

Financial Summary – Proforma  
2280 Satellite Blvd.  
Duluth, GA 30097

	<u>2017</u>	<u>2018</u>
<b>Total Gross Rent</b>	<b>\$182,085</b>	<b>\$223,562</b>
Building A: 10,000 Sq. Ft. Office 2500 Sq. Ft. Storage/Basement Area	100,161	138,850
Building B: 6,000 Sq. Ft. Office	81,924	84,712
<b>Total Operating Expense</b>	<b>\$46,440</b>	<b>\$50,934</b>
Utilities	13,200	13,200
Misc. Maintenance	5,000	5,000
General Maintenance: (Janitorial, Pest Control, Elevator Maint. Contract, Landscaping, Waste Mgmt, Security, Fees/Permits)	12,079	12,079
Insurance	3,974	4,251
Property Taxes	12,187	16,404
<b>Net Operating Income (NOI)</b>	<b>\$135,645</b>	<b>\$172,628</b>

Property Photos



Building Photo



Building Photo



Property Photos



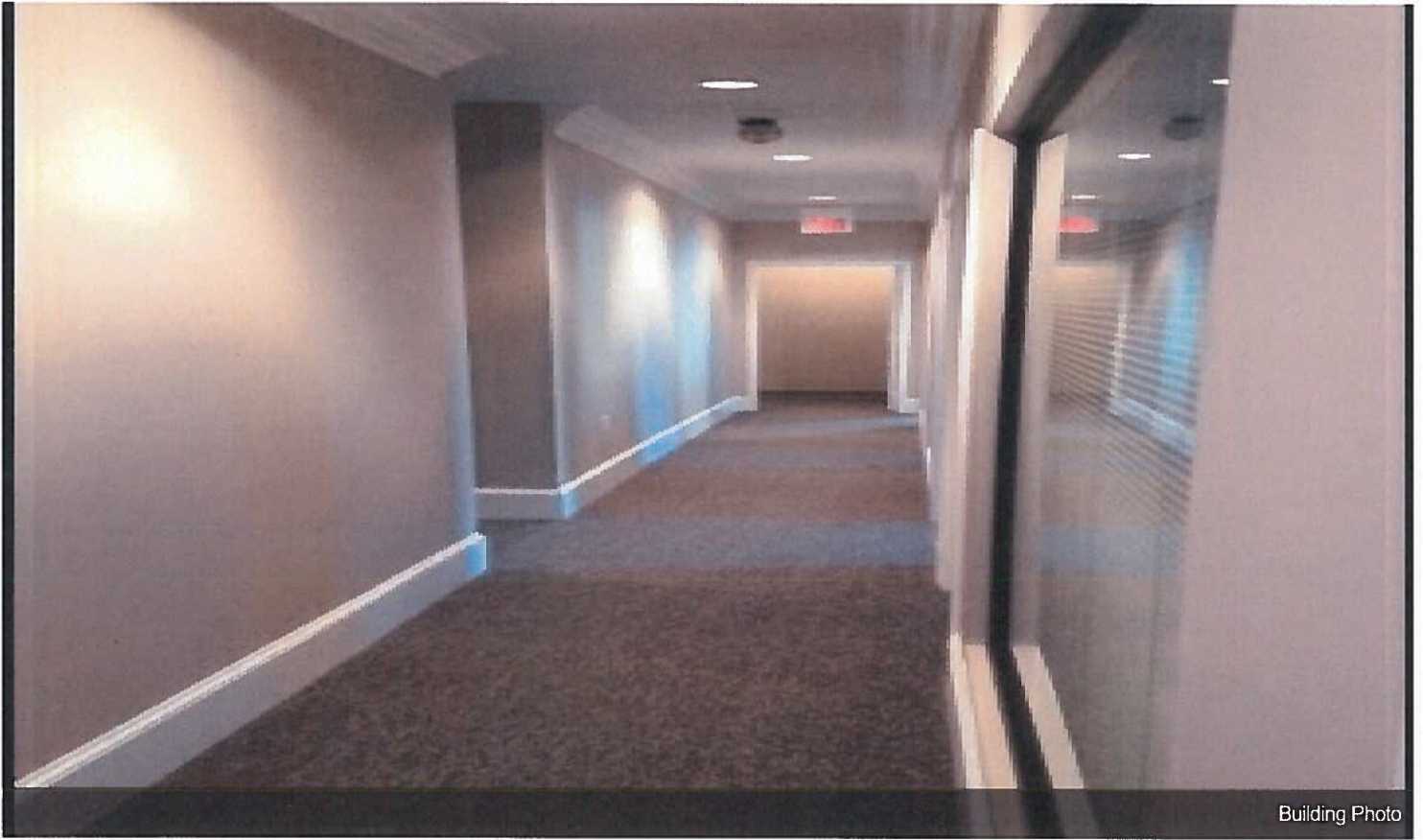
Building Photo



Building Photo



## Property Photos



Building Photo



Building Photo

Property Photos



Building Photo

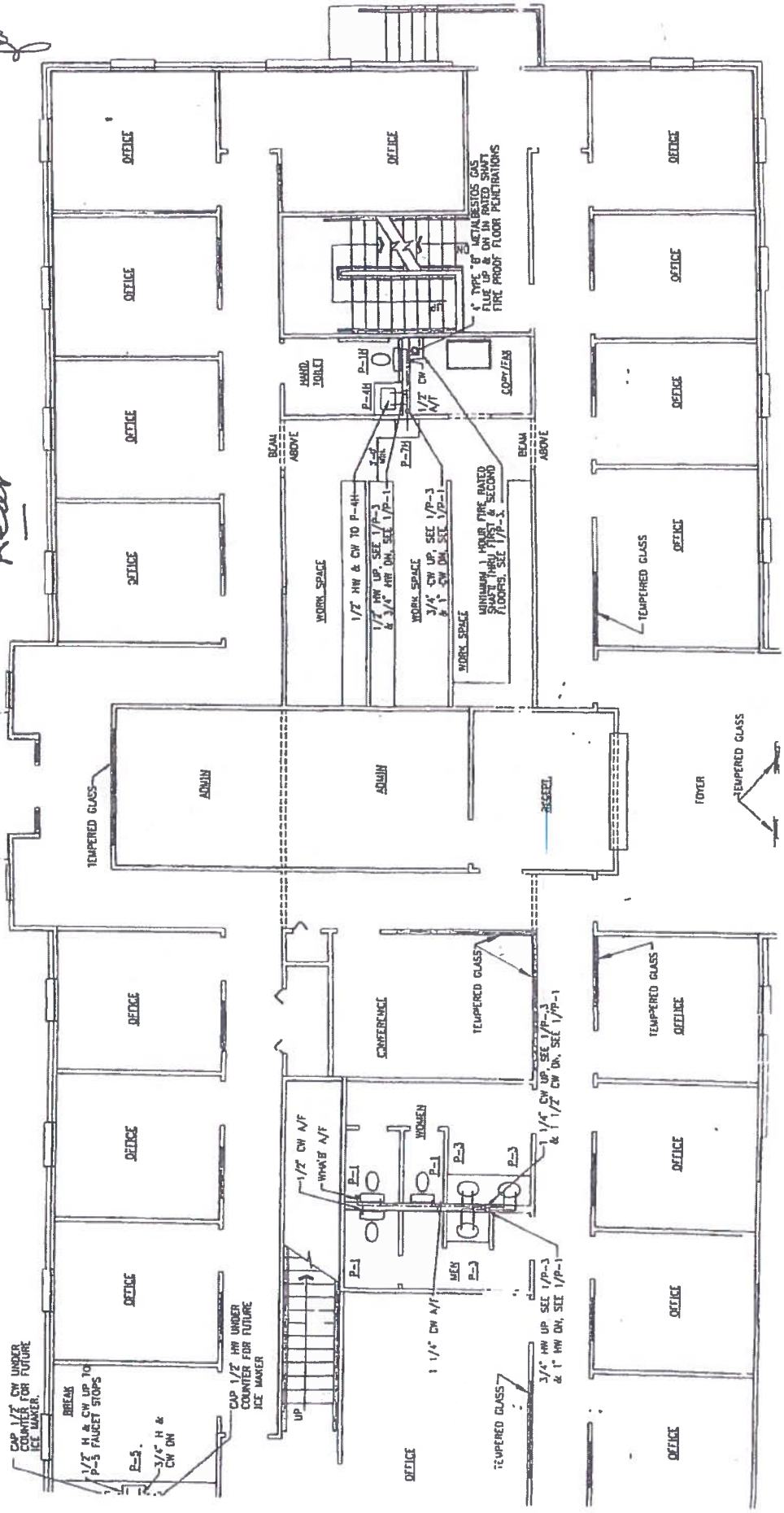
Building A

*10/2/68*

Rear

Front

Floor 1

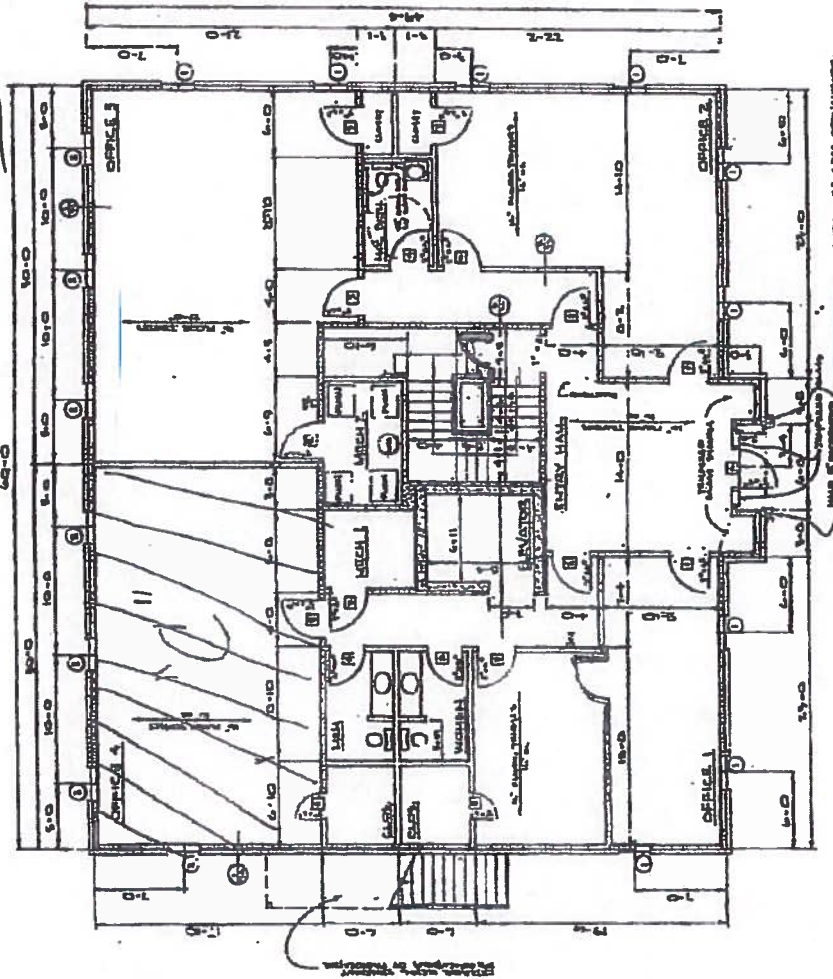






Building B

Rear



Front

FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"

2280 SATELLITE BLVD. DULUTH GA 30097

Floor 1

Door Schedule

NO.	TYPE	FINISH	SWING	MARKING
1	SWING	WOOD	IN	1
2	SLIDING	WOOD	IN	2
3	SLIDING	WOOD	OUT	3
4	SLIDING	WOOD	IN	4
5	SLIDING	WOOD	OUT	5
6	SLIDING	WOOD	IN	6
7	SLIDING	WOOD	OUT	7
8	SLIDING	WOOD	IN	8
9	SLIDING	WOOD	OUT	9
10	SLIDING	WOOD	IN	10
11	SLIDING	WOOD	OUT	11
12	SLIDING	WOOD	IN	12
13	SLIDING	WOOD	OUT	13
14	SLIDING	WOOD	IN	14
15	SLIDING	WOOD	OUT	15
16	SLIDING	WOOD	IN	16
17	SLIDING	WOOD	OUT	17
18	SLIDING	WOOD	IN	18
19	SLIDING	WOOD	OUT	19
20	SLIDING	WOOD	IN	20
21	SLIDING	WOOD	OUT	21
22	SLIDING	WOOD	IN	22
23	SLIDING	WOOD	OUT	23
24	SLIDING	WOOD	IN	24
25	SLIDING	WOOD	OUT	25
26	SLIDING	WOOD	IN	26
27	SLIDING	WOOD	OUT	27
28	SLIDING	WOOD	IN	28
29	SLIDING	WOOD	OUT	29
30	SLIDING	WOOD	IN	30
31	SLIDING	WOOD	OUT	31
32	SLIDING	WOOD	IN	32
33	SLIDING	WOOD	OUT	33
34	SLIDING	WOOD	IN	34
35	SLIDING	WOOD	OUT	35
36	SLIDING	WOOD	IN	36
37	SLIDING	WOOD	OUT	37
38	SLIDING	WOOD	IN	38
39	SLIDING	WOOD	OUT	39
40	SLIDING	WOOD	IN	40
41	SLIDING	WOOD	OUT	41
42	SLIDING	WOOD	IN	42
43	SLIDING	WOOD	OUT	43
44	SLIDING	WOOD	IN	44
45	SLIDING	WOOD	OUT	45
46	SLIDING	WOOD	IN	46
47	SLIDING	WOOD	OUT	47
48	SLIDING	WOOD	IN	48
49	SLIDING	WOOD	OUT	49
50	SLIDING	WOOD	IN	50

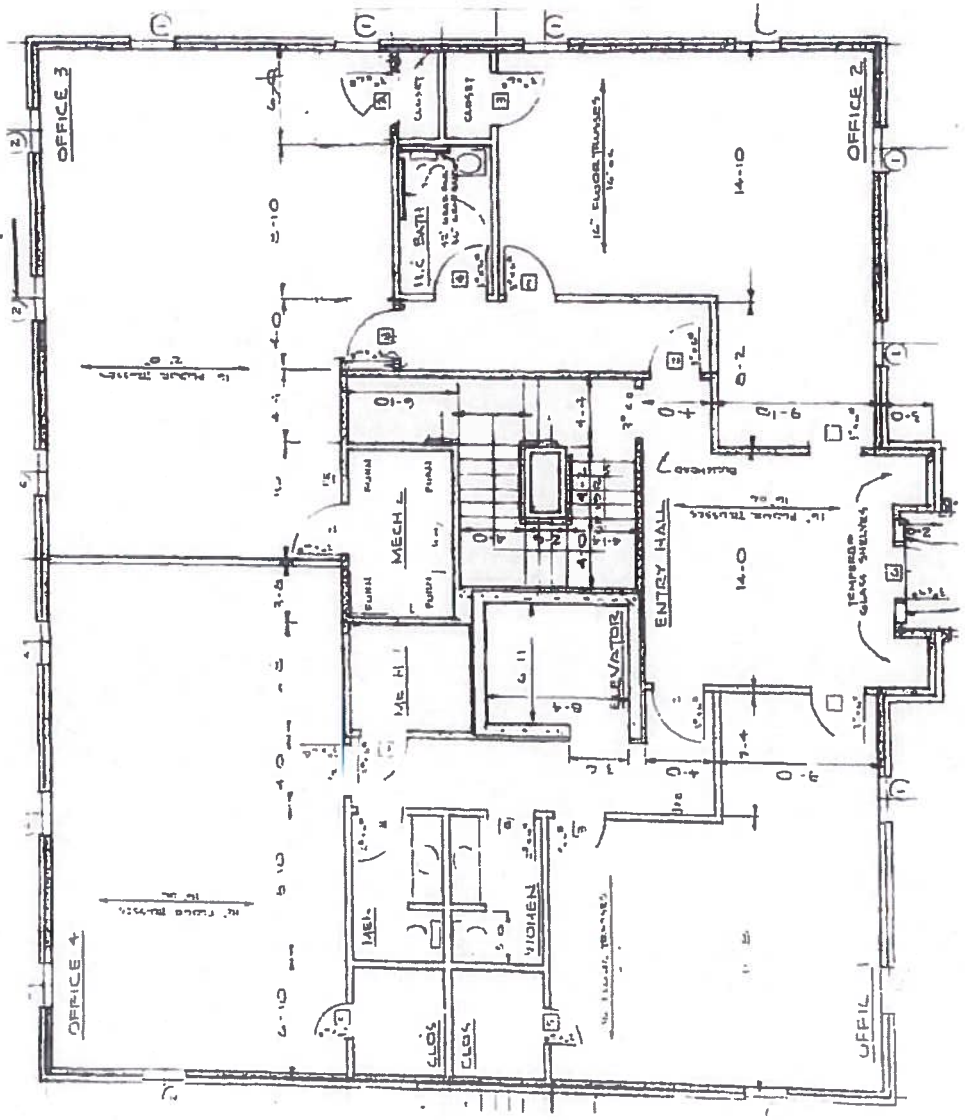
WALL LEGEND

1	1/2" GYP	1/2" GYP	1/2" GYP	1/2" GYP	1/2" GYP
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46	1/2" GYP	1/2" GYP	1/2" GYP	1/2" GYP	1/2" GYP
47	1/2" GYP	1/2" GYP	1/2" GYP	1/2" GYP	1/2" GYP
48	1/2" GYP	1/2" GYP	1/2" GYP	1/2" GYP	1/2" GYP
49	1/2" GYP	1/2" GYP	1/2" GYP	1/2" GYP	1/2" GYP
50	1/2" GYP	1/2" GYP	1/2" GYP	1/2" GYP	1/2" GYP



Building B

Rear



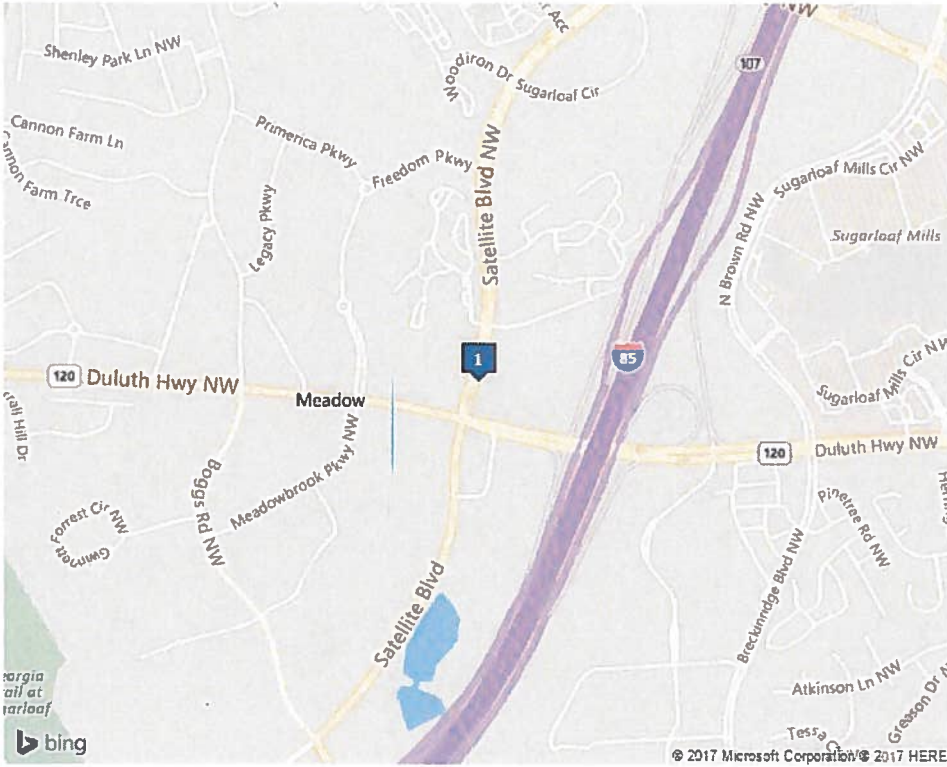
Front

Floor 2

# A

2280 Satellite Blvd, Duluth, GA 30097

## Location



## Location Description

Satellite Boulevard, one block north of Duluth Hwy (120) just 1 off of I-85 and down the street from the Gwinnett Center.

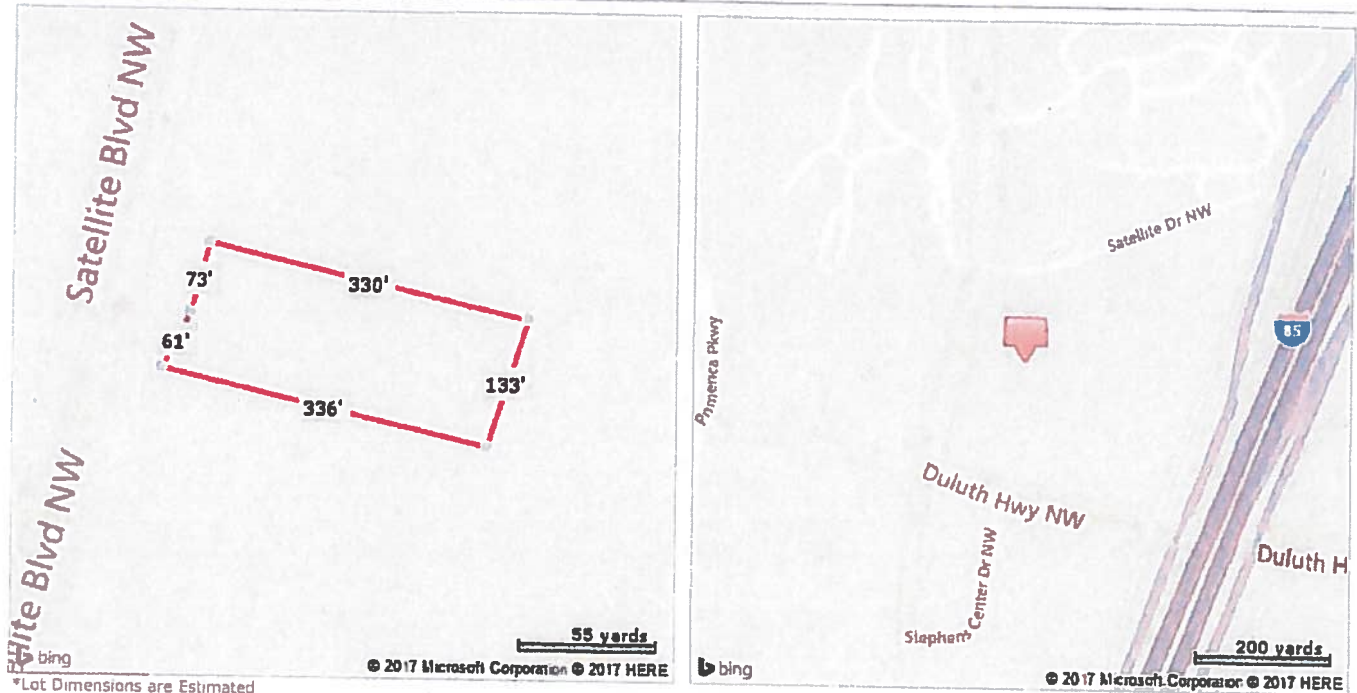








## Property Map



### Building 1 of 2

#### Characteristics

Land Use - Universal:	<b>Office Building</b>	Building Sq Ft:	<b>12,508</b>
Land Use - State:	<b>Office Bldg Lorise 1-4</b>	Gross Area:	<b>18,572</b>
Land Use - County:	<b>Office Bldg Lorise 1-4</b>	Basement Sq Feet:	<b>2,300</b>
Lot Acres:	<b>0.99</b>	Cooling Type:	<b>Central</b>
Lot Area:	<b>43,124</b>	Sewer:	<b>Public Service</b>
Building Type:	<b>Office</b>	Water:	<b>Public</b>
Year Built:	<b>1996</b>	Electric Service Type:	<b>Type Unknown</b>
Stories:	<b>2</b>	Condition:	<b>Good</b>

### Building 2 of 2

#### Characteristics

Land Use - Universal:	<b>Office Building</b>	Stories:	<b>2</b>
Land Use - State:	<b>Office Bldg Lorise 1-4</b>	Building Sq Ft:	<b>6,064</b>
Land Use - County:	<b>Office Bldg Lorise 1-4</b>	Gross Area:	<b>18,572</b>
Lot Acres:	<b>0.99</b>	Sewer:	<b>Public Service</b>
Lot Area:	<b>43,124</b>	Water:	<b>Public</b>
Building Type:	<b>Office</b>	Electric Service Type:	<b>Type Unknown</b>
Year Built:	<b>2003</b>	Condition:	<b>Good</b>

Courtesy of GREGORY MARTIN, First Multiple Listing Service

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

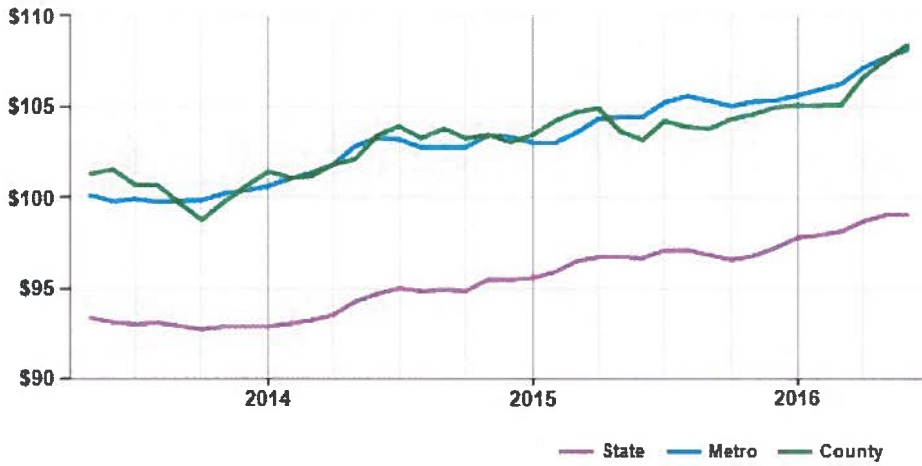
**Property Detail**

Generated on 05/29/2017

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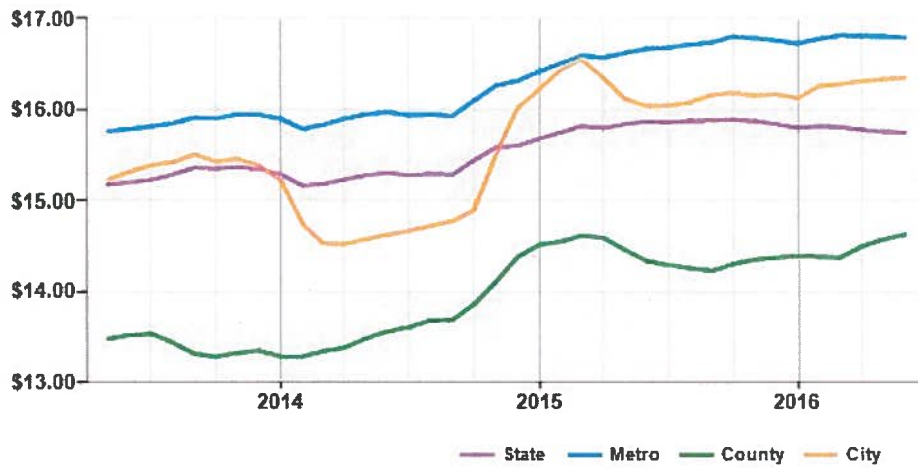
# Market Trends

Asking Prices Office for Sale Duluth, GA (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$99	+0.9%	+2.5%
Metro	\$108	+1.8%	+3.5%
County	\$108	+3.2%	+5.1%

Asking Rent Office for Lease Duluth, GA (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$15.75	-0.4%	-0.7%
Metro	\$16.79	-0.1%	+0.8%
County	\$14.63	+1.8%	+2.0%
City	\$16.35	+0.4%	+1.9%



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Greg Martin  
PREMIUM ▾

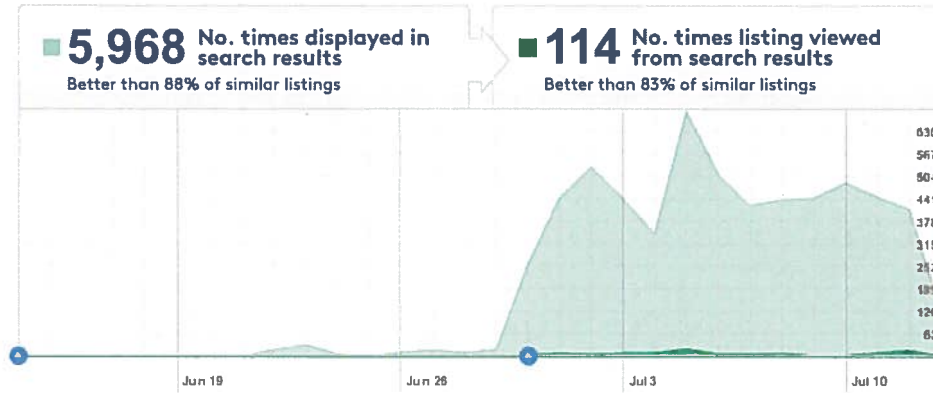
[Back to Listing Profile](#)

An Active Premium Listing

## Listing Activity Report for A

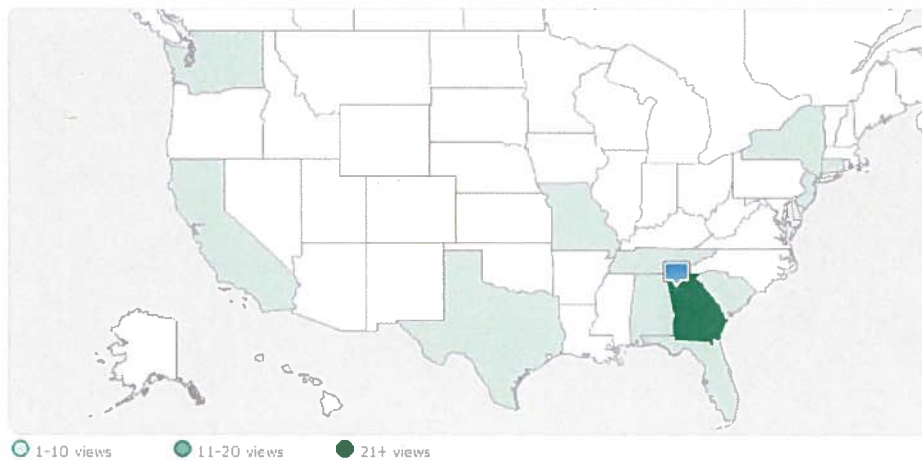
### Exposure Scores

Exposure scores count visits to your listing from different paths. The chart allows you to understand how your listing performs over time.



### Visitor Map

The visitor map displays where your listing is being viewed from and how many times it's been viewed from a location.



**Visitor Details**

The visitor details summarize whether your listing was viewed by brokers or principals that reside outside or inside of the county your listing is located in.



Outside of listing's county

11% 8%

Owners/Investors/ Principals Brokers/Agents

Inside of listing's county

1% 16%

Owners/Investors/ Principals Brokers/Agents

Unknown/Other

64%

Role	City	State	Country	Date Viewed
Developer	ALPHARETTA	GA	US	Thu 07/13/2017
Unknown	BELLEVUE	WA	US	Thu 07/13/2017
Unknown	GAINESVILLE	GA	US	Wed 07/12/2017
Unknown	GAINESVILLE	GA	US	Wed 07/12/2017
Owner/Investor	ATLANTA	GA	US	Wed 07/12/2017
Owner/Investor	ATLANTA	GA	US	Wed 07/12/2017
Owner/Investor	ATLANTA	GA	US	Wed 07/12/2017
Owner/Investor	ATLANTA	GA	US	Wed 07/12/2017
Owner/Investor	ATLANTA	GA	US	Wed 07/12/2017
Unknown	MARIETTA	GA	US	Wed 07/12/2017
Researcher	VININGS	GA	US	Wed 07/12/2017
Researcher	VININGS	GA	US	Wed 07/12/2017
Researcher	VININGS	GA	US	Wed 07/12/2017
Unknown	SUWANEE	GA	US	Wed 07/12/2017
Unknown	TUCKER	GA	US	Wed 07/12/2017
Unknown	BUFORD	GA	US	Wed 07/12/2017
Unknown	BUFORD	GA	US	Wed 07/12/2017
Unknown	BUFORD	GA	US	Wed 07/12/2017
Broker/Agent	SPRINGFIELD	MO	US	Tue 07/11/2017
Unknown	LAWRENCEVILLE	GA	US	Tue 07/11/2017

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1 2 3 4 5 ... Next Last