



FOR SALE

127 FIDELITY STREET

CARRBORO, NC 27510

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

CAREY GREENE

O: 919.287.2135

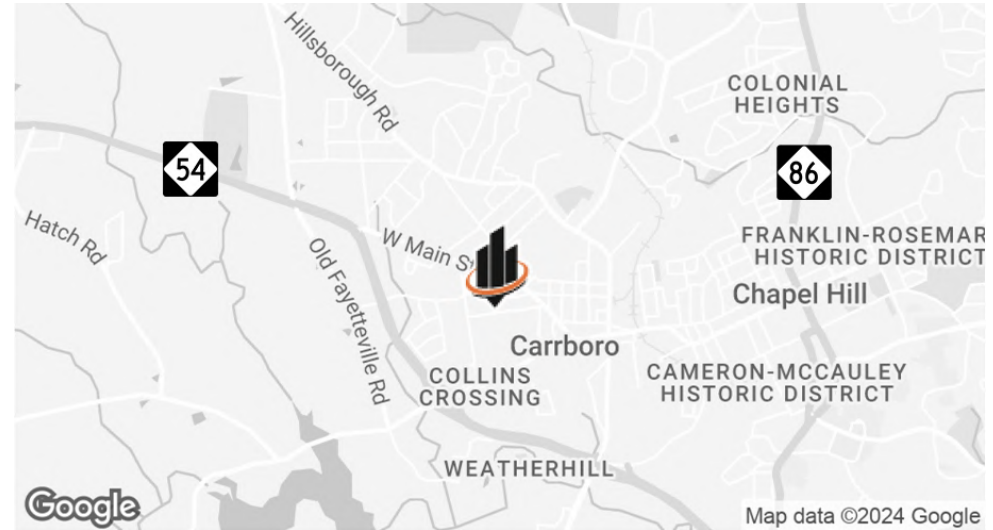
carey.greene@svn.com

SHARA NEJAD, PEM, LEED AP

O: 919.287.3212

shara.nejad@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±4,000 SF
LOT SIZE:	±0.58 Acres
YEAR BUILT /RENOVATED:	1981/2008
ZONING:	B3 (Neighborhood Business)
PARCEL ID:	9778566693
SALE PRICE:	\$1,600,000 (Firm Price)

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present the **rare opportunity to acquire a prime investment opportunity in Carrboro with a new five-year lease in place.** This ±4,000 SF stand-alone medical office building, which was renovated in 2008, boasts a modern interior design, solar panels, and ample parking.

The property is located **within walking distance of restaurants and shops in Carrboro and is a 10 minute drive from the heart of Chapel Hill and UNC,** which continues to experience an incredible transformation with projects both under construction and planned to further expand its base of residential, retail, office, and life science spaces.

PROPERTY HIGHLIGHTS

- Prime opportunity for an investor
- Stand-alone medical office building featuring **nine offices + seven exam rooms**

CAREY GREENE

O: 919.287.2135

carey.greene@svn.com

SHARA NEJAD, PEM, LEED AP

O: 919.287.3212

shara.nejad@svn.com

127 FIDELITY STREET | Carrboro, NC 27510



PROPERTY PHOTOS



CAREY GREENE

O: 919.287.2135

carey.greene@svn.com

SHARA NEJAD, PEM, LEED AP

O: 919.287.3212

shara.nejad@svn.com

127 FIDELITY STREET | Carrboro, NC 27510



AREA OVERVIEW



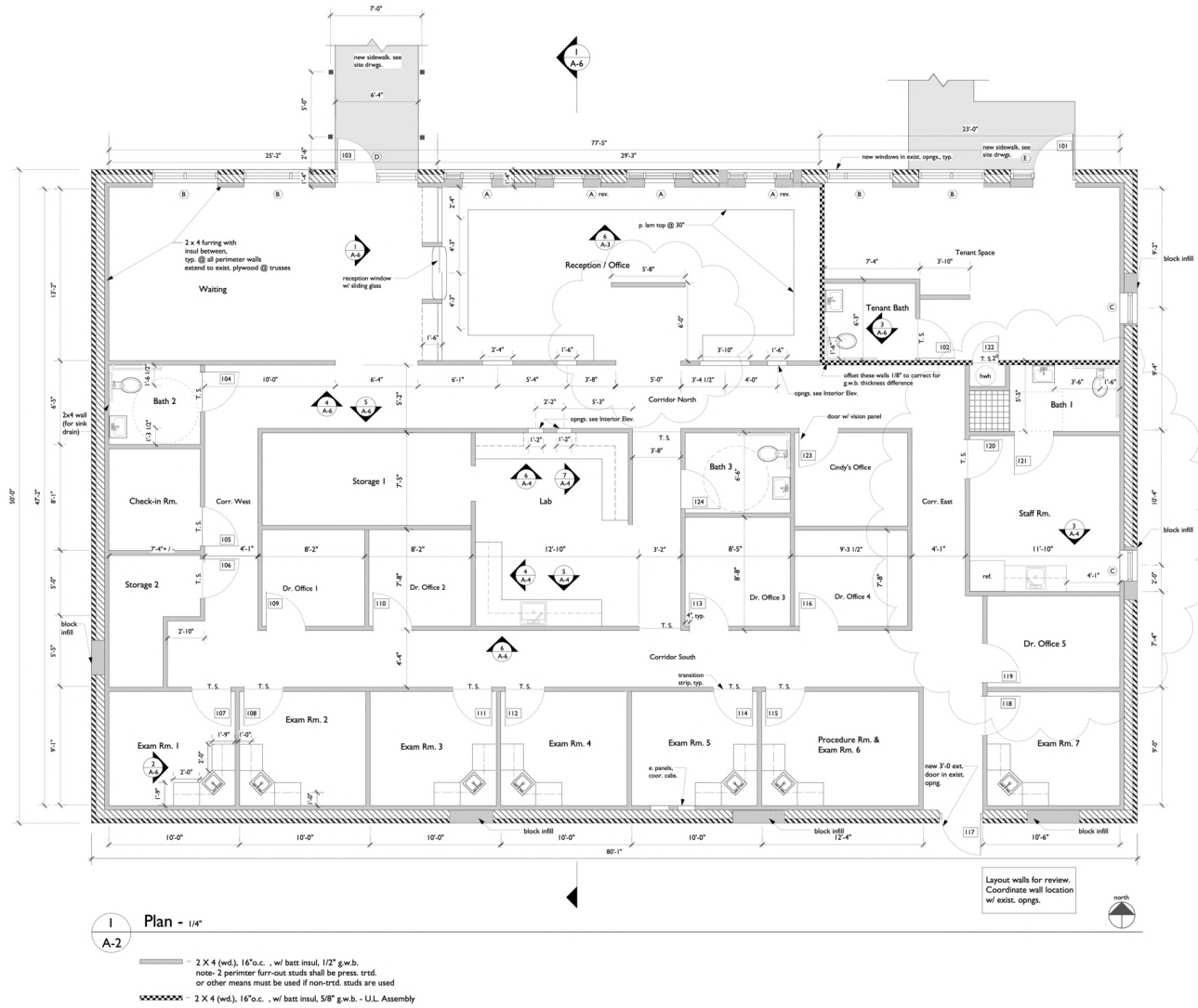
CAREY GREENE
O: 919.287.2135
carey.greene@svn.com

SHARA NEJAD, PEM, LEED AP
O: 919.287.3212
shara.nejad@svn.com

127 FIDELITY STREET | Carrboro, NC 27510



FLOOR PLAN



CAREY GREENE
 O: 919.287.2135
 carey.greene@svn.com

SHARA NEJAD, PEM, LEED AP
 O: 919.287.3212
 shara.nejad@svn.com

PROPERTY INCOME AND EXPENSES

Item	Amount	Source
Effective Gross Rent	\$119,290	Current Lease
Vacancy Factor/Loss	\$ (3,579)	3% of GRI
Additional Income (Solar)	\$5,517	P&L (2021-22 avg)

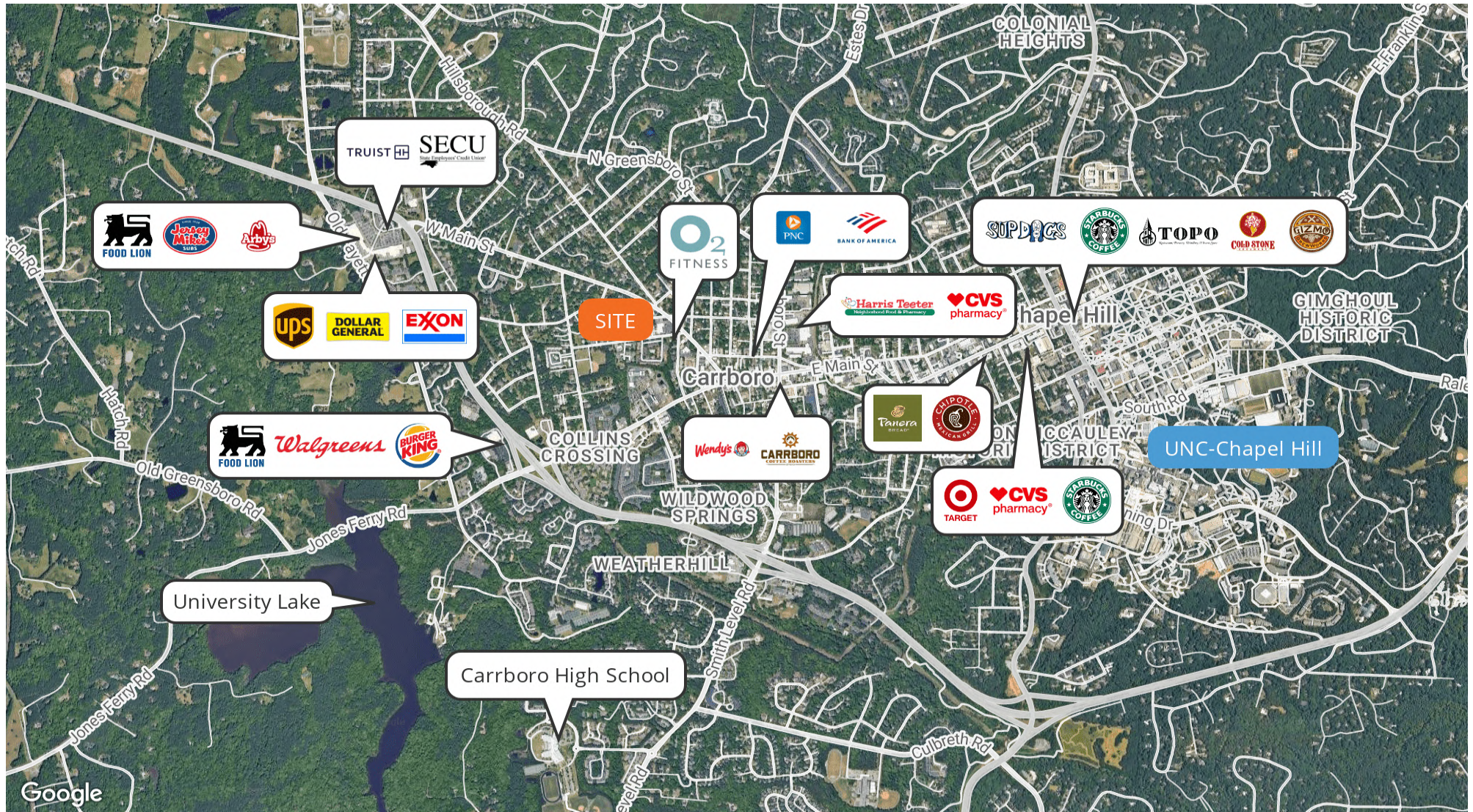
Expense Item	Amount	Source
Insurance	\$1,627	2022 P&L
Reserves	\$2,000	\$0.50/SF Pro Forma
Landscaping & Maintenance	\$3,060	P&L (2021-22 avg)
Taxes	\$13,997	2022 Orange Co Tax Records
Utilities	\$ -	2022 P&L - Paid by Tenant
Property Management Fee	\$4,849	Pro Forma - 4% of Effective Gross Rent
Total Expenses	\$25,533	

Net Operating Income	\$95,695
-----------------------------	-----------------

CAREY GREENE
O: 919.287.2135
carey.greene@svn.com

SHARA NEJAD, PEM, LEED AP
O: 919.287.3212
shara.nejad@svn.com

RETAILER MAP



CAREY GREENE

O: 919.287.2135

carey.greene@svn.com

SHARA NEJAD, PEM, LEED AP

O: 919.287.3212

shara.nejad@svn.com

127 FIDELITY STREET | Carrboro, NC 27510



DEMOGRAPHICS MAP & REPORT

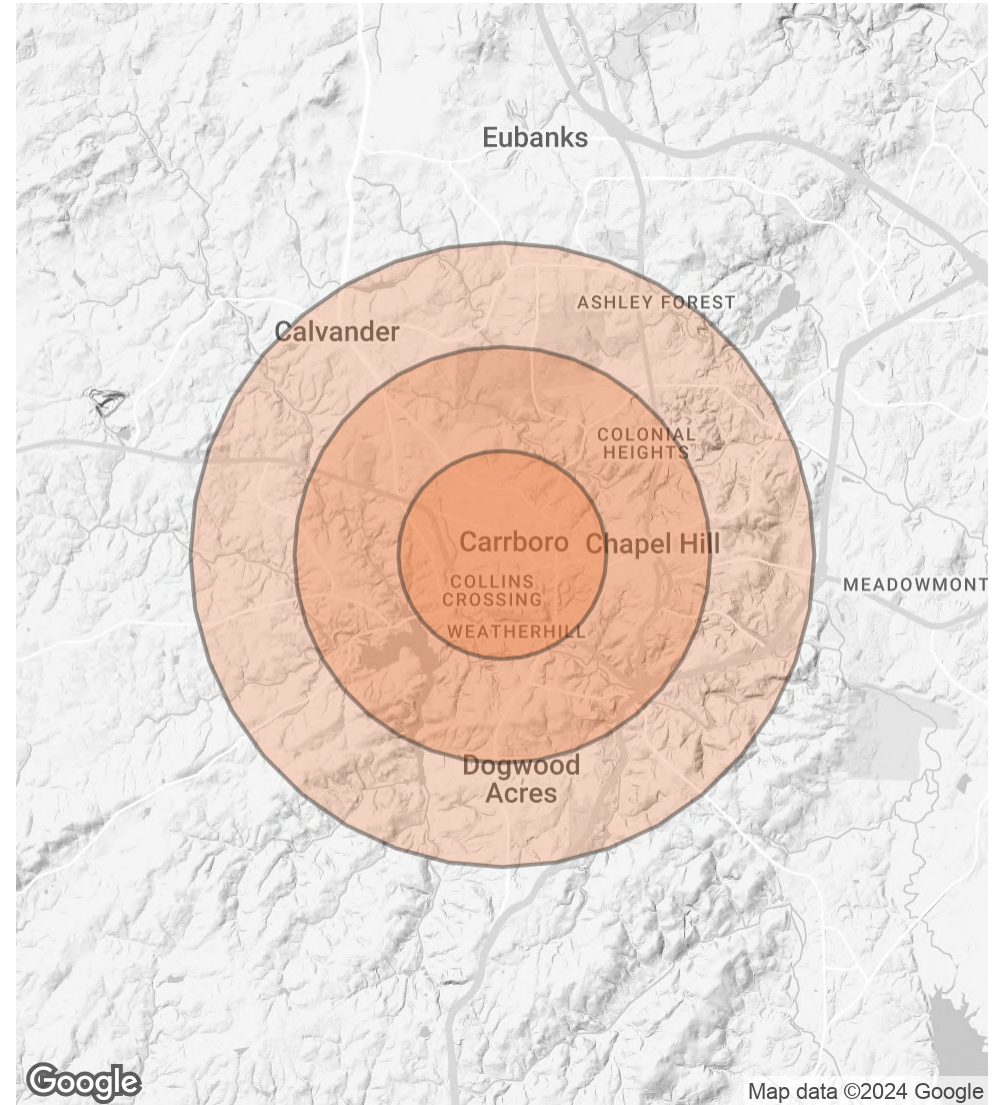
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	11,643	30,245	55,350
AVERAGE AGE	30.7	29.2	28.2
AVERAGE AGE (MALE)	31.7	30.0	29.0
AVERAGE AGE (FEMALE)	29.7	28.6	27.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,454	12,375	19,887
# OF PERSONS PER HH	2.1	2.4	2.8
AVERAGE HH INCOME	\$48,209	\$59,695	\$67,660
AVERAGE HOUSE VALUE	\$218,842	\$339,304	\$412,926

2020 American Community Survey (ACS)



CAREY GREENE

O: 919.287.2135

carey.greene@svn.com

SHARA NEJAD, PEM, LEED AP

O: 919.287.3212

shara.nejad@svn.com

127 FIDELITY STREET | Carrboro, NC 27510



ADVISOR BIO



CAREY GREENE

Senior Vice President

carey.greene@svn.com

Direct: **919.287.2135** | Cell: **919.949.5672**

PROFESSIONAL BACKGROUND

Carey is a Senior Vice President at SVN | Real Estate Associates with 20 years of commercial real estate experience. A native of Miami, Florida, he is a long-time Durham resident with degrees from two of the area's universities with very different shades of blue. Carey completed his undergraduate studies at Duke University, graduating summa cum laude. He later earned his MBA with a concentration in real estate from the University of North Carolina at Chapel Hill's Kenan-Flagler Business School, where he made the dean's list, was a Premier Fellow, and a recipient of the Leonard Wood scholarship award.

In 2022, Carey formed the Ascend Industrial Team to focus exclusively on industrial advisory work in the Greater Triangle and Triad regions of North Carolina. Having worked two decades in CRE - including 15 as a broker - Carey took his many years of experience working on industrial transactions and his passion for working with family-owned/non-profit businesses to dedicate his brokerage practice full-time to industrial real estate services. In this role, he focuses heavily on advising property owners with leasing, sales, and long-term decision-making strategies to maximize the value of their assets. He also works with buyers and tenants on industrial acquisitions and leasing. Steeped in a reputation for hard work and integrity, Carey's many clients and relationship partners continue to put their trust in him by sending repeat business and referrals.

In addition to industrial brokerage, he also has broad experience in urban infill, covered land and investment sales transactions and has been a leader in sales and leasing work in downtown Durham. From 2018 to 2023, her served as Managing Director at SVN | REA, guiding and supporting the commercial brokerage team and was involved in overall strategy and business development efforts. In 2024, Carey moved back into solely focusing on client work.

Outside of brokerage, Carey has worked in property management and has also participated in a sponsor role in adaptive reuse and rehabilitation projects. These include the renovation of the circa 1931 historic Snow Building, and most recently, the adaptive-reuse of the 1968 Home Savings & Loan office building into the boutique 53-room The Durham hotel. Both properties are in downtown Durham. Carey and his wife have two children and two rescue dogs. You may find him "rucking" around Durham's many walking trails or on the baseball field where he coaches his son's South Durham Little League team.

CAREY GREENE

O: 919.287.2135

carey.greene@svn.com

SHARA NEJAD, PEM, LEED AP

O: 919.287.3212

shara.nejad@svn.com

ADVISOR BIO



SHARA NEJAD, PEM, LEED AP

Advisor

shara.nejad@svn.com

Direct: **919.287.3212** | Cell: **919.972.8681**

PROFESSIONAL BACKGROUND

Shara Nejad has been actively involved in the commercial real estate industry for over 15 years. Her roots began in the design and construction of commercial buildings, where she developed a strong commitment to the highest professional standards in client services. She's been involved in a wide range of successful design and construction projects from universities, cGMP and R&D facilities to multifamily buildings, large office buildings, mixed-use, and hybrid office/lab facilities. She's also been an active real estate investor for over 12 years. Shara's background gives her a unique advantage to leverage her expertise in facility management and building construction to work with her clients through all stages of a real estate transaction to successfully achieve their goals. Outside of work, Shara enjoys outdoor adventures and traveling around the world with her family, and their dog, Coco.

EDUCATION & PROFESSIONAL HISTORY

- Master of Science in Mechanical Engineering, Villanova University
- Bachelor of Science in Mechanical Engineering, KNT University of Technology
- Senior Facilities Engineer, RTI International
- Project Engineer, Precis Engineering Inc.

MEMBERSHIPS & ASSOCIATIONS

- Licensed Real Estate Broker, North Carolina
- Professional Energy Manager (PEM), NC State
- LEED Accredited Professional, U.S. Green Building Council
- Member, Triangle Commercial Real Estate Women (TCREW)
- Member, Triangle Commercial Association of REALTORS®
- Past PTO Member and Ex-Officio for Board of Trustees, Montessori Community School

CAREY GREENE

O: 919.287.2135

carey.greene@svn.com

SHARA NEJAD, PEM, LEED AP

O: 919.287.3212

shara.nejad@svn.com

127 FIDELITY STREET | Carrboro, NC 27510

