

Parkaire Commons

4994 Lower Roswell Road
Marietta, Georgia 30068

You own your home... You should **Own Your Office**



Ownership Benefits:

- ✓ Pay yourself rather than a landlord
- ✓ Build an income producing asset
- ✓ Don't throw money away as rent
- ✓ Experience property appreciation
- ✓ Pay yourself the rent escalation
- ✓ Pay 24% off mortgage in 5 years
- ✓ Pay 56% off mortgage in 10 years
- ✓ Start a new retirement asset
- ✓ Control your business environment
- ✓ Easy financing for owner occupant
- ✓ IronStone Bank, SunTrust, BB&T and Wachovia

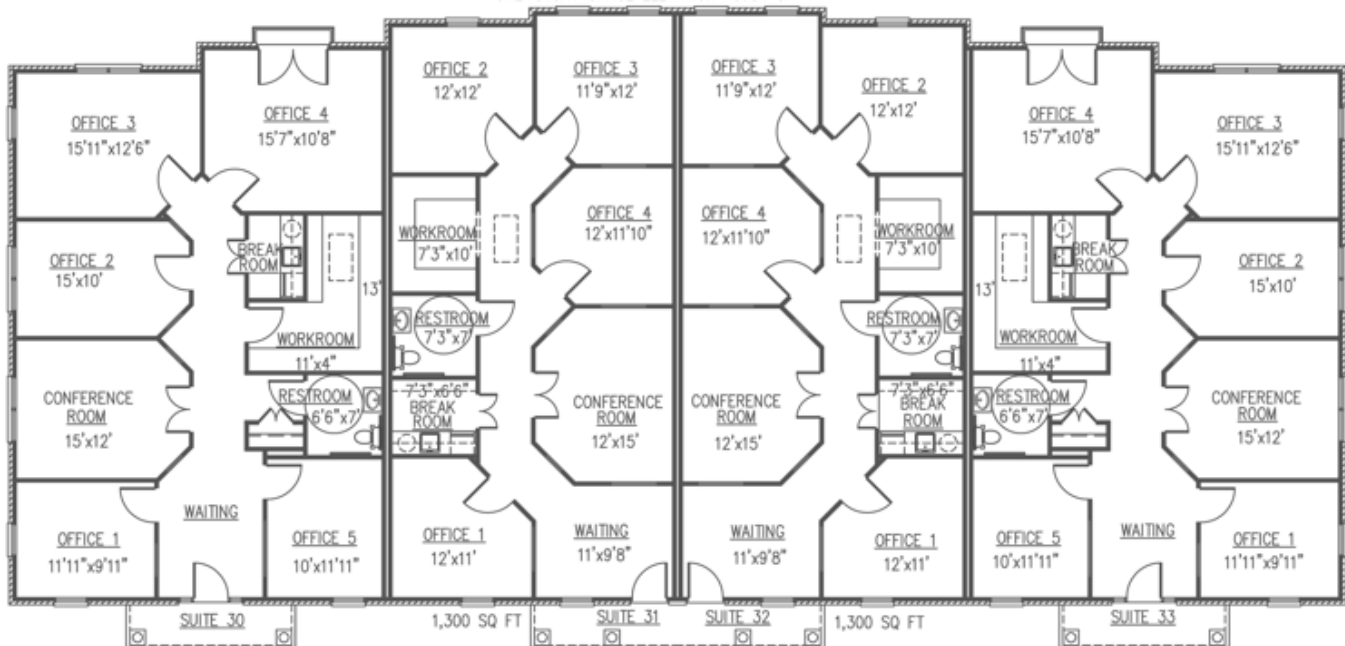


OwnYourOffice.com

For information call: Tom Posey 404.406.4026

Parkaire Commons

You own your home...You should **Own Your Office**



Each Office Suite Includes:

- ✓ Covered porch entry to your private reception area
- ✓ Parking at your front door, ADA-compliant access
- ✓ High quality standard finish with many upgrades available
- ✓ Mini kitchen with cabinetry, sink and under counter refrigerator
- ✓ A private restroom
- ✓ A work/copy/fax/server room
- ✓ Pre-wiring with CAT5 cable for your network needs
- ✓ A complete security system

Also:

Two suites can be designed together for a larger space or future growth

Suite Sizes: 1,300sf, 1,640sf, 1,080sf, 2,600sf and 3,400sf

Low maintenance exterior creates value and enhances appreciation

Optional access to Low Cost DSL / T1 / Telephone / Long Distance service

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Parkaire Commons

Condominium

9 Buildings

38 Suites



← EAST
TO ROSWELL

4994 LOWER ROSWELL ROAD

WEST TO →
JOHNSON FERRY

FOR INFORMATION CALL TOM POSEY CELL 404-406-4026

Frequently Asked Questions

Who is the builder ?

Cornerstone Associates, Inc. is a developer/builder known for high value cluster home subdivisions and commercial office developments. Subdivisions include "High Grove", "Orchard Gate", and "Old Cabin Trace" in the Vinings area and "Wynmeade", "River Gate" and "Wyn Grove" in the Johnson Ferry Road corridor of East Cobb County. Commercial office developments include "Providence Park", "Parkaire Commons" in East Cobb and "North Point Park" in Alpharetta. Tommy Sweet, President of Cornerstone Associates, invites you to take a Sunday afternoon drive to view any or all of these developments. You will see properties with high on-going appreciation, exceptional site development, landscaping and architecture that combine to create value in real estate. We believe you will be proud to own homes or offices in any of these quality developments. You can visit www.CornerstoneAssociates.net to learn more about the builder.

What will I own ?

Condominium ownership has two aspects. First, each owner is conveyed an undivided interest (based on square footage owned) in all the land, land improvements and buildings included in the condominium. Second, each owner is conveyed the interior of their particular unit. Generally, this is from the back of the sheetrock in and from the unfinished floor up.

Will I own the land under my unit ?

You will own an undivided percentage interest in all the land under all the units in the condominium.

Can I have my unit interior designed to suit my specific needs ?

Yes. Custom floor plans are available depending on the construction progress of any particular building. Custom plans like interior finish upgrades have related design, construction and permitting expenses. You will decide which custom features, if any, that you want included in your unit purchase.

What about utilities ?

Each unit is all electric and has a separate meter. The water/sewer is on a master meter and is included in the unit association fee.

What about telephone service and internet access ?

Each unit is pre-wired for telephone and data network service. Lower cost phone lines, high speed T1 and DSL are available through a separate wired network installed and owned by the developer or you can secure service from any provider you choose.

What is included in the unit association fee ?

The quarterly association fee includes: water/sewer charges, exterior maintenance of the building and grounds including roof, windows, landscaping, parking lot maintenance and lighting, site dumpster service, certain hazard insurance, management and other administrative expenses.

What about property taxes ?

Each owner is billed directly by the municipality for the unit property taxes.

Who is responsible for maintenance ?

The Association contracts and pays for all exterior maintenance. Each unit owner is responsible for all interior maintenance.

What about signage ?

Each unit purchased includes a four foot standard sign over the door. The unit owner must submit any changes in signage for Association approval. Often the municipality restricts signage so each development is different.

What are all my occupancy expenses ?

You will have the following expenses: mortgage investment, real estate tax, electricity, telephone, association fee based on square footage and insurance on your contents and any improvements made to your unit.

Lease vs Purchase

	Purchase	Lease	Purchase	Lease
Square Feet	1,188	1,188	1,640	1,640
Sales Price	\$ 219,900.00		\$319,900.00	
15% Down Payment	\$ 32,985.00		\$ 47,985.00	
Amount Financed	\$ 186,915.00		\$271,915.00	
Monthly Mortgage Investment	\$ 1,619.43		\$ 2,355.87	
Real Estate Tax	\$ 207.90		\$ 287.00	
Condominium Fee	\$ 123.75		\$ 170.83	
Monthly Occupancy Outlay	\$ 1,951.08	\$1,831.50	\$ 2,813.70	\$2,528.33
Annual per square foot	\$ 19.71	\$18.50	\$ 20.59	\$18.50
Benefits of ownership after 5 years				
Down Payment	\$ 32,985.00		\$ 47,985.00	
Loan Paydown	\$ 44,859.60		\$ 65,259.60	
Appreciation	\$ 35,024.37	Rent Paid 1-5	\$ 50,951.78	Rent Paid 1-5
5 year equity position	\$ 112,868.97	\$116,684.19	\$164,196.38	\$161,079.18
Benefits of ownership after 10 years				
Down Payment	\$ 32,985.00		\$ 47,985.00	
Loan Paydown	\$ 104,672.40		\$152,272.40	
Appreciation	\$ 75,627.21	Rent Paid 1-10	\$110,018.85	Rent Paid 1-10
10 year equity position	\$ 213,284.61	\$251,953.14	\$310,276.25	\$347,814.10
Benefits of ownership after 15 years				
Down Payment	\$ 32,985.00		\$ 47,985.00	
Loan Paydown	\$ 186,915.00		\$271,915.00	
Appreciation	\$ 122,697.03	Rent Paid 1-15	\$178,493.78	Rent Paid 1-15
15 year equity position	\$ 342,597.03	\$408,766.93	\$498,393.78	\$564,291.05

Summary:

Your net worth is this much better !	\$ 309,612.03	\$450,408.78
You spent this much less cash !	\$ 129,169.93	\$161,981.05

Assupmtions:

6.5% Interest Rate
 15 year amortization
 Real Estate Tax estimate \$2.10 per foot
 Condominium Fee \$1.25 per foot
 Loan Paydown from amortization table
 Appreciation 3% per year
 Lease escalation 3% per year