

9.3 % CAP RATE



- **Bldg SF:** 6750 SF Total
- **Lot size** 41,000 SF
- **Zoning:** Commercial
- **# of Units:** 4 Units
- **Occupancy:** 100 %
- **Min SF:** 1125
- **Year Built:** Dec / 2006
- **Parking:** 5 / 1000
- **Cap rate:** 9.3 %

935 Hwy 431 Roanoke, AL 36274

**Professional Office
National Tenants !!**

\$ 699,000

Description:

Building completed December 2006 – Medical / Office / Retail
Building Dimensions: 50 x 135

Location:

Building is located in eastern Alabama with great visibility and frontage along Highway 431 just South of Downtown Roanoke.

1 hour southwest of Atlanta, Georgia, 1.5 hours East of Birmingham, AL.
23 Miles West of Lagrange, GA, 42 Miles North of Auburn-Opelika, AL.

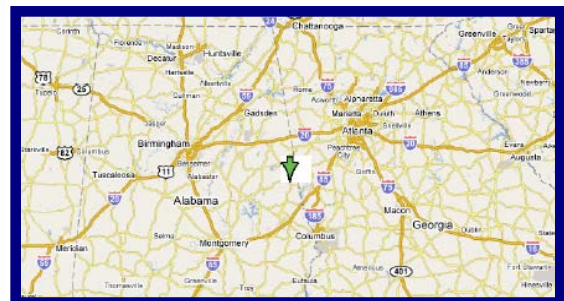
Current tenants:

Unit 1 & 2 (2250 SF) –Hwy 431 Office Park, LLC
Unit 3 (1500 SF) - Lincare Holdings, Inc (LNCR) – Provides oxygen and respiratory therapy services.
Unit 4 (3000 SF) - Amedisys, Inc (AMED) – Provides home healthcare nursing services

Nearby development:

Plans are underway for over 100,000 of industrial space directly across the street which will be a manufacturing center supporting the area as well as the new KIA plant currently being built nearby in WestPoint, Ga (est completion in 2010). Over 300 new jobs, and many new people will be settling in the area within the next few months.

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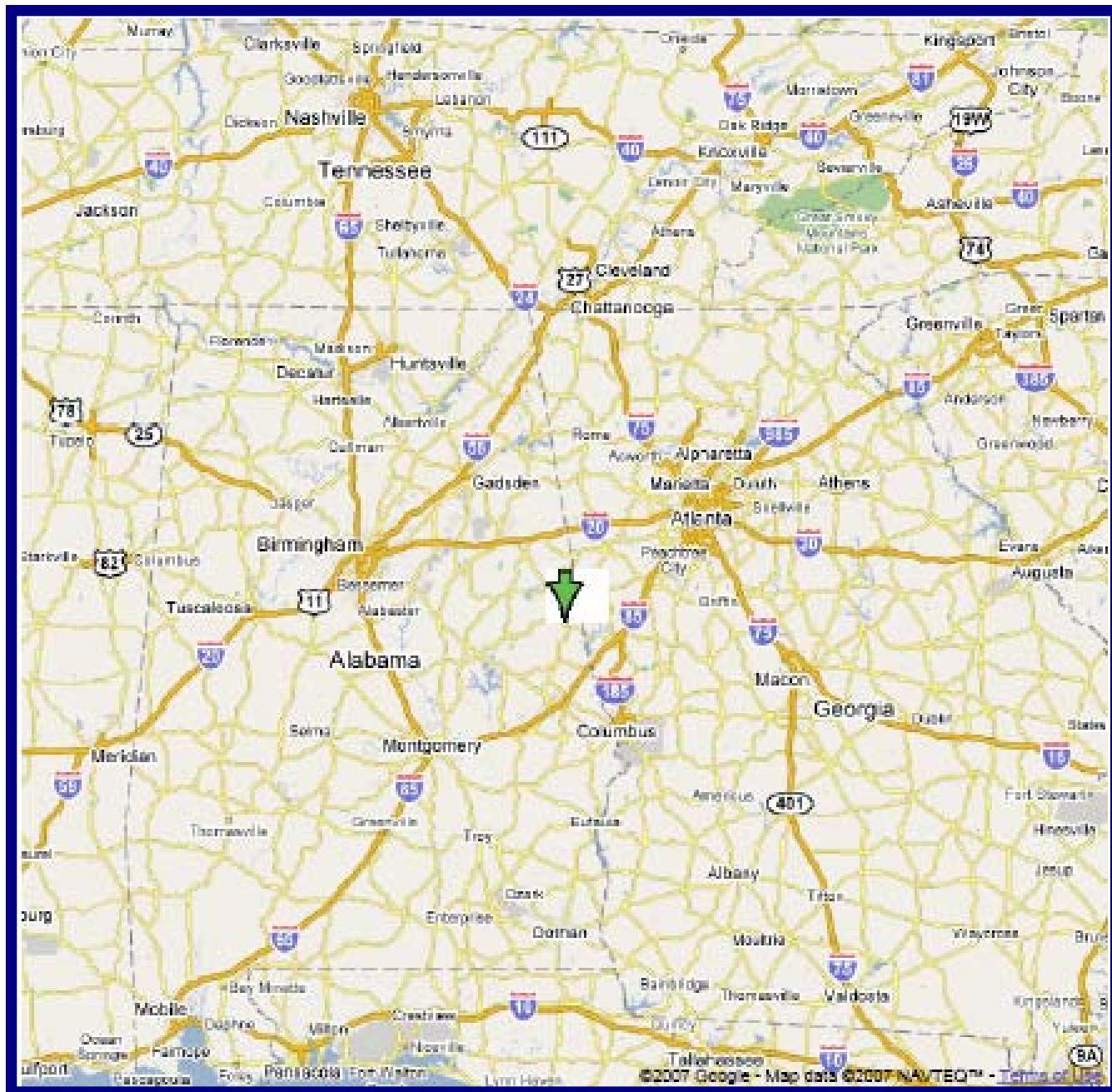
Information has been secured from sources we believe reliable, but no representations or warranties, expressed or implied, as to its accuracy. All references to age, sq. ft., income and expenses are approximate. Buyers should conduct their own investigations and rely on those results.

Highway 431 Office Park

Profit and Loss Statement

<u>Revenue</u>					
<u>Unit</u>	<u>Tenant</u>	<u>SF</u>	<u>Rate / mo</u>	<u>Lease Ends</u>	<u>Renewals</u>
1	Highway 431 Office Park, LLC	1125	950	December 31, 2010	2013
2	Highway 431 Office Park, LLC	1125	950	December 31, 2010	2013
3	Lincare Holdings, Inc (LNCR)	1500	1,350	January 31, 2011	2013 / 2015
4	Amedisys, Inc (AMED)	3000	3,500	November 30, 2009	2012 / 2015
			6,750		
	<u>Gross Annual Income</u>		<u>81,000</u>		
<u>Expenses</u>					
	Property Taxes		5,400		
	Insurance		2,630		
	Water / Sewer		1,200		
	Trash		900		
	Janitorial		1,600		
	Landscaping		1,316		
	Maintenance Reserves		3,000		
	Gross Annual Expenses		<u>16,046</u>		
	<u>NOI</u>		<u>64,954</u>		

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