



FLEX LOFT CONDOS®

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Premium Office/Warehouse Condos

Flexible Uses - Business . Storage . Personal

3353 Acworth Summit Boulevard, Acworth, GA 30101



Units now available — Pre-opening pricing in effect

Units Priced - \$334,000 to \$487,000

- **High Income/Growing Area** – 1.5% projected annual growth (2020-2025), Average Household income \$103,000, 51,000 population (3-mile radius).
- **High Traffic Area** – Cobb Parkway has 38,255 Daily Count (1/4 mile south of site).
- **Extensive Nearby amenities** – restaurants, shopping centers, misc. commercial.
- **21 units** - Primary sizes: 1,195 SF, 1,543 SF, and 1,887 SF (30% is Loft SF).
- **Quality Design** - 4-sided brick, wood panel accents, loft area, climate controlled, 14' x 14" motorized insulated garage doors, ½ bath, R-31 ceiling insulation, reinforced concrete floors, and customizable to suit your needs.



Subject Trade Area – North Cobb Parkway, Acworth, GA



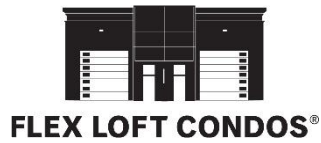
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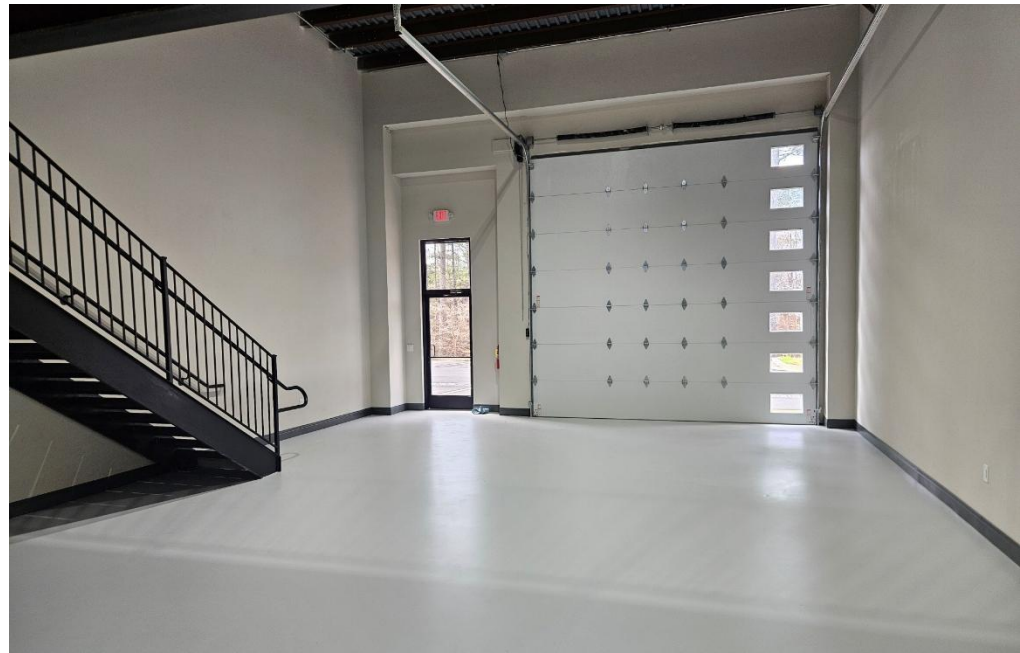


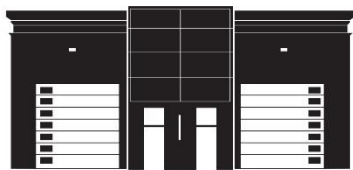
*25' x 45' unit
depicted*

Flex Loft Condos are designed for flexible uses. You can operate a business, store your investments, or use for personal needs such as a workshop, exercise studio, vehicle storage, or even a customized “man cave” is possible.

Units Features :

- Quality construction – steel frame with 4-sided brick, wood panel accents.
- Dedicated WIFI climate-control in each unit.
- Finished ½ bath in each unit.
- 18' - 20' interior ceilings.
- Five unit size options: 1,185 SF (273 SF is Loft), 1,430 SF (327 SF is Loft), 1,543 SF (355 SF is Loft), 1,705 SF (393 SF is Loft), and 1,887 SF (444 SF is Loft).
- 14' x 14' insulated, motorized overhead doors.
- LED Lighting
- Reinforced concrete floors that can accommodate auto lifts.
- 200 amp electrical panels.
- The Owner Lounge/Conference Center includes full bathroom & shower.
- Options include ceiling fans, cabinetry, auto lifts, custom flooring, security systems, and more.





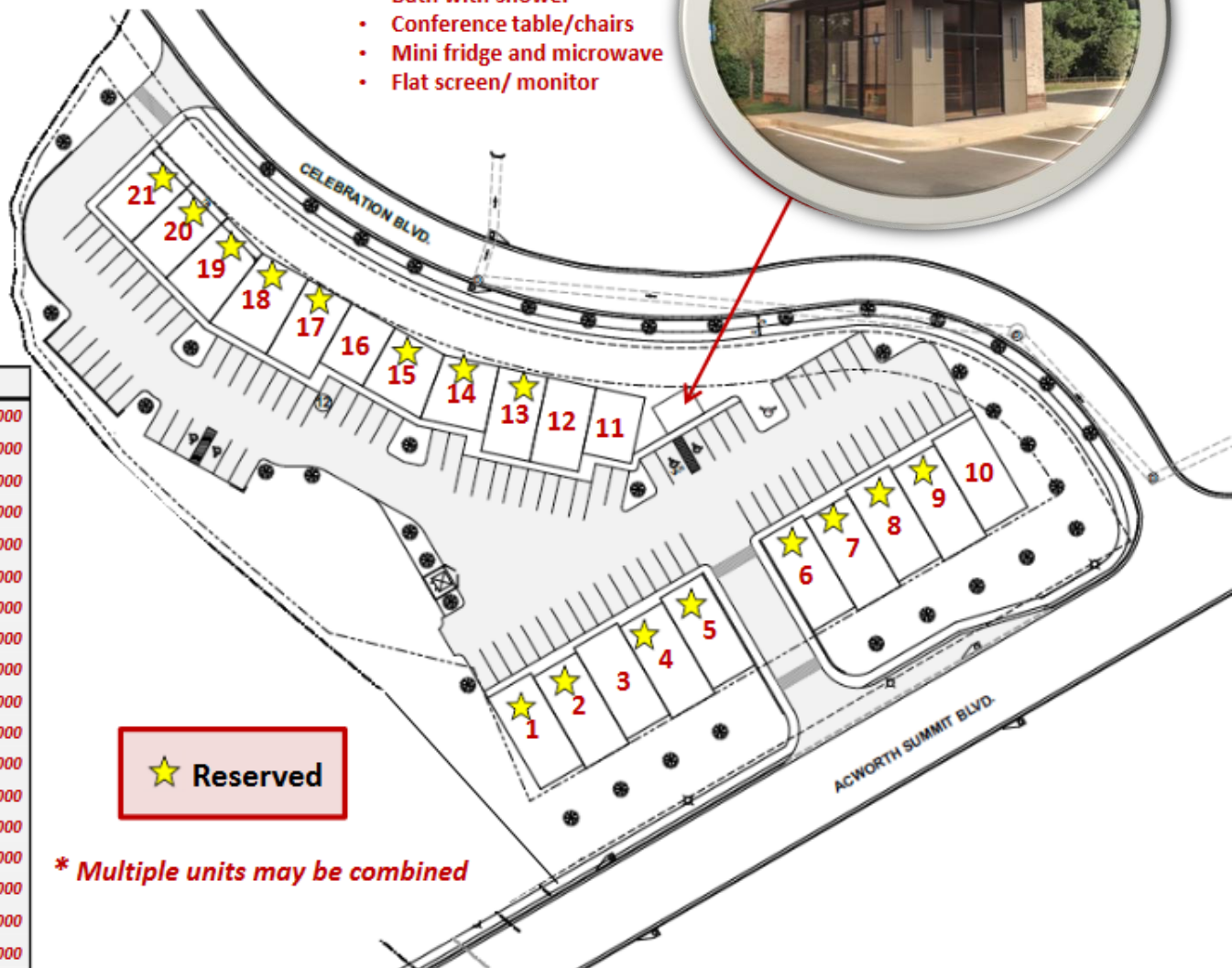
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#	Floor SF	Loft SF	Loft Dimensions	Tot SF	Price
1	1,460	444	24'.8" x 18'.0"	1,904	487,000
2	1,438	443	25'.4" x 17'.6"	1,881	487,000
3	1,443	444	25'.4" x 17'.6"	1,887	487,000
4	1,443	444	25'.4" x 17'.6"	1,887	487,000
5	1,460	444	24'.8" x 18'.0"	1,904	487,000
6	1,460	444	24'.8" x 18'.0"	1,904	487,000
7	1,443	444	25'.4" x 17'.6"	1,887	487,000
8	1,443	444	25'.4" x 17'.6"	1,887	487,000
9	1,438	443	25'.4" x 17'.6"	1,881	487,000
10	1,460	444	24'.8" x 18'.0"	1,904	487,000
11	1,044	301	24'.0" x 13'.4"	1,345	352,000
12	1,188	355	25'.4" x 14'.0"	1,543	404,000
13	1,188	355	25'.4" x 14'.0"	1,543	404,000
14	1,103	327	29'.3" x 11'.6"	1,430	374,000
15	1,103	327	29'.3" x 11'.6"	1,430	374,000
16	989	288	27'.4" x 10'.6"	1,277	334,000
17	1,189	343	25'.4" x 13'.6"	1,532	401,000
18	1,312	393	27'.1" x 15'.0"	1,705	446,000
19	1,312	393	27'.1" x 15'.0"	1,705	446,000
20	1,184	349	25'.4" x 13'.6"	1,533	401,000
21	1,202	346	24'.9" x 14'.0"	1,548	405,000

Not to Scale

Conference Center / Owner's Lounge

- Bath with shower
- Conference table/chairs
- Mini fridge and microwave
- Flat screen/ monitor



★ Reserved

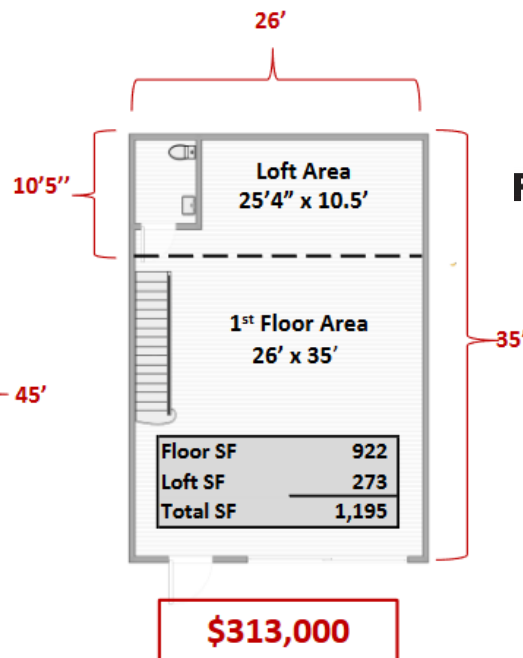
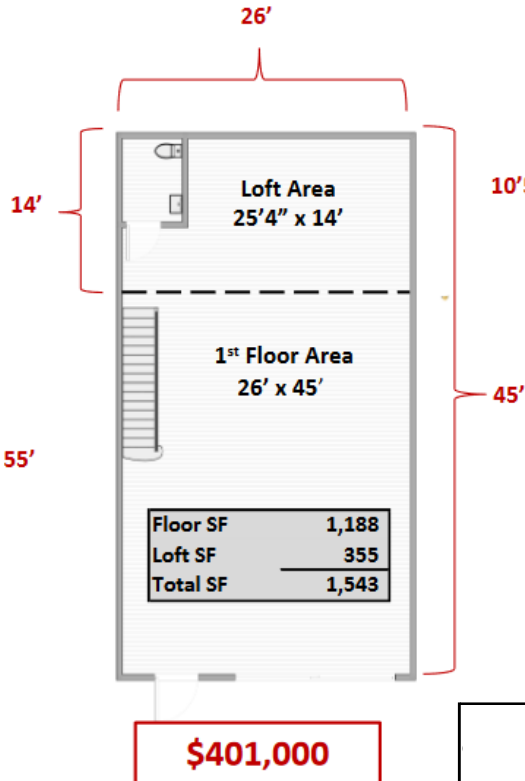
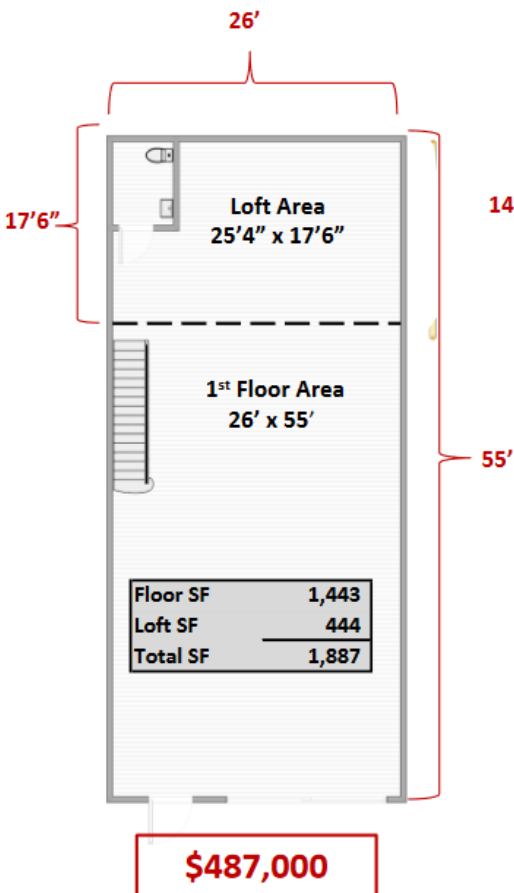
** Multiple units may be combined*



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The depicted unit sizes are standard sizes. Four of the units are slightly different due to site plan layout.

** Prices can be reduced, if the Loft Area is eliminated.*



Ownership Benefits:

- Lower costs versus renting, and no future rent increases (see financial model – estimated, your actual may vary).
- Maximize tax benefits (consult your CPA).
- Asset on personal financial statement.
- Safe investment with potential value increase over time.
- Flexible design allows multiple uses should you rent your unit.
- Customize your space as you want (subject property covenants).

Preliminary HOA Budget (subject to change)			
Building Area	35,907 SF		
	\$/SF	per Annum	Comments
Unit Utilities (Unit electric & water)	Tenant Direct		
RE Taxes	Tenant Direct		
Hazard Insurance	0.47	16,876	For buildings. Content Ins. is owner's responsibility.
Common Area Util. (Elect + Water)	0.12	4,309	Exterior/parking lot electricity & Common water.
Landscaping/Cleaning	0.23	8,259	Units owners req. to clean Conf. Ctr. after each use.
Garbage Service	0.14	5,027	Shared dumpster service.
Repair & Maintenance	0.12	4,309	Miscellaneous common area repairs.
Reserves for future replacement	0.25	8,977	Estimate. Unit owners will vote such amount.
Accounting/Mgt	0.17	6,104	Based on Bookkeeper paying bills. Will be higher if a Mgt. firm is hired by Association.
Estimate per annum	1.50	53,861	
Small Unit	1,277	1,916	per annum each unit
		160	per month each unit
Medium Unit	1,543	2,315	per annum each unit
		193	per month each unit
Large Unit	1,887	2,831	per annum each unit
		236	per month each unit
* Tenant is responsible for HVAC maintenance, Content Insurance, and repairs to their unit after purchase.			