

Improved Sale No. 6



<u>Property Identification</u>	4189
Record ID	Industrial, Office/Warehouse
Property Type	Hardwood Designs, Inc.
Property Name	511 Valley Forge Road, Hillsborough, Orange County, North Carolina 27278
Address	On the south side of Valley Forge Road, west of Highway 86 in Cornerstone Business Park
Location	PIN# 9874318551
User 3	Raleigh-Durham-Chapel Hill
Market Type	
<u>Sale Data</u>	
Grantor	NHPC, LLC
Grantee	K-Group, LLC
Sale Date	April 04, 2017
Deed Book/Page	6285/105
Recorded Plat	82/6
Property Rights	Fee simple
Conditions of Sale	Arms length
Financing	Cash to seller
Sale History	Sold in 2001 for \$830,000 or \$69.17/sq ft
Verification	Copy of sales agreement; Other sources: Orange County Public Records, Confirmed by Elizabeth Daves
Sale Price	\$800,000
Cash Equivalent	\$800,000

Land Data

Land Size	1.530 Acres or 66,647 SF
Front Footage	214 ft Valley Forge Road;
Zoning	HIC, High Intensity Commercial
Topography	Rolling
Utilities	All public access
Shape	Rectangular
Flood Info	Outside 500 year flood plain.
Depth	238

General Physical Data

Building Name	Hardwood Designs
Building Type	Single Tenant
Gross SF	12,000

Construction Type	Masonry and metal
Roof Type	Metal and pitched
Foundation	Concrete slab
Electrical	Florescent, recessed
HVAC	Heat pump, radiant heat
Floor Height	18-20'
Year Built	2000
Condition	Good

Parking	Adequate, on-site	Good access
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Other	Security System, 3-phase power, compressed air, dust collection system, 2016 - new HVAC
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Indicators

Sale Price/Gross SF	\$66.67
Floor Area Ratio	0.18
Land to Building Ratio	5.55:1

Remarks

This is the sale of an office-warehouse building located on Valley Forge Road in Hillsborough, North Carolina. It is located on the south side of Valley Forge Road, west of Highway 86 in Cornerstone Business Park. It is surrounded by similar industrial buildings. Cornerstone Industrial Park is almost fully developed with only a few vacant lots remaining. The subject has been well maintained, constructed in 2000 with 12,000 net rentable square feet on 1.53 acres. The office area measures 2,000 square feet.