

Presenting:

# 100 Glendalough Ct

Tyrone, GA 30290



19,869 SF Class B Office Building  
Built in 2005  
Property is for sale at \$3,200,000 (\$161.05/SF)

## Investment Information

### 100 Glendalough Ct

Tyrone, GA 30290

19,869 SF Class B Office Building  
Built in 2005  
Property is for sale at \$3,200,000 (\$161.05/SF)



#### For Sale Data

Sale Price: **\$3,200,000**

Price/SF: **\$161.05**

Cap Rate: -

Days on Market: **1,397**

Sale Status: **Active**

Sale Conditions: -

Sale Type: **Investment OR Owner/User**

#### Income Expense Data

Taxes: **\$28,532**

Operating Expense: -

**Total Est Expenses: \$28,532**

#### Notes

Call agent for price.

## Property Information

# 100 Glendalough Ct

Tyrone, GA 30290

19,869 SF Class B Office Building  
 Built in 2005  
 Property is for sale at \$3,200,000 (\$161.05/SF)



## Office Information

|                                       |                                    |
|---------------------------------------|------------------------------------|
| Building Type: <b>Office</b>          | Building Status: <b>Built 2005</b> |
| Class: <b>B</b>                       | Building FAR: <b>0.30</b>          |
| RBA: <b>19,869 SF</b>                 | Stories: <b>2</b>                  |
| Total Avail: <b>7,500 SF</b>          | Elevators: <b>-</b>                |
| Smallest Space: <b>2,800 SF</b>       | Land Area: <b>1.50 AC</b>          |
| Max Contig: <b>7,500 SF</b>           | Zoning: <b>O-I</b>                 |
| % Leased: <b>62.3%</b>                | Owner Occupied: <b>No</b>          |
| Bldg Vacant: <b>7,500 SF</b>          | Owner Type: <b>-</b>               |
| Typical Floor Size: <b>9,934 SF</b>   | Tenancy: <b>Multiple Tenant</b>    |
| Core Factor: <b>-</b>                 |                                    |
| Expenses: <b>2015 Tax @ \$1.94/sf</b> |                                    |
| Parcel No: <b>07-37-00-149</b>        |                                    |

| Floor | SF Avail      | Floor Contia | Blda Contia | Rent/SF/yr + Svs | Occupancv | Term       |
|-------|---------------|--------------|-------------|------------------|-----------|------------|
| P 1st | 2,800 - 7,500 | 7,500        | 7,500       | Withheld         | Vacant    | Negotiable |

## Building Notes

Market Hill is an 8 tenant, 100% leased, office building. The center is located in Tyrone/Peachtree City, GA (an MSA of Atlanta) at 100 Glendalough Court, near the major interstate of I-85. The Center is minutes from downtown Peachtree City and located at a major intersection on Highway 34. This property is located 20 minutes south of Atlanta. The immediate area is experiencing phenomenal growth. Many of the nation's major retailers are also located immediate area and attract thousands of customers daily.

**Location Information**

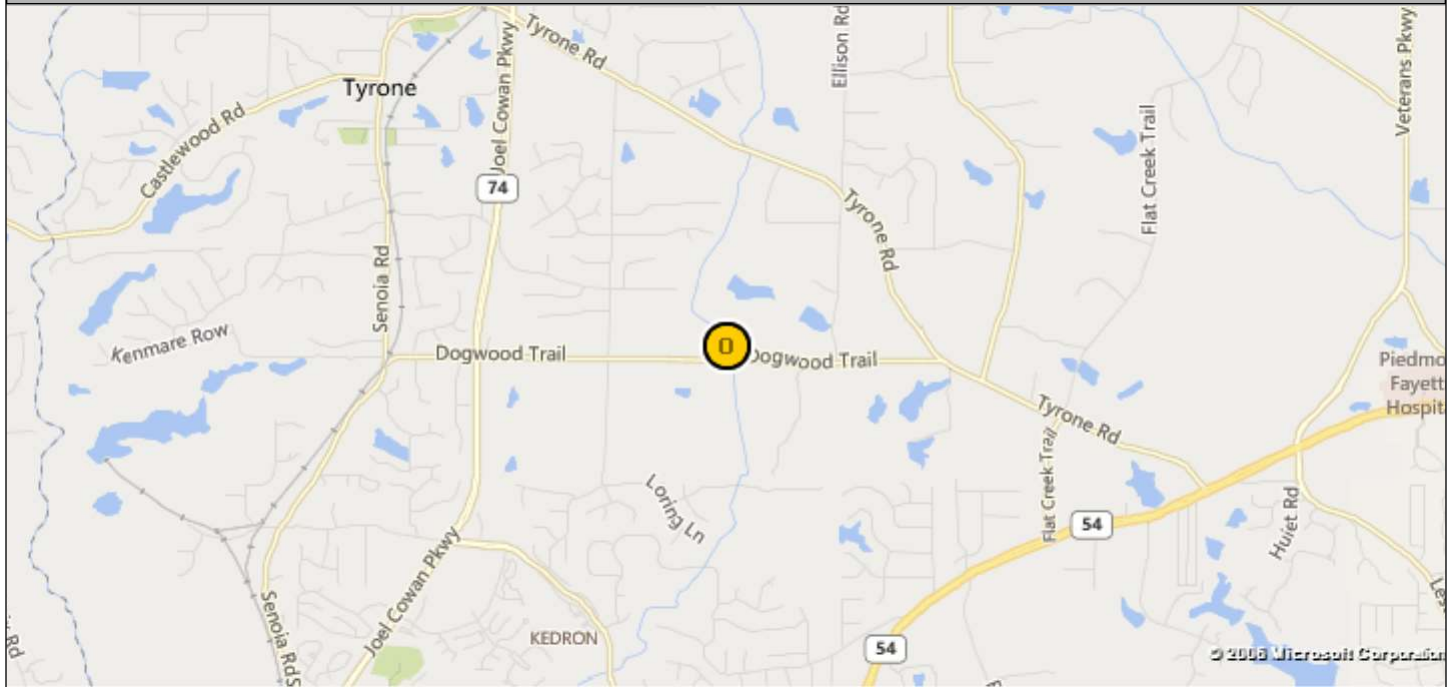
**100 Glendalough Ct**

Tyrone, GA 30290

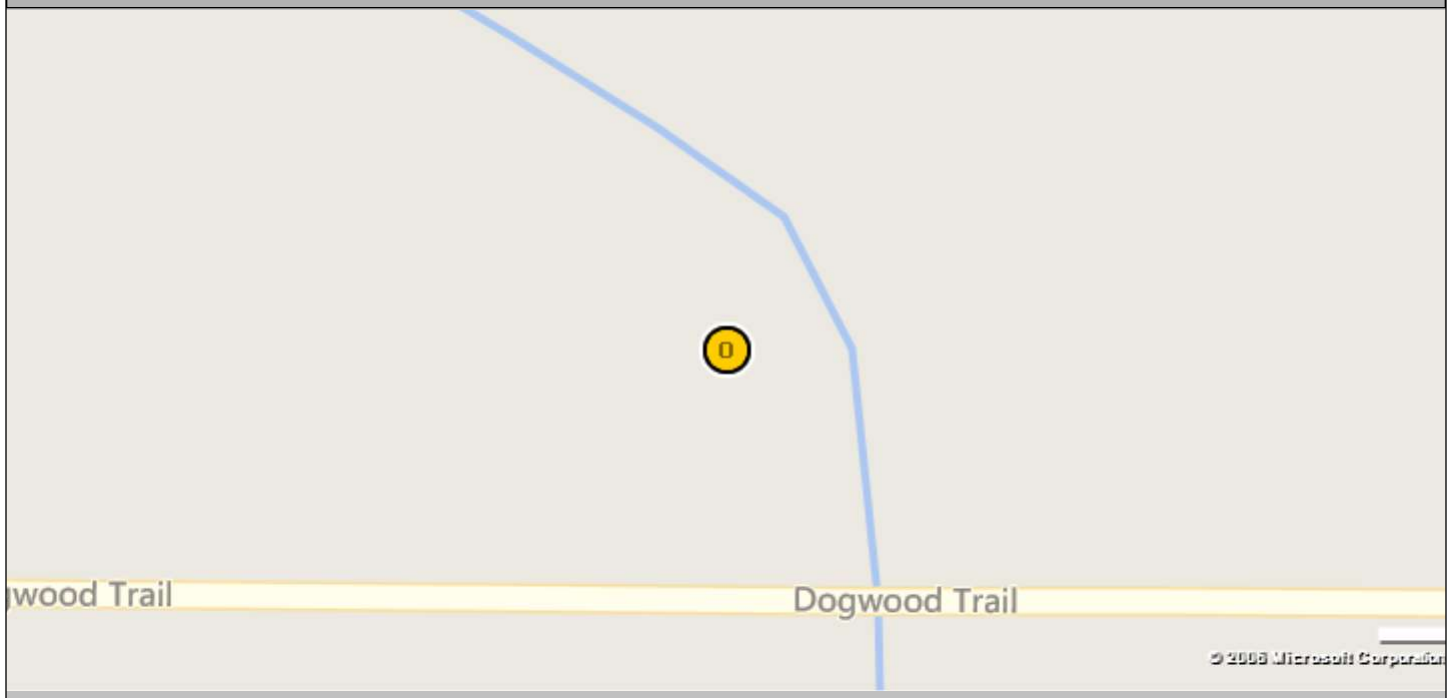
Metro Market: **Atlanta**  
Submarket: **South Atlanta/Fayette/Coweta County**  
County: **Fayette**



**City Level**



**Street Level**



## Comps Information

### 100 Glendalough Ct

Tyrone, GA 30290

Bldg Type: **Office**  
Class: **B**  
RBA: **19,869 SF**  
Stories: **2**  
Bldg Status: **Built 2005**  
Land Area: **1.50 AC**

Sale Price: **\$3,200,000**  
Price/SF: **\$161.05**  
Cap Rate: **-**  
Days on Market: **1,396**



### 320 W Lanier Ave \* Fayetteville, GA 30214

Bldg Type: **Office**  
Class: **B**  
RBA: **27,799 SF**  
Stories: **2**  
Bldg Status: **2008**  
Land Area: **2.74 AC**  
Buyer: **ATA Lanier Fayetteville GA, LLC**  
Distance: **6.16 miles from subject property**

Sold Price: **\$3,075,000**  
Price/SF: **\$110.62**  
Cap Rate: **-**  
Sold Date: **Feb 19, 2014**



### 1200 Commerce Dr \* Peachtree City, GA 30269

Bldg Type: **Office**  
Class: **B**  
RBA: **21,134 SF**  
Stories: **2**  
Bldg Status: **2000**  
Land Area: **1.80 AC**  
Buyer: **Courtyard Investments Group, LLC**  
Distance: **4.08 miles from subject property**

Sold Price: **\$1,600,000**  
Price/SF: **\$75.71**  
Cap Rate: **-**  
Sold Date: **Mar 21, 2014**



### 215 Market Place \* Tyrone, GA 30290

Bldg Type: **Office**  
Class: **B**  
RBA: **12,266 SF**  
Stories: **2**  
Bldg Status: **2007**  
Land Area: **1.53 AC**  
Buyer: **Association of State & Provincial Psychology Board**  
Distance: **1.30 miles from subject property**

Sold Price: **\$1,600,000**  
Price/SF: **\$130.44**  
Cap Rate: **-**  
Sold Date: **Oct 1, 2013**



### 2303 Cumberland Pky (2 Properties) \* Atlanta, GA 30339

Bldg Type: **Mixed**  
Class: **C**  
RBA: **16,640 SF**  
Stories: **-**  
Bldg Status: **-**  
Land Area: **3.99 AC**  
Buyer: **Glenridge LLC**  
Distance: **0.00 miles from subject property**

Sold Price: **\$2,300,000**  
Price/SF: **-**  
Cap Rate: **-**  
Sold Date: **Feb 29, 2016**



## Comps Information (cont'd)

### 1855 Piedmont Rd (10 Properties) \* Marietta, GA 30066

Bldg Type: **Office** Sold Price: **\$3,000,000**  
 Class: - Price/SF: **\$53.80**  
 RBA: **55,763 SF** Cap Rate: -  
 Stories: - Sold Date: **Dec 30, 2015**  
 Bldg Status: -  
 Land Area: -  
 Buyer: **ATL Investors Commercial Acquisitions V, LLC**  
 Distance: **0.00 miles from subject property**



### 1250 Upper Hembree Rd (3 Properties) \* Roswell, GA 30076

Bldg Type: **Office** Sold Price: **\$1,750,000**  
 Class: - Price/SF: **\$52.73**  
 RBA: **33,191 SF** Cap Rate: -  
 Stories: - Sold Date: **Sep 3, 2015**  
 Bldg Status: -  
 Land Area: -  
 Buyer: **Sugar Oak Hembree Medical, LLC**  
 Distance: **0.00 miles from subject property**



### 100 World Dr (2 Properties) \* Peachtree City, GA 30269

Bldg Type: **Mixed** Sold Price: **\$3,700,000**  
 Class: - Price/SF:  
 RBA: Cap Rate: -  
 Stories: - Sold Date: **Feb 11, 2015**  
 Bldg Status: -  
 Land Area: -  
 Buyer: **Venus Peachtree City LLC**  
 Distance: **0.00 miles from subject property**



### 488 N Main St (2 Properties) \* Alpharetta, GA 30009

Bldg Type: **Mixed (Strip Center)** Sold Price: **\$3,500,000**  
 Class: - Price/SF:  
 RBA: **36,238 SF** Cap Rate: -  
 Stories: - Sold Date: **Dec 5, 2013**  
 Bldg Status: -  
 Land Area: **4.16 AC**  
 Buyer: **D2D Main Street, LLC**  
 Distance: **0.00 miles from subject property**



### 3060 Royal Blvd S (2 Properties) \* Alpharetta, GA 30022

Bldg Type: **Office** Sold Price: **\$3,850,000**  
 Class: **B** Price/SF: **\$63.79**  
 RBA: **60,352 SF** Cap Rate: **7.5%**  
 Stories: - Sold Date: **Dec 4, 2013**  
 Bldg Status: -  
 Land Area: **7.85 AC**  
 Buyer: **SugarOak Realty, Inc.**  
 Distance: **0.00 miles from subject property**



## Comps Information (cont'd)

10680 Medlock Bridge Rd (3 Properties) \* Duluth, GA 30097

Bldg Type: **Office**  
Class: -  
RBA: **68,053 SF**  
Stories: -

Sold Price: **\$4,150,000**  
Price/SF: **\$60.98**  
Cap Rate: -  
Sold Date: **May 18, 2013**

Bldg Status: -  
Land Area: -

Buyer:  
Distance: **0.00 miles from subject property**



## Tenant Information

# 100 Glendalough Ct

Tyrone, GA 30290

Tenants in Building: **2**  
% Leased: **62.3%**  
Tenancy: **Multi**  
Owner Occupied: **No**



| Tenant                    | Industry               | # Emp. | SF Occupied | Floor(s) | Move Date  | Expiration Date |
|---------------------------|------------------------|--------|-------------|----------|------------|-----------------|
| State Farm Insurance      | Insurance              |        | 500         |          |            |                 |
| Wells Fargo Home Mortgage | Financial Institutions | 12     | 4,637       | 2        | 08/03/2005 |                 |