

# Investment Opportunities

# Summer 2010

Office



### 30 Parkway Commons - Greer

- ±1,944 SF Office Condo
- NOI Year 1: \$20,000 (Annual Increases)
- Cap Rate: 8.5%
- Sale Price: \$235,000

Office



### 211 East Butler - Mauldin

- Two ±1,500 SF Condos
- 7 Year Lease with National Credit Tenant
- NOI: \$42,000
- Cap Rate: 9.88%
- Sale Price: \$425,000

Office



### 5200 Pelham Road - Greenville

- 12,000 SF Flex Building
- 6,000 SF Occupied by 1 Tenant
- 6,000 SF Available for Occupancy
- Sale Price: \$999,000 (Excludes Excess Land)

Office



### 142 Milestone Way - Greenville

- 2,800 SF Office Building
- Great Location just off Pelham Road & I-85
- Ample Parking
- 100% Occupied
- Sale Price: \$379,000

Retail



### 3952 Grandview Dr. - Simpsonville

- Arizona Steakhouse
- NOI: \$148,560
- Sales Price: \$1,677,176
- Cap Rate: 8.86%
- Ideal 1031 Exchange

Retail



### 208 E. Rutherford - Landrum

- Single Tenant
- NNN Lease to Zenzera Coffee & Wine Bar
- NOI: \$27,000
- Sales Price: \$300,000
- Cap Rate: 9.00%

Retail



### 2854 Wade Hampton Blvd - Taylors

- ±16,000 SF Retail Strip Center
- 100% Occupied
- Current NOI: \$85,213 with Annual Increases
- Sales Price: \$940,000

Retail



### 1014 W. Hampton - Greenville

- Multi-Tenant Building
- Pylon Signage Available
- Dedicated Turn Lane
- Signalized Intersection
- Sales Price: \$1,800,000

Industrial



### 410 Airport Road - Greenville

- ±13,500 SF Total
- 2 Dock High Doors
- 22' – 24' Clear Ceiling Height
- ±2.45 Acre Site
- Fully Leased Through July 2013

Industrial



### 11 Forrester Dr. - Greenville

- ±85,275 Total SF
- Less than 2 Miles to I-85
- Ceiling Height: 22'
- 40 x 40 Column Spacing
- Projected NOI: \$120,000
- Reduced Price: \$1,950,000

Industrial



### 1025 Lowndes Hill Road - Greenville

- ±15,000 SF
- NOI: \$ 58,500 3 year NNN lease
- Leased thru March 2013
- Excellent Interstate Access
- Sale Price: \$675,000

Industrial



### 201 S. Park Drive - Greenville

- Industrial Investment Facility
- ±157,500 SF Total
- NOI: \$362,652.00
- Cap Rate: 12.3%
- Sale Price: \$2,950,000

For more information on these properties please contact us

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