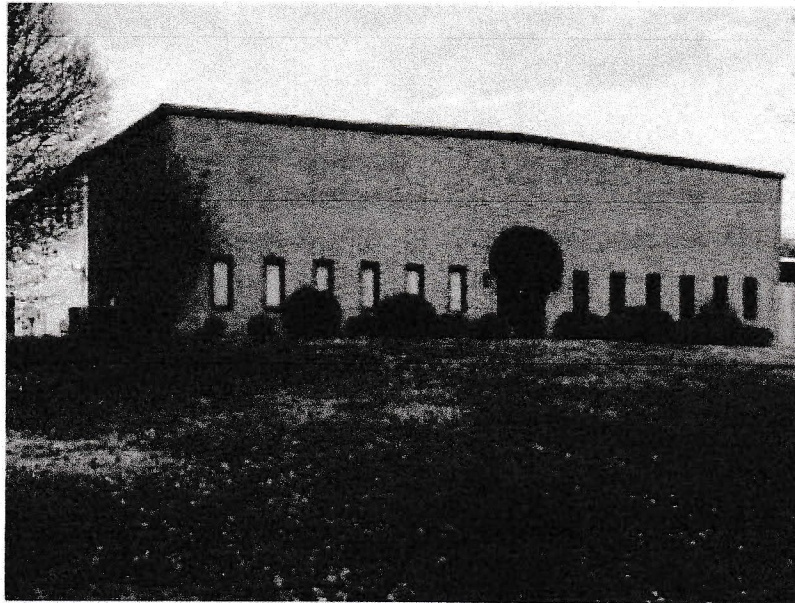


Improved Sale No. 3



Property Identification

Record ID	5114
Property Type	Industrial, Warehouse
Property Name	Rendeq Inc
Address	1813 Frank Holt Drive, Burlington, Alamance County, North Carolina 27215
Location	On the north side of the terminus of Frank Holt Dr
Market Type	120362

Sale Data

Grantor	MJMT, LLC
Grantee	Blue Empire, LLC
Sale Date	February 13, 2019
Deed Book/Page	3849/916
Recorded Plat	42/12
Property Rights	Leased Fee
Marketing Time	63 DOM
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Verification	NAI Piedmont Triad; 336-516-2458, Other sources: CoStar, Public Records, Confirmed by Elizabeth Daves

Sale Price	\$900,000
Cash Equivalent	\$900,000

Land Data

Land Size	2.410 Acres or 104,980 SF
Front Footage	Frank Holt Drive;
Zoning	I-1A, Industrial
Topography	Generally Level
Utilities	All Public Available
Shape	Regular
Landscaping	Cleared
Flood Info	Zone X

General Physical Data

Building Type	Single Tenant
Gross SF	15,256

Area Breakdown	Office	3,000	19.6%
	Production	12,256	80.4%

Construction Type	Brick
Floor Height	24'
Year Built	1996

Income Analysis

Net Operating Income	\$80,750
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Indicators

Sale Price/Gross SF	\$58.99
Floor Area Ratio	0.15
Land to Building Ratio	6.88:1
Occupancy at Sale	100%
Overall or Cap Rate	8.97%
Net Operating Income/Sq. Ft.	\$5.29

Remarks

This is the sale of an industrial building in Burlington, North Carolina. The property was on the market for approximately 2 months. It was purchased as an investment. It has 3,000 square feet of office space on two floors. There was a triple net, 10 year lease in place at the time of sale. There is 1 dock door and 5 drive-in doors. There is a gated entrance with screening to parking lot and a fenced area at the rear of the building.