



**BERKSHIRE HATHAWAY**  
HomeServices  
Georgia Properties

COMMERCIAL DIVISION

**FOR SALE**

**Stunning 6,000+/- Office Building  
Historic Green Street  
Investment with income  
Or Owner occupy**

**Rental income can cover debt service**

**(See floor plan included)**



**605 Green Street, Gainesville**

Marketed By:

**Brent Hoffman**

Berkshire Hathaway Home Services GA Properties

500 Jesse Jewell Pkwy., SE Suite 300

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# Property Information

Priced to sell!

\$925,000

Move your entire company in or keep as many current tenants as you want.  
Owner will Lease back.

**SUBSTANTIAL RENTAL INCOME**

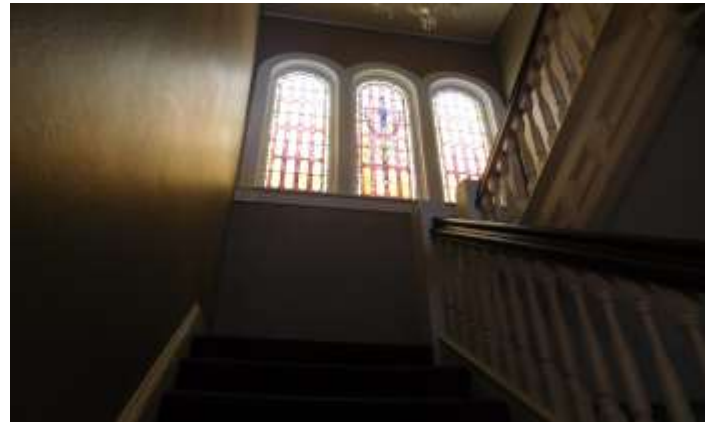
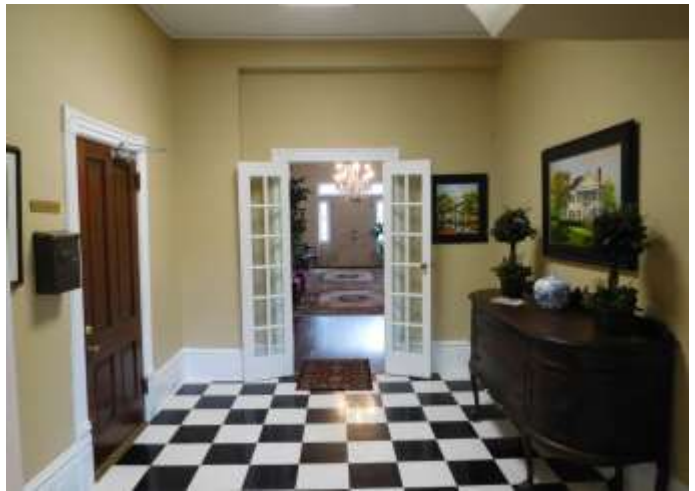


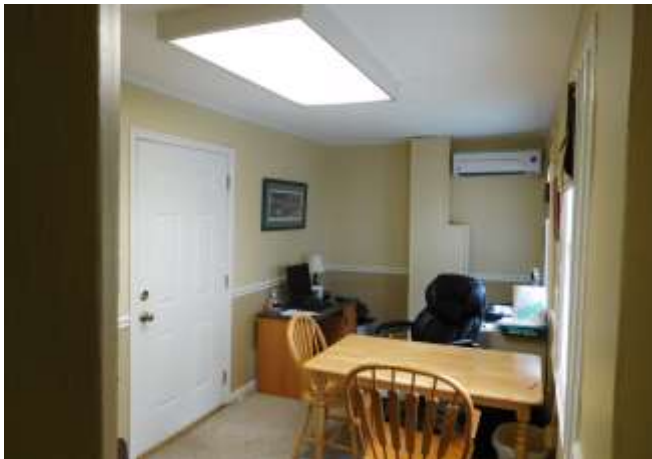
*Historic tree lined Green Street - when visibility and location matter.*

- ◆ Beautiful 2 story Office building with 6,000+/- s.f. on .42 acre corner lot
- ◆ 14+ private offices
- ◆ 4 bathrooms
- ◆ Fireplaces on both floors and stained glass window
- ◆ New LED lighting throughout
- ◆ 18 parking spaces
- ◆ Built in 1904—well maintained

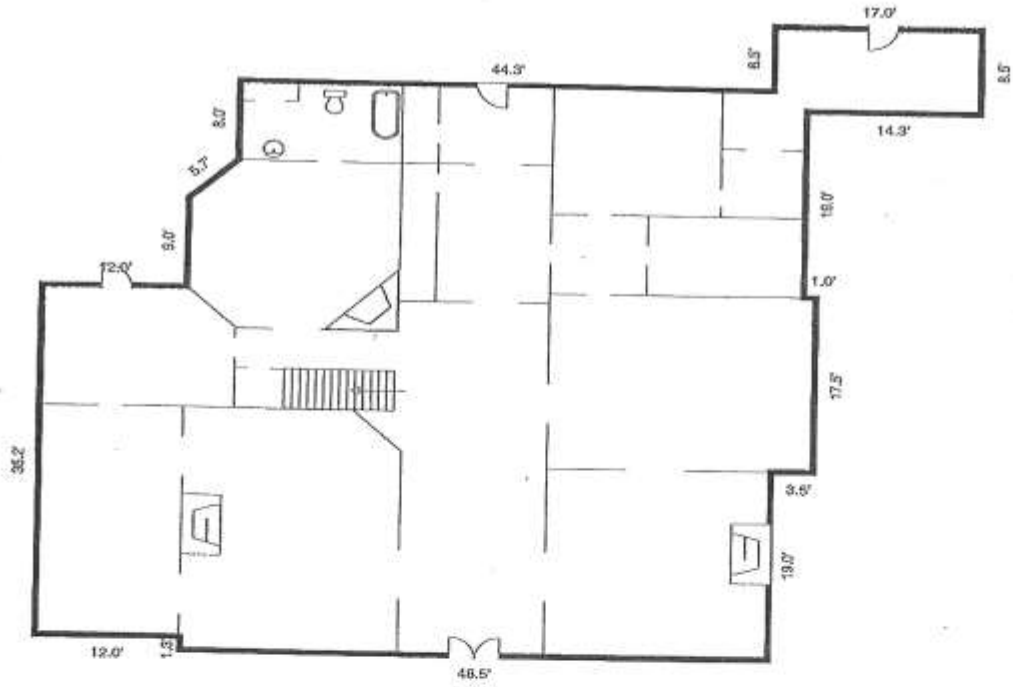
- ◆ Investment / income opportunity with long time tenants (one 30+ years) or owner occupy
- ◆ Great 1031 Exchange opportunity
- ◆ 3 access points—Green St., Simmons St., North Ave.
- ◆ 2016 Daily traffic counts =34,700
- ◆ See attached cash flow statement
- ◆ **Shown w/ 24hr notice during normal business hours**

See videos at <http://www.brenthoffman2.com/listings/I0015.html>

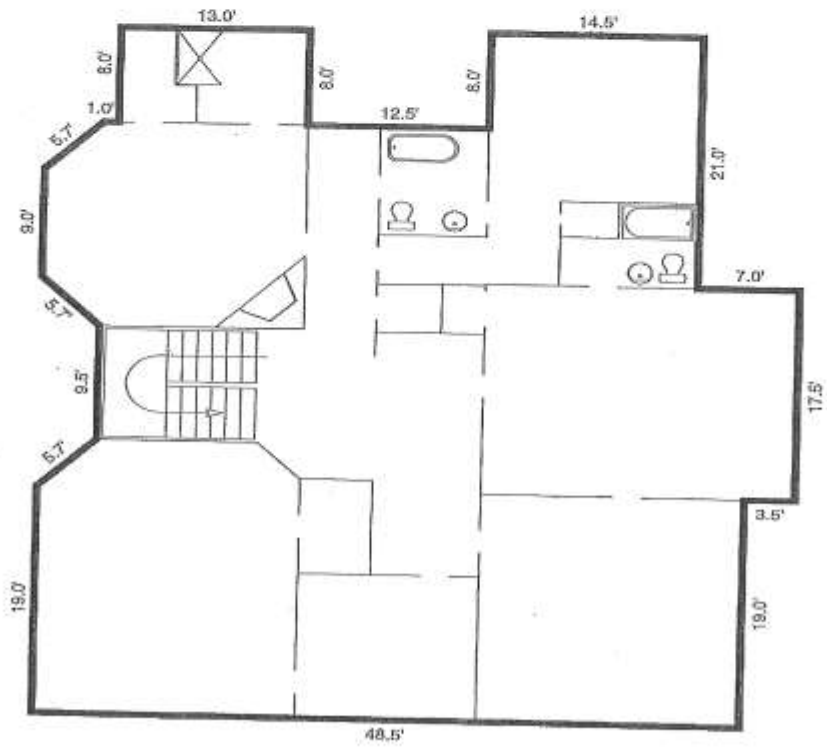




Floor Plan - 1<sup>st</sup> Floor Area



Floor Plan - 2<sup>nd</sup> Floor Area



**605 Green Street**  
**Cash Flow Statement**

**INCOME**

Tenant—Attorneys (\$3,150 per month)	\$37,800 - 2nd floor, tenant for 30 yrs 12/31/19
Tenant - CPA (\$2,150 per month)	\$25,800 - Property Owners - may lease back
Tenant Psychologist - (\$1,207.50 per month)	\$14,490 - Tenant for 8 years Mo-Mo
Tenant—Mortgage Co. - (\$535 per month)	<u>\$ 6,420</u> - tenant for 13 years Mo-Mo
<b>Gross Potential Income</b>	<b>\$84,510 - \$14.08 / SQ FT</b>

**EXPENSES**

Insurance	\$ 2,200
Lawn Maintenance	\$ 2,400
Office Supplies	\$ 100
Pest Control	\$ 540
Repairs	\$ 4,673 - Replaced all light fixtures to LED
Taxes & License	\$ 6,636
Utilities	<u>\$ 8,068</u>
<b>Total Expenses</b>	<b>\$24,617</b>

<b>POTENTIAL NET INCOME</b>	<b>\$ 59,893</b>
<b><u>Potential Loan Scenario</u></b>	
Asking Price	\$ 925,000
Down Payment (20%)	\$ 185,000
Amount Financed	\$ 740,000
Monthly Payment Assuming 5.25% Interest / 20 Year Amor	\$ 4,986
<b>Annual Principal &amp; Interest - Covered by rental income</b>	<b>\$ 59,837</b>



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## Location Map



North on I-985 to exit 22. Left towards Gainesville approx. 1.93 miles.

Continue on Hwy 129/ E.E. Butler through town. Road changes to Green Street. Property on left.

Convenient to North Georgia mountains and the Atlanta market

