

Parker, Gill, Eisen & Stevenson, P.C. / NeuroPathways
/ Southern Homes Real Estate

4228 Lomac Street, Montgomery, AL 36106



OFFERING SUMMARY

Sale Price:	\$375,000
Cap Rate:	14.56%
NOI:	\$54,600
Year Built:	1989
Building Size:	4,071 SF
Renovated:	2017
Zoning:	O-1
Market:	Montgomery
Submarket:	East Montgomery
Price / SF:	\$92.11

PROPERTY OVERVIEW

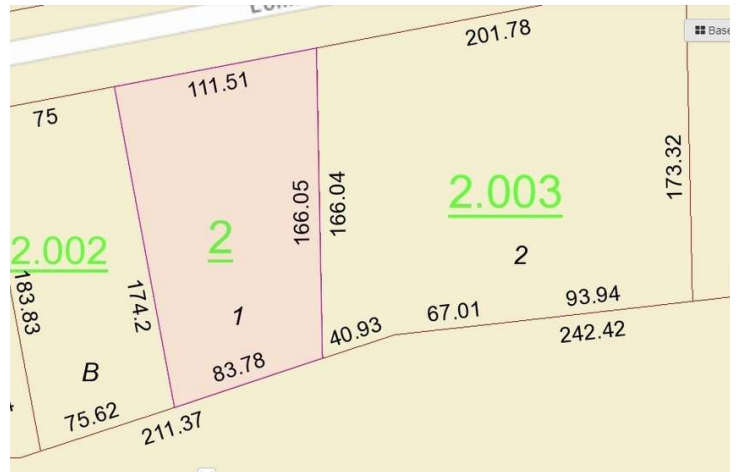
Recently updated office building currently occupied by accounting firm for sale. Painting and roof update recently.

Flexible lay out of the office with three bathrooms, corner offices, large conference, common file room. Office could be divided down the middle with two separate entrances, and over twenty parking spaces on concrete parking lot. Upstairs built out space currently has cubicles and windows.

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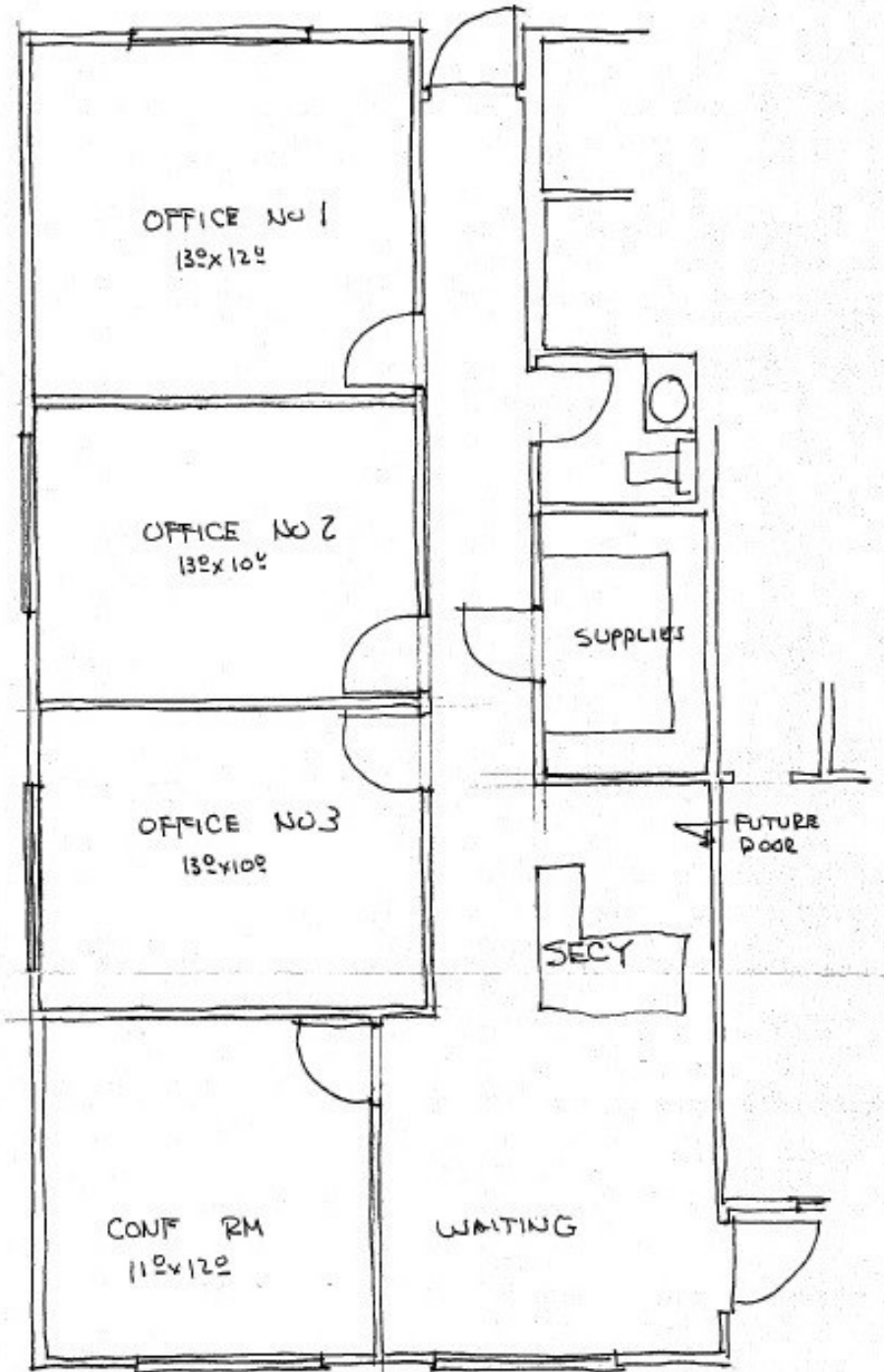
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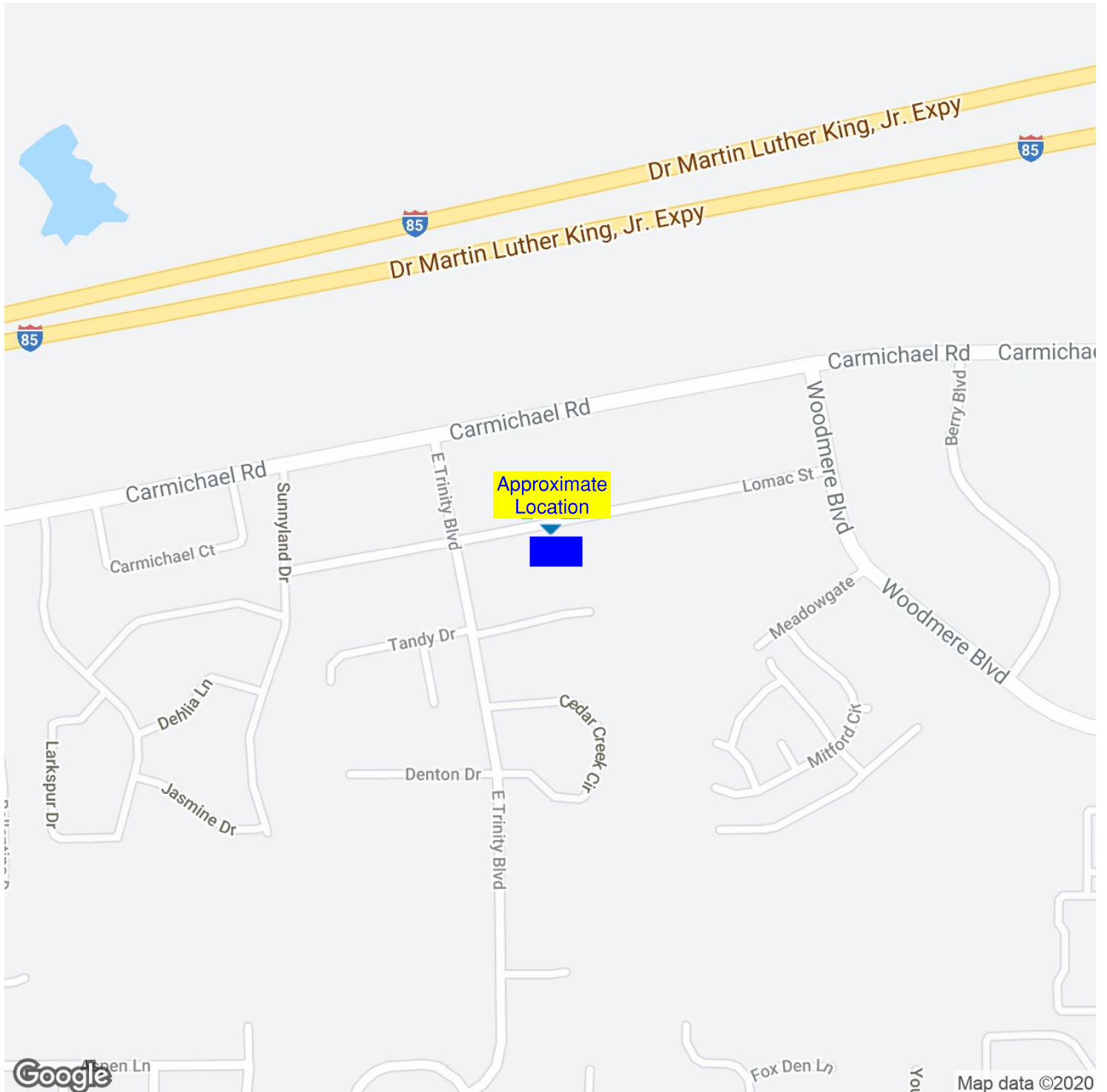
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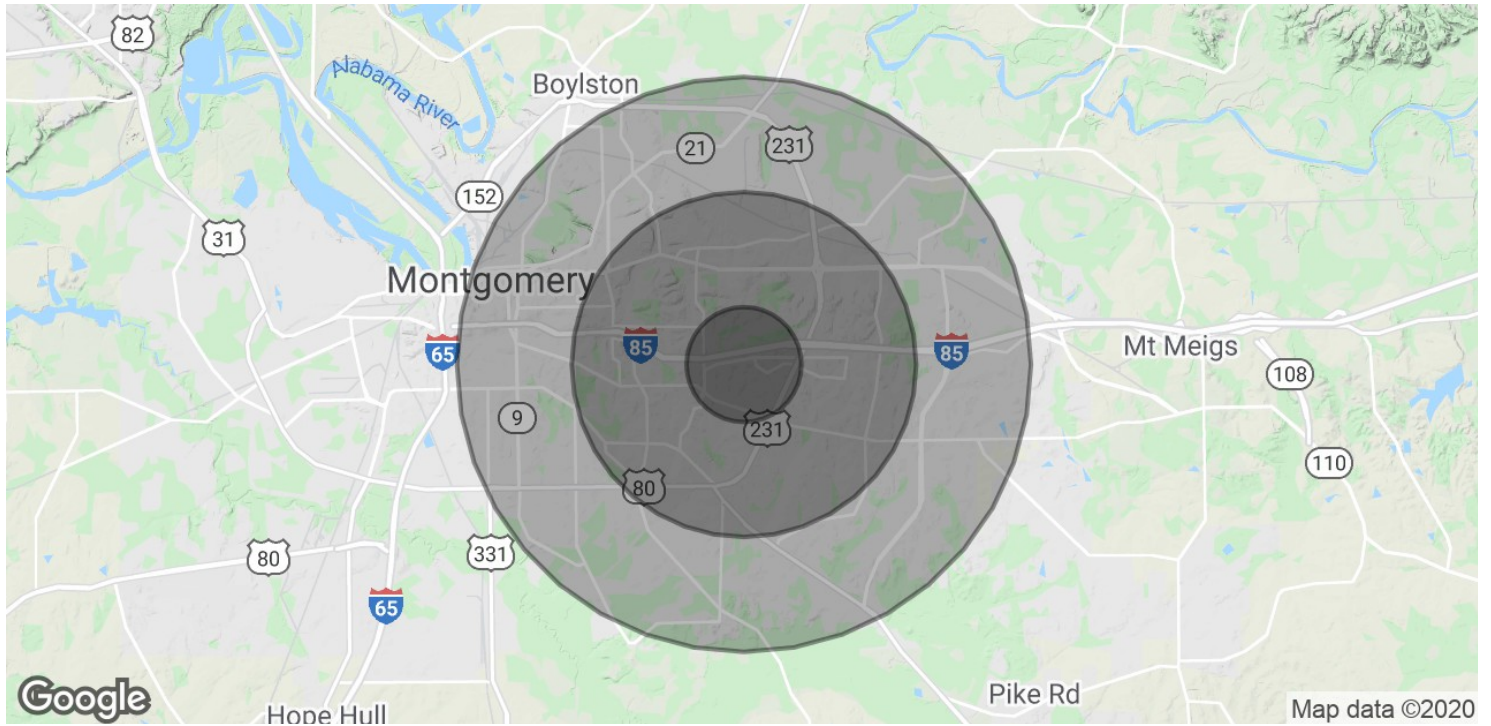
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,073	73,165	161,981
Average age	39.9	36.1	34.4
Average age (Male)	39.0	34.2	32.0
Average age (Female)	40.6	37.8	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,576	30,978	64,770
# of persons per HH	2.4	2.4	2.5
Average HH income	\$81,634	\$65,604	\$62,227
Average house value	\$190,320	\$177,441	\$183,472

* Demographic data derived from 2010 US Census