

**361 Edgewood Terrace Dr**

Jackson, MS 39206

**Class B Office Building of 4,254 SF Sold on 5/17/2016 for \$160,000 - Research Complete**

buyer

seller

**Hannon Family Properties**  
**PO Box 9783**  
**JACKSON, MS 39286**



vital data

Escrow/Contract: -	Sale Price: <b>\$160,000</b>
Sale Date: <b>5/17/2016</b>	Status: <b>Full Value</b>
Days on Market: <b>60 days</b>	Building SF: <b>4,254 SF</b>
Exchange: <b>No</b>	Price/SF: <b>\$37.61</b>
Conditions: -	Pro Forma Cap Rate: -
Land Area SF: <b>16,444</b>	Actual Cap Rate: -
Acres: <b>0.38</b>	Down Pmnt: -
\$/SF Land Gross: <b>\$9.73</b>	Pct Down: -
Year Built, Age: <b>1987 Age: 29</b>	Doc No: -
Parking Spaces: <b>20</b>	Trans Tax: -
Parking Ratio: <b>4.7/1000 SF</b>	Cornr: <b>No</b>
FAR: <b>0.26</b>	Zoning: <b>PUD</b>
Lot Dimensions: -	No Tenants: <b>1</b>
Frontage: -	Percent Improved: -
Tenancy: <b>Multi</b>	Submarket: <b>North Jackson</b>
Comp ID: <b>3597627</b>	Map Page: -
	Parcel No: -
	Property Type: <b>Office</b>

income expense data

Listing Broker

**Lee Hawkins Realty**  
**2045 Main St**  
**Madison, MS 39110**  
**(601) 856-3898**  
**Bryan Jameson**

Buyer Broker

financing



**5435 Executive PI**

Jackson, MS 39206

**Class C Office Building of 3,650 SF Sold on 11/14/2013 for \$120,000 - Research Complete**

buyer

**Eldridge Henderson**  
548 A Faculty Dr  
Raymond, MS 39154  
(601) 857-0074

seller

**Rohan Alexis**  
400 Parks Rd  
Jackson, MS 39212  
(601) 373-2734

## vital data

Escrow/Contract: -	Sale Price: <b>\$120,000</b>
Sale Date: <b>11/14/2013</b>	Status: <b>Confirmed</b>
Days on Market: <b>562 days</b>	Building SF: <b>3,650 SF</b>
Exchange: <b>No</b>	Price/SF: <b>\$32.88</b>
Conditions: -	Pro Forma Cap Rate: -
Land Area SF: <b>17,389</b>	Actual Cap Rate: -
Acres: <b>0.4</b>	Down Pmnt: -
\$/SF Land Gross: <b>\$6.90</b>	Pct Down: -
Year Built, Age: <b>1977 Age: 36</b>	Doc No: <b>7156-1485</b>
Parking Spaces: <b>18</b>	Trans Tax: -
Parking Ratio: <b>4.93/1000 SF</b>	Corner: <b>No</b>
FAR: <b>0.21</b>	Zoning: <b>COM</b>
Lot Dimensions: -	Percent Improved: -
Frontage: -	Submarket: <b>North Jackson</b>
Tenancy: <b>Multi</b>	Map Page: -
Comp ID: <b>2908453</b>	Parcel No: <b>0504-0771-002</b>
	Property Type: <b>Office</b>

## income expense data

<b>Expenses</b>	- Taxes	<b>\$2,871</b>
	- Operating Expenses	
	Total Expenses	<b>\$2,871</b>

## Listing Broker

**DST Realty, INC**  
5260 Cedar Park Dr  
Jackson, MS 39206  
(601) 366-9400  
Dorothy Thompson, Matthew Thompson

## Buyer Broker

## financing

**160 Office Park Plz**

Jackson, MS 39206

**Class C Office Building of 1,600 SF Sold on 6/3/2014 for \$125,000 - Research Complete**

buyer

**Nathaniel Mitchell**  
335 Beechcrest Dr  
Jackson, MS 39211  
(601) 991-9287

seller

**James Sanford**  
108 Dominion Pky  
Brandon, MS 39042

## vital data

Escrow/Contract: -	Sale Price: <b>\$125,000</b>
Sale Date: <b>6/3/2014</b>	Status: <b>Confirmed</b>
Days on Market: -	Building SF: <b>1,600 SF</b>
Exchange: <b>No</b>	Price/SF: <b>\$78.13</b>
Conditions: -	Pro Forma Cap Rate: -
Land Area SF: <b>8,019</b>	Actual Cap Rate: -
Acres: <b>0.18</b>	Down Pmnt: -
\$/SF Land Gross: <b>\$15.59</b>	Pct Down: -
Year Built, Age: <b>1965 Age: 49</b>	Doc No: <b>7163-3091</b>
Parking Spaces: <b>10</b>	Trans Tax: -
Parking Ratio: <b>6.25/1000 SF</b>	Cornr: <b>No</b>
FAR: <b>0.20</b>	Zoning: <b>Commercial</b>
Lot Dimensions: -	Percent Improved: <b>52.8%</b>
Frontage: -	Submarket: <b>North Jackson</b>
Tenancy: <b>Multi</b>	Map Page: -
Comp ID: <b>3207186</b>	Parcel No: <b>0504-0802-001</b>
	Property Type: <b>Office</b>

## income expense data

## Listing Broker

**Cook Commercial Properties**  
1501 Lakeland Dr  
Jackson, MS 39216  
(601) 981-1500  
Bill Hankins

## Buyer Broker

**No Buyer Broker on Deal**

## financing