

LANGSTON BLACK

REAL ESTATE, INC.

INCOME PROPERTY
FOR SALE



**164 E. DOYLE STREET
TOCCOA, GA 30577**

**3,764+- SF BUILDING
WITH TWO SPACES**

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

460+- SF SPACE ON SOUTH PARK LANE

This space is currently available for lease

Lease rate is \$600 per month (75 SOUTH PARK LANE)



SALES PRICE: \$195,000
CAP 9.08%

2010 PROJECTED NOI: \$17,894

BRAD TOY

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CHUCK LANGSTON

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LANGSTON BLACK
REAL ESTATE, INC.

P.O. BOX 2167

GREER, S.C. 29652

BUS: 864-848-9070

705

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 #705)

