

RECENT SOLD COMPS:

RETAIL:

97,946 SF; Laurens Plaza shopping center in Laurens, SC (Greenville MSA) sold for \$3,250,000 (\$33/SF) in August 2011. Built in 1987 & renovated in 2010 it was 91% occupied. Tenants included Big Lots, Save-a-Lot and Tractor Supply.

APARTMENT:

Marquise Place in Marietta, GA with 400 units sold for \$4,800,000 (\$12,000/unit) in August 2011. REO sale, 68% occupied, on 31 acres. Buyer expected to complete \$2.5M of renovations.

LAND:

4.97 acres on Ernest Barrett Pkwy in Kennesaw, GA, sold for \$5,500,000 in July 2011. \$1,106,640/acre. A former car dealership, it will be torn down to build 40,600 SF new location for Rooms To Go.

OFFICE:

41,358 SF Class B office building on Old Milton Pkwy in Alpharetta, GA sold for \$5,775,000 (\$140/SF) in July 2011. Built in 2000, two stories, on 6 acres. 100% leased, the Cap rate reportedly was 14.75%.

INDUSTRIAL:

85,000 SF Class B Office/Lab building in Marietta, GA, sold for \$3,300,000 (\$39/SF) in September 2011. Built in 1989 on 28.7 acres.

Source | Rob Whitmire | 09.20.11

Please contact Rob for additional information on these sales or for more market and sales comp information.
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