

Commercial

\$729,000



Building Size: 9,000 sq ft
Price/Ft.: \$81/ft.

LT-101
Hwy 92
Woodstock, GA 30189

8295 Woodstock is a vacant, 2-story brick building located along Hwy 92 in Woodstock Georgia (affluent Northern Suburb of Atlanta). This 9,000/sf property comprises of a 4,500 sf showroom on the main level and a 4,500 sf warehouse/flex level below. It was constructed in 2002 (brick over metal frame, metal roof) and has very little deferred maintenance. The building is an ideally suited for a user looking for a retail showroom, with distribution needs. It could also be converted to office and other uses and is priced at \$81/ft, which is below replacement cost. This is a Bank REO asset and the price has been reduced to encourage offers. Contact agent for information on leasing, also.

Commercial

\$640,000



Building Size: 9,900 sq ft

LT-102
Old National Hwy
College Park, GA 30349

5780 Old National Hwy is a single story, siding over wood frame, 9,900 square foot building. The current interior configuration is set up for classrooms (property has served as a Christian School and Day Care facility in the past). There is a full kitchen and 2-distinct entrances, expanding the possible uses for the property. The site is 1.37 acres, flat in topography and has an abundance of clear outdoor space that is either paved or covered with grass. This is a vacant Bank REO asset. It is also available for lease on a short or long term basis

Multifamily

\$450,000



LT-103
Penn Avenue
Atlanta, GA 30308

718 Penn Avenue is a 2-story charming eight-unit apartment building on 0.17 acres. The exterior construction of 718 Penn Avenue is composed of brick and stucco façade over a wood frame. The original architecture and

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Building Size: 5,036 sq ft

Price/Unit: \$56,250

style has been maintained, including hardwood floors, arched doorways and high ceilings with crown molding. The building consists of 7 studio / one-bath apartments (approx 450 to 550 square feet), and a one-bedroom/ one-bath apartment (approx 750 square feet). Each studio has window unit air conditioning and a gas wall heater, while the one bedroom apartment is equipped with central heat and air. Current rents are between \$635-\$700 per month for the studio apartments and \$835 per month for the 1 bedroom apartment. The property's small size and ease of management makes it an ideal first property for an individual investor. There are various options to live in a portion and have rental income from the remaining apartments.

Commercial

\$900,000



LT-104

Ponce de Leon Avenue

Atlanta, GA

Building Size: 9,000 SF

The Poinsettia is a historic building located at 223 Ponce De Leon Avenue NE, in the Midtown Area of Atlanta, Georgia. It was constructed in the 1920's, is three stories and totals approximately 9,000 Sq. ft. The C-2 zoning allows for multiple uses (current owners operate a profitable Youth Hostel at this site).

Commercial

\$275,000



LT-105

Flat Shoals Avenue

Atlanta, GA 30316

Building Size: 1,160 SF

567 Flat Shoals is a vacant 1,160 square foot building located in the heart of the "East Atlanta" neighborhood. The property is zoned NC (neighborhood commercial). As a free standing building with an open floor plan and 10+ off-street parking spaces, this building is an ideal restaurant site, but also allows for a wide range of other uses from mixed-use residential to a dry cleaner or a bakery. This is a Bank Owned Asset .

Land	\$1,200,000
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Property Size: 2.015 Acre LT-106
 Hwy 98 Land
 Santa Rosa Beach (Destin), FL

The Highway 98 Parcel is located in the city of Santa Rosa Beach (Destin area), Florida, Walton County. The property is a 2.015 acre tract of land, located on the North Side of Hwy 98, 1,021 feet West of SR 393. The parcel has 291 feet of frontage on Hwy 98 and is 300 feet deep. The surround property is also vacant and makes up a larger 20-acre commercial site. A dedicated turn lane coming from the West opens at the middle of our property. Current Zoning is Village Mixed Use Center (up to 4-stories, FAR of 2, Impervious Surface Ratio .85). Hwy 331 (Bridge access to Freeport and North to Alabama) is 3 miles to the East and Destin is 16 Miles to the West.

Land	\$560,000
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Property Size: .57 Acre

LT-107
 CR 30-A Land
 Santa Rosa Beach (Destin), FL

The 30-A Tract of Land is a .57 acre rectangular vacant parcel on the North Side of 30-A, less than 200-feet from the Gulf of Mexico. Santa Rosa Beach and Golf Club is less than ¼ mile to the East. Hwy 393 and the Gulf Place mixed-use development are 6/10th's of a mile to the East, also. 30-A is renowned for its numerous upscale developments (Water Color, Seaside, Rosemary Beach, Alys Beach) and an eclectic mix of the Emerald Coast's finest restaurants and boutique shopping. The current Zoning is NPA Infill (allows up to 8-units per acre) making the site ideally suited for a 4-townhouse development. It is also adjacent to a convenience store to the East (so, perhaps a mixed use or neighborhood friendly commercial use could be obtained in the future).

NNN-Leased

\$395,000



LT-108
Bruster's Ice Cream
Destin, FL

This NNN-Leased investment offers an attractive 12% CAP on current income. The lease includes a tenant option to purchase on or before May 31st, 2011 for an additional \$450,000. This is an existing Bruster's location since 2002. The remaining short-term lease offers a new owner options on any extension beyond May 31st, 2011 (lease/purchase agreement expires). Real Estate Only Being Offered for Sale (Equipment and Business are Not Included). Rare Bank Owned Performing Asset in an "A" location.

Commercial

\$895,000



LT-109
Main Street
Stone Mountain, GA 30083

Property Size:12,000 Sq. Ft.

Westgate Village is a 12,000-square foot retail center located within the Atlanta MSA (approximately 20 miles east), with frontage on Memorial Drive, in the City of Stone Mountain. This property represents an excellent opportunity to acquire a well located strip center on a signaled corner at 66% occupancy in a recovering market. This is a Bank Owned asset (held over 1-year and priced to sell at current market values). Developed in 1985, this strip center has been well maintained as reflected in its appearance. The landlord pays Taxes/Insurance and is only responsible for Roof/Structure. An Investor can earn a greater return by purchasing 6670 Memorial Drive (same ownership, adjacent). The City of Stone Mountain is committed to revitalizing the historic core of the city, which is where Westgate Village is located.

Commercial

\$549,000



LT-110
Memorial Drive
Stone Mountain, GA 30083

Property Size: 8,500 Sq. Ft.

Old Depot Village is Bank Owned, 8,500 square foot retail center located within the Atlanta MSA, in the heart of historic Stone Mountain. Stone Mountain Park, Georgia's most visited attraction, is located less than two miles away and draws over 4 million visitors per year to the neighborhood. Also nearby is the unique Village Corner Restaurant and the historic Town Square. This property represents an excellent opportunity to acquire a well located strip center on a corner lot at below market rents with tremendous upside in leasing.

Commercial

\$315,000



LT-111
Peachtree Street SW
Atlanta, GA 30303

Building Size: 6,000 Sq. Ft.

167 Peachtree Street is a 6,000 sf vacant building located in the heart of Downtown Atlanta with a prestigious Peachtree Street address. The building was constructed in the 1900's and maintains some of the original charm (exposed brick walls, 14 ft ceilings) and has an open, "loft" feel. The property is an ideal retail location on the ground floor and office/residential above. The floorplan is subdivided, enabling an investor/user a range of options. The surrounding block is mostly surface "pay" parking. Along with the high density zoning (SPI-1), the property is a likely assemblage candidate in the future. 167 Peachtree is "Bank Owned" and offered unpriced. All offers are considered. Please contact listing agent for information on leasing, also.

Duplex

\$150,000



LT-112
Boulevard Place
Atlanta, GA 30308

This is a Bank owned duplex in a resurging area, just South of Midtown. It is ideally suited for an owner/user or Investor with seeking an above average future rate of appreciation. The RG4 Zoning allows for future high density development. This urban infill location is only 3-blocks from Midtown Place, a 256,000 sf Power Center, including Whole Foods (#1 store in U.S.), Home Depot, Pet Smart, Borders and others. 2-blocks to the East is City Hall East (planned 2 million sf redevelopment).

Commercial

\$429,000



LT-113
E Mountain Street
Stone Mountain, GA

Property Size:10,000 Sq. Ft.
Price/Sq. Ft.:\$42.90

The Subject Property is a vacant 10,000+/- square foot REO office building in historic downtown Stone Mountain, GA. The property is known as the Fortress Office Building and was built in 1900 and is situated on a .58 acre parcel. At \$42.90 per square foot, the property is priced well below replacement cost and other comparable properties in the area. Several efforts have been made to revitalize Stone Mountain's historic downtown district including offering facade grants and a 2 million dollar Streetscape Redevelopment.

Multifamily

\$479,000



LT-114
Wadley Street
Atlanta, GA 30314

Price per unit:\$17,107.14
Property Size:0.8 acre

37 Wadley is a Bank Owned 28-unit, garden style apartment complex located just north of Interstate 20 providing easy access to downtown Atlanta. The property is also located along public transportation and within one mile of the West Lake MARTA transit station. The neighboring apartments and retail are planned for a major renovation, raising the future desirability of the property. 37 Wadley is a renovated apartment complex with pitched shingled roofs situated on a beautifully landscaped 0.8 acre lot. Amenities

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include central heat and air, full kitchens, and off street parking. The property is currently about 50 percent occupied. 37 Wadley presents an opportunity to acquire a well maintained complex and benefit from planned improvements to the surrounding neighborhood.

Multifamily

\$599,000



Price per unit:\$26,043.48
Property Size:0.8 acre

LT-115
Verbena Street
Atlanta, GA 30314

Verbena Gardens is a Bank Owned 23-unit, garden style apartment complex located just North of Interstate 20 providing easy access to downtown Atlanta. The property is also located along public transportation and within one mile of the West Lake MARTA transit station. The neighboring apartments and retail are planned for a major renovation, raising the future desirability of the property. Verbena Gardens is a renovated oversized brick apartment complex with pitched shingled roofs situated on a beautifully landscaped 0.8 acre lot. Amenities include central heat and air, full kitchens, and off street parking. The property is currently about 75 percent occupied. Verbena Gardens presents an opportunity to acquire a well maintained complex and benefit from planned improvements to the surrounding neighborhood.

Multifamily

\$199,000



Property Size:0.4 acre

LT-116
Tazor Street
Atlanta, GA 30314

392 Tazor Street is a 21-unit bank owned apartment community located just west of downtown Atlanta. The location off of Joseph E. Boone Boulevard provides access to the Atlanta area and beyond via I-20, I-75, and I-85. Additionally, the property is located within walking distance to MARTA bus stops, giving residents access to Atlanta's bus network and rail system. This area's location, close to downtown, has a great deal of upside potential. 392 Tazor Street consists of 21 one bedroom one bathroom apartments situated on approximately 0.4 acres. All of the buildings are brick exterior with wood frame on concrete footings, and pitched shingled roofs. The property is

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currently vacant, which will allow an investor to make immediate improvements upon acquisition and realize cash flow once units are rent-ready. The low price per unit of the property allows for an investor to make high quality improvements raising the long term cash flow potential.

Multifamily

\$219,000



LT-117

Joseph E. Boone (Simpson) Blvd.
Atlanta, GA 30314

1931 Joseph E. Boone is a 20-unit bank owned apartment community located just west of Downtown Atlanta. The location off of Joseph E. Boone Boulevard provides access to the Atlanta area and beyond via I-20, I-75, and I-85. Additionally, the property is located within walking distance to MARTA bus stops, giving residents access to Atlanta's bus network and rail system. The location, close to downtown, has a great deal of upside potential. 1931 Joseph E. Boone consists of 20 two-bedroom, one bathroom apartments situated on approximately one acre of land. All of the buildings are brick exterior with wood frame on concrete footings, and pitched shingled roofs. The property is currently vacant, which will allow an investor to make immediate improvements upon acquisition and realize cash flow once units are rent-ready. The low price per unit of the property allows for an investor to make high quality improvements raising the long term cash flow potential.

Multifamily

\$149,000



LT-118

Center Avenue
East Point (Atlanta), GA 30344

Property Size:0.8 acre

Center Park apartments are located on a residential street in the Atlanta suburb of East Point. The property is located less than a mile from the East Point MARTA transit station. The subject property is brick construction with a pitched, shingled roof, situated on two parcels that total .8 acres. Both buildings are made up of two bedroom/one-bath apartments which are in need of renovation to be made rent ready. The buildings feature brick veneer and pitched shingled roofs and both parcels have off street parking.

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This property is priced well below replacement cost and allows an investor to make high quality improvements for long term double digit returns.

Commercial

\$409,000



LT-119
Old Alabama Road
Johns Creek (Alpharetta), GA 30022

Property Size: 1.08 acres

2785 Old Alabama Road is an extremely well located, commercial property in the heart of Johns Creek (Alpharetta), Georgia. The existing building was constructed in 1970 and is approximately 4,100 sf. This desirable site is 1.08 acres (front ½ is flat, rear slopes downward). The current structure has a divided main level, a partial 2nd story with 2-offices and a large, open basement level for additional storage. With in-place commercial zoning and an existing building at \$100/ft, the current and future possibilities are numerous. This is a Bank Owned Asset (no seller financing available), deeply discounted at 50% of the 2008 sale amount and 35% of the tax appraised value.

Multifamily

"Make Offer"



LT-120
Woodberry Avenue
East Point, GA 30344

The Terraces at East Point was originally comprised of 96-units but suffered 2 fires and there will be 78-units remaining after demolition of the burned units. The primary floor plan is 2-Bedrooms and 1 Bath. The buildings have vinyl or shingled mansards and pitched shingled roofs. There are a handful of occupied units. This property provides an investor with renovation experience the opportunity to purchase a property at an extremely attractive price per unit. With the quad layout and current occupancy, rehab options include renovations in phases, allowing for future cash-flow to reduce holding cost and risk. This is a Bank Approved Short Sale. All offers are subject to lenders approval and will be responded to promptly.