

Passive Investment Opportunity | Syndicated Offering

Spring Plaza - Ellijay, Georgia 30540



Our Purchase Price:	\$4,883,550
Year One Cap Rate:	10.46%
Occupancy Rate:	78.0%
Leasable Area:	166,000 SF
Total Equity Raise:	\$2,020,000
Minimum Investment:	\$50,000
Amount Available to Investors:	\$498,000
Investors Preferred Return:	8.0%
Projected Actual Cash Return:	10.61%
Projected IRR (7 Year Hold):	21.21%

At HJH Investments our mission is to protect and grow investor capital through passive syndicated commercial real estate investments. Using our experience and resources, we take a proven approach to procuring investment properties that will deliver the results that our investors depend upon. Taking a hands on approach to the due diligence process, we negotiate to attain the best price for our investors, coordinate professional on-site inspections, as well as setting up financing and property management. Our goal is to protect investor capital while achieving the maximum performance and value for each property. Our team is ready to answer your questions and guide you through the entire investment process.

Total Square Feet Managed: 1,300,000



To invest or discuss further please contact:
Benjamin S. Kogut, CCIM, MBA
512-666-1116 / ben@hjh1031.com
300 W. Bowie Street, Suite 106A
Austin, TX 78701

