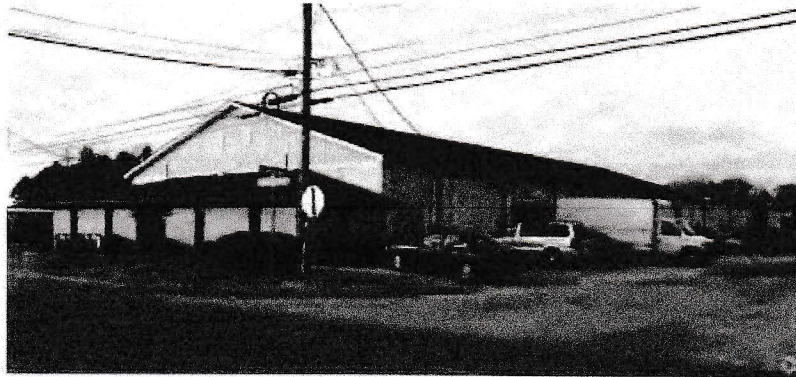


Improved Sale No. 4



Property Identification 4836
Record ID Industrial, Office/Warehouse
Property Type Office-Warehouse
Property Name 502 Industrial Park Avenue, Asheboro, Randolph County, North Carolina
Location 7750-41-8476
Market Type

Sale Data
Grantor Cetwick Real Estate Holdings, LLC
Grantee 10FSS 502 Industrial Park Ave, LLC
Sale Date November 09, 2018
Deed Book/Page 2622/1261
Property Rights Fee simple
Marketing Time 499 DOM
Conditions of Sale Arm's length transaction
Financing Cash to seller
Verification Re/Max Central Realty; Other sources: MLS# 881166 and public records,
Confirmed by Elizabeth Daves

Sale Price \$1,270,000
Cash Equivalent \$1,270,000

Land Data
Land Size 1.650 Acres or 71,874 SF
Front Footage Industrial Park Avenue; Enterprise Dr;
Zoning I-1, Industrial-1
Topography Generally level
Utilities All public
Shape Rectangular
Landscaping Typical

General Physical Data
Building Type Single Tenant

Gross SF	38,500
Construction Type	Metal and masonry
Roof Type	Metal
Foundation	Slab
HVAC	Office only - 10%
Sprinklers	100%
Stories	1
Year Built	1961
Condition	Average to good

Indicators

Sale Price/Gross SF	\$32.99
Floor Area Ratio	0.54
Land to Building Ratio	1.87:1

Remarks

This is the sale of an office-warehouse property located at the corner of Industrial Park Avenue and Enterprise Street in Asheboro, North Carolina. The office area measures 4,000 square feet and is heated and cooled. The remaining area is warehouse and is heated only. The purchaser intends to convert the building for use as self-storage. The ceiling heights range from 12' to 20'. There are five loading docks and two drive-in doors. The list price was \$1,500,000 and it was available for lease for \$4.75 per square foot per year on a triple net expense basis.