

1000 Corporate Pointe
Warner Robins, GA 31088
Houston County

~~\$1,100,000~~ \$1,080,000
INVESTMENT PROPERTY



- 18,063 SF three-story office building with basement
- As of 9/11/2020 net operating income of \$100,988
- Approximately 9.3% cap rate
- 1.62 acres
- Built 1990 (renovated 2017)
- New roof (June 2019)
- Located off Russell Parkway across from Wal-Mart
- Convenient to Robins Air Force Base



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

For additional information contact: **KEVIN HARKINS** | Cell (478) 338-0623 | kharkins@thesummitgroupmacon.com

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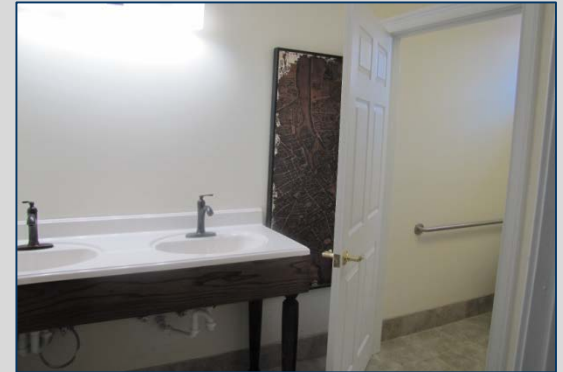
INCOME STATEMENT

Total Current Annual Income	\$ 143,340.00		
EXPENSES			
Property Insurance	\$3,992.00		
Property Taxes (2019)	\$9,533.00		
Internet	\$1,020.00		
Landscaping	\$3,000.00		
Water & Trash	\$2,400.00		
Electric	\$15,600.00		
Pest Control	\$660.00		
5 % Maintenance Reserve	\$7,167.00		
NET OPERATING INCOME			<u>\$100,988.00</u>



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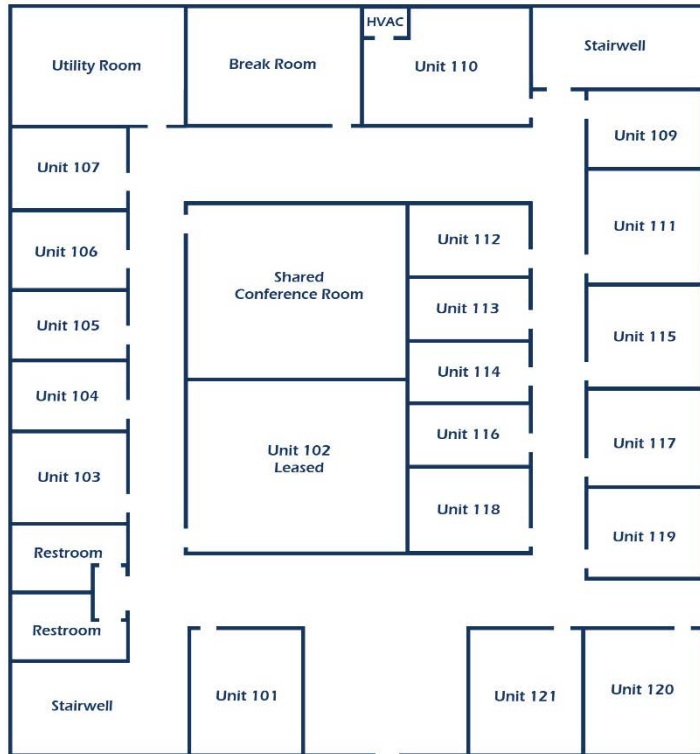
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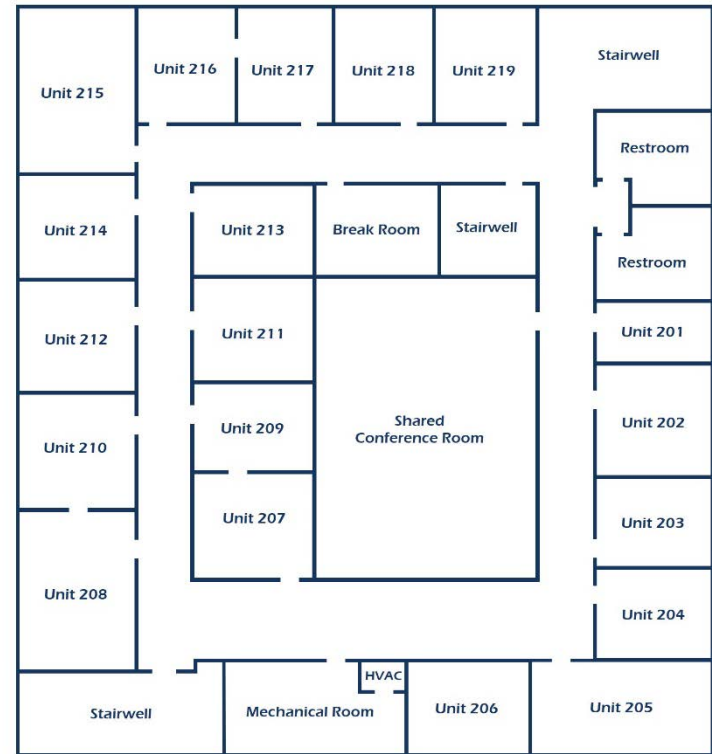
1000 Corporate Pointe
 1st Floor Plan

NOT to Scale

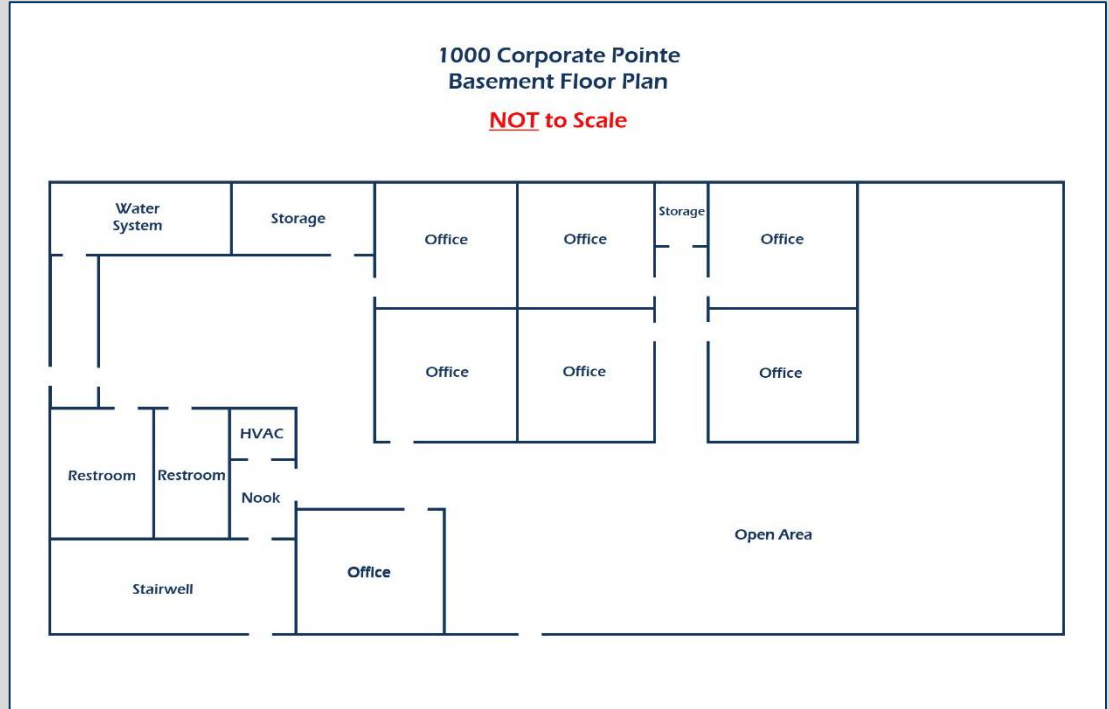
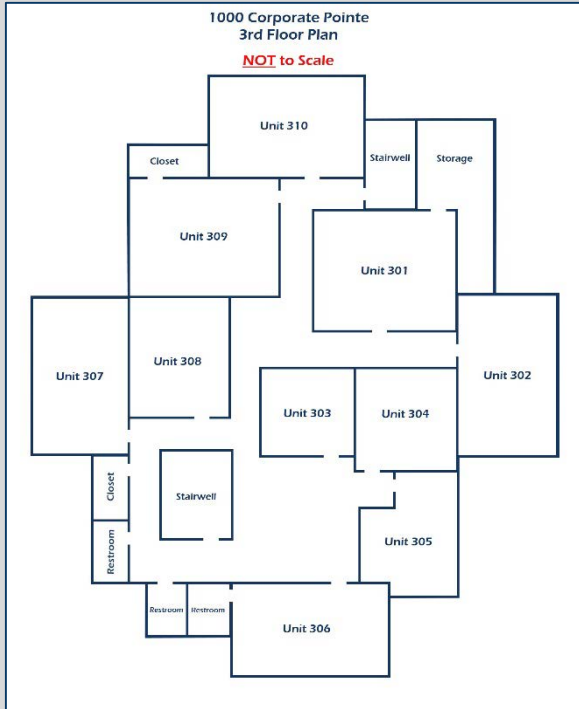


1000 Corporate Pointe
 2nd Floor Plan

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