



### Roswell, Georgia (Atlanta MSA) Corporate Headquarters 10-Year NNN Lease

This is a TIC offering for a 6.7240% interest in the property. The building is 100% occupied by the corporate offices of Prudential Georgia Realty. The tenant has 25 offices with over 1,600 agents throughout the greater Atlanta region.



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### OFFERING HIGHLIGHTS

Purchase Price:	\$ 250,000
Loan Assumption Amount:	\$ 134,480
Investor Equity:	\$ 115,520,329
Year 1 Cash Return:	8.00%
8 Year Avg. Annual Cash Return:	9.13%
Property Acreage:	0.876 ±
Year Built:	1987
Building Size:	11,700 ±

# 704.370.3000

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