



**Credit-Tenant Retail Center
Village Shops of Sugarloaf
Lawrenceville, Georgia**



Tenants in Common (TIC)

www.losnessgroup.com
408.288.3500

- * \$13,312,656 Equity Price
- * 6.54 CAP Rate (approx.)
- * 64.2% year one cash-on-cash yield (approx.)
- * 7.01% five-year average yield (pro forma)
- * 7.41% ten-year average yield (pro forma)
- * National and credit tenants including: Publix, Washington Mutual Bank, Hollywood Video, Fantastic Sams and Sally Beauty Supply
- * \$300,000 minimum purchase
- * Construction in 2003
- * 184,189 population within five-mile radius
- * Accessible via two major thoroughfares, Interstate 85 and GA Highway 316
- * Ingress/Egress provided by four curb cut access points along Sugarloaf Parkway and two curb cut access points along Five Forks Trickum Road



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. This property was not listed or sold by the Losness Group. This information is intended solely for potential Buyer who assumes all risks for inaccuracies. This is a sales comparable. The Losness Group can find you a similar asset on the market today.