



J & L Pawn Shop
3310 N Roxboro St, Durham, NC 27704
Comp ID: 837420

11,300 SF
Freestanding

Sale Detail

Sale Date	08/06/2014	Sale Type	Inv. or Owner/User
Days On Market	134	Bldg Type	Retail - Freestanding -- Other
Recorded Date	08/08/2014	Bldg Size	11,300 SF
Sale Price	\$550,000 (Public Record)	Year Built	1990
Price/SF	\$48.67	Lot Size (Ac.)	1.01
Price/Acre	\$544,554.45	Zoning	CG
Asking Price	\$475,000	Parcel #	128677
Arms Length	Yes	Document #	7546/38
Loan Information	Lender Financed	Income Type	Not Applicable/Not Available
Loan Amount	\$412,500.00		
Expiration Date	9/1/2017		
Lender	Standard Insurance Company		

Comments

Transaction	3310 Roxboro Road LLC, a division of StanCorp Financial Group Inc, conveyed J & L Pawn Shop, an 11,300 SF retail building located at 3310 N Roxboro St in Durham, NC to 88 Investment Group LLC, owned by Shing Yeung and Stephen X Ni for, \$550,000. The single-parcel transfer was done via a Special Warranty Deed and occurred on August 6, 2014. The transaction is considered arm's length. The purchase was financed by a \$412,500 loan from Standard Insurance Company.
Finance	The buyer, 88 Investment Group LLC, secured a \$412,500 loan through Standard Insurance Company. This is a 3-year, fixed-rate loan with a Maturity Date of 09/01/2017. The Deed of Trust was recorded with Durham County as Document #2014024148 on 8/6/2014.
Property	The property is a 24-year-old, single-story retail building located in the SE quadrant of Berwyn Ave and N Roxboro St.

Additional Information

Sale Price Source	Recorder/Assessor
Property Rights	Fee Simple
Portfolio Sale	No
Condo Sale	No
Transfer Tax	\$1,100.00

Property Information

General Use	Retail	Year Built	1990	Condo Sale	No
Specific Use	Freestanding	Year Renovated		Unit #	
	-- Other	Bldg Class		# of Floors	1
Additional Uses		Bldg Condition		# of Bldg's	
Bldg Size	11,300	Construction Type	Concrete	# of Tenants	
Bldg Status	Existing		Block		
Tenant Names	J & L Pawn Shop				

Location Information

Address	3310 N Roxboro St	Property Name	J & L Pawn Shop
City, State Zip	Durham, NC 27704	Parcel Information	128677
Market	North Durham	Map Number	
Submarket			
County	Durham		
Legal Description	BEING ALL OF LOTS 6, 7, 8, 23, 24 AND 25 AS SHOWN ON PLAT AND SURVEY RECORDED IN PLAT BOOK 3, PAGE 143, DURHAM COUNTY REGISTRY. SAVE AND EXCEPT FOR THAT PORTION DEEDED TO THE DEPARTMENT OF TRANSPORTATION IN DEED BOOK 1419 AT PAGE 527, DURHAM COUNTY REGISTRY.		

Site

Lot Size (AC)	1.01	Total Assessed Value	\$696,651.00	Total Appraised Value	\$696,651.00
Lot Size (SF)	43,996	Imp Assessed Value	\$355,669.00	Imp Appraised Value	\$355,669.00
Lot Shape	Rectangular	Land Assessed Value	\$340,982.00	Land Appraised Value	\$340,982.00
Coverage	0.256	Assessed Tax Year	2008	Appraised Year	2008
Zoning	CG	Parking Spaces	20	Parking Types	Surface Parking
Has Rail	No	Parking Ratio	1.80		

Retail

Office SF		Seating Capacity	
Office Mezzanine SF		Anchor Name(s)	
Storage Mezzanine SF	0	Anchor SF	
# Seats			

Recorded Buyer/Seller

Recorded Buyer **88 Investment Group LLC**
3609 Keohane Dr
Durham, NC 27705

Buyer Type **Private Investor**
Primary Contact **Shing Yeung**
Title **Manager**
Secondary Contact **Stephen X Ni**
Title **Manager**

Recorded Seller **3310 Roxboro Road LLC**
Alternate Company **StanCorp Mortgage Investors LLC**
Name

Phone **19225 NW Tanasbourne Dr**
Seller Type **Hillsboro, OR 97124**
Primary Contact **(971) 321-6100**
Title **Private Investor**
Mark Fisher
Vice President & Managing
Director
Phone **(971) 321-6100**
Secondary Contact **Caleb Coffman**
Title **Manager**

True Buyer/Seller

True Buyer
Alternate Company
Name
Shing Yeung and Stephen X Ni
Pan Pan Express Inc

3609 Keohane Dr
Durham, NC 27705

Primary Contact
Title
Shing Yeung
Manager
Secondary Contact
Title
Stephen X Ni
Manager

True Seller

StanCorp Financial Group Inc
19225 NW Tanasbourne Dr
Hillsboro, OR 97124
(971) 321-6100
www.investor.stancorpfinc.com

Phone
Website
Primary Contact
Title
Mark Fisher
Vice President & Managing
Director
Secondary Contact
Title
Caleb Coffman
Manager

Buyer/Listing Representatives

Listing Broker

Real Estate Associates

Buyer Broker

Not on file

Jernigan, Seth








(919) 287-2121

seth@Bullcitybroker.com

Tenant

Tenant	SF Occupied	Expiration Date	Suite #	Quoted Lease Rate
J & L Pawn Shop	0 SF			

Attachments

<p>Bird's Eye View</p>  <p>View Full Size</p>	<p>Building Photo</p>  <p>View Full Size</p>	<p>Aerial Map 1</p>  <p>View Full Size</p>	<p>Aerial Map 2</p>  <p>View Full Size</p>
<p>Aerial Map 3</p>  <p>View Full Size</p>	<p>Special Warranty Deed</p> <p>Special Warranty Deed</p> <p>View Full Size</p>	<p>Deed of Trust</p> <p>Deed of Trust</p> <p>View Full Size</p>	<p>Parcel Map, 128677</p>  <p>View Full Size</p>
<p>Triangle Business Journal Augst 15 2014</p> <p>Triangle Business Journal Augst 15 2014</p> <p>View Full Size</p>	<p>Building Photo</p>  <p>View Full Size</p>		