



**INCOME PRODUCING/MASTER LEASE**

2298 Skelton Road (just off Browns Bridge)  
Gainesville, GA 30504

Current owner is willing to sell the property for \$825,000 and master lease the building back for 3 years starting at 9.5% (NNN) cap rate and increasing to a 9.98% cap rate for year 3.



- Term of Master lease **3 years**
- Annual rent increase (2<sup>nd</sup> and 3<sup>rd</sup> years) **2.50%**
- Escrow for subtenant improvements (held in escrow) **\$50,000.00**
- Starting cap rate first year **9.50%**
- Rent first year ( $\$825,000 \times 0.095$ ) **\$78,375.00**
- Cap rate second year **9.74%**
- Rent second year ( $\$78,375 \times 1.025$ ) **\$80,334.37**
- Cap rate third year **9.98%**
- Rent third year ( $\$80,334.37 \times 1.025$ ) **\$82,342.73**
- Rent/month – first year plus taxes and insurance **\$ 6,531.25**
- Real estate taxes and insurance by Tenant **Paid**
- Real estate commission (8.0% split 50/50) **Paid by Seller/Master Tenant at closing**
- Purchaser to approve any lease that extends beyond the term of the original 3 year master lease back.
- Property includes front lot and building improvements. An easement will need to be established to the rear property.



For more information call 770-533-6721 or email at [Brent@BrentHoffman.com](mailto:Brent@BrentHoffman.com)

More property information at [www.BrentHoffman.com](http://www.BrentHoffman.com)

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