

*Commercial Office Park
FOR SALE
770, 776, and 780 Baconsfield Drive
Macon, Georgia*



Baconsfield Office Park

*A 57,000 sf Multi-tenant Office Park
Excellent Owner Occupant or Investment Opportunity*

*Exclusively Listed By:
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See detailed property information on www.Fickling.com

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A Full Service Real Estate Company

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BACONSFIELD OFFICE PARK

Location: Located off Gray Highway near Macon's Central Business District with easy access to I-75 and I-16 via Spring Street exit. Interstate exposure. Located near financial institutions, Medical Center of Central Georgia, and Coliseum Medical Center

Property Description: A Williamsburg style office park consisting of three buildings totaling 57,000 gross square feet on 3.22 acres. Built in 1978. Multi-tenant facility offering the ideal investment opportunity. Currently 55% occupied.

Financial Summary: Building 1 is 9700 sf leased to one tenant; Building 2 is 15,500 sf on two floors; Building 3 is 22,260 sf on 3 floors.

| | 2006 | 2007 | 2008 | Proforma |
|------------------------|---------|---------|---------|----------|
| Gross Potential | 485,000 | 485,000 | 485,000 | 489,000 |
| Effective Gross Income | 265,598 | 279,314 | 271,500 | 445,500 |
| Expenses | 181,695 | 206,021 | 205,493 | 209,075 |
| Net Operating Income | 83,903 | 73,293 | 66,007 | 236,425 |

Nearby Businesses: Coliseum Hospital, Baconsfeld Business Center, Macon Centreplex, McDonald's, Kroger, Super Wal-mart

Demographic Overview:

| 2007 Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Population | 5,824 | 39,786 | 85,766 |
| Per Capita Income | \$20,277 | \$17,066 | \$17,656 |
| Average HH Income | \$44,595 | \$40,906 | \$43,751 |
| | | | |

Sale Price: \$2,000,000 (\$35.00 psf)



BACONSFIELD OFFICE PARK



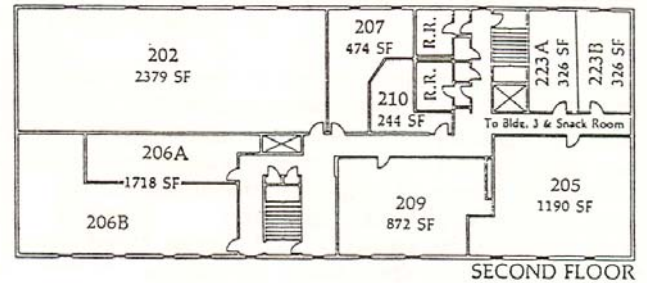
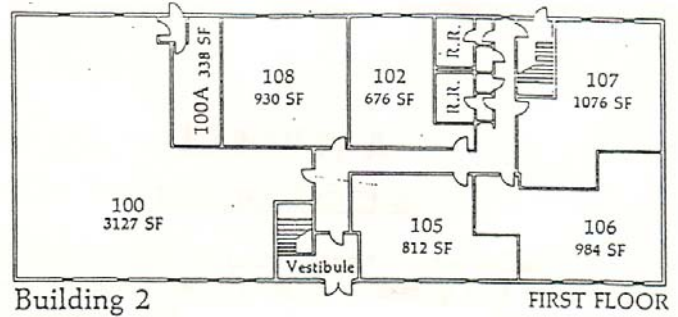
BACONSFIELD OFFICE PARK



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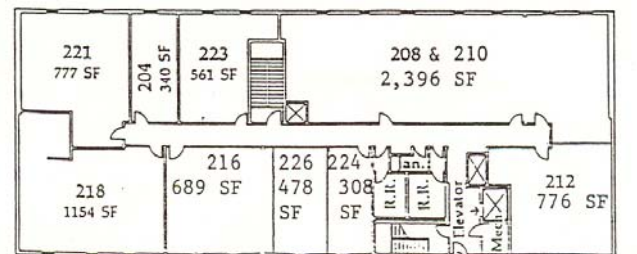
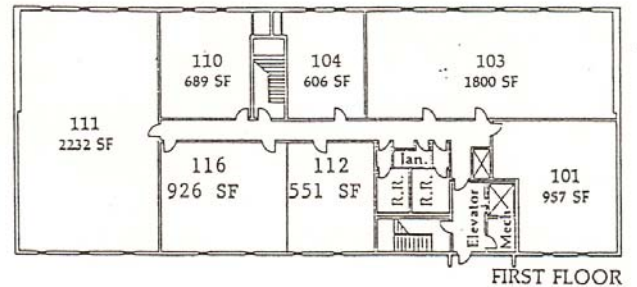
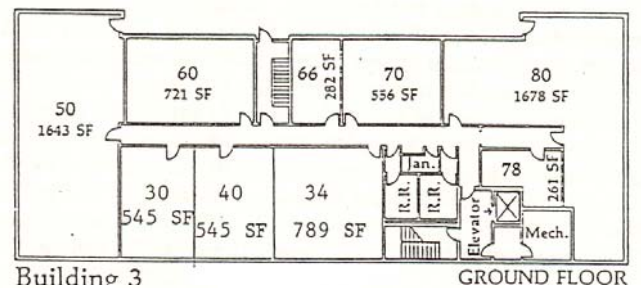
BUILDING 2

15,500 net rentable square feet on 2 floors



BUILDING 3

22,260 net rentable square feet on 3 floors



BUILDING 1

9,700 rentable square feet
Leased to single tenant

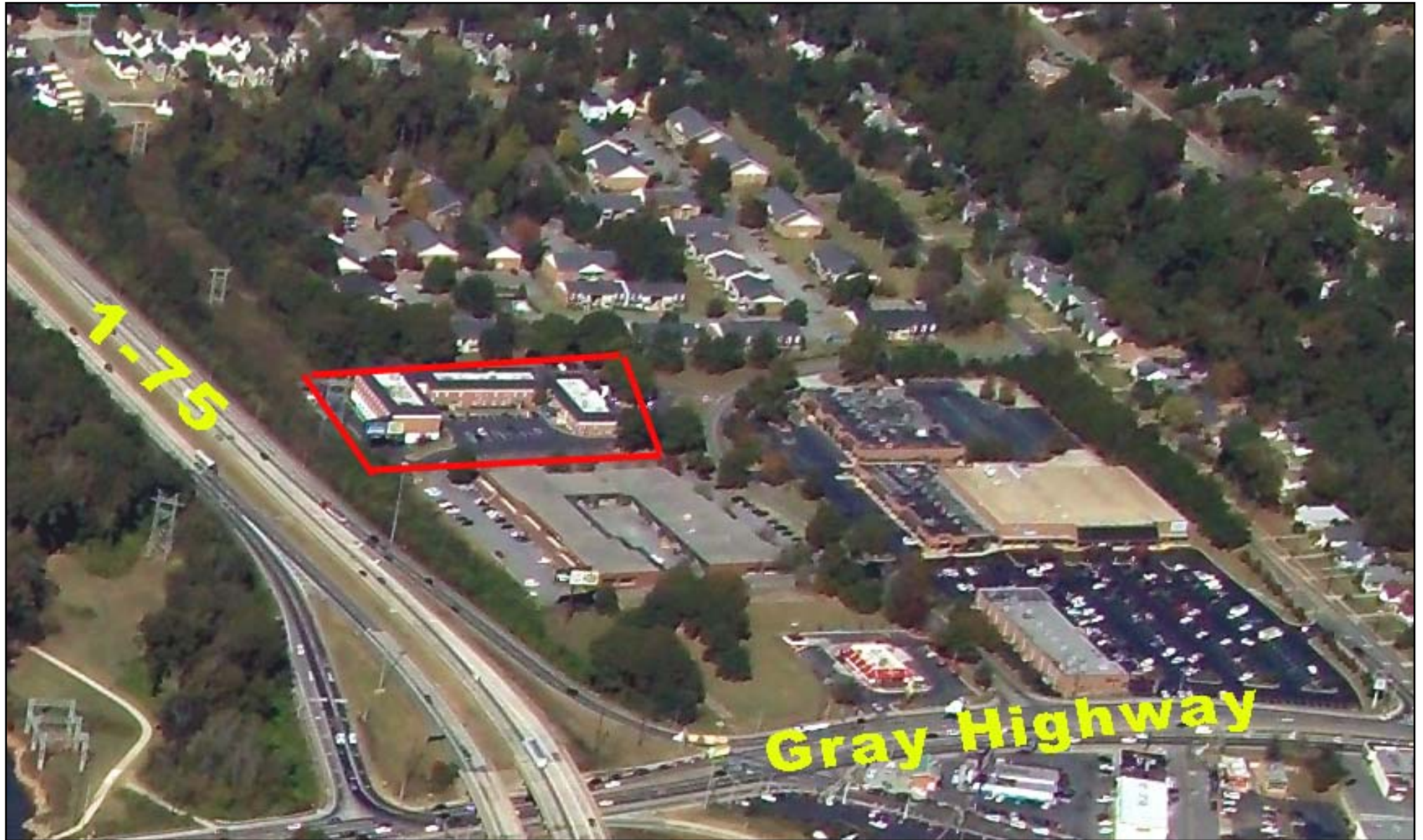
BACONSFIELD OFFICE PARK

OPERATING SUMMARY Baconsfeld Office Park

| | Actual 2006 | Actual 2007 | Actual 2008 | Stabilized Current Occupancy | Stabilized 90% Occupancy |
|----------------------------|----------------|----------------|----------------|------------------------------------|--------------------------------|
| Gross Potential Income | 485,000 | 485,000 | 485,000 | 485,000 | 489,000 |
| Less Vacancy & Credit Loss | 225,802 | 205,686 | 213,500 | 199,398 | 48,500 |
| Effective Gross Income | 259,198 | 279,314 | 271,500 | 285,602 | 440,500 |
| Plus other Income | 6,400 | 0 | 0 | 2,000 | 5,000 |
| Total Income | 265,598 | 279,314 | 271,500 | 287,602 | 445,500 |

| Expenses | | | | | |
|-------------------|--------|--------|-----------|--------|---------|
| Utilities | 90,209 | 87,761 | 99,295 | 96,012 | 100,000 |
| Janitorial | 24,493 | 25,532 | 20,700.70 | 24,500 | 34,000 |
| Janitorial Misc. | 9,400 | 9,722 | 9,781.58 | 9,800 | 0 |
| Repairs & Maint. | 14,973 | 34,905 | 27,440.26 | 21,000 | 9,800 |
| Administration | 2,483 | 2,649 | 3,635.80 | 6,554 | 7,000 |
| Management Fees | 10,846 | 11,343 | 11,252.28 | 12,258 | 22,275 |
| Lease Procurement | 1,780 | 4,983 | 4,182.50 | 3,000 | 4,000 |
| Insurance | 8,013 | 8,421 | 8,982.50 | 8,802 | 8,000 |
| Property Taxes | 19,498 | 20,705 | 20,222.64 | 20,705 | 20,000 |

| | | | | | |
|-----------------------------|---------|---------|------------|---------|---------|
| Total Operating Cost | 181,695 | 206,021 | 205,493.26 | 202,631 | 209,075 |
| Net Operating Income | 83,903 | 73,293 | 66,006.74 | 84,971 | 236,425 |



Baconfield Office Park