Foot	\$134.30
Actual CAP Rate	7.58%
Net Cash Flow After Debt Service	<u>10.99% \$165,428</u>
Year Built	2002
Lot Size	2.4 Acres

1960 Day Drive, Duluth, GA 30096

**FINANCING SUMMARY**

Proposed new financing of 65% LTV at 5.5% and a 30 year amortization with a 5 year term for a qualified buyer.

As loan information is time sensitive and subject to market fluctuations, we recommend that you verify quoted terms by contacting local financial institution.

**ANNUALIZED OPERATION DATA**

**ANNUALIZED EXPENSES**

<b>INCOME</b>	<b><u>Actual</u></b>
Base Rent	\$477,108
Occupied Space	
<b>Gross Actual Rent</b>	<b>\$477,108</b>
Total Expense Reimbursements	
Other Income	
<b>Gross Actual Income</b>	<b>\$477,108</b>
<b>Effective Gross Income</b>	<b>\$477,108</b>
Less: Expense	\$121,244
<b>Net Operating Income (NOI)</b>	<b>\$355,864</b>
Debt Service	\$190,436
<b>Net Cash Flow After Debt Service</b>	<u><b>10.99% \$165,428</b></u>
Principal Reduction	\$37,651
<b>Total Return</b>	<u><b>13.49% \$203,079</b></u>

<b>EXPENSES</b>	<b><u>Actual</u></b>
Insurance	\$11,856
Repairs and Maintenance	\$5,771
Landscaping	\$3,600
Management Fee	\$8,250
Trash & Disposal	\$6,613
Property Tax	\$39,208
Miscellaneous	\$2,783
Electric	\$10,872
Water and Sewer	\$32,291
<b>TOTAL EXPENSES</b>	<b>\$121,244</b>
<b>EXPENSES/SF</b>	<b>\$3.79</b>









1960 Day Drive  
Duluth, GA

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## MARKET ANALYSIS

1960 Day Drive  
Duluth, GA 30096

## SALES COMPARABLES

<b>1</b>	<b>30 E Crossville Rd - Crabapple Park</b>	<b>SOLD</b>
<p>Roswell, GA 30075 Fulton County</p> <p>Sale Date: 02/29/2012 (407 days on mkt) Bldg Type: RetailFreestanding            Sale Price: \$2,227,500 - Confirmed Year Built/Age: Built 2008 Age: 3            Price/SF: \$168.75 RBA: 13,200 SF</p> <p>Pro Forma Cap - Parcel No: 12-1870-0406-124            Actual Cap Rate: 9.24%            Comp ID: 2276952 Sale Conditions: -            Research Status: Confirmed</p>		
		
<b>2</b>	<b>7810 McGinnis Ferry Rd - Shakerag Centre</b>	<b>SOLD</b>
<p>Suwanee, GA 30024 Forsyth County</p> <p>Sale Date: 09/21/2012 (72 days on mkt) Bldg Type: Retail            Sale Price: \$1,720,000 - Confirmed Year Built/Age: Built 2007 Age: 5            Price/SF: \$119.44 RBA: 14,400 SF</p> <p>Pro Forma Cap - Parcel No: 184-442            Actual Cap Rate: 6.40%            Comp ID: 2574269 Sale Conditions: REO Sale            Research Status: Confirmed</p>		
		
<b>3</b>	<b>1197 Old Peachtree Rd</b>	<b>SOLD</b>
<p>Suwanee, GA 30024 Gwinnett County</p> <p>Sale Date: 09/27/2012 (155 days on mkt) Bldg Type: RetailFreestanding            Sale Price: \$2,000,000 - Confirmed Year Built/Age: Built 2004 Age: 8            Price/SF: \$164.61 RBA: 12,150 SF</p> <p>Pro Forma Cap - Parcel No: R7123-043            Actual Cap Rate: 8.50%            Comp ID: 2579253 Sale Conditions: REO Sale            Research Status: Confirmed</p>		
		
<b>4</b>	<b>2472 Pleasant Hill Rd - The Shops At Pleasant Hill and Stev</b>	<b>SOLD</b>
<p>Duluth, GA 30096 Gwinnett County</p> <p>Sale Date: 08/15/2012 Bldg Type: Retail            Sale Price: \$1,660,000 Year Built/Age: Built 2006 Age: 6            Price/SF: \$109.58 RBA: 15,149 SF</p> <p>Pro Forma Cap - Parcel No: R6236-242            Actual Cap Rate: -            Comp ID: 2555126 Sale Conditions: Auction Sale            Research Status: In Progress</p>		
		
<b>5</b>	<b>2605 Pleasant Hill Rd - Crossroads Point</b>	<b>SOLD</b>
<p>Duluth, GA 30096 Gwinnett County</p> <p>Sale Date: 07/31/2012 Bldg Type: Retail            Sale Price: \$2,355,000 - Confirmed Year Built/Age: Built 2006 Age: 6            Price/SF: \$172.53 RBA: 13,650 SF</p> <p>Pro Forma Cap - Parcel No: R6236-350            Actual Cap Rate: -            Comp ID: 2544949 Sale Conditions: -            Research Status: Confirmed</p>		
		
<b>6</b>	<b>3375 Sugarloaf Pky - Sugarloaf Villages</b>	<b>SOLD</b>
<p>Lawrenceville, GA 30044 Gwinnett County</p> <p>Sale Date: 10/04/2012 (78 days on mkt) Bldg Type: Retail            Sale Price: \$2,600,000 - Confirmed Year Built/Age: -            Price/SF: \$175.68 RBA: 14,800 SF</p> <p>Pro Forma Cap - Parcel No: R2084-442            Actual Cap Rate: 10.00%            Comp ID: 2576320 Sale Conditions: -            Research Status: Confirmed</p>		
		

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