

## Improved Sale No. 4



### Property Identification

Record ID	3441
Property Type	Retail, Strip Center
Property Name	Kings Midway Plaza
Address	11141 Old US 52 Highway, Winston-Salem, Davidson County, North Carolina 27107
Tax ID	6831-04-70-5035

### Sale Data

Grantor	BMR Funding, LLC
Grantee	Marshall Land & Properties, LLC
Sale Date	May 31, 2012
Deed Book/Page	2059/969
Recorded Plat	42/97
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Verification	CoStar; April 11, 2014; Other sources: Public Records, Confirmed by Tabitha Spencer

Sale Price	\$385,000
Cash Equivalent	\$385,000

### Land Data

Land Size	7.490 Acres or 326,265 SF
Zoning	CS, Commercial
Topography	Generally Level
Utilities	All Available
Shape	Regular
Flood Info	None Noted

### Improved Sale No. 4 (Cont.)

#### General Physical Data

<b>Building Name</b>	Kings Midway Plaza
<b>Building Type</b>	Single Tenant
<b>Gross SF</b>	51,043

<b>Construction Type</b>	Masonry; Brick
<b>Roof Type</b>	Built-Up Tar
<b>Foundation</b>	Slab
<b>Electrical</b>	Adequate
<b>HVAC</b>	Central
<b>Stories</b>	1
<b>Year Built</b>	1981 Additions 1986
<b>Condition</b>	Average

#### Indicators

<b>Sale Price/Gross SF</b>	\$7.54
<b>Floor Area Ratio</b>	0.16
<b>Land to Building Ratio</b>	6.39:1

#### Remarks

This is the sale of a retail strip center named Kings Midway Plaza and located on the west side of Old US 52 Highway just north of its intersection with Hickory Tree Road in Winston Salem, Davidson County. The center comprises 51,043 square feet according to public records, and it is anchored by a Dollar General store. The site totals 7.490 acres.

The property sold in May of 2012 for \$385,000, or \$8.14 per square foot.