

Robert M Sprouse

From: Tommy Bowes [tbowes@esinc.net]
Sent: Tuesday, September 24, 2013 4:59 PM
To: robert@pickett-sprouse.com
Subject: 4400 Roxboro Road, Durham

Attachments: Scan0005.pdf

Robert,

Attached is a MLS sheet on the Strip Center. The units sizes are #1 1500 sq. ft, paying \$1500 a mth., #2 700 sq.ft. paying \$1000 a mth., #3 Barber Shop 1500 sq. ft. paying \$1500 a mth., #4 B & G Tobacco, 1500 sq.ft. paying \$1500 a mth., #5 Church 1500 sq. ft. paying \$1800 a mth.. Rent per mth. \$7300 a mth.. Attached is the Income of the first 3 mths of the yr., and the options for a buyer with approved credit to Finance by Carter Bank.

The next door is 1 1/2 ac. with a Billboard owed by Fairway and the payment is \$2000 a year. that is priced at \$359,000.

Robert, we have a 6% commission on the sale. By the way if one wants to buy both together. The price is \$950,000. You will see that on the option sheet.

Thanks, Tommy Bowes
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