



JOEL & GRANOT

COMMERCIAL REAL ESTATE

REAL ESTATE INVESTMENT PROPOSAL

325 S. Atlanta St.
Roswell, GA 30075



Presented By:

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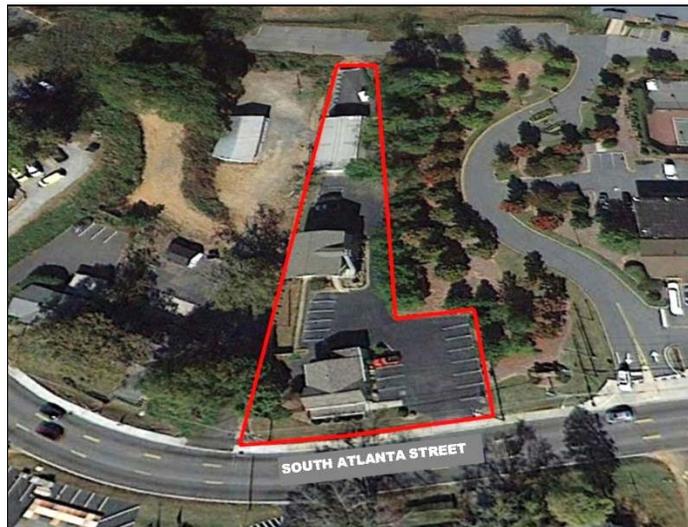


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Executive Summary 325 South Atlanta Street Roswell, GA 30075

Location: The property is located on the East side of South Atlanta St. just south of Historic Roswell and backs up to the Chattahoochee River National Recreation Area. The site has 147± feet of frontage along S. Atlanta Street; 425± feet along the south boundary and 53± feet along the eastern boundary. The total site area is 0.75 acres.



Buildings: The subject property consists of 3 buildings that total an approximate 7,629 SF of retail/office/warehouse structures located on approximately 32,000 SF of land.

Building A: The structure is approximately 1,344 SF of retail/office space that includes 100 SF of storage on the lower level, as well as a +/- 500 SF outside patio with gazebo.

Building A is currently unoccupied.



Building B: This building is approximately 3,000 SF of office/warehouse live/work space (split into office on the first floor and warehouse in the basement and a one bedroom apartment on the top floor that is approximately an additional 1,000 SF.

Building B is occupied by a Doggy Day Care that is currently on a month to month Lease.



Building C: This structure is a 2,250 SF metal, unconditioned warehouse.

Building C is occupied by a Landscape Architecture and Maintenance company who is month to month.



Land Area: 0.75 Acres



Zoning: The site is located within the City of Roswell, Fulton County. The land is zoned C-1, The intent of establishing the C-1 Commercial Zoning District is attached.

Estimated Operating Expenses:

| CAM | 2012 | 2013 | 2014 Estimated |
|-----------------------|--------------------|--------------------|-----------------------|
| Landscaping | 1,165.00 | 960.00 | 960.00 |
| Repairs & Maintenance | 1,429.83 | 2,268.50 | 2,400.00 |
| Property Insurance | 3,886.00 | 3,112.19 | 3,072.00 |
| Property Taxes | 9,570.00 | 9,531.14 | 9,482.00 |
| TOTAL | \$16,050.83 | \$15,871.83 | \$15,914.00 |

Sales Price: \$745,000

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to prior sale, withdrawal and other sales or rental conditions. Terms are subject to errors, omissions and change without notice.

Aerial



C-1 District -Existing Commercial Zoning District: Conversion

OVERVIEW

The existing Commercial zoning districts will all be changing. These zoning districts will be re-mapped across the city to the new Unified Development Code districts.

PERMITTED USES

The following table provides an overview of common permitted uses in each district.

P = Principal permitted use L = Limited Use subject to standards C - Permitted via Conditional Use Permit

| Use (continued on next page) | Current Zoning Ordinance | | | Unified Development Code | | | | | | | | |
|---|--------------------------|-----|-----|--------------------------|----|----|----|----|----|----|----|----|
| | C-1 | C-2 | C-3 | DX | DS | DH | PV | NX | CX | SH | CC | CH |
| Accessory uses and structures not otherwise listed in this table, determined by the Zoning Director to be normally incidental to one or more permitted principal uses | P | P | P | P | P | P | P | P | P | P | P | P |
| Adult businesses | X | X | X | X | X | X | X | X | X | X | X | X |
| Adult care center | P | P | P | P | X | L | P | P | P | X | P | P |
| Animal hospitals and veterinary clinics | X | X | C | P | X | X | P | P | P | X | P | P |
| Automobile sales establishments | X | X | P | X | X | X | X | X | X | X | L | L |
| Automobile service establishments | X | X | P | X | X | X | X | X | L | X | L | L |
| Bed and Breakfast Inns | P | C | P | P | P | P | P | P | P | P | P | P |
| Big box retail, new buildings | X | X | P | X | X | X | X | X | X | X | X | X |
| Boutique hotel | P | X | P | P | P | X | P | C | P | P | P | P |
| Business service establishments, not | P | P | P | P | | P | P | | | | | |

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| square feet of heated floor are and no more than 15 employees | | | | | P | P | L | P | P | P | P | P |
| Retail trade establishment, enclosed, of more than 5,000 square feet of heated floor area or more than 15 employees | P | C | P | P | P | P | L | P | P | P | P | P |
| Schools for the arts, not exceeding 5,000 square feet in gross floor area | P | P | P | P | P | P | P | P | P | P | P | P |
| Schools for the arts, more than 5,000 square feet in gross floor area | X | X | P | P | P | P | P | P | P | P | P | P |
| Schools, private elementary, middle, and high | P | P | P | P | X | X | P | X | P | X | P | P |
| Schools, public elementary, middle and high | P | P | P | P | X | X | P | X | P | X | P | P |
| Schools, special | P | P | P | P | X | X | P | X | P | X | P | P |
| Schools, trade | P | X | P | P | X | X | P | X | P | X | P | P |
| Service and fuel filling stations | X | X | P | X | X | X | X | X | X | X | X | X |
| Showrooms, as principal uses | X | X | P | X | X | X | X | X | X | X | X | X |
| Special event facilities | P | C | P | X | X | X | X | X | X | X | X | X |
| Taxi cab and limousine services | P | X | P | X | X | X | X | X | X | X | X | X |
| Temporary structures and uses approved by the Zoning Director | P | P | P | X | X | X | X | X | X | X | X | X |
| Therapeutic camps | X | X | X | X | X | X | X | X | X | X | X | X |
| Used Automobile sales establishment | X | X | C | X | X | X | X | X | X | X | C | C |
| Warehouses and storage buildings | X | X | X | X | X | X | X | X | X | X | X | X |
| Wholesale trade est. | X | X | X | X | X | X | X | X | X | X | X | X |

P = Principal permitted use L = Permitted subject to conditions C = Permitted via Conditional Use Permit