



JOEL & GRANOT
COMMERCIAL REAL ESTATE

REAL ESTATE INVESTMENT PROPOSAL
3023 Maple Drive

Atlanta, GA 30305



Presented By:

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3023 Maple Drive, Atlanta, Georgia 30305

Executive Summary

LOCATION: The property is located near the corner of Maple Drive and Pharr Road
Atlanta, Georgia
Parcel ID – 17-0061-0010-044

SIZE: 1,720 +/- square feet plus 700 +/- additional storage space on third floor.

ZONING: RLC - Residential Light Commercial (Residential/Office)

SALES PRICE: \$625,000

LANDSCAPE COSTS Approximately \$1,000 per year

UTILITIES: All utilities are available in quantities sufficient to service the property.

GOVERNMENTAL
JURISDICTION: City of Atlanta

FRONTAGE: 60 feet on Maple Drive

TAXES: \$7,373.51

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Estimated Operating Costs

2006 Estimate (Yearly)

3023 Maple Drive, Atlanta, Georgia 30305

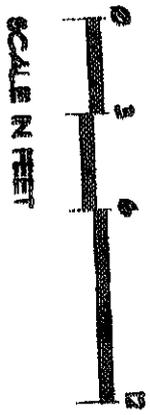
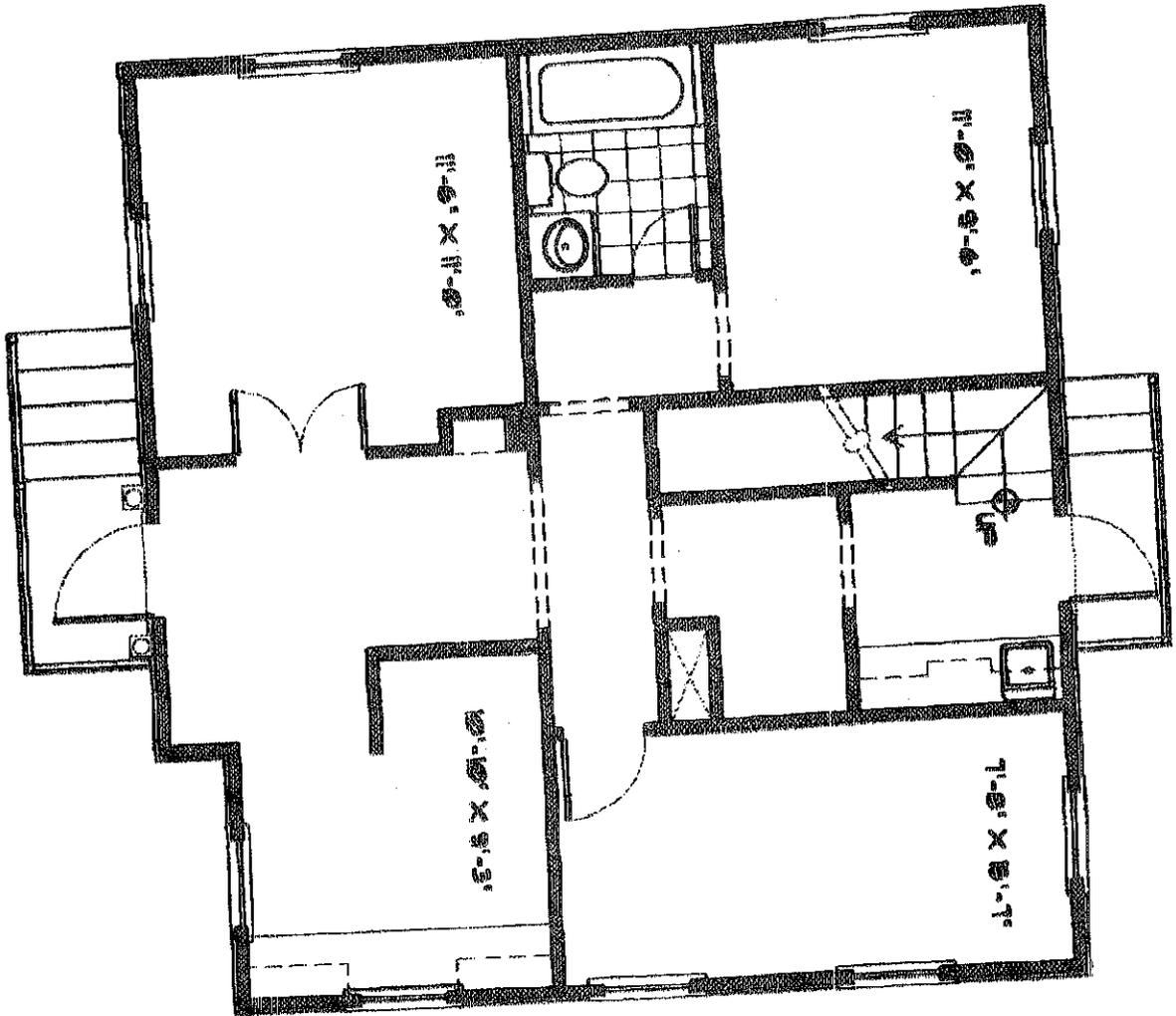
TYPE	Yearly
Taxes	\$1,811.00
Insurance	\$3,061.00
Gas*	\$1,370.75
Water*	\$583.53
Electricity*	\$2,705.95
Landscaping**	\$1,000.00
Total Operating Expenses	\$12,537.23

* Estimated over a twelve (12) month period based on previous month's usage.

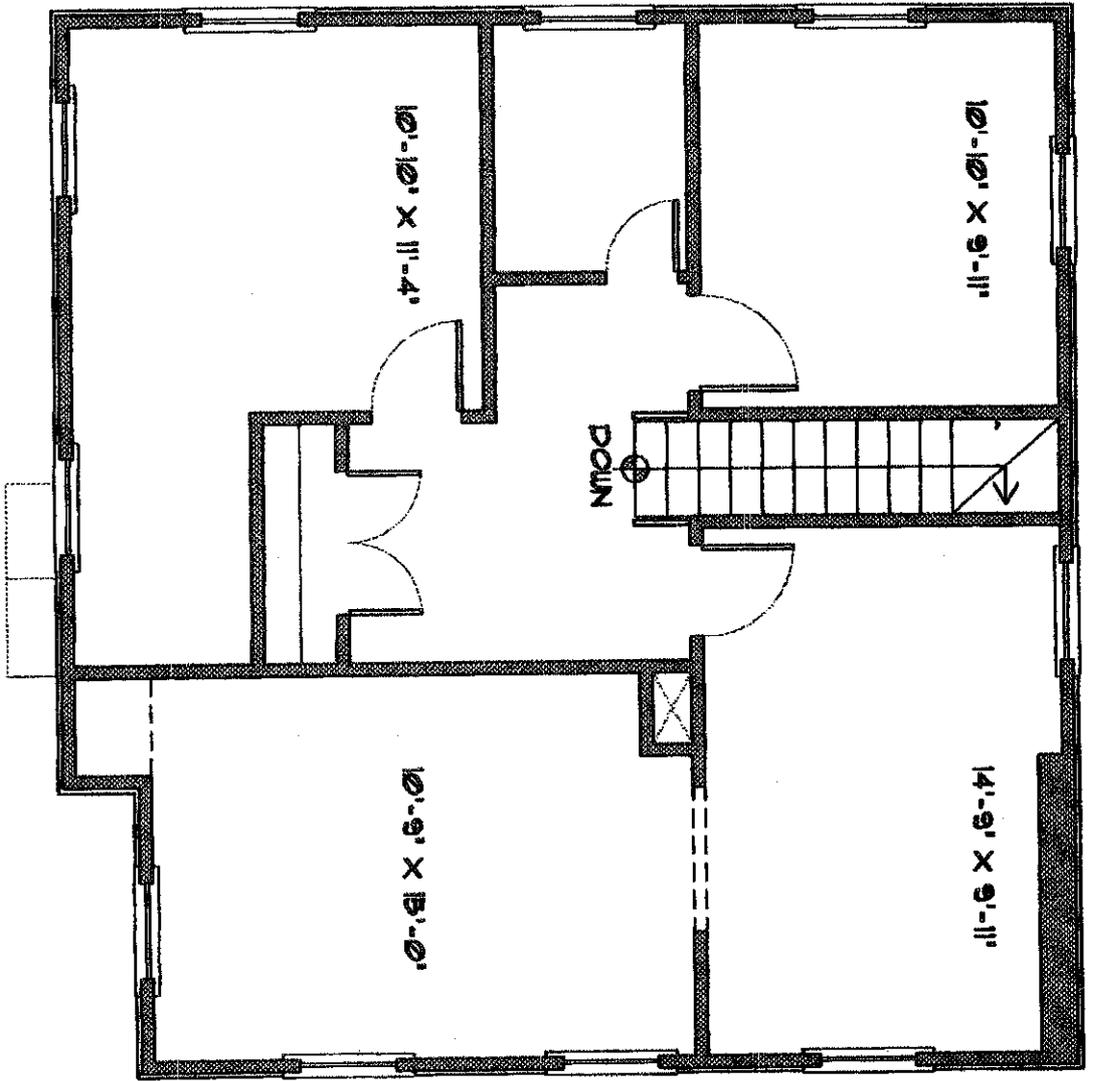
** Estimated

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to prior sale, withdrawal and other sales or rental conditions. Terms are subject to errors, omissions and change without notice.

1ST FLOOR PLAN
G.F. 809



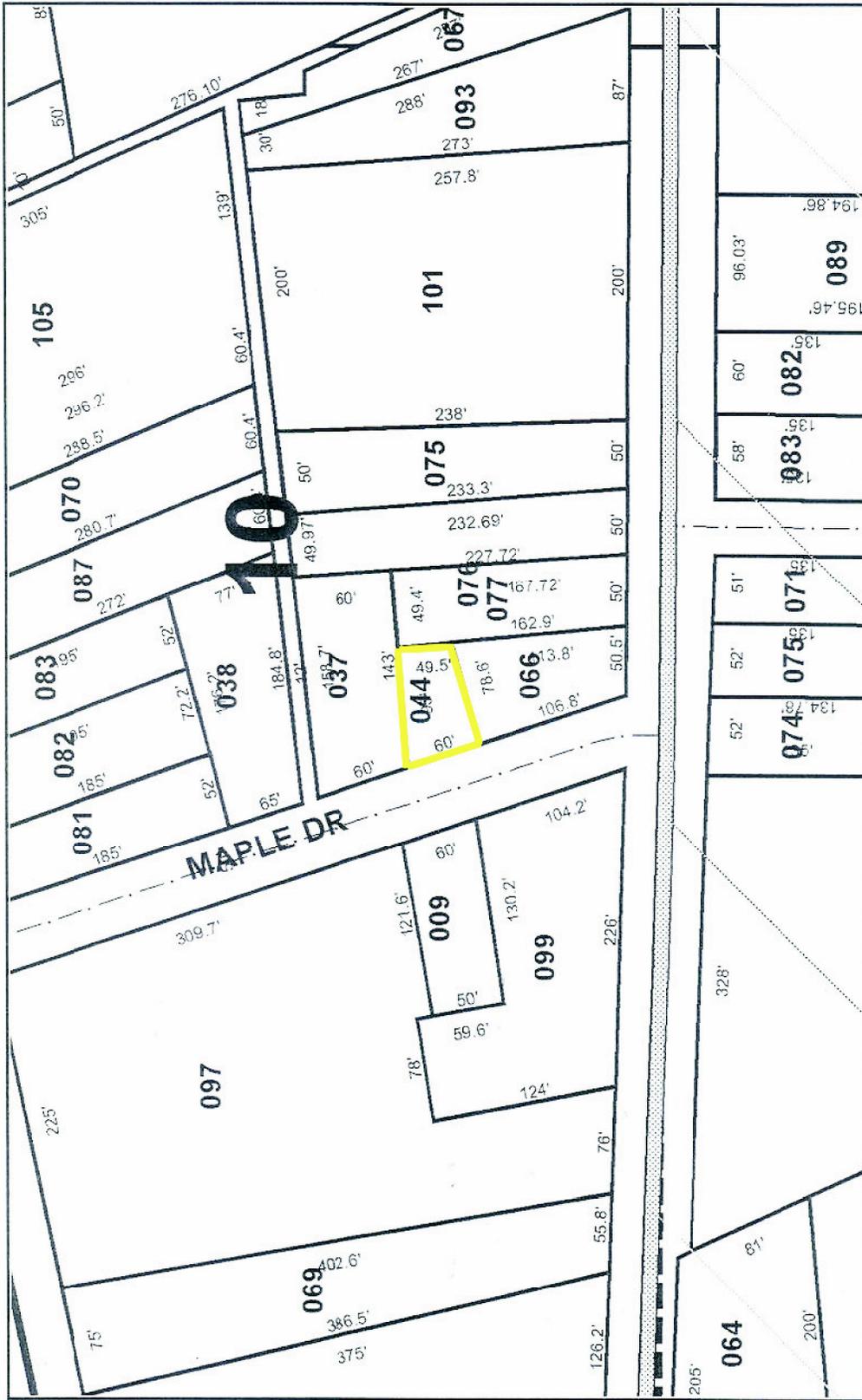
3023 MAPLE DRIVE
ATLANTA, GA 30305



2ND FLOOR PLAN
 SF. 781



3023 MAPLE DRIVE
 ATLANTA, GA 30305



County: NFULTON Map: 17_0061.NT4 Date printed: 10/30/2006

The information in MapMerge is deemed reliable but is not guaranteed and is subject to change without notice.

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EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 61, 17th District, Fulton County, Georgia, being known as part of Lot 21 of Hedgerose Heights Subdivision and being more particularly shown on that survey for Gail L. Cook and Phillip G. Clark, prepared by Perry E. McClung, R.L.S. No. 1541, dated June 7, 1990, being more particularly described as follows:

BEGINNING at an iron pin located on the northeasterly right-of-way line of Maple Drive (having a 50-foot right-of-way), 107.2 feet northwesterly along said right-of-way line from the intersection of said right-of-way line with the north right-of-way line of Pharr Road; thence running northwesterly along the northeasterly right-of-way line of Maple Drive 55.88 feet to an iron pin; thence running north 84 degrees 00 minutes east along the southern boundary line of the property now or formerly owned by A. L. Murphy, 92.90 feet to an iron pin; thence running south 05 degrees 43 minutes 04 seconds east 49.62 feet to an iron pin; thence running south 80 degrees 39 minutes 04 seconds west along the northern boundary line of the property now or formerly owned by Mrs. Rhett P. Sanders, 79.45 feet to an iron pin and THE POINT OF BEGINNING, being .103 acres as more particularly shown on the survey referenced above and being the same property as shown in that plat recorded in Plat Book 7, Page 100, Fulton County, Georgia records, also being known as 3023 Maple Drive, according to the present system of numbering in the City of Atlanta.

