

Improved Sale No. 7



Property Identification

Record ID	2500
Property Type	Retail, Strip Center
Property Name	Garner Plaza
Address	507 Plaza Circle, Garner, Wake County, North Carolina 27529
Location	Garner
Tax ID	0111255

Sale Data

Grantor	Garner Plaza LLC
Grantee	Jesuchristo Fuente de Amor Y Vida
Sale Date	June 21, 2011
Deed Book/Page	14381/209
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Verification	LoopNet; Other sources: Public Records, Confirmed by Cheri DeRosia

Sale Price	\$2,100,500
Cash Equivalent	\$2,100,500

Land Data

Land Size	6.330 Acres or 275,735 SF
Front Footage	Plaza Circle
Zoning	CR, Community Retail
Topography	Generally Level

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Utilities All
Shape Irregular

General Physical Data

Building Name Garner Plaza
Building Type Single Tenant
Gross SF 57,766

Construction Type Exposed Steel w/ Brick
Roof Type Flat
Foundation Crawl
HVAC Central
Stories 1
Year Built 1970
Condition Fair

Indicators

Sale Price/Gross SF \$36.36
Floor Area Ratio 0.02
Land to Building Ratio 4.77:1
Occupancy at Sale 72%

Remarks

This is the sale of Garner Plaza, a retail strip center located on Plaza Circle in Garner, Wake County. The center comprises 57,766 square feet in two buildings on 6.33 acres, and is zoned community retail. Tenants include Family Dollar, a dry cleaner, a pool hall and a flea market.

The property sold in June 2011 for \$2,100,500 or \$36.36 per square foot after being listed originally for \$2,395,000. The center was 72% occupied.