

# AVAILABLE FOR SALE

**\*\* LOCATION..LOCATION..LOCATION \*\***

## BUCKHEAD OFFICE CONDOMINIUM

**BANK OWNED ASSET**

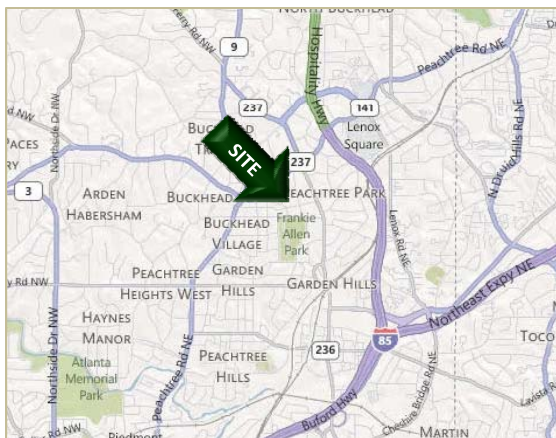
**460 EAST PACES FERRY ROAD, ATLANTA, GEORGIA 30311**



### DETAILS

- Perfectly Located 3-Story 4,160 SF Office Condominium Available For Sale
- Sales Price: \$599,000
- Single or Mutli Tenant Usage
- Ample/Free Parking
- Located in the East Paces Town Office Condominium Development- Less Than 1/2 Mile from the Streets of Buckhead
- Two Entrances onto East Paces Ferry Road Providing Access to Piedmont Rd and Peachtree Rd and Close Proximity to Georgia 400 and I-85

### AREA MAP



### CONTACT INFORMATION

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**Roberts Commercial**  
REAL ESTATE SERVICES

**9875 Medlock Bridge Parkway, Suite 200, Johns Creek, Georgia 30022 Tel: 770.840.9395 Fax: 770.840.0275**

Information contained herein has been provided to broker by sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

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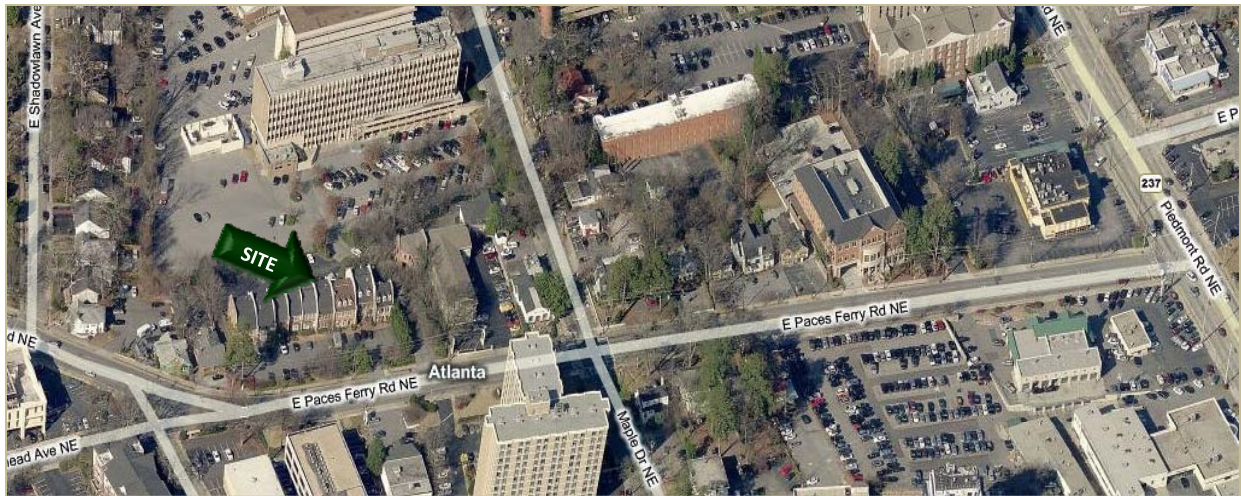
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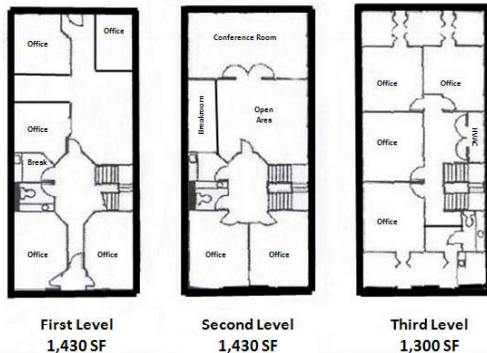
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### PROPERTY AERIAL



### PROPERTY FLOORPLAN



### MARKET TEST FLOORPLANS



### PURCHASE VS LEASE ANALYSIS

#### PURCHASE

Size (Square Feet)	<b>SF</b>	4,160
Purchase Price	\$144.00	\$599,040
Build Out Expense	\$0.00	\$ -
		<u>\$599,040</u>
Typical Down Payment	20%	<u>\$119,808</u>
Mortgage Amount (@ 6.75%)		\$479,232
Monthly Mortgage Payments		\$3,311
Other Monthly Expenses		
Condo Associate Dues:	0.98	\$340
Property Taxes	4.40	\$1,525
Insurance	0.10	<u>\$35</u>
	\$5.48	\$1,899
Total Monthly Costs		\$5,210
Total Annual Costs	\$15.84	<u>\$62,505</u>

#### LEASE

Leased SF	<b>SF</b>	4,160
Market Lease Rate PSF / Gross	\$20.00	
Monthly Rental Paid		\$6,933
Annual Rental Paid		<u>\$83,200</u>

#### PURCHASE SAVINGS

Monthly Savings		\$1,722.88
Annual Savings	33%	<u>\$20,674.53</u>

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