

# 125 Gata Dr

125 Gata Dr, Statesboro, GA 30458



## OFFERING SUMMARY

Sale Price:	\$890,000
Cap Rate:	10.25%
NOI:	\$91,200
Lot Size:	3.1 Acres
Year Built:	2012
Building Size:	6,250
Price / SF:	\$142.40

## PROPERTY OVERVIEW

Six-year-old restaurant building. Very strong user signed new 5-year lease with two 5 year options. Tenants invested several hundred thousand into buildout. Space is extremely nice, and user is very strong. Incredible building. True NNN lease. Tenant is responsible for taxes, insurance, all maintenance etc... \$7,600 per month NNN. \$91,200 per year Net Income. No landlord responsibilities.

## LOCATION OVERVIEW

Great location, across from Georgia Southern University. Just off Lanier Dr. just down from GSU Football stadium. Building is on a picturesque pond with a great outdoor sitting area. High density residential around location and lots of retail. Very close proximity to Georgia Southern University. Strong college and A+ location.

### SHERMAN & HEMSTREET REAL ESTATE COMPANY

624 Ellis St. , Augusta, GA 30901  
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### JOE EDGE, SIOR, CCIM

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## INVESTMENT OVERVIEW

Price	\$890,000
Price per SF	\$142.40
CAP Rate	10.3%
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

## OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	\$91,200
Pre-Tax Cash Flow	-

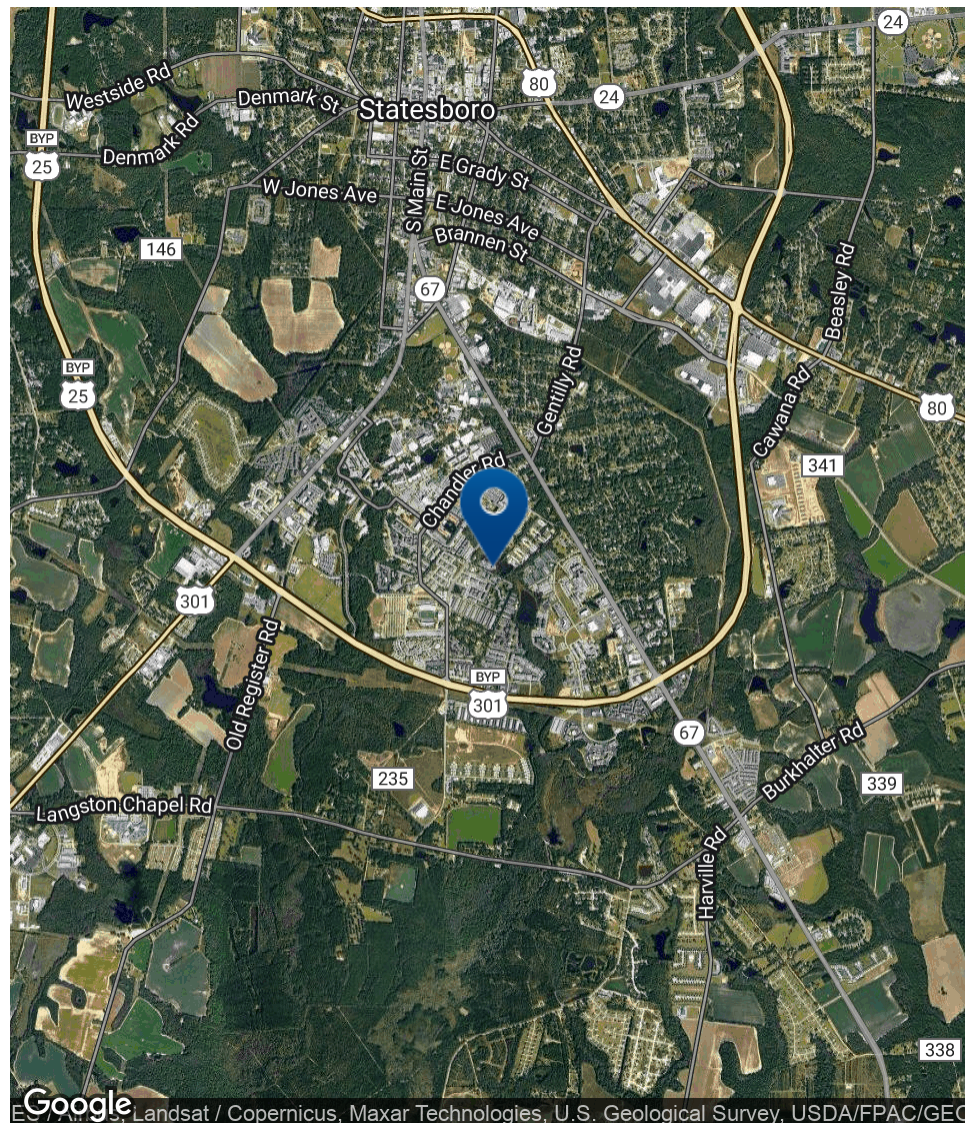
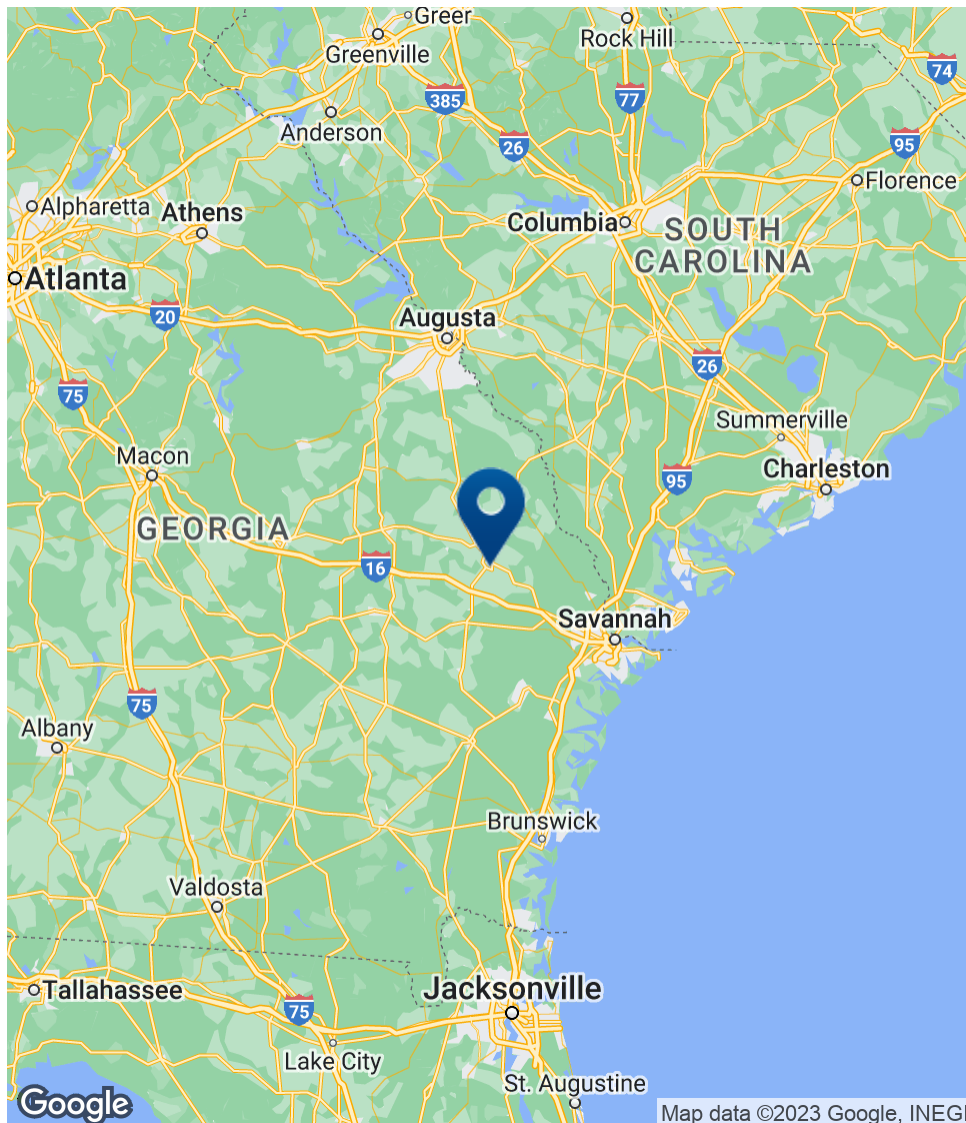
## FINANCING DATA

Down Payment	-
Loan Amount	-
Interest Rate	-%
Amortization Schedule	- Years
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-



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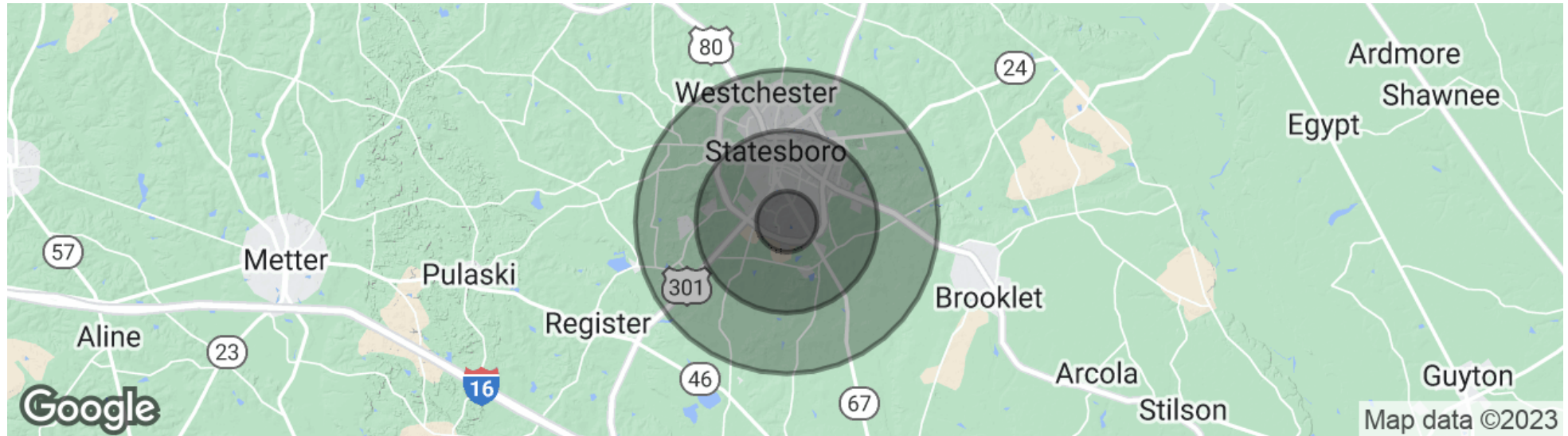
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	2,453	20,200	34,087
Median age	27.6	25.1	25.8
Median age (Male)	29.2	25.7	26.4
Median age (Female)	27.5	25.3	26.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,012	6,688	11,602
# of persons per HH	2.4	3.0	2.9
Average HH income	\$43,421	\$35,709	\$37,260
Average house value	\$152,989	\$163,621	\$180,856

\* Demographic data derived from 2020 ACS - US Census

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## JOE EDGE, SIOR, CCIM

President & Broker



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## PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for sixteen years. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Alabama, South Carolina, and North Carolina.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to [www.ccim.com](http://www.ccim.com) or [www.sior.com](http://www.sior.com).

## MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Member (CCIM)  
Society of Industrial and Office Realtors (SIOR)