



**COLDWELL
BANKER
COMMERCIAL**

METRO BROKERS

3805 COVINGTON HWY

Decatur, GA 30032

AVAILABLE SPACE

10,000 SF

ASKING PRICE

\$1,190,000

AREA

Corner lot on Covington Hwy. minuted from I-285.



FOR SALE

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OFFICE

Michael Bailey

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial Metro Brokers is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Corporate Services
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Space Planning
- Valuation Services
- Asset Services

AWARDS

- Commercial Elite, 2011
- Top Broker in State - John Doe, 2011
- Top Office in Region, 2011
- Top Office in State, 2011

SAMPLE OF RELEVANT PROJECTS

Sold 30,000 SF building in Any town

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. ?No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization’s skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

Acquisition and Disposition

Capital Services & Investment Analysis

Construction Management

Corporate Services

Distressed Assets

Relocation Services

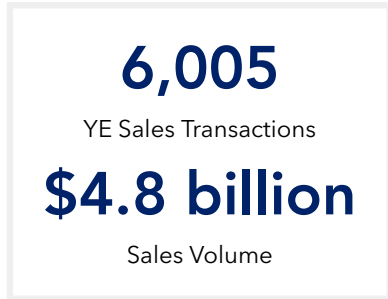
Market Research & Analysis

Property & Facilities Management

Startups & Small Business

Tenant Representation

Landlord Representation



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WHY COLDWELL BANKER COMMERCIAL METRO BROKERS

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have a built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with almost 180 offices in primary, secondary and international markets and nearly 3,000 professionals worldwide.

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RECOMMENDATIONS

Based on comparable sales within the marketplace, we recommend that the sale price of the building be \$1,190,000.00.

Line Item 1 = \$XXX

Line Item 2 = \$XXX

Line Item 3 = \$XXX

We think this is an aggressive price for the property; and with our detailed marketing plan, we feel that we can achieve this goal.

COMPENSATION

To get this marketing plan "off and running" you will have to give us the authorization to do so. Attached hereto is our Exclusive Authorization to sell the property.

Commissions and Fees - Coldwell Banker Commercial Metro Brokers will pay for all marketing expenses as determined by us.

The commission structure is as follows:

On any transaction, the commission shall be XX% of the total aggregate sales price which will be shared between the selling and listing broker as specified in the Exclusive Lease Listing Agreement and Schedule of Sale and Lease Commission.

Term of Listing - We recommend a twelve (12) month listing term. We do not imply that the property cannot be sold before this period ends, but rather to take full advantage of the momentum that will be built with our marketing program and ownership's time frames.

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PROPERTY INFORMATION

SECTION 1

FOR SALE

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OFFERING SUMMARY

Sale Price: \$1,190,000

Available SF: 10,000 SF

Lot Size: 0 Acres

Building Size: 10,000 SF

Price / SF: \$119.00

PROPERTY OVERVIEW

10000 ft. free standing retail.

PROPERTY HIGHLIGHTS

-

OTHER RESOURCES

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PROPERTY DESCRIPTION

10000 ft. free standing retail.

LOCATION DESCRIPTION

Corner lot on Covington Hwy. minuted from I-285.

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LOCATION INFORMATION

Street Address	3805 Covington Hwy
City, State, Zip	Decatur, GA 30032
County	DeKalb
Signal Intersection	No

BUILDING INFORMATION

Free Standing	No
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LOCATION INFORMATION

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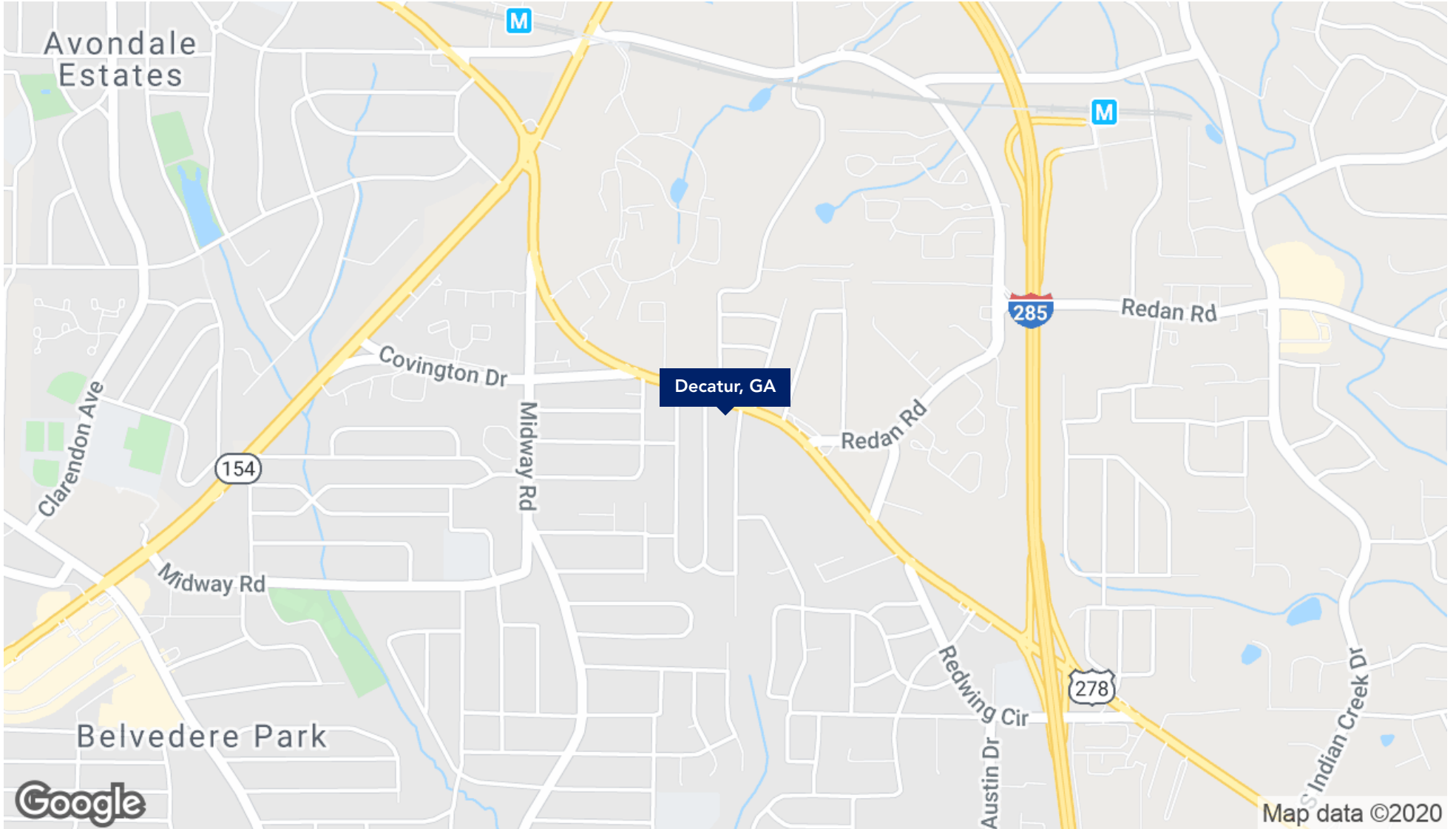
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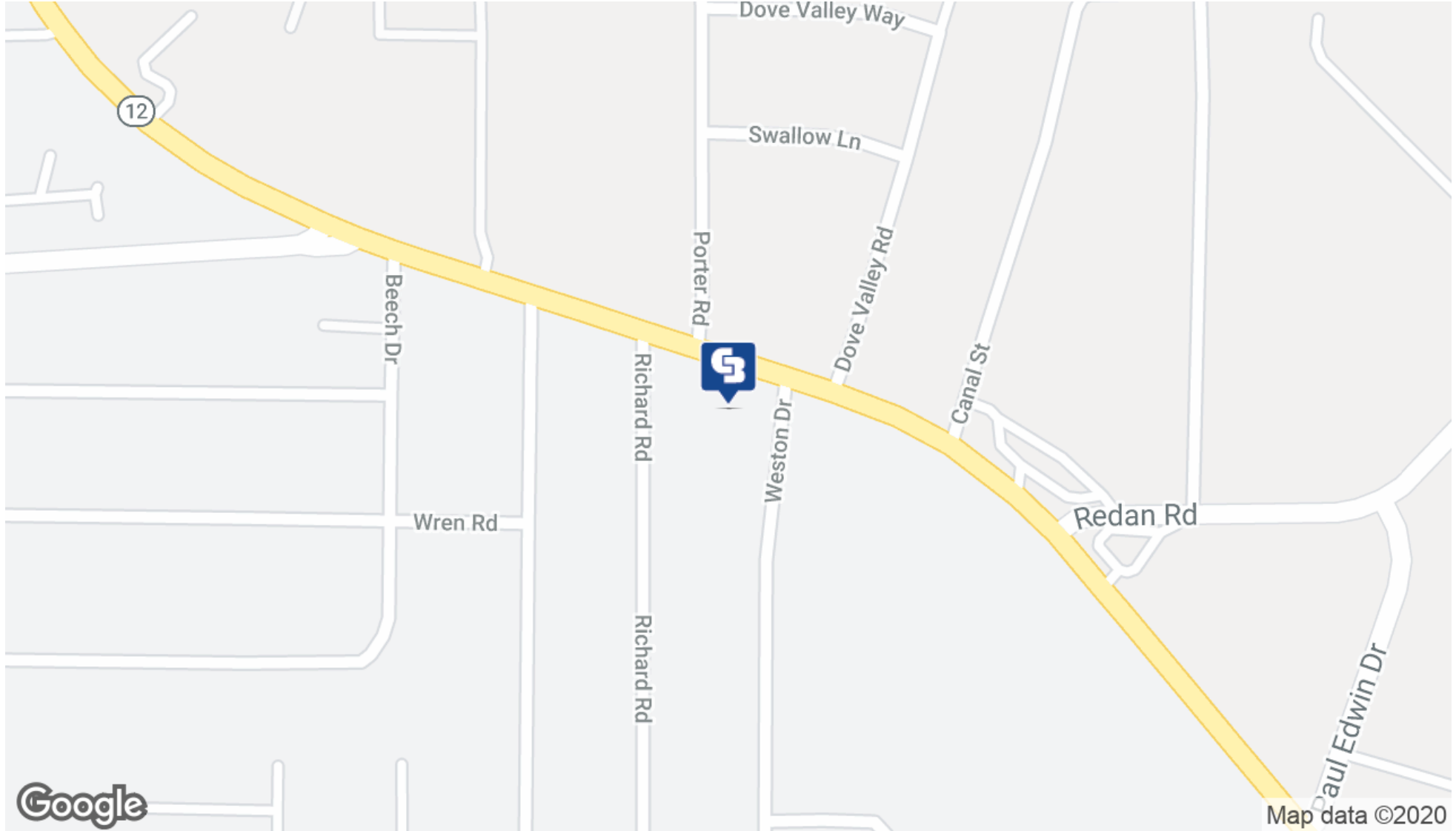




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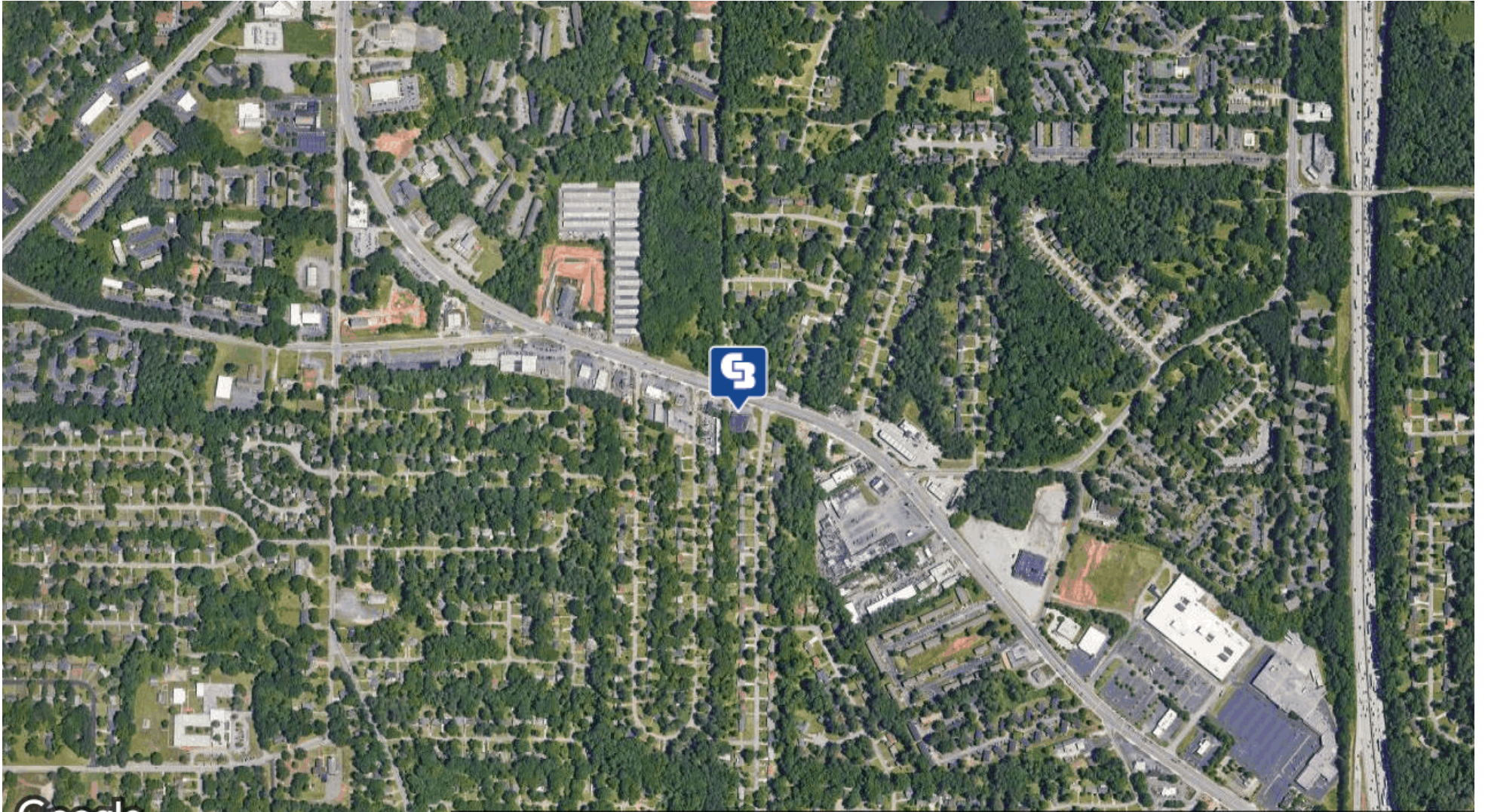




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FINANCIAL ANALYSIS

SECTION 3

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INVESTMENT OVERVIEW

Price	\$1,190,000
Price per SF	\$119.00
CAP Rate	-
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	-
Pre-Tax Cash Flow	-

FINANCING DATA

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

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INCOME SUMMARY

PER SF

Gross Income	-	-
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EXPENSE SUMMARY

PER SF

Gross Expenses	-	-
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Net Operating Income	-	-
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DEMOGRAPHICS

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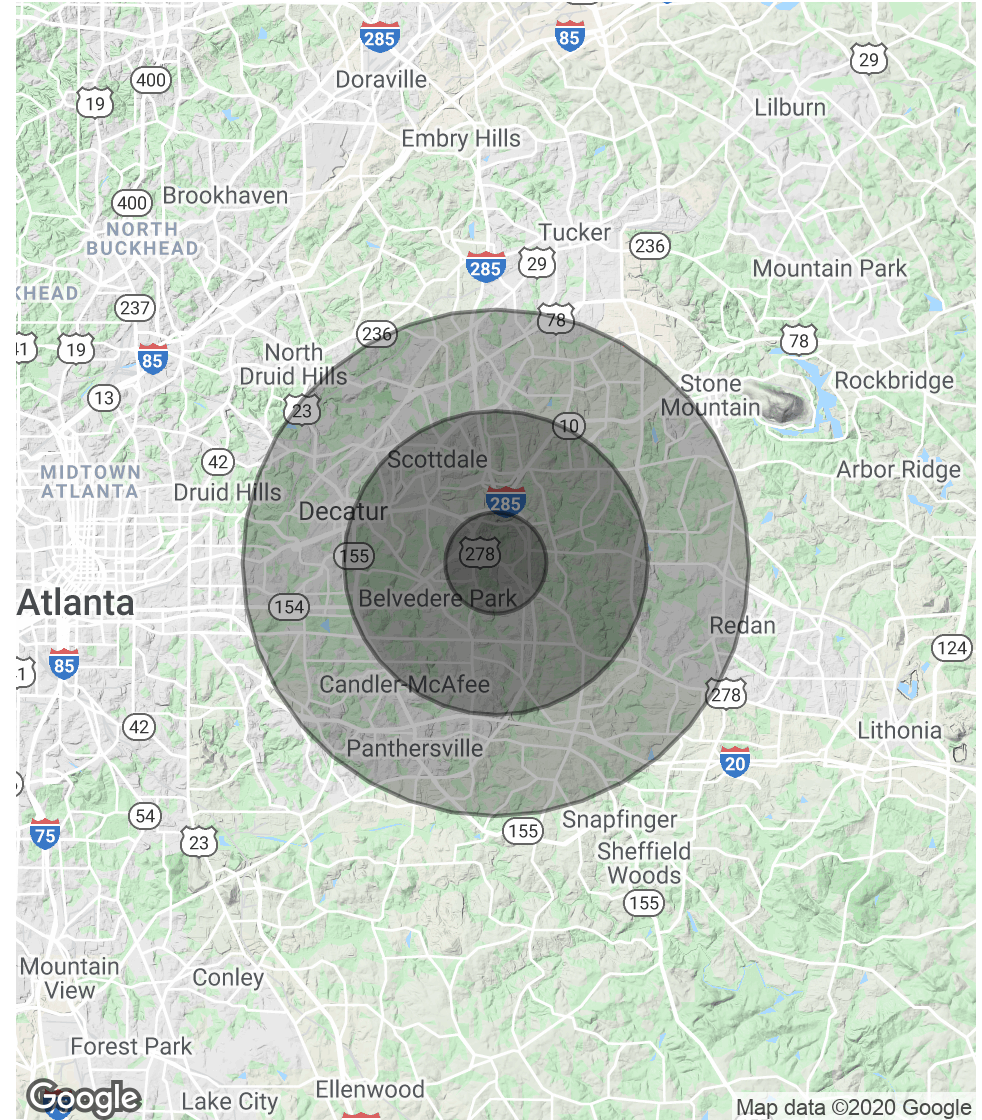
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,611	92,821	262,371
Average age	33.1	35.1	34.8
Average age (Male)	31.6	33.9	33.2
Average age (Female)	34.5	36.9	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,534	33,502	100,514
# of persons per HH	2.8	2.8	2.6
Average HH income	\$41,645	\$51,533	\$56,253
Average house value	\$175,055	\$179,668	\$204,537

* Demographic data derived from 2010 US Census



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ADVISOR BIOS

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