



Each office independently owned and operated

FOR SALE

OFFICE BUILDING

CRABAPPLE WEST

10892 CRABAPPLE RD, ROSWELL, GA 30075

RE/MAX TOWN & COUNTRY

12315 Crabapple Rd., Suite 136
Alpharetta, GA 30004

PRESENTED BY:

BRUCE AILION

Realtor / Attorney
678.520.9292
bruceailion@remax.net
GA #104826



DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX Town & Country and it should not be made available to any other person or entity without the written consent of RE/MAX Town & Country.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX Town & Country.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

RE/MAX Town & Country has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX Town & Country has not verified, and will not verify, any of the information contained herein, nor has RE/MAX Town & Country conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

TABLE OF CONTENTS

PROPERTY INFORMATION

- 4 EXECUTIVE SUMMARY
- 5 COMPLETE HIGHLIGHTS
- 6 ADDITIONAL PHOTOS

LOCATION INFORMATION

- 8 REGIONAL MAP
- 9 LOCATION MAP
- 10 AERIAL MAP
- 11 SITE PLANS

FINANCIAL ANALYSIS

- 13 FINANCIAL SUMMARY
- 14 INCOME & EXPENSES
- 15 RENT ROLL

SALE COMPARABLES

- 17 SALE COMPS
- 18 SALE COMPS MAP & SUMMARY

LEASE COMPARABLES

- 20 LEASE COMPS
- 21 LEASE COMPS MAP & SUMMARY

DEMOGRAPHICS

- 23 DEMOGRAPHICS MAP & REPORT

ADVISOR BIOS

- 25 ADVISOR BIO 1
-



Each office independently owned and operated

RE/MAX TOWN & COUNTRY

12315 Crabapple Rd., Suite 136
Alpharetta, GA 30004

1

PROPERTY INFORMATION

IN THIS SECTION

EXECUTIVE SUMMARY
COMPLETE HIGHLIGHTS
ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,600,000
Building Size:	17,250 SF
Lot Size:	1,758,952,800 SF
Number of Units:	6
Price / SF:	\$150.72
Year Built:	1990
Renovated:	2000
Zoning:	O&I
Market:	North Fulton
Submarket:	Roswell

OFFICE BUILDING FOR SALE

RE/MAX TOWN & COUNTRY

Each office independently owned and operated

PROPERTY OVERVIEW

Invest in the premier Roswell office park of Crabapple West. 10892 Crabapple Rd is a renovated, 100% leased office building in the Crabapple West Office Development. Start your office investment with the security of this fully-leased building in an unbeatable quality and prime location. This property is the predominant building in this office park. Enjoy maximum efficiency with an elevator-served property with a total of 17,250 sq ft on three floors. The property in question has undergone significant upgrades in recent years. These include replacing the windows, renovating all floors to tenants' specifications, and remodeling of the lobby. Over half of the HVAC systems have been replaced, and other regulatory upgrades have been made. Each of the tenants now in the building have occupied their space for 15 years, and we believe they present stable income for years to come and offer an owner the upside of rent escalations. Moreover, the owner will have the upside of rent escalations in the future. Not only is the property in excellent condition now, but its value will only increase over time. Enjoy the convenience of being just two miles from downtown Roswell. The surrounding area is full of 40+ restaurants, high-end boutiques, stores, and tree-covered sidewalks that provide a unique walking experience. Located just south of Highway 92/Woodstock Rd and Georgia 400, your tenants enjoy proximity to the Perimeter Center and Avalon. To the west, the property is approximately 11 miles from Downtown Woodstock and Interstate I-575. In response to the work-at-home trend, businesses are responding by leaving more expensive urban locations for suburban

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Fully renovated in 2000
- Stable long-term tenants
- Below market rents

OFFICE BUILDING
FOR SALE

RE/MAX TOWN & COUNTRY

Each office independently owned and operated

PROPERTY INFORMATION

10892 CRABAPPLE RD

//ADDITIONAL PHOTOS

OFFICE BUILDING

FOR SALE

RE/MAX TOWN & COUNTRY

Each office independently owned and operated

P 6

12315 Crabapple Rd., Suite 136
Alpharetta, GA 30004



Each office independently owned and operated

RE/MAX TOWN & COUNTRY

12315 Crabapple Rd., Suite 136
Alpharetta, GA 30004

2

LOCATION INFORMATION

IN THIS SECTION

REGIONAL MAP

LOCATION MAP

AERIAL MAP

SITE PLANS

REGIONAL MAP

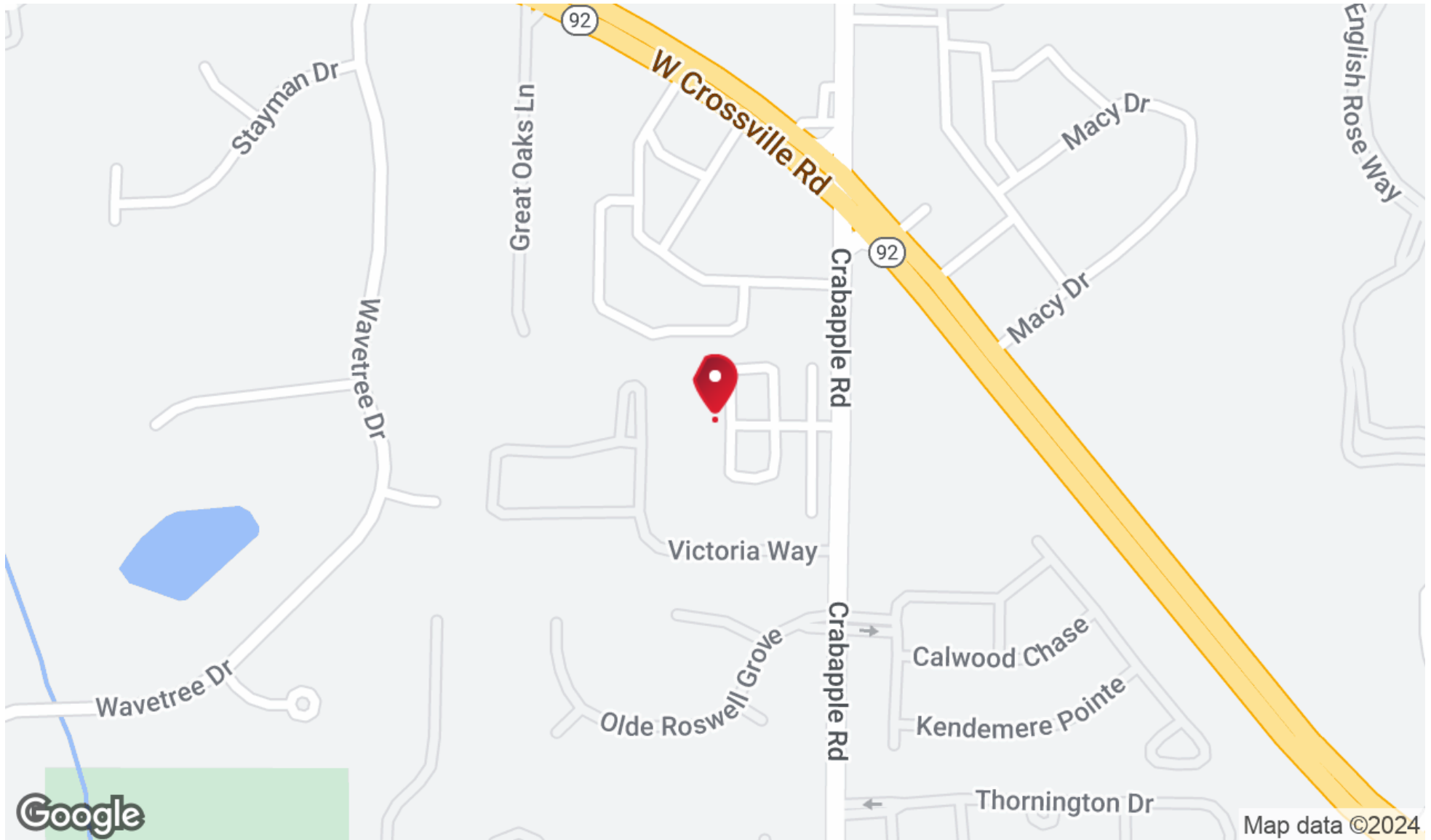


OFFICE BUILDING
FOR SALE

RE/MAX TOWN & COUNTRY

Each office independently owned and operated

LOCATION MAP



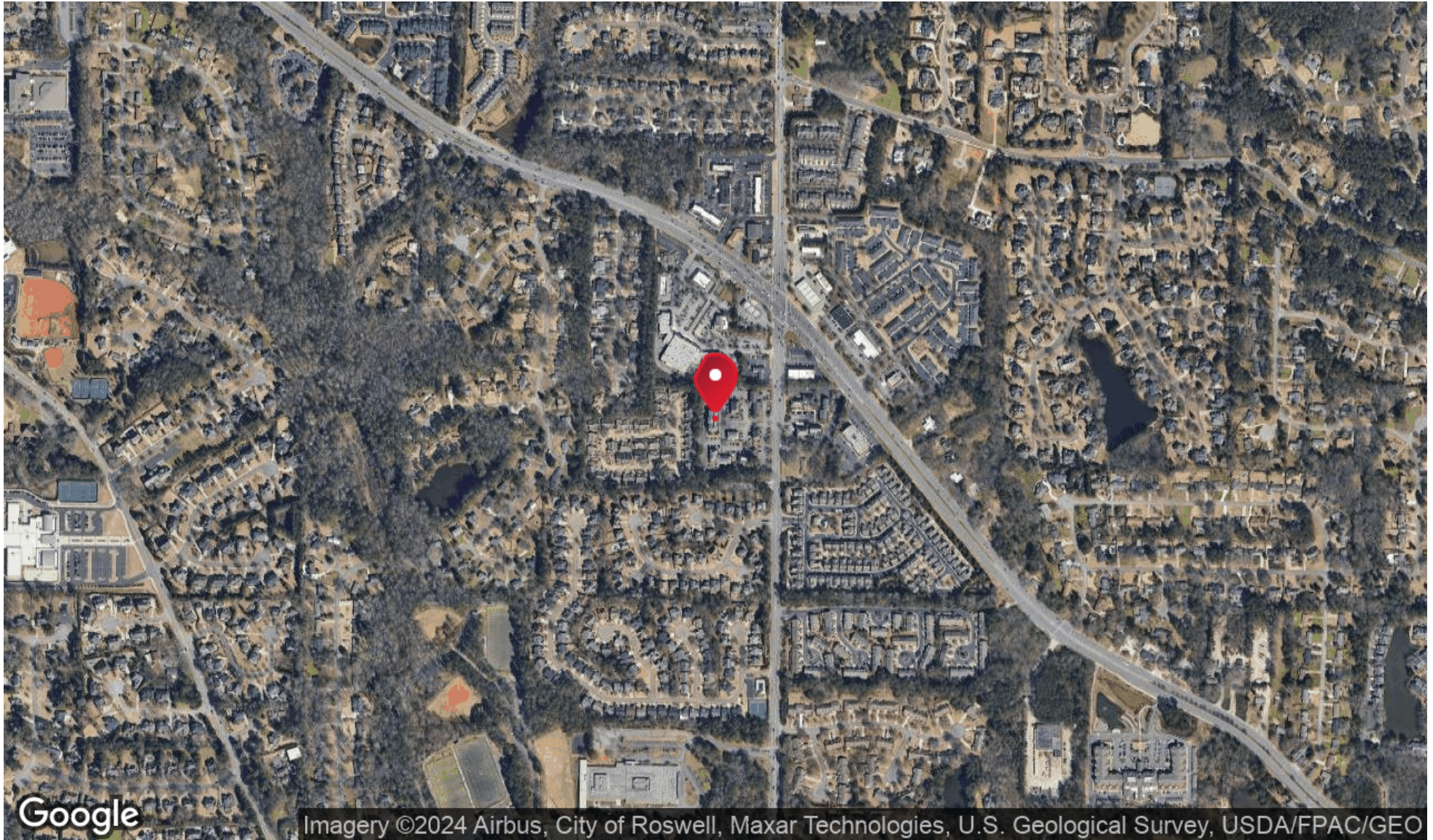
OFFICE BUILDING
FOR SALE

RE/MAX TOWN & COUNTRY

Each office independently owned and operated

12315 Crabapple Rd., Suite 136
Alpharetta, GA 30004

AERIAL MAP



OFFICE BUILDING
FOR SALE

RE/MAX TOWN & COUNTRY

Each office independently owned and operated

/SITE PLANS



It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the [Media Tab](#) or
"Publish on Website and Docs" in the [Plans Tab](#))

OFFICE BUILDING
FOR SALE

RE/MAX TOWN & COUNTRY

Each office independently owned and operated



Each office independently owned and operated

RE/MAX TOWN & COUNTRY

12315 Crabapple Rd., Suite 136
Alpharetta, GA 30004

3

FINANCIAL ANALYSIS

IN THIS SECTION

FINANCIAL SUMMARY
INCOME & EXPENSES
RENT ROLL

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$2,600,000
Price per SF	\$151
Price per Unit	\$433,333

OPERATING DATA

FINANCING DATA

OFFICE BUILDING
FOR SALE

RE/MAX TOWN & COUNTRY

Each office independently owned and operated

INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$0
--------------	-----

EXPENSES SUMMARY

OPERATING EXPENSES	\$0
--------------------	-----

NET OPERATING INCOME	\$0
----------------------	-----

OFFICE BUILDING
FOR SALE

RE/MAX TOWN & COUNTRY

Each office independently owned and operated

/

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
100	Killingsworth. CPA	5,750 SF	33.33%	\$12.14	-	-	\$69,805	-	12/31/2025
200	Second Wind Drealm	5,750 SF	33.33%	\$17.34	-	-	\$99,705	-	12/31/2024
300	Second Wind Drealm	5,750 SF	33.33%	\$17.34	-	-	\$99,705	-	12/31/2024
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
TOTALS		17,250 SF	99.99%	\$46.82	\$0	\$0.00	\$269,215		
AVERAGES		5,750 SF	33.33%	\$15.61			\$89,738		



Each office independently owned and operated

RE/MAX TOWN & COUNTRY

12315 Crabapple Rd., Suite 136
Alpharetta, GA 30004

A large, bold, red number 4, which is part of a large, stylized graphic of the number 4 that spans the width of the page. The graphic is composed of blue and grey lines forming the outline of the number.

SALE COMPARABLES

IN THIS SECTION

SALE COMPS

SALE COMPS MAP & SUMMARY

SALE COMPS



It turns out, you don't have any Comps Selected!

(click "  **Edit Sale Comps**" in the Page Edit Bar)

OFFICE BUILDING
FOR SALE

RE/MAX TOWN & COUNTRY

Each office independently owned and operated

SALE COMPS MAP & SUMMARY



It turns out, you don't have any Comps Selected!

(click "  **Edit Sale Comps**" in the Page Edit Bar)

OFFICE BUILDING
FOR SALE

RE/MAX TOWN & COUNTRY

Each office independently owned and operated



Each office independently owned and operated

RE/MAX TOWN & COUNTRY

12315 Crabapple Rd., Suite 136
Alpharetta, GA 30004

5

LEASE COMPARABLES

IN THIS SECTION

LEASE COMPS

LEASE COMPS MAP & SUMMARY

//LEASE COMPS



It turns out, you don't have any Comps Selected!

(click "  **Edit Sale Comps**" in the Page Edit Bar)

OFFICE BUILDING
FOR SALE

RE/MAX TOWN & COUNTRY

Each office independently owned and operated

//LEASE COMPS MAP & SUMMARY



It turns out, you don't have any Comps Selected!

(click "⚙ **Edit Lease Comps**" in the Page Edit Bar)

OFFICE BUILDING
FOR SALE

RE/MAX TOWN & COUNTRY

Each office independently owned and operated



Each office independently owned and operated

RE/MAX TOWN & COUNTRY

12315 Crabapple Rd., Suite 136
Alpharetta, GA 30004



6

DEMOGRAPHICS

IN THIS SECTION

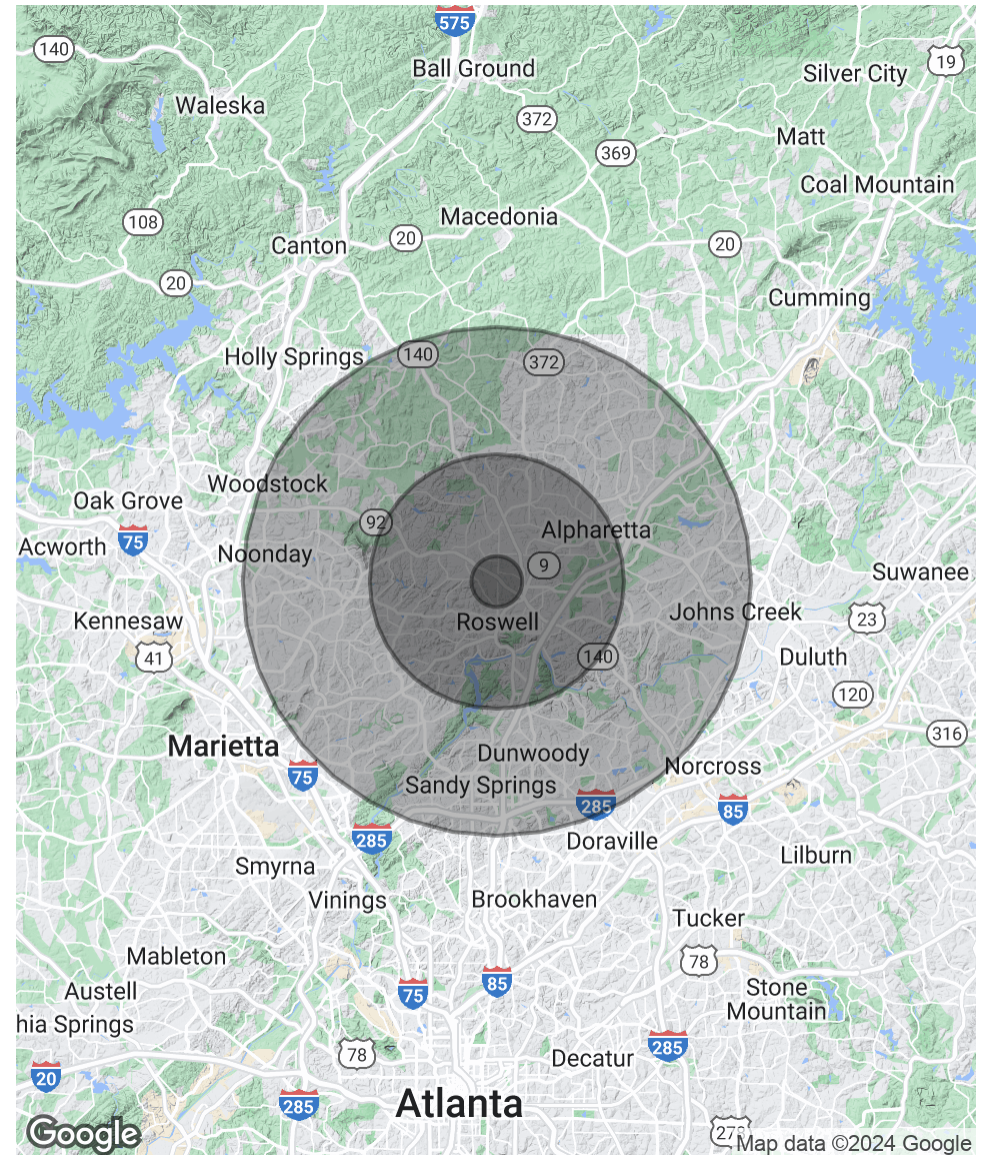
DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,596	169,583	683,252
Average Age	52.5	40.8	40.7
Average Age (Male)	47.6	38.9	39.2
Average Age (Female)	53.3	41.9	41.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,067	67,013	275,324
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$140,464	\$136,991	\$132,165
Average House Value	\$407,987	\$365,900	\$366,541

* Demographic data derived from 2020 ACS - US Census



OFFICE BUILDING FOR SALE

RE/MAX TOWN & COUNTRY

Each office independently owned and operated



Each office independently owned and operated

RE/MAX TOWN & COUNTRY

12315 Crabapple Rd., Suite 136
Alpharetta, GA 30004

7

ADVISOR BIOS

IN THIS SECTION

ADVISOR BIO 1

//ADVISOR BIO 1



BRUCE AILION

Realtor / Attorney

bruceailion@remax.net

Direct: **678.520.9292** | Cell: **678.520.9292**

GA #104826

RE/MAX Town & Country

12315 Crabapple Rd., Suite 136
Alpharetta, GA 30004

OFFICE BUILDING
FOR SALE

RE/MAX TOWN & COUNTRY

Each office independently owned and operated