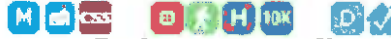




3310 Roxboro Road
Durham, NC 27704

Unit#:
SubAr... 120/A

Special Conditions Bankruptcy



For Sale: Yes

For Lease: No

Nearest Cross Rd:

Bldg/Project Name:

Traffic Count: 2,968

SP:

Est/Close Dt:

Seller Name: RCP Investments VII LLC

Directions I-85 take Roxboro Road North, Building on Right (J & L Jewelry and Pawn)

Remarks 130000 square foot building with 8 years remaining on a 10 year lease. Building is leased by J & L Jewelry and Pawn, Inc. Great Opportunity, Contact Listing Agent for additional information

General Information

Site Acres 1.01	BldgSqFt 13,000	MinSqFtAvl 13,000	1,158
MaxSqFtAvl 13,000	NumStories 1	CeilingHt	VacancyRt
NumBldgs 1	Max Lease/SqFt \$0	Units #	TotalPrkng
DriveInDrs	NumDocks	RdFmtg	Zoning COMMERC
GrsSchdInc 104,040			
GrsOperInc 104,040			

New Construction: No **Est Fin:** / **Lot #:** 0

Financing & Taxes

Tax Value \$696,651.00 **Tax Rate** 1.29800
PIN # 0833-17-21-3151 **Legal Description** PROP-MANGUM M/BRAGTOWN/LT#06 07 08 23 24 25

Financial Comments Preapproval letter of Credit or Proof of Funds

Features

Terms **Cash, Conventional**
Foundation Description **Slab**
Rail Service
Loan Assumption **No**

Showing Instructions

Show Instructions: Call Agent

LA:D01936 [Preston Edwards - PrfPh: 919-280-2777](#) Lic#: 176172

LO:1049 [Preston Edwards Realty LLC - OFC: 919-280-2777](#)

Co-LA:

Com B A: 2.5 % **Com S...** 2.5 % **V R:** N

Appointment Phone 919-595-8989

Co List Agent Appt Phone

DOM 286

DOMLS

Comparable Information

Sale Agent: D01936 /

Sale Office: /

Pending Date:

Selling Info:

Financial Concessions (CC):

Other Concessions:

Special Circumstances:

Terms Cash, Conventional

Sold Price

Closing Date

Agent Only Remarks

Contact Agent to Schedule showing, 8 years remaining on 10 year lease with 2% yearly increases. Net Lease. \$8670 monthly lease payments goes up 2% April 2012.