



**Property:**

Vineville Commons  
3370 Vineville Avenue  
Macon, GA 31204

**For Sale**

**10.5 CAP on Actual Current Income**

**95% Leased**

**Prepared By:**

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**NewAtlantic**  
REALTY GROUP

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## Property Information

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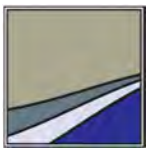
- Property Photos
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## About Us

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Property Photos  
& Information

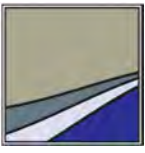
Vineville Commons Office Suites  
Vineville Avenue-Macon, GA



**REDUCED** ~~\$995,000~~  
**\$885,000**

- Currently 95% Leased
- 12,194 Total Square Feet
- Built in 1990, Completely Remodeled 2011
- New Architectural Shingle Roof Replaced August 2011
- Located on Busy Vineville Avenue in the Heart of Macon with Close Proximity to I-75 and I-16
- Professional Tenants: Atlantic Sun Conference, Robert Malone, Attorney at Law, Edwards & Bullard, Attorneys at Law, Clark and Smith, Attorneys at Law, Dr. Carlos Giron & Dr. Jay Cranford

**Actual  
Today  
10.5%  
CAP**



# Rent Roll/ Income Statement

Vineville Commons Office Suites  
Vineville Avenue-Macon, GA

3370 Vineville Ave  
The Commons  
5/6/2014

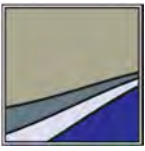
Tenant	Suite	Leased	Vacant	Rate	Mo. Rent	Vac Total	Lease Exp	Lease Start Year
Dr. Carlos Giron	101	1500	0	13.20	\$ 1,650.00	\$ -	5/31/2016	6/1/2014
Edwards& Bullard Attorneys at Law	102	1500	0	14.20	\$ 1,775.00	\$ -	2/28/2015	2007
Dr. Jay Cranford	103	1500	0	13.60	\$ 1,700.00	\$ -	10/31/2014	2011
Clark and Smith Attorney at Law	104	1500	0	12.00	\$ 1,500.00	\$ -	MTM	2012
Vacant	105	0	200	21.60	\$ -	\$ 350.00		
Vacant	106	0	150	28.00	\$ -	\$ 300.00		
Vacant	106-D	0	150	28.00	\$ -	\$ 300.00		
Atlantic Sun Conference	108	3000	0	13.34	\$ 3,433.34	\$ -	6/30/2015	1995
Robert Malone Attorney at Law	110	1500	0	14.80	\$ 1,850.00	\$ -	2/28/2015	2003
<b>Totals</b>		10500	500		\$ 11,908.34	\$ 950.00		

Leasable Sq Ft.  
Occupancy Rate

Current Income Statement  
Income

Stabilized Income Statement

Rents	\$ 142,900.08	\$ 154,300.08
Vacancy 10%		\$ 15,430.01
Insurance	\$ 2,788.00	\$ 2,788.00
CAM	\$ 3,600.00	\$ 3,600.00
Taxes	\$ 13,260.00	\$ 13,260.00
Janitorial	\$ 10,368.00	\$ 10,800.00
Utilities	\$ 19,500.00	\$ 19,500.00
<b>Total Exp.</b>	\$ 49,516.00	\$ 65,378.01
<b>NOI</b>	\$ 93,384.08	\$ 88,922.07



# Demographics

Vineville Commons Office Suites  
Vineville Avenue-Macon, GA

<b>Population</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2011 Male Population	3,320	21,601	45,070
2011 Female Population	4,205	28,347	55,891
% 2011 Male Population	44.12%	43.25%	44.64%
% 2011 Female Population	55.88%	56.75%	55.36%
2011 Total Adult Population	5,731	37,815	74,185
2011 Total Daytime Population	6,479	49,931	134,207
2011 Total Population	7,525	49,949	100,961

<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Total Housing Units	3,678	24,435	47,581
2000 Occupied Housing Units	3,289	21,446	41,777
2000 Owner Occupied Housing Units	1,770	10,868	21,673
2000 Renter Occupied Housing Units	1,519	10,578	20,104
2000 Vacant Housing Units	390	2,989	5,803
% 2000 Occupied Housing Units	89.42%	87.77%	87.80%
% 2000 Owner Occupied Housing Units	48.11%	44.48%	45.55%
% 2000 Renter Occupied Housing Units	41.29%	43.29%	42.25%
% 2000 Vacant Housing Units	10.60%	12.23%	12.20%

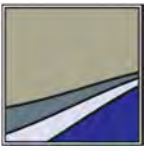
<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2011 Median Household Income	\$37,275	\$31,581	\$32,323
2011 Per Capita Income	\$27,731	\$21,646	\$21,688
2011 Average Household Income	\$64,527	\$52,787	\$54,467



# Tenant List

- Atlantic Sun Conference
- Robert Malone, Attorney at Law
- Edwards & Bullard, Attorneys at Law
- Clark & Smith, Attorneys at Law
- Dr. Jay Cranford
- Dr. Carlos Giron





## Macon Area Overview

**MACON** is a unique city where culture, commerce and community flourish. Situated on the Fall Line where the Piedmont plateau meets the flat Coastal Plains, the area has been, since before written history, an ideal location for communities to thrive.

## OPPORTUNITY



Ideally situated in the Heart of Georgia at the intersection of I-75 and I-16, Macon offers convenient access to the entire world through Hartsfield International Airport and the port cities of Savannah, Brunswick, Charleston, and Jacksonville. Macon has much to offer business and industry relocating to our city: A strategic location, small town attributes with the amenities of a larger city.

## COMMUNITY

A community rich in history and culture, with an available and affordable workforce, state of the art technical training, four colleges and universities with over 30,000 students, over 1200 acres of Business and Industrial parks, a strong school system, solid utility infrastructure and low cost of doing business, Macon has much to offer new or relocating businesses.



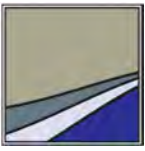
## Mercer University

Mercer University was founded in 1833 in Penfield by Georgia Baptists. The school, under the leadership of Baptist minister and spiritual father Adiel Sherwood, was named for Jesse Mercer, a prominent Baptist leader and the first chair of the Mercer Board of Trustees.

Initially a boys' preparatory school named "Mercer Institute," the school at its founding consisted of a red clay farm and two hewed log cabins, valued at approximately \$1,935. Enrollment for the first term was 39 students although, when the school opened, there were considerably fewer and others came over the first few weeks. Tuition was \$35 for the year. Board was provided at \$8 per month, and each student was required to supply his own bedding, candles and furniture.



From its humble beginnings in Penfield, Mercer today is a dynamic and comprehensive center of undergraduate, graduate and professional education. The University has 7,600 students; 11 schools and colleges – liberal arts, law, pharmacy, medicine, business, engineering, education, theology, music, nursing and continuing and professional studies; major campuses in Macon, Atlanta and Savannah; three regional academic centers around the state; a university press; two teaching hospitals; educational partnerships with Warner Robins Air Logistics Center in Warner Robins and Piedmont Healthcare in Atlanta; an engineering research center in Warner Robins; a performing arts center in Macon; and a NCAA Division I athletic program.



## Company Profile

New Atlantic Realty Group, Inc. was founded in 2008, but is by no measure an inexperienced firm. This partnership, though young, consists of the most diversified real estate skill set in the Middle Georgia area. We excel in using this broad range of experience to evaluate the potential of a property in order to achieve the maximum return for each of our clients.

Our experience includes:

Commercial Leasing & Sales

Investment Properties

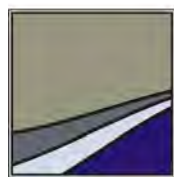
Property Management

Office Development

Retail Development

Residential Development

Residential / Light Commercial Construc-



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