

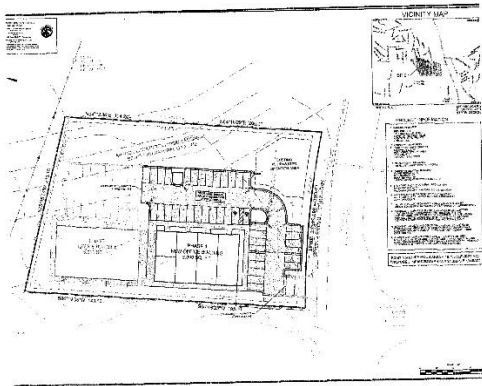
## Lovejoy Office Park

1883 McDonough Rd  
Hampton, GA 30228  
Rick Prevatt, Owner  
(770) 380-9449

### **PROPERTY FOR SALE:**

#### *\* Developed Pad for Building 100 - \$175,000*

Prime location in front of property  
All utilities are available to developed pad  
Pad is suitable for a 5600sq ft building with plans available  
Previously designed building has four (4) individual units at approximately 1400 sq ft  
Projected building cost is approximately \$67 sq ft; fully completed; turn key  
Building construction is all brick veneer and frame



#### *\* Tenant Occupied Condo Units 200A or 200B - \$100,000 per unit*

*Both units have been occupied by – J K Edwards Tax Services and State Farm  
Each unit receives \$1500 a month in rental fees  
Each unit pays \$200 a month in C.A.M. (fees will be lowered to \$100 when building*

### **Owner proposal:**

*Owner is willing to partner with investor to construct Building 100; split the ownership, once completed finally owning two of the four units. Will pay \$2,000 a month in an interest only development loan and then secure separate financing once project is completed.*

**OR** – *sell all properties as listed above contingent on helping new owner secure rental contracts from current occupants.*