

# Investment Opportunities

## Winter 2010

Mixed Use



- 225 N. Main Street - Greenville**
- ±6,200 SF Fully Occupied
  - Retail, Office, and Residential Tenants in Place (Long-Term)
  - Current NOI: \$112,153.99
  - Sale Price: \$1,500,000



Land

**Int.'l Mercantile Park - Charleston**

- 85.2 Acres
- Zoned Mixed-Use as Light Industrial/Commercial
- Sales Price: \$105,000 Per Acre (subdividable)

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



**1923 E. Main Street - Duncan**

- Building Size: ±5,000 SF
- Single Tenant NNN lease
- 10-Year NNN Lease (8 Years Remain)
- Sales Price: \$932,000
- Cap Rate: 9.25%

Retail



- 1220 Laurens Rd. - Greenville**
- ±7,200 SF Multi-Tenant Building
  - Current NOI: \$37,970
  - Current Cap Rate 9.86%
  - Cap Rate (after 5% Loss Factor) 9.37%
  - Sale Price: \$385,000 = (\$53.47/SF)

Retail



**535 Congaree Rd. - Greenville**

- 8,238 SF Free Standing Building
- Great Visibility From I-385
- McAllister's Deli Lease Thru 2014
- Pylon and Monument Signage
- Sales Price: \$1,700,000.00

Retail



- 4535 US Hwy 70W - Kinston, NC**
- Wendy's Restaurant
  - Absolute NNN Lease
  - NOI: \$171,600.00
  - 8.6% CAP Rate
  - Sale Price: \$1,995,000.00

Retail



**3952 Grandview Dr. - Simpsonville**

- Arizona Steakhouse
- NOI: \$142,560
- Sales Price: \$1,728,000
- Cap Rate: 8.25%
- Ideal 1031 Exchange

Retail



- 1659 Woodruff Rd. - Greenville**
- ±25,190 SF Strip Center
  - Excellent Visibility & Signage
  - High Growth Area
  - Sale Price: \$2,600,000

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
- Sales Price: \$2,130,000.00

Industrial



- 201 S. Park Drive - Greenville**
- Industrial Investment Facility
  - ±157,500 SF Total
  - NOI: \$362,652.00
  - CAP: 12.3%
  - Sale Price: \$2,950,000.00

**For more information on these properties please contact us**  
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