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INDUSTRIAL SALE PROFILE

Sale No. 2

Location & Property Identification

Property Name: Office Warehouse
 Sub-Property Type: Industrial: Office Warehouse
 Address: 8805 Running Oak Dr.
 City/State/Zip: Raleigh, NC 27617
 County: Wake
 Market Orientation: Suburban



Lat./Long.: 35.904670/-78.759077 IRR Event ID (571335)

Sale Information

Sale Price: \$635,000
 Eff. R.E. Sale Price: \$635,000
 Sale Date: 07/25/2012
 Sale Status: Closed
 \$/SF GBA: \$39.69
 \$/SF NRA: \$39.69
 Case Study Type: none
 Grantor/Seller: JD Enterprises of Raleigh, LLC
 Grantee/Buyer: Launchpad Properties, LLC
 Property Rights: Fee Simple
 % of Interest Conveyed: 100.00
 Terms of Sale: Cash to seller
 Document Type: Deed
 Recording No.: 14855/1637
 Verified By: Samuel Bryan
 Verification Date: 8/10/12
 Verification Source: Scott Hurst, Coldwell Banker, 919-830-7184
 Verification Type: Confirmed-Seller Broker

GBA-SF: 16,000
 NRA-SF: 16,000
 Acres(Usable/Gross): 1.67/1.67
 Land-SF(Usable/Gross): 72,745/72,745
 Usable/Gross Ratio: 1.00
 Year Built: 1982
 Improvements Cond.: Average
 Construction Desc.: Metal
 No. of Buildings/Stories: 1/1
 No. of Truck Doors: 2
 Overhead/Grade/Bay: 1
 Truck Door Comments: 10'x18' and 8'x10' dock high doors, One 10'x10' drive-in door.
 Percent Office: 25%
 Air-Conditioned: 25.00%
 Clear Height(Feet): 18.00
 Fire Sprinkler Type: None
 Air-Conditioning Type: Office
 Roof,Heating,AC Comm.: Metal roof. Heat pump.
 Shape: Irregular
 Topography: Level
 Corner Lot: No
 Frontage Feet: 394
 Frontage Desc.: Running Oak Dr
 Bldg. to Land Ratio FAR: 0.21
 Zoning Code: TD
 Zoning Desc.: Thoroughfare District
 Flood Plain: No
 Utilities Desc.: All available.

Improvement and Site Data

MSA: Raleigh-Cary, NC
 Metropolitan Statistical Area
 Legal/Tax/Parcel ID: 0778-14-2165

Office Warehouse

\$ 4000

Lower Office %
Same location
Warehouse Bldg.

Improvement and Site Data (Cont'd)

Bldg. Phy. Info. Source: Inspection
Source of Land Info.: Public Records

Comments

New owner plans to use 8,000 SF and continue to rent the other 8,000 to Imaginigami through 6/30/2013.

Improved Sale No. 1



Property Identification

Record ID	1467
Property Type	Industrial, Warehouse
Property Name	Lot G Westside Industrial Park
Address	8805 Running Oak Drive, Raleigh, Wake County, North Carolina
Location	Cul de sac on north side of Westgate Road
Tax ID	0120170

Sale Data

Grantor	JD Enterprises of Raleigh, LLC
Grantee	Launchpad Properties, LLC
Sale Date	July 17, 2012
Deed Book/Page	14855/1637
Property Rights	Leased Fee
Conditions of Sale	Arm's length transaction
Financing	Cash to seller
Verification	Loopnet; Public records

Sale Price	\$635,000
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Land Data

Land Size	1.670 Acres or 72,745 SF
Front Footage	311 ft Running Oak Drive
Zoning	TD, Thoroughfare District



To see all the details that are visible on the screen, use the "Print" link next to the map.

