

Office/Warehouse Flex Property

OD Zoned Loft-style space | +/- 3,043 sq ft

Located in Smyrna, Georgia | Cobb County



For more information, contact:

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Bull Realty, Inc.
50 Glenlake Pkwy, Ste 650
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www.BullRealty.com



Located in Cobb County (Smyrna), this impressive loft-style office flex building (Unit 4) is approximately 3,043 sq ft unit and has a pleasing brick façade with masonry interior. Features include a 22-foot ceiling with exposed duct work, mezzanine level with painted concrete flooring, bathroom with shower, 5-ton HVAC rooftop unit, and front drive in door. This fee-simple ownership is ideal for your office, warehouse and distribution needs.

Conveniently located on Oakdale Road near South Cobb Drive & I-285, the property enjoys easy access to I-285 and flexible City of Smyrna OD zoning.

Available for sale at \$279,000.00

Also available for lease at \$2,800 per month + utilities.



Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.

Loft-Style Office/Warehouse Flex Space

5292 Oakdale Road, Unit 4 | Smyrna, GA | 30082

Property Summary

10-unit complex
Units are fee simple ownership
22 ft Ceilings
Drive-In Door
ADA Compliant
Fully Sprinklered

Unit Summary

	<u>Unit 4</u>
1 st Floor	2,413
2 nd Floor / Mezzanine	<u>630</u>
Total SF	3,043

Note: All square footage is approximate.



Exterior View of Property

Taxes, Parking, & CAM

	<u>Price</u>	<u>2011 Taxes</u>	
Unit 4	\$279,000	\$1,006.81 (Smyrna)	\$3,046.19 (Cobb)

CAM fees are approx \$150/month and paid bi-annually based on actuals

CAM fees include dumpster, water, landscaping, exterior lighting, and insurance

Parking

74 parking spaces

5 guaranteed spaces per unit

Also available for lease at \$2,800.00 per month + utilities.



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Why pay rent when you could own for less? Own this property for as little as \$2,224.81 per month!
See the analysis below...

Lease vs. Purchase Analysis

With continued uncertainty in the stock markets, and while interest rates are still low, business owners have an unprecedented opportunity to invest in their office/flex space. Benefits of owning office/flex space include:

- 1) Controlling occupancy cost, i.e. eliminating rental increases
- 2) Paying down a mortgage vs. "throwing" away rent payments
- 3) Financing the property at very favorable rates only available to owner-occupants
- 4) Enjoying tax benefits available through owning real estate
- 5) Building equity over time

Additionally, many business owners have reduced their monthly occupancy cost through purchasing their office/flex space.

PURCHASE

Principal and Interest	\$1,699.02
Common Area Maintenance	\$150.00
Property Tax Estimate	\$337.75
Interior Maintenance / Reserves (\$0.15/sf)	\$38.04
Monthly Cost	\$2,224.81

LEASE

Monthly Cost	\$2,800.00
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Additionally, if the property is held for 10 years, the principal reduction should be approximately: **\$83,184.55**

Purchase Assumptions:

Purchase Price	\$279,000.00
Down Payment %	15%
Down Payment \$	\$41,850.00
Interest Rate	6.00%
Amortization Period	20
Loan Amount	\$237,150.00

Lease Assumptions:

Square Footage:	3,043
Rental Rate (per sq ft):	\$11

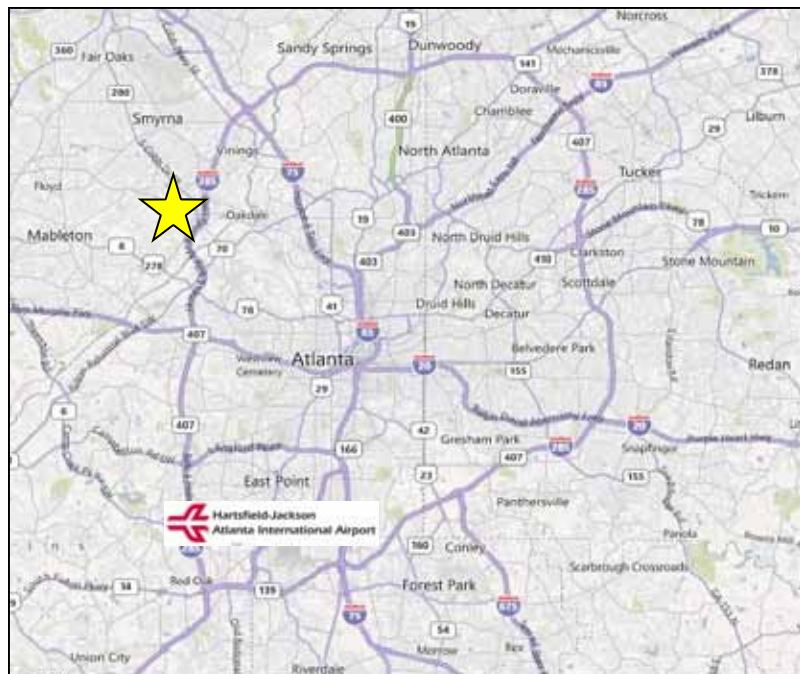
This information for illustrative purposes only. This analysis is based on assumptions and is not to be relied upon as an accurate representation of the information prepared.

This information should be confirmed by your accountant. This information may not include principal reduction on your loan, inflation vs. leverage benefits of owning real estate and other factors that may affect the analysis.



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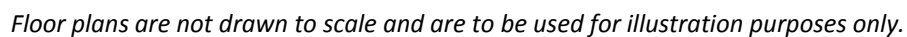


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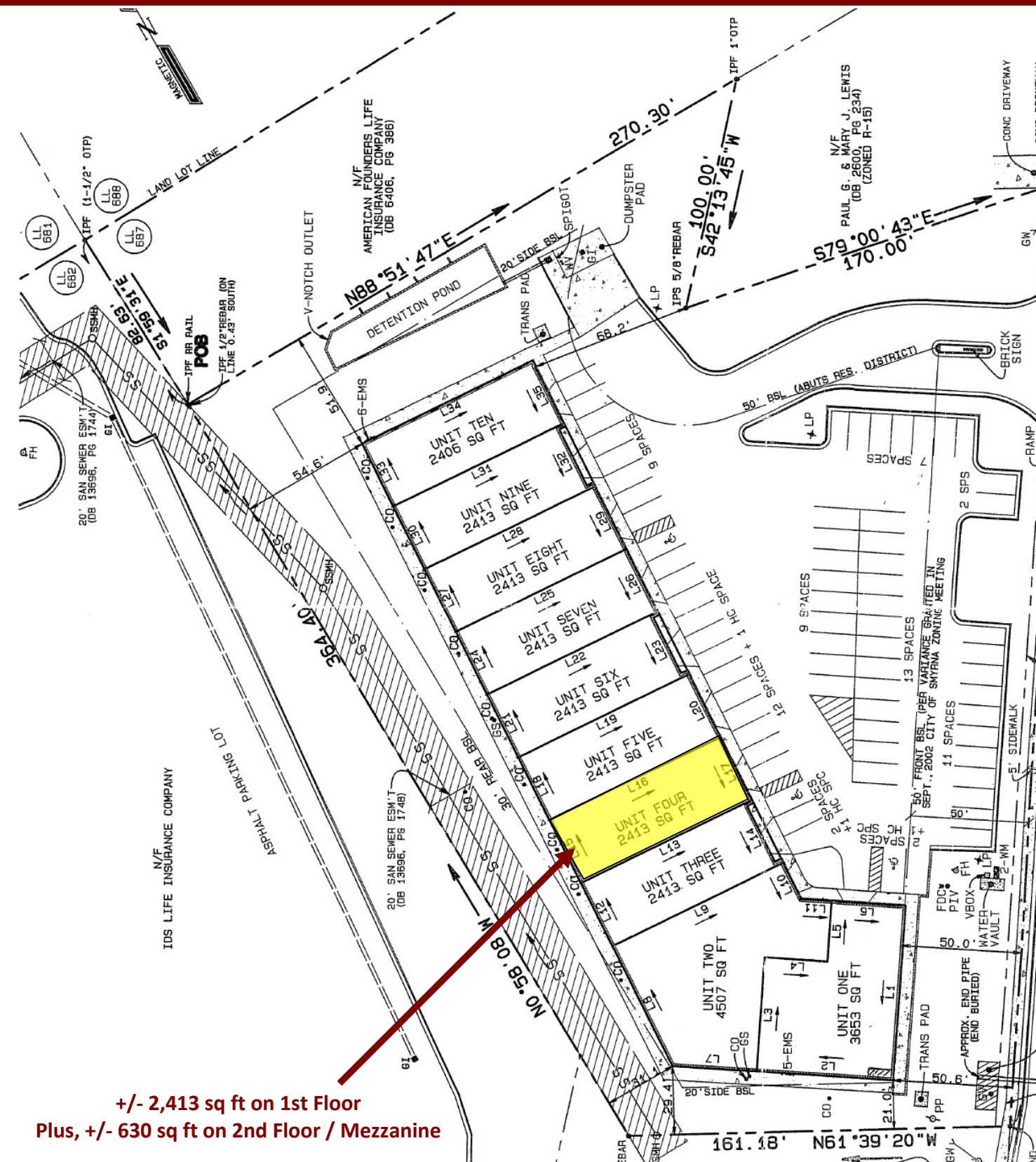


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+/- 2,413 sq ft on 1st Floor

Plus, +/- 630 sq ft on 2nd Floor / Mezzanine



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Sec. 713. OD, office-distribution district.

The intent of this section in establishing the OD district is to provide for office and distribution facilities not involving the manufacturing, fabrication, repair or servicing of any commodity or product and for limited commercial activities not devoted primarily to the retail sale of merchandise.

Within any OD, office-distribution district, the following uses shall be permitted:

(713.1) Financial institutions, including banks and savings and loan establishments.

(713.2) Health clubs and other similar physical fitness establishments.

(713.3) Reserved.

(713.4) Reserved.

(713.4.1) Mini warehouses, for self-storage only and services accessory to the operation of the mini warehouse including and limited to truck rental, provided the lot area is one acre or larger, the truck to property area ratio is not greater than two trucks per one acre of lot area, and the limited retail sale of storage related items. Mini warehouses may include one apartment for a security guard or caretaker provided the apartment is an integral part of the warehouse complex and not a freestanding unit and provided said apartment shall not be leased or rented to any second party.

(713.5) Offices, including the following:

(1) Offices of health service practitioners, including physicians, chiropractors and other licensed practitioners similar to those listed;
(2) Other professional offices, including legal, accounting, auditing, engineering, architectural and others similar in character to those listed;

(3) General business offices, including financial, real estate, insurance, manufacturers and sales representatives and others similar in character to those listed, provided that no goods are for sale at retail;

(4) Governmental offices, including federal, state, county and city.

(713.6) Office supply establishments, including accessory printing operations.

(713.7) Parking lot and parking garage, both private and public.

(713.8) Planned office development in accordance with the provisions of article X, section 1012.

(713.9) Public buildings and uses other than those already permitted, provided that there is no outdoor storage of equipment and materials.

(713.10) Retail sales and services accessory to the operation of an office building, institutional use, motel or hotel, conducted wholly within the building housing the use to which such activities are accessory, provided that the floor space used or to be used for such secondary uses shall be limited to 25 square feet per room in hotel or motel, or ten percent of the net floor area in an office building or institutional use, and provided that:

(a) Every public entrance to such a use shall be from a lobby, hallway or other interior portion of the primary use structure;
(b) No show window, advertising or display shall be visible from the exterior of the primary use structure; and
(c) No merchandise shall be stored or displayed outside of the primary use structure.

However, the requirements of [subsections] (a) and (b) above shall not apply to restaurants and cafeterias secondary to a hotel or motel and office building or institutional use; these secondary uses may be located in a structure other than the primary use structure. The following accessory uses are permitted:

(1) Barbershops, beauty shops, laundry and dry cleaning pickup and distribution stations and other similar personal service establishments;

(2) Bookstores;

(3) Drugstores and apothecary shops;

(4) Florists;

(5) Convenience food stores;

(6) Gift shops;

(7) Cafeterias and restaurants;

(8) Lounge and/or package store for the consumption, and/or sale of alcoholic beverages;

(9) Newsstands.

(713.11) Wholesale trade sales and distribution establishments and warehousing facilities, including offices.

(Ord. of 3-3-80, § 1; Ord. of 1-7-85 (85-6), § 1; Ord. of 6-6-88 (88-13); Ord. No. 96-02, 5-20-96)



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M. Sean Williams

Vice President

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50 Glenlake Parkway, Suite 650

Atlanta, GA 30328

Sean Williams is a commercial real estate broker experienced in several property types including retail, industrial, and office properties. His specialty is providing value for institutional investors and corporate users. Since 2004 Sean has sold and leased substantial properties and land in the Atlanta MSA and Georgia.

Each corporate user's needs are unique. Sean studies corporate trends and each user's specific needs, both initially and for the long term to ensure the user's ability to establish and maintain long term success. As a native and life-time resident of Atlanta, Sean has nearly half a century of history and first-hand knowledge of real estate in Atlanta and the southeastern region.

Bull Realty's marketing advantage coupled with Sean's experience is a powerful investment tool which produces the greatest advantage on both sales and acquisitions of commercial real estate.

Sean enjoys participating in activities such as hiking, basketball, and tennis. An active member of the Church of the Apostles in Atlanta, Sean and his wife Debra have been married for 20 years, have three children, and live in Marietta.

Some of Sean's recent clients & projects include QuikTrip Corporation, 1-800-FLOWERS, Century Trade Show Services, Cobb Pediatric Therapy, IndustryPro, Southern Playgrounds, Nottingham Antiques, Redivivus, North Georgia Concrete, DSI Renal Kennesaw, LLC, Barrett Court, and Roswell Summit.

Bull Realty is a commercial real estate brokerage firm providing marketing and acquisition services across the country for institutional and private equity investors, lenders, institutions and users of commercial real estate. The firm is well known for their successful marketing platform and industry leading use of technology.

- The firm hosts **"The Commercial Real Estate Show,"** a talk radio show which airs at 10AM EST every Saturday on air at biz1190AM and on-line at www.CommercialRealEstateShow.com.
- Specific broker teams specialize in retail, office, industrial, apartments, land, medical, hospitality, and special asset services.
- Bull Realty provides marketing and other services for 74 lenders and servicers.
- *Google* chooses BullRealty.com as the number one website for the most often used search phrase for "Commercial Real Estate Georgia".
- Bull Realty marketing services includes videos of appropriate properties.



BULL REALTY.COM

COMMERCIAL REAL ESTATE

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This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property and undersigned agent for the owner, Bull Realty Incorporated ("Broker").

Now, therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding a property referred to as **5292 Oakdale Road, Smyrna, GA 30082**. Receiving party agrees to not disclose with any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning a possible purchase or lease of the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving party acknowledges and agrees that Bull Realty, Incorporated, will be used as the sole broker or agent in connection with the purchase or lease of the property paid by and representing the Seller. Receiving party agrees to not be involved in any arrangement to purchase the property, in whole or part, as a lender, partner or in other manner, unless Bull Realty, Incorporated is included as the only Real Estate Broker paid in the transaction by the seller/landlord. Receiving party reserves the right to involve any agent, broker, attorney or other advisor in the transaction provided said party is paid by the Purchaser and said party has agreed in writing to the confidentiality in paragraph one of this agreement.

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

Accepted and agreed to this ____ day of _____, ____.

Receiving Party

By: _____

Name/Title: _____

Company: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

Broker

By: _____

Name: M. Sean Williams

Company: Bull Realty, Inc. #H-20209

Address: 50 Glenlake Pkwy, Ste 650

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