

Castle Park South, Valdosta, GA – Rent Roll & Summary – Nov. 2011

Address	Tenant	Status	SF	Rent	\$/SF
Bldg. 1:					
2003 N Ashley St	Right Choice Therapy	Rented	3430	\$1875	6.56
2013 N Ashley St	Ashley Loans	Rented	1015	\$750	8.87
2015 N Ashley St	Diabolink	Rented	2100	\$1000	5.71
2017 N Ashley St	Sprint	Rented	2100	\$950	5.43
2019 N Ashley St	VTown Gifts	Rented	2170	\$950	5.25
Bldg. 2:					
2027 N Ashley St	Forest Park Finance	Rented	1312	\$800	7.32
2029 N Ashley St	AJ Caribbean	Rented	1280	\$800	7.50
2031 N Ashley St	Fatima Hair	Rented	675	\$575	10.22
2033 N Ashley St	Estate Jewelry	Rented	1000	\$800	9.60
2035 N Ashley St	Greater Divide	Rented	4541	\$3400	8.98
Bldg. 3:					
2028 Marion St	GoodTimes	Rented	1350	\$850	7.56
2026-A Marion St	N/A	Vacant	650	\$450	8.31
2026-B Marion St	N/A	Vacant	650	\$450	8.31
2035-B Bemiss Rd	Jackson-Hewitt	Rented	925	\$600	7.78

12 / 14 rented; 21,898 sf / 23,198 sf (94%); \$13,350/mo; \$160,200/yr; \$7.32/sf avg; 2011 taxes: \$11,066; ±\$6500/yr insurance.

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Bldg. 1:					
2031-A Bemiss Rd	Speedy Cash	Rented	3520	\$2000	\$6.82
2031-B Bemiss Rd	Fisherman's Paradise	Rented	3280	\$1050	\$3.84
Bldg. 2:					
2035-A Bemiss Rd	Automotive Transfers	Rented	1200	\$800	\$8.00
2035 Bemiss Rd	Labor Finders	Rented	1200	\$800	\$8.00
Bldg. 3:					
2037 Bemiss Rd	Restaurant	Rented	3900	\$1500	\$4.62
Ground lease	Ice Machine	Rented	N/A	\$750	N/A

5 / 5 rented; 13,100 sf / 13,100 sf (100%); \$6900/mo; \$82,800/yr; \$5.32/sf avg; 2011 taxes: \$10,252; ±\$4200/yr insurance.

All leases: \$100/yr CAM; LL pays for roof, walls, parking lot, HVAC replacement; tenants pay all else; all roofs new in last 5 yrs.