

Investment Opportunity in North Macon 230 Charter Lane Macon, Georgia

Seller



Offering Price: \$415,000

PROPERTY

DESCRIPTION: 5,100 sf leased day care building

ACRES: 1.0

LOCATION: The property is located near the Forsyth Road/Rivoli Drive intersection in prestigious North Macon. Charter Lane is an access road to Northside Hospital.

NEARBY

BUSINESSES: Northside Hospital, Rivoli Run Apts, Stein Mart, Fresh Market

PARKING: 13 paved spaces in front

EST. TAXES: \$6,500

EST. INSURANCE: \$1,600

ZONED: R-3

INCOME: Stabilized net income of \$35,220 through April 30, 2013 and \$42,060 through April 30, 2015

2010 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,052	36,815	93,361
Median Age	37.3	39.2	36.1
Average HH Income	\$71,167	\$61,964	\$56,184

Investment Summary

	Annual thru April '13	Annual May '13—April '15
Income	\$45,600	\$52,800
Taxes	\$6,500	\$6,500
Insurance	\$1,600	\$1,600
Commission	\$2,280	\$2,640
Total Expenses	\$10,380	\$10,740
Net Income	\$35,220	\$42,060

Tenant summary: Leased to Smart Children Academy for \$3,800/month through April 30, 2013, increasing to \$4,400/month from May 1, 2013 through April 30, 2015.



A Full Service Real Estate Company

Contact:

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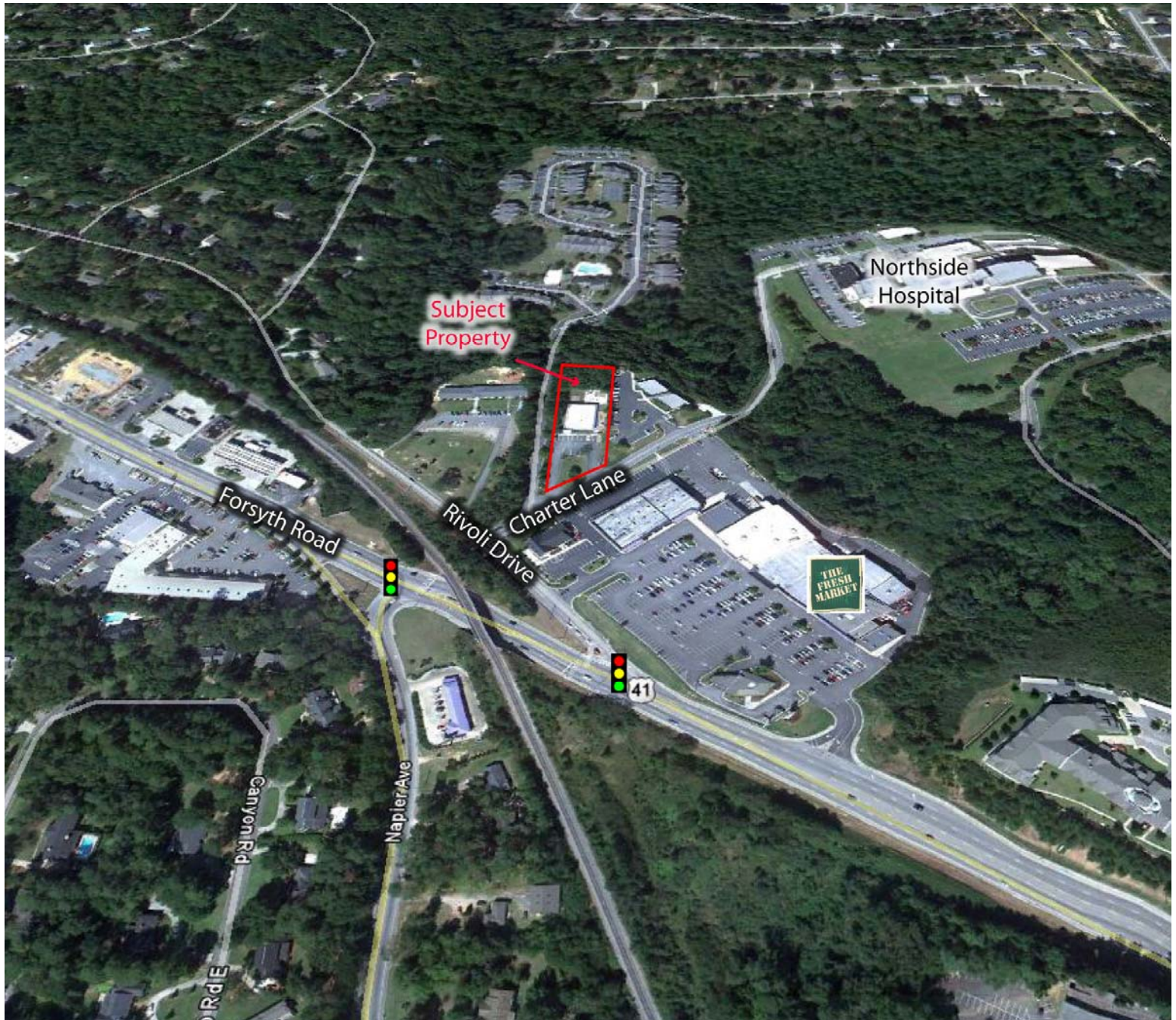
For detailed property information see www.lcrumbley.com

Commercial Division

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