

Investment Properties for Sale

1203 N. New Hope Rd., Raleigh
2205 Leah Dr., Hillsborough

NAI Carolantic Realty

Commercial Real Estate Services Worldwide.



1203 N. NEW HOPE RD.



2205 LEAH DR.

Presented by

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NAI Carolantic Realty, Inc., (“Broker”) has been retained by the Seller in Raleigh and Hillsborough, NC (“Property”) as the exclusive broker for this Investment opportunity.

This Offering Memorandum has been prepared by Broker for use by the principal (“Principal”) to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum. Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, disclaim responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient

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Owner expressly reserves the right, exercisable in Owner’s sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each

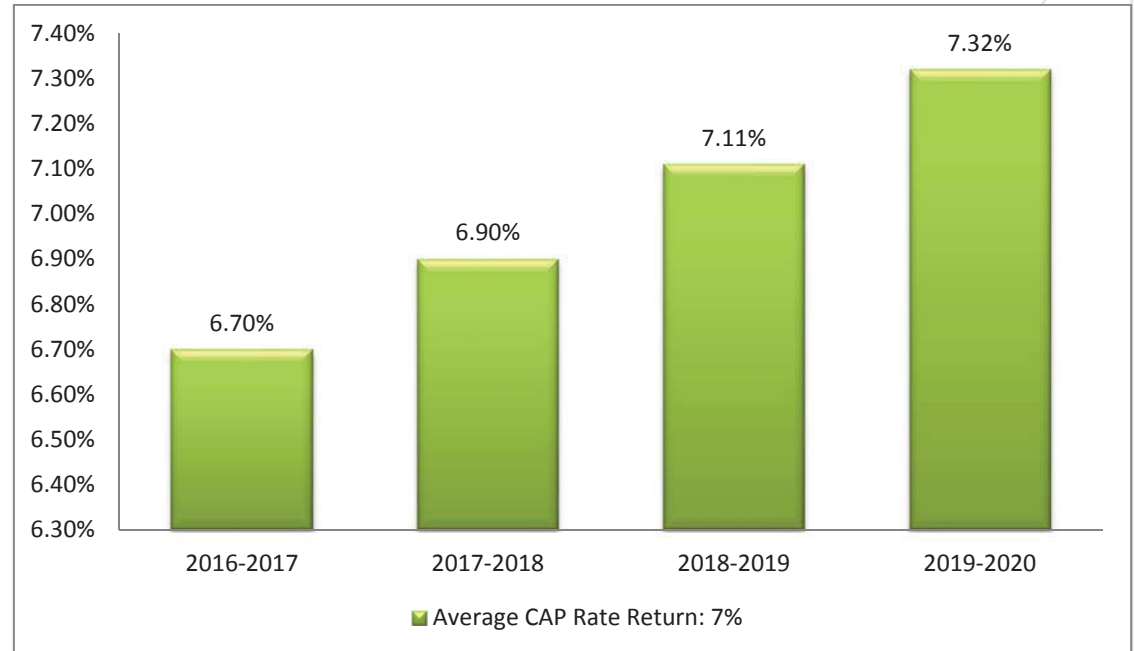
expressly reserves the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner’s obligations hereunder have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

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Raleigh, NC 27607
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www.naicarolantic.com

Sales price: \$2,725,196
(includes both buildings)

Cap Rate: 6.7%

- Buildings can be purchased together or separately
 - 1203 N. New Hope Rd.: \$1,787,128
 - 2205 Leah Dr.: \$938,068
- Upside potential due to subsidized initial lease rate
 - Current lease rates:
 - 1203 N. New Hope Rd.: \$6.44/SF, NNN
 - 2205 Leah Dr.: \$6.44/SF, NNN



1203 N. New Hope Rd., Raleigh

Overview

Highlights:

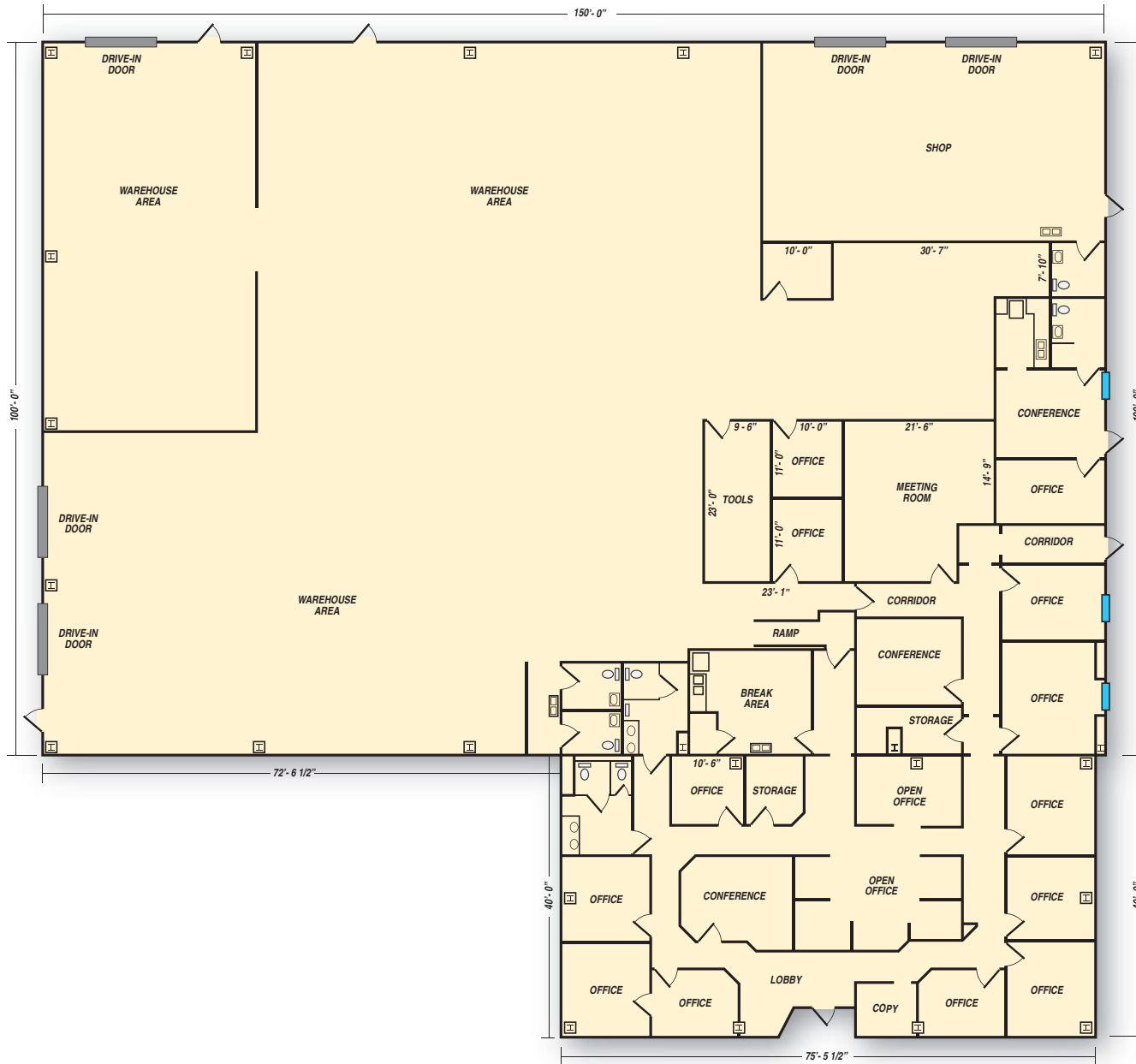
- 18,600sf building
- 2.48 acre site
- Fenced yard and parking
- 2 loading dock doors, 2 drive-in doors, and 1 oversized drive-in door
- 18 ft. ceilings and heated warehouse space
- All lighting recently upgraded through Duke Power Efficiency Program in 2015
- Building repainted in 2015
- Baker roof installed a Firestone rubber roof with insulation in 2015
- Gutters and downspouts replaced in 2015
- Sales price: \$1,787,128

Lease Abstract:

- Address: 1203 N New Hope Road, Raleigh
- Tenant: Yellow Dot Heating and Air LLC
- Building Size: 18,600sf
- Land Area: 2.48 acres
- Original Lease Commencement: March 31, 2015
- Initial Lease Term: 5 years
- Lease Options: Two (2), Five (5) year options
- Annual NOI: \$119,737.56 (\$6.44/SF)
- **Rental Increase: 3% Annually**
- Ownership/Expenses: NNN Lease, no LL responsibilities



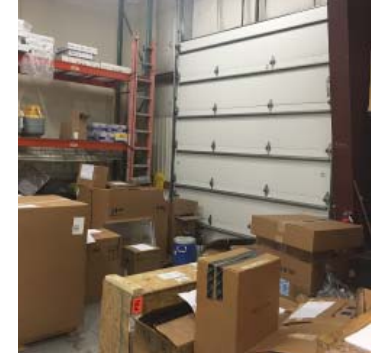
1203 N. New Hope Floor Plan



1203 N. New Hope
Aerial



1203 N. New Hope
Photographs



2205 Leah Dr., Hillsborough

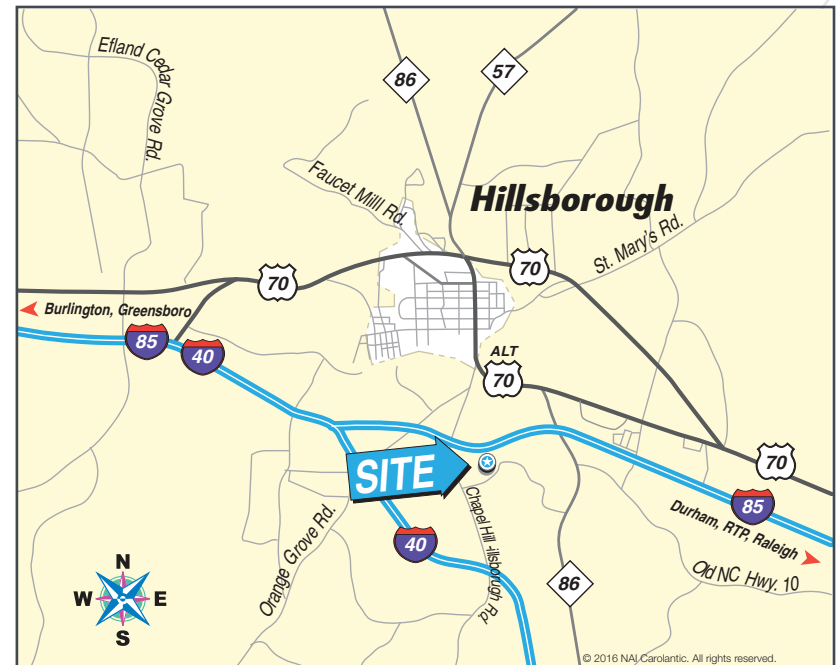
Overview

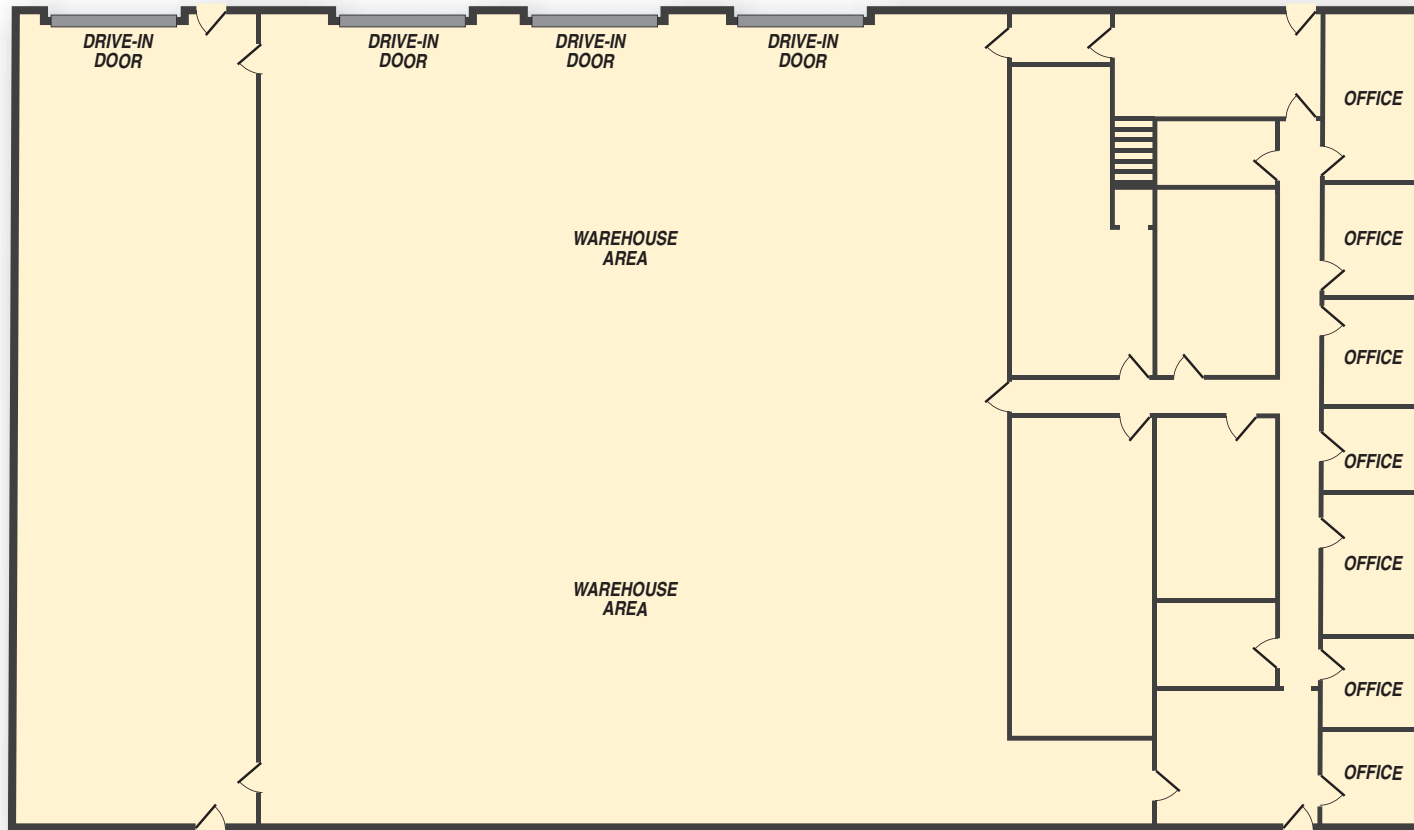
Highlights:

- 9,762sf building
- 1.96 acre site
- Fenced yard and parking
- 4 oversized drive-in doors
- 15 ½ ft. ceilings
- Sales price: \$938,068

Lease Abstract:

- Address: 2205 Leah Drive, Hillsborough
- Tenant: Yellow Dot Heating and Air LLC
- Building Size: 7,100sf
- Land Area: 1.96 acres
- Original Lease Commencement: March 31, 2015
- Initial Lease Term: 5 years
- Lease Options: Two (2), Five (5) year options
- Annual NOI: \$62,850.60 (\$6.44/SF)
- **Rental Increase: 3% Annually**
- Ownership/Expenses: NNN Lease, no LL responsibilities

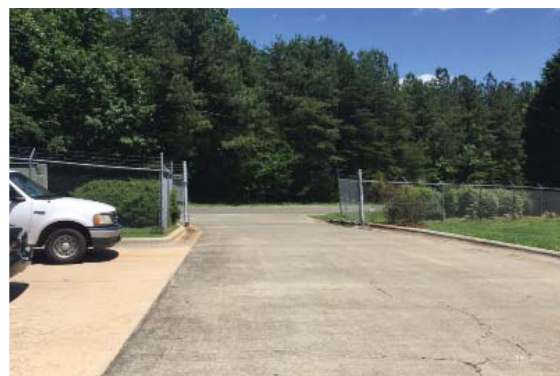
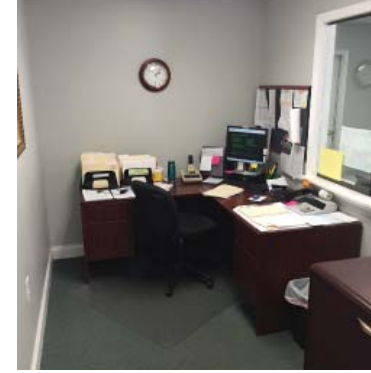




2205 Leah Dr.
Aerial



2205 Leah Dr.
Photographs



Established in 2002, Yellow Dot Heating & Air Conditioning has thrived on a philosophy revolving around customer service. A well-known and respected HVAC company in the area and known for their expertise, service, and support. Their team incorporates more than 75 years of combined industry experience. They have two locations in central NC that being Raleigh and Durham. They service both commercial and residential clients all across the Triangle. Their team provides repair, installation, preventative maintenance, and other heating and cooling solutions. Yellow Dot Heating & Air has grown to over 150 staff members and technicians.



#6 Large Metro for Private-Sector Salary Growth

(Raleigh, NC)
U.S. Bureau of Labor Statistics | April 2016

#8 Leading Metro for Biotech Investment

(Raleigh, NC)
City Lab | April 2016

#3 Best City for Young Professionals

(Raleigh, NC)
Forbes | March 2016

#9 Fastest Growing City

(Raleigh, NC)
Forbes | March 2016

#1 Healthiest NC County

(Wake County, NC)
County Health Rankings | March 2016

#4 Best Place to Live

(Raleigh-Durham, NC)
US News | March 2016

#5 City of the Future

(Raleigh, NC)
Forbes | January 2015

#2 City With the Most Job Openings Per Person

(Raleigh, NC)
Indeed | December 2015

#9 Top Metro for Job Creation

(Raleigh, NC)
Gallup | December 2015

#2 Easiest City to Find a Job

(Raleigh, NC)
Forbes | December 2015

#7 Best City in the World to Launch a Career

(Raleigh, NC)
HubSpot | October 2015

#2 Best City in NC for Retirement

(Raleigh, NC)
WalletHub | September 2015

#2 Metro as a Tech Job Leader

(Raleigh-Durham, NC)
Business Facilities | August 2015

#2 City for Business and Careers

(Raleigh, NC)
Forbes | July 2015

#3 County in NC with the Most Incoming Investments

(Wake County, NC)
SmartAsset | July 2015

#3 Top Labor Market

(Raleigh, NC)
Career Builder | July 2015

#3 American City to Visit in 2015

(Raleigh, NC)
The Huffington Post | February 2015

#3 Labor Market in the U.S.

(Raleigh, NC)
CareerBuilder & EMSI
February 2015

Top 5 Best Markets for Office Investment

(Raleigh-Durham, NC)
National Real Estate Investor
January 2015

#4 Fastest-Growing City

(Raleigh, NC)
Forbes | January 2015

#41 World's Leading Metropolitan Areas

(Raleigh, NC)
The Brookings Institute
January 2015

2015 City to Watch

(Raleigh, NC)
Urbanful | January 2015

#3 Best Place for Entrepreneurs to Start a Business

(Raleigh, NC)
US Chamber of Commerce | August 2014

#5 Best-Performing Large U.S. City

(Raleigh-Cary, NC)
Milken Institute | January 2015

#2 Most Affordable Market with Good Schools

(Raleigh, NC)
RealtyTrac | November 2014

#7 Smartest City in America

(Raleigh, NC)
Forbes | November 2014

#2 Easiest Place to Find a Job

(Raleigh, NC)
Forbes | November 2014

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