



BERKSHIRE HATHAWAY | Georgia Properties
Commercial Division

REDUCED!

For Sale with income

NOW \$335,000

**3,660 s.f. Office/Retail on BUSY Thompson Bridge Road
Across from McDonald's**



Owner financing available

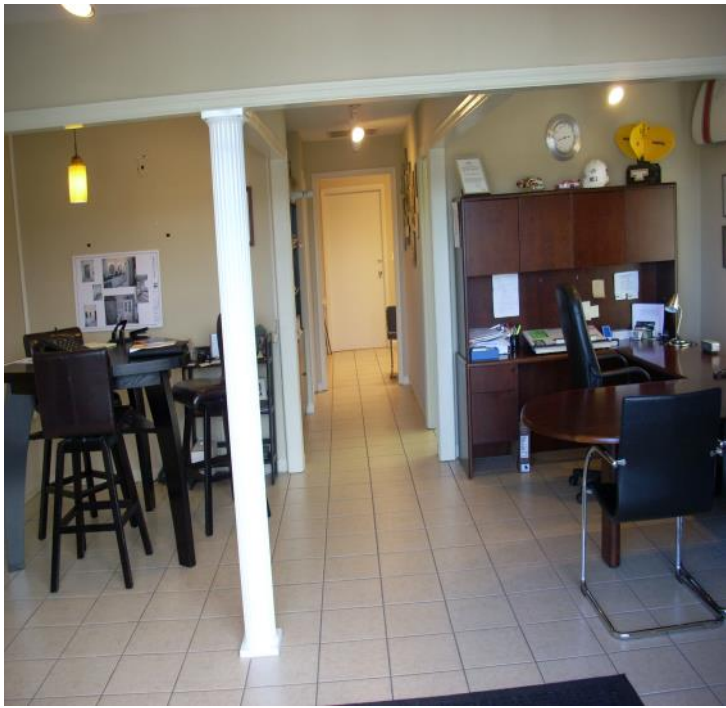
20% down, 6% interest- with 20 year amortization, 5 year balloon

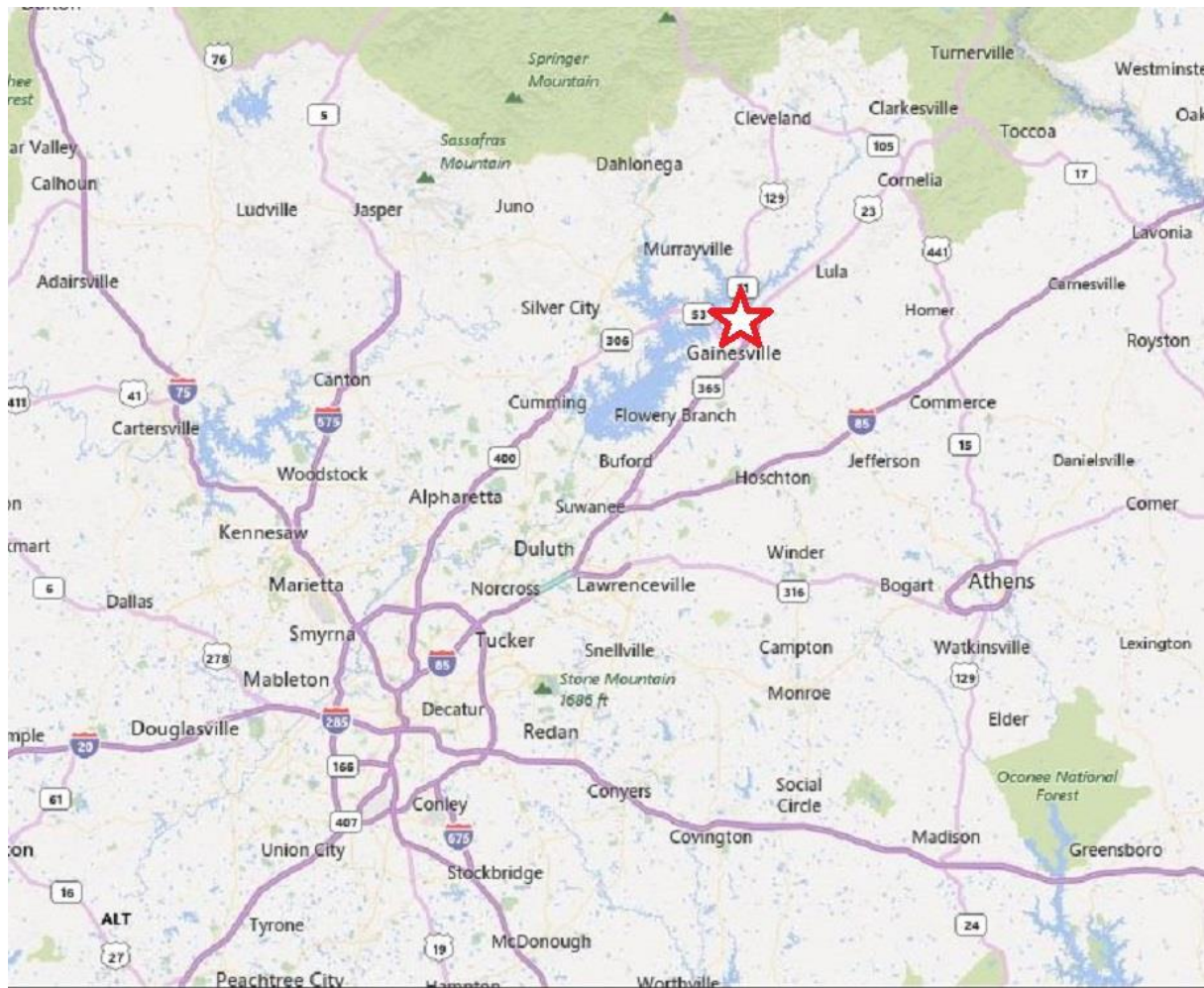
- ♦ 3 units (2 tenants) 100% leased thru 10/17
- ♦ 10+ offices + reception and retail areas and 5 half baths
- ♦ .38 acres with 20+ parking spaces
- ♦ Fast growing area
- ♦ Zoned General Business, all utilities/city sewer
- ♦ 20+ parking spaces

High traffic /Great visibility 33,162 cars a day! (2014 CoStar Data Metrix)

Appointment required to show

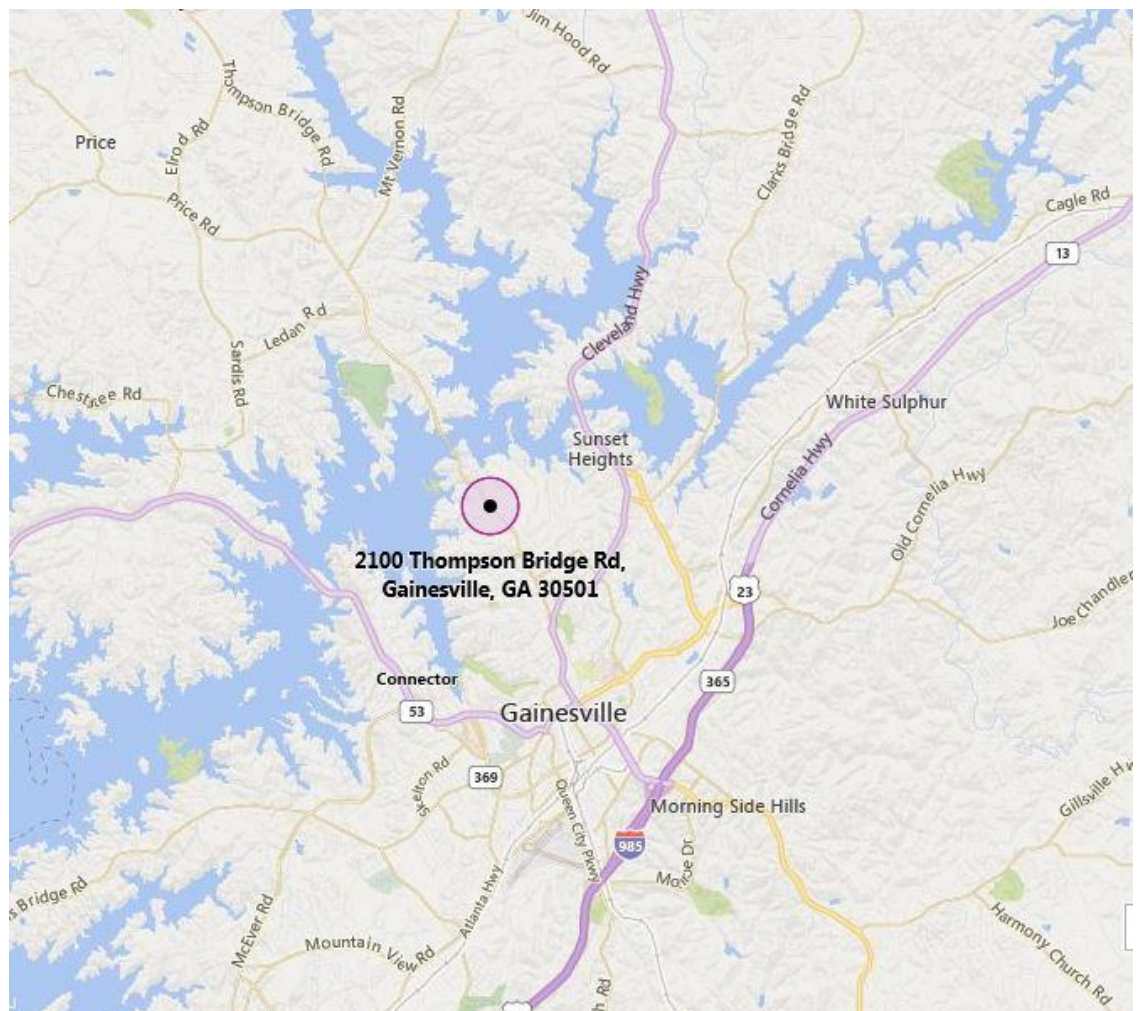
200 West Academy Street, NW
Gainesville, GA 30501
770-536-3007 (Office) 770-533-6721 (Direct)
www.BrentHoffman.com Brent@BrentHoffman.com





Gainesville is convenient to Atlanta via I-985

From I-985 take exit 22 (Hwy 129), left towards Gainesville. Continue through town. At split 60/125 bear left onto GA-60 Property 1.3 mile on right.





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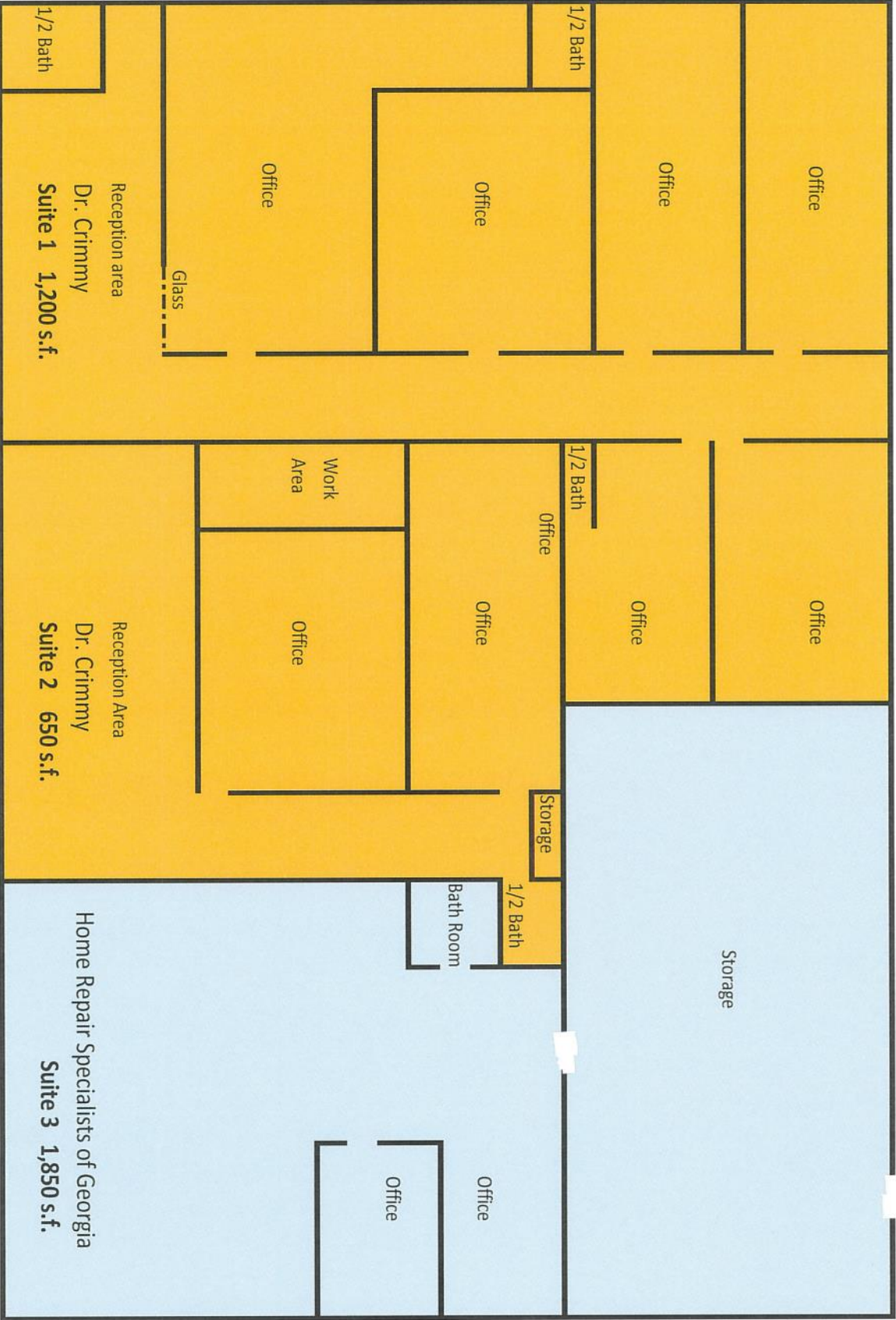
**Great visibility
33,162 cars a day!
(2014 CoStar
DataMetrix)**

**Across from busy
McDonalds
And next to
Diamond Auto Spa**

More info and video at www.BrentHoffman.com

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2100 Thompson Bridge Road, Gainesville

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ANNUAL PROPERTY OPERATING DATA

All figures are annual

Income	Year One	Year Two
Suite #1 Dr. Crimmy 1,200 s.f. Expires 10/20/17	\$1,242.00	\$1,285.50
Suite #2 Dr. Crimmy 650 s.f. Expires 10/20/17	\$ 700.00	\$ 724.50
Suite #3 Home Repair Specialty/Tracy Tesmer 1,850 s.f. Expires 11/20/17	\$1,437.00	\$1,653.00
Effective Gross Income:	\$40,548.00	\$43,950.00
*Operating Expenses:		
Hall Co. Taxes	\$3,486.00	\$3,538.00
Insurance	\$1,180.00	\$1,198.00
Maintenance/repairs	\$2,000.00	\$2,030.00
Electric/Water	\$1,200.00	\$1,218.00
Lease Commission	\$2,027.00	\$2,197.00
Landscaping	\$1,560.00	\$1,584.00
Total Expenses:	\$11,453.00	\$11,765.00
Net Operating Income	\$29,095.00	\$32,185.00

*Year two with a projected 1.5% increase

For additional information please go to: <http://www.brenthoffman.com/listings/l0287.html>

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OWNER FINANCING INFORMATION

2100 THOMPSON BRIDGE ROAD, GAINESVILLE, GEORGIA 30501

****Owner will finance with 20% down – at 6% interest - 20 year amortization with 5 year balloon to qualified purchaser.****

Sales Price:	\$335,000.00
20% down payment:	\$ 67,000.00
Balance financed	\$268,000.00
P/ I monthly payments	\$ 1,920.00
<i>Current</i> Monthly Rent	\$ 3,379.00
Monthly Gross Income left	\$ 1,459.00



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