

Improved Sale No. 1



<u>Property Identification</u>	5218
Record ID	Industrial, Flex - Retail
Property Type	Sykes Supply Company
Property Name	1015 Stokes Street, Burlington, Alamance County, North Carolina 27215
Address	The south side of Stokes St between Donovan St and Turrentine St
Location	132639
Market Type	

<u>Sale Data</u>	
Grantor	Sykes Supply Group, LLC
Grantee	KDZ Holdings
Sale Date	February 26, 2020
Deed Book/Page	3970/184
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Verification	Buyer; Other sources: Public Records, Confirmed by Elizabeth Daves

Sale Price	\$495,000
Cash Equivalent	\$495,000

<u>Land Data</u>	
Land Size	1.020 Acres or 44,431 SF

Front Footage Stokes Street;
Zoning LI, Light Industrial
Topography Rolling
Utilities All Public Available
Shape Regular
Landscaping Fully Landscaped
Flood Info Zone X

General Physical Data

Building Type Single Tenant
Gross SF 12,500

Area Breakdown

Office	1,850	Heated/Cooled
Bin Area	980	Heated/Cooled
Retail Showroom	4,670	Heated/Cooled
Warehouse	5,000	Heated

Construction Type Steel and Brick
Roof Type Metal
Foundation Concrete Slab
HVAC 60%
Floor Height 15'
Year Built 1977
Condition Average

Indicators

Sale Price/Gross SF \$39.60
Floor Area Ratio 0.28
Land to Building Ratio 3.55:1

Remarks

This is the sale of a flex/retail-warehouse building in Burlington, North Carolina. It is owner occupied. The property was not formally listed for sale and was purchased along with another Sykes Supply in Asheboro, North Carolina. The recent purchase price was allocated between the two properties and the seller and buyer employed book value to determine the allocation. The building has Heating and cooling in the office and retail area and propane heaters only in the warehouse. There is one dock door.