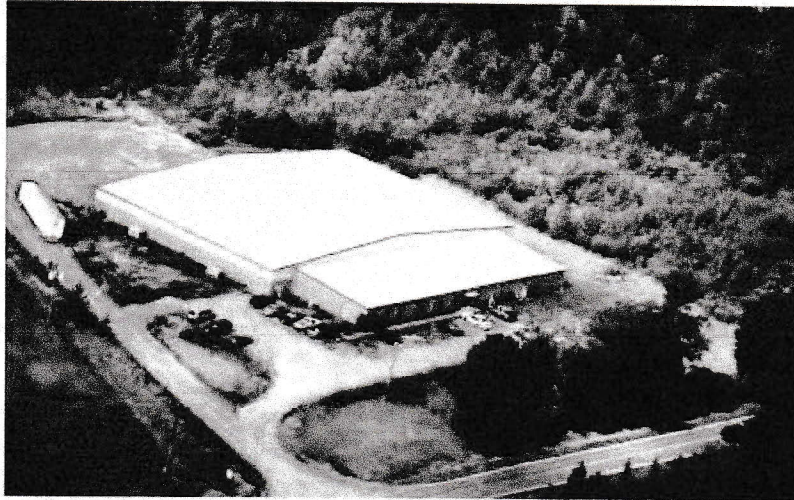


Improved Sale No. 5



Property Identification

Record ID	4729
Property Type	Industrial, Flex
Property Name	Future Chatham Trades Building
Location	2535 Old US Highway 421 N, Siler City, Chatham County, North Carolina
Market Type	73261

Sale Data

Grantor	Jerry L. Harris & wife, Connie D. Harris and Scott L. Harris & Kathie H. Harris
Grantee	Chatham Trades, Inc.
Sale Date	April 04, 2018
Deed Book/Page	1979/718
Property Rights	Fee Simple
Conditions of Sale	Arm's length transaction
Financing	Cash to seller
Verification	Seller; Other sources: Public records, Confirmed by Elizabeth Daves

Sale Price	\$575,000
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Cash Equivalent	\$575,000
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Land Data

Land Size	9.329 Acres or 406,371 SF
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Zoning	Light Industrial
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Topography	Rolling to sloping
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Utilities	All public
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Shape	Irregular
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Landscaping	Typical	
General Physical Data		
Building Name	Former auction building	
Building Type	Single Tenant	
Gross SF	30,000	
Area Breakdown	Warehouse	25,700
	Office	4,300
Construction Type	Metal	
Roof Type	Metal	
Foundation	Slab	
Electrical	440 3 phase power	
HVAC	100%	
Stories	2	
Floor Height	22' ceiling	
Year Built	1998	
Condition	Average to good	
Clear Span	22'	
Dock Height	4 doors	
Indicators		
Sale Price/ SF	\$19.17	
Floor Area Ratio	0.07	
Land to Building Ratio	13.55:1	
Occupancy at Sale	0%	

Remarks

This is the sale of a flex building located on Old Highway 421 N in Siler City, North Carolina. The building is 30,000 square feet (4,300 square feet of office and 25,700 square feet of warehouse). The office/showroom area features three offices, one showroom and two bathrooms. The warehouse has four dock doors. The building is 100% heated and cooled.