

January 31, 2023

PROPERTY: 922 E. Jefferson Street Americus, GA 31709 (See Page 2 for more detailed information)

PROPERTY DETAILS:

- 14,200 +/- SF Medical Office Building
- 7 Suites, Fully Occupied
- Suites A, B, C, D, & G are rented by Phoebe
- Suites E & F are rented by MedSpa
- Built in 2007
- Two Parcels, 2.46 Acres Total

LIST PRICE: \$1,500,000

EXISTING FINANCIALS: Financial Breakdown:

- **Phoebe Putney Memorial Hospital:** \$10,964 Per Month (New 4-year lease for suites A, B, C, D, and G)
- **MedSpa – wellness clinic that administers botox etc. (The owner is a doctor affiliated with Phoebe Putney)** \$2,500 Per Month (New 3-year lease for suites E and F)
- Total Monthly Income: \$13,464
- Total Monthly Expenses: \$2,600 (based on property manager's September 2022 operating expenses)
- Monthly Net Operating Income: \$10,864

Current Annual NOI: **\$130,368**

CAP Rate if purchased at \$1,500,000 – **Approx 8.69%** (I can provide a financial pro-forma if needed.)

Property Information

Property Address & Parcel:

922 E Jefferson Street
Americus, GA 31709
Parcel Number: 35 21 0

Images of Property:





Aerial View and Retail Map (Subject Property in Blue):



Building Floorplan:

