

# LANGSTON BLACK

REAL ESTATE, INC.

INCOME PROPERTY  
FOR SALE



## 164 E. DOYLE STREET TOCCOA, GA 30577

3,764+- SF BUILDING WITH 2 TENETS

### Covington Credit

#### Division of Southern Management Corp.

Leases 1,652+- SF space on East Doyle Street  
Tenant Since August 1983

Current lease term expires May 5, 2016

2.5% annual rent increases start May, 2011

Lease is modified NNN

### Service Loans & Tax

#### Division of Walters Management Co.

Leases 460+- SF space on South Park Lane  
Tenant Since July 2004

Current lease term expires July 19, 2010

Lease is modified gross



SALES PRICE: **\$195,000**  
**CAP 9.08%**

2010 PROJECTED NOI: \$17,894

**BRAD TOY**

864-640-7429

**CHUCK LANGSTON**

864-230-4302

**LANGSTON BLACK**  
REAL ESTATE, INC.

P.O. BOX 2167

GREER, S.C. 29652

BUS: 864-848-9070

275

[www.langston-black.com](http://www.langston-black.com)

Every effort has been made to ensure the accuracy of the enclosed data, but we assume no responsibility for errors. All conditions and pricing subject to change without notice.  
(LANGSTON-BLACK SITE #275)

