

FOUR (4) PROPERTY PORTFOLIO GEORGIA & SOUTH CAROLINA

PORTFOLIO PRICE: \$2,407,564 | 7.75% CAP

- Four (4) Single-Tenant Properties | Offered Together or Separate
- Essential Businesses | Financial Services | No Rent Interruption During COVID
- Southeast Markets | Georgia and South Carolina
- All Sites Located in County Seats
- Low Price Points | NN and NNN Leases





420 OLD NATIONAL HIGHWAY COLLEGE PARK, GEORGIA ATLANTA MSA

\$

\$857,143 7.00% CAP



4,400 SF
GROSS LEASABLE AREA



NN LEASE TYPE

0.60^{+/-} AC



125 ELBERT STREET ELBERTON, GEORGIA



\$532,650 8.00% CAP



2,876 SF
GROSS LEASABLE AREA



NNN

0.70^{+/-} AC LOT SIZE







3120 WHITE HORSE ROAD GREENVILLE, SOUTH CAROLINA

\$

\$617,771 7.00% CAP



2,016 SF
GROSS LEASABLE AREA



NN LEASE TYPE

0.68^{+/-} AC



1006 ELM STREET HAMPTON, SOUTH CAROLINA



\$400,000 9.00% CAP

PRICE | CAP RATE



2,432 SF
GROSS LEASABLE AREA

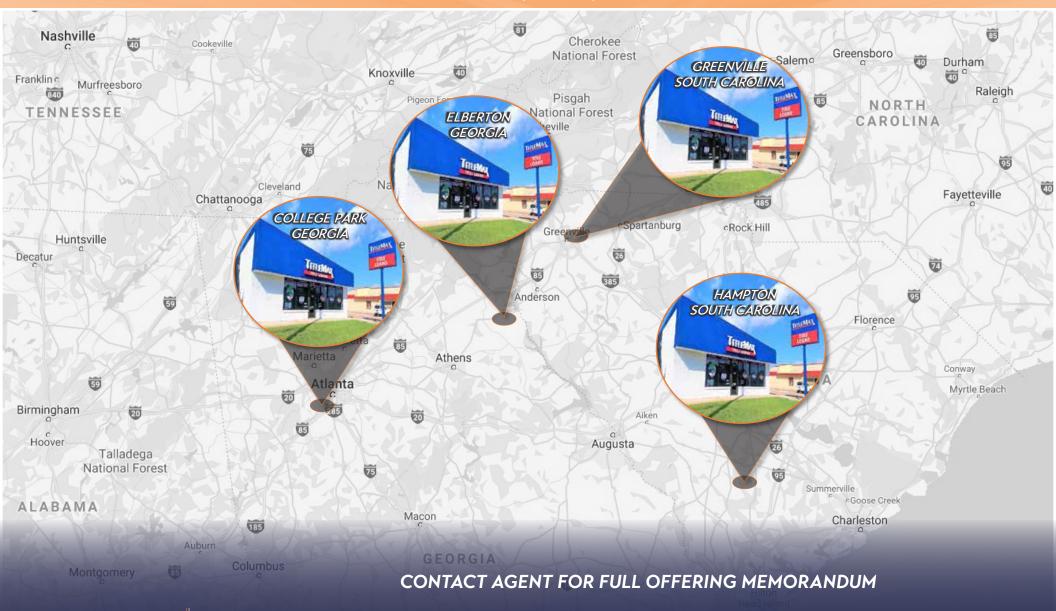


NN LEASE TYPE

0.82^{+/-} AC



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Marcus & Millichap

ANDREW MARGULIES

Senior Vice President | Investments Senior Director, National Retail Group Tel: (312) 543-0090 Andrew.Margulies@marcusmillichap.com NC License: 264059 IL License: 475147606

HARRISON CREASON (LEAD)

Senior Associate | Investments National Retail Group Tel: (843) 952-2257 Harrison.Creason@marcusmillichap.com SC License: 91161

JOHN LEONARD

oroker of Record, Georiga Marcus & Millichap License: GA: 252904