

# Report For

SEQUOIA EQUITY STONEGATE LLC

42 schenck pkwy ste 306  
asheville, nc 28803-3514

## Account Information

PIN: 8615-29-2279

Deed: 934/1660

CAB C/682

## Site Information

OFFICE GENERAL, OFFICE GENERAL, OFFI  
Commercial Use, Commercial Use, Commercial  
367 DELLWOOD RD

Heated Area: 3903

Year Built: 1991

Total Acreage: 1.87

Township: Town of Waynesville

## Site Value Information

Land Value: \$299,600

Building Value: \$687,300

Market Value: \$986,900

Deferred Value: \$0

Assessed Value: \$986,900

Sale Price: \$800,000

Sale Date: 8/18/2017

Tax Bill 1: \$5,427

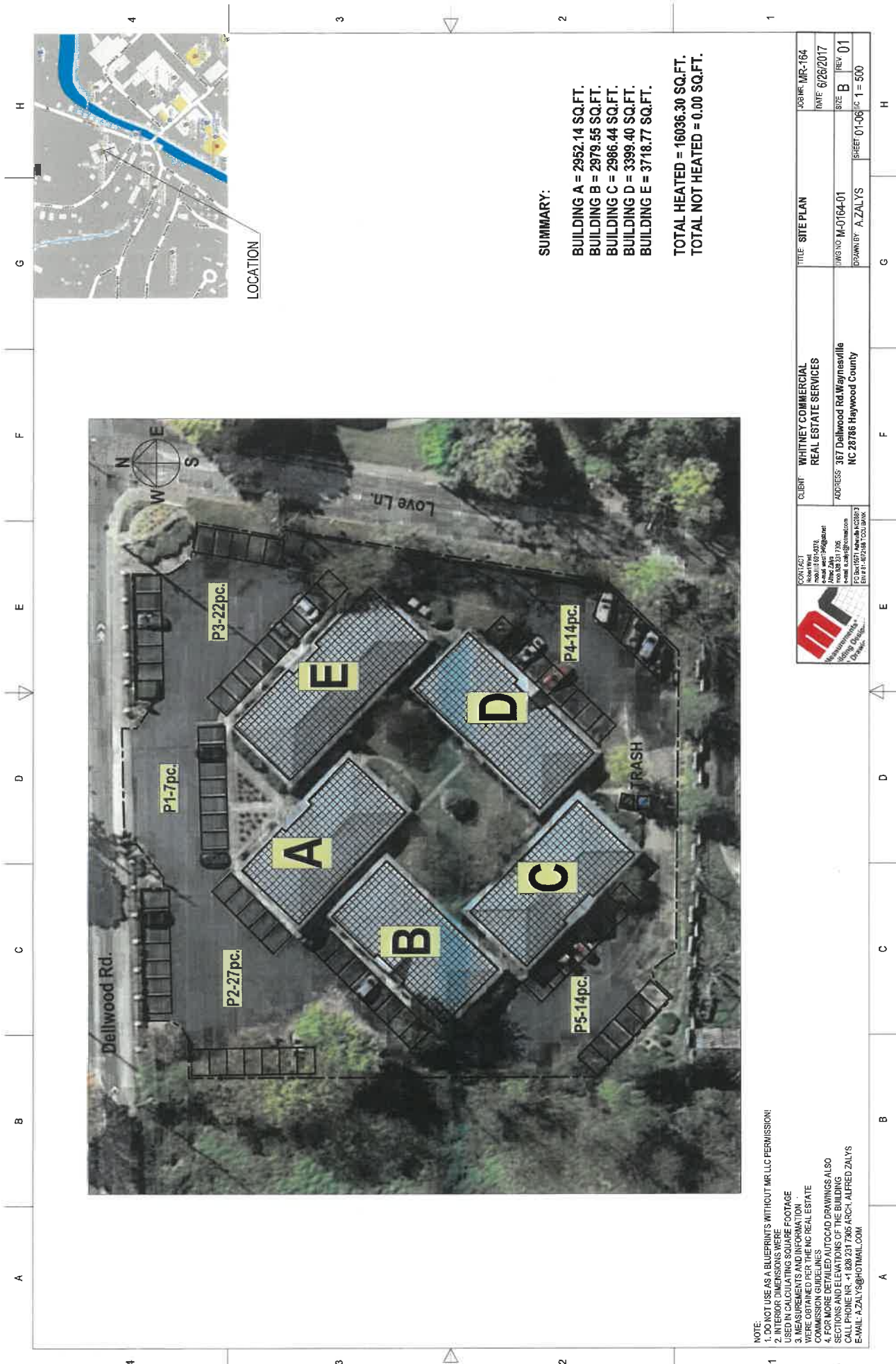
Tax Bill 2: \$5,427



1 inch = 100 feet

October 1, 2025

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.



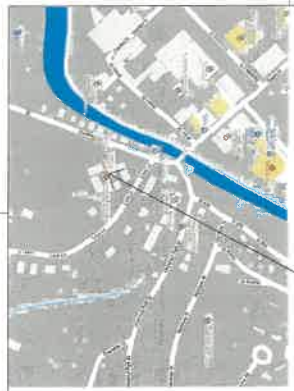
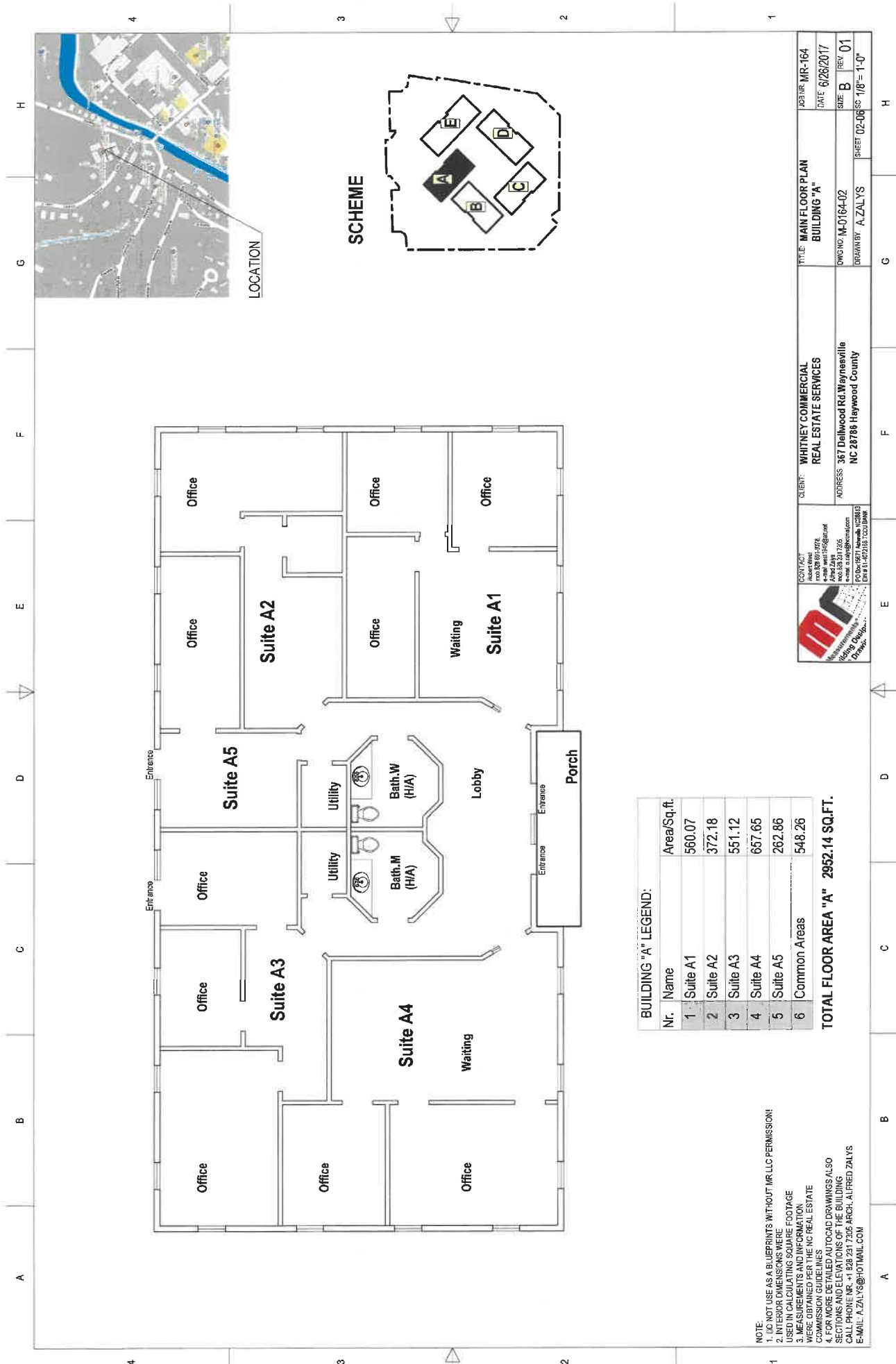
**SUMMARY:**  
 BUILDING A = 2952.14 SQ.FT.  
 BUILDING B = 2979.55 SQ.FT.  
 BUILDING C = 2986.44 SQ.FT.  
 BUILDING D = 3399.40 SQ.FT.  
 BUILDING E = 3718.77 SQ.FT.  
 TOTAL HEATED = 16036.30 SQ.FT.  
 TOTAL NOT HEATED = 0.00 SQ.FT.

**NOTE:**  
 1. DO NOT USE AS A BLUEPRINTS WITHOUT MR. LLC PERMISSION!  
 2. INTERIOR DIMENSIONS WERE USED FOR FOOTAGE  
 3. THESE CALCULATIONS AND DIMENSIONS WERE OBTAINED FROM THE NC REAL ESTATE COMMISSION GUIDELINES  
 4. FOR MORE DETAILED AUTOCAD DRAWINGS ALSO SECTIONS AND ELEVATIONS OF THE BUILDING CALL PHONE NR. +1 828 231 7305 ARCH. ALFRED ZALYS E-MAIL: A.ZALYS@HOTMAIL.COM

**CONTACT:**  
 Mr. Alfred Zaly  
 Phone: +1 828 231 7305  
 Email: a.zaly@hotmail.com  
 P.O. Box 10677 Asheville, NC 28813  
 101 W. 10th St. Suite 200 Asheville, NC 28801

**CLIENT:** WHITNEY COMMERCIAL REAL ESTATE SERVICES  
**ADDRESS:** 367 Dellwood Rd. Waynesville NC 28786 Haywood County

TITLE	SITE PLAN	JOB NO.	MR-164
DATE	6/26/2017	REV	B
PROJECT NO.	MA-0164-01	REV	01
DRAWN BY	A.ZALYS	SHEET	01-06
		SCALE	1" = 500'



LOCATION

SCHEME

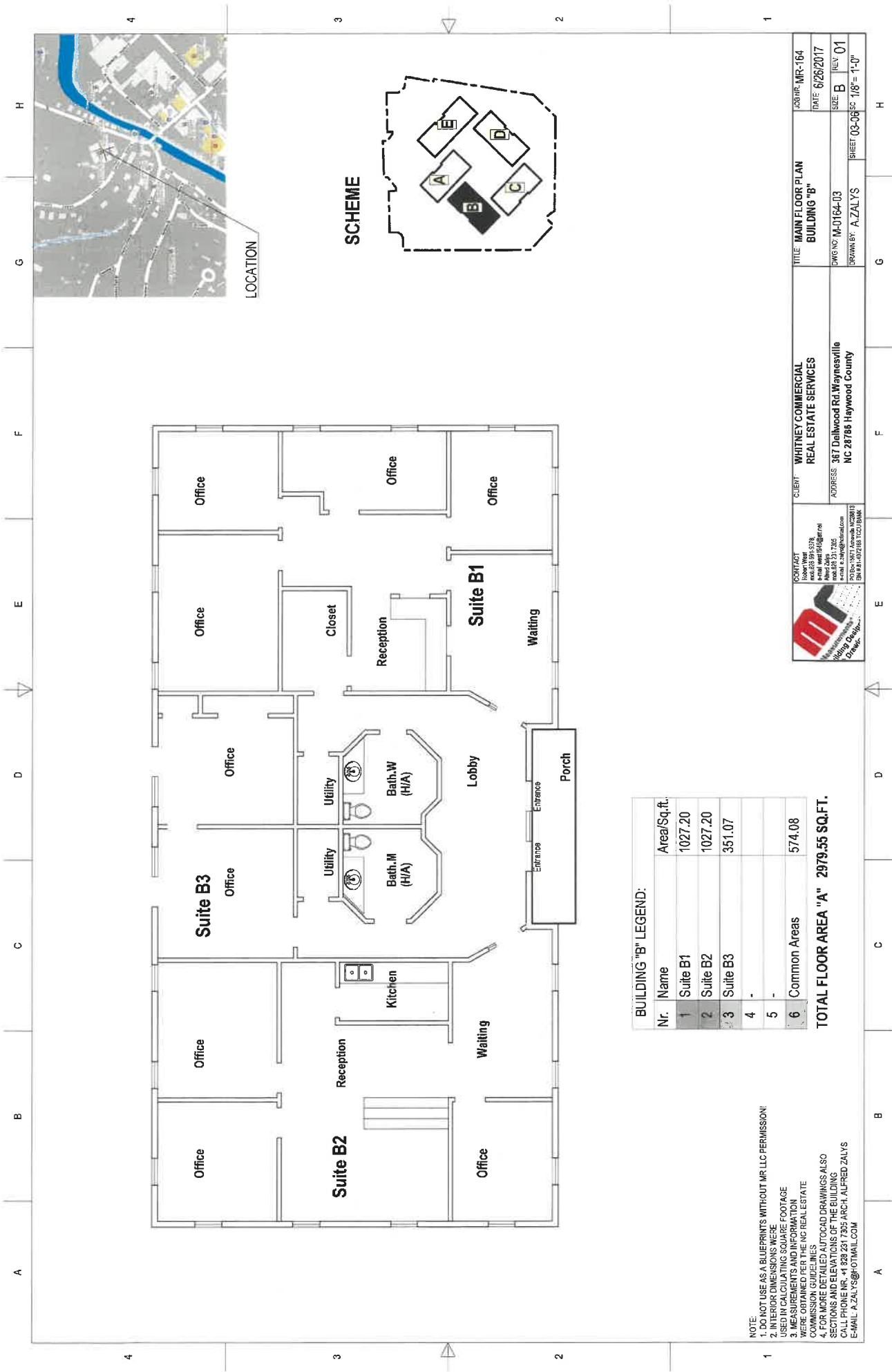
**BUILDING "A" LEGEND:**

Nr.	Name	Area/Sq.ft.
1	Suite A1	560.07
2	Suite A2	372.18
3	Suite A3	551.12
4	Suite A4	657.65
5	Suite A5	262.86
6	Common Areas	548.26

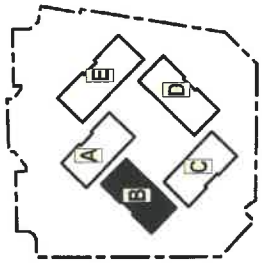
**TOTAL FLOOR AREA "A" 2952.14 SQ.FT.**

NOTE:  
 1. DO NOT USE AS A BLUEPRINTS WITHOUT MR. LLC PERMISSION!  
 2. INTERIOR DIMENSIONS WERE USED IN CALCULATING SQUARE FOOTAGE  
 3. MEASUREMENTS AND INFORMATION ARE BASED ON THE ARCHITECT'S RECORD DRAWINGS AND FIELD SURVEY DATA.  
 4. FOR MORE DETAILED AUTOCAD DRAWINGS ALSO CALL PHONE NR. +1 828 231 7305 ARCH. ALFRED ZALYS E-MAIL: A.ZALYS@HOTMAIL.COM

<p>CONTACT:          Mr. Alfred ZALYS          mob: 828 881 5972          e-mail: waz@mpc.com          mob: 828 231 7305          e-mail: a.zalys@hotmail.com          PO Box 19671 Asheville, NC 28813          USA 31-427183 1000 Bank</p>	<p>CLIENT:  <b>WHITNEY COMMERCIAL REAL ESTATE SERVICES</b>          ADDRESS: 387 Dallowood Rd. Waynesville NC 28786 Haywood County</p>	<p>JOB NR: MR-164          DATE: 6/28/2017          SIZE: B REV: 01          SHEET 02-06 SC: 1/8" = 1'-0"</p>
	<p>TITLE: <b>MAIN FLOOR PLAN BUILDING "A"</b>          DWG NO: M.0164-02          DRAWN BY: A.ZALYS</p>	



LOCATION



SCHEME

**BUILDING "B" LEGEND:**

Nr.	Name	Area/Sq.ft.
1	Suite B1	1027.20
2	Suite B2	1027.20
3	Suite B3	351.07
4	-	-
5	-	-
6	Common Areas	574.08

**TOTAL FLOOR AREA "A" 2979.55 SQ.FT.**

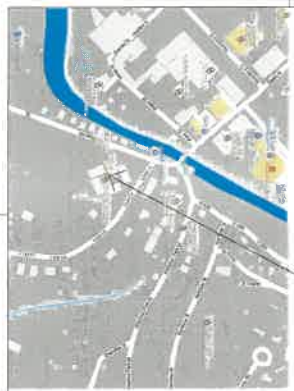
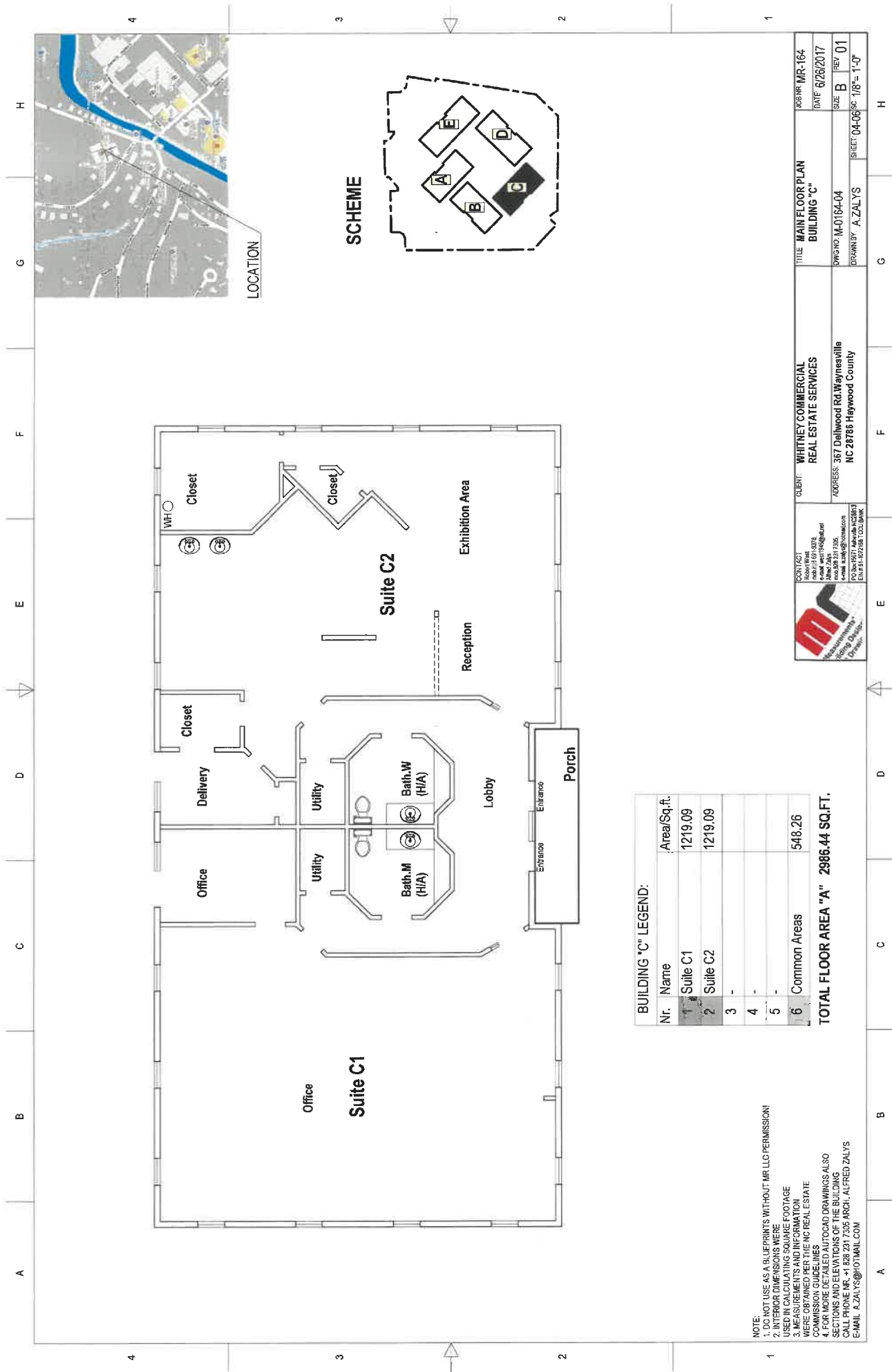
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**CONTACT**  
 mr  
 Mailing Database  
 Drawing

CONTRACT  
 mr.alfred.zalys@mr.com  
 tel. +1 323 231 7305  
 fax. +1 323 231 7305  
 email. a.zalys@hotmail.com  
 387 DALWOOD RD. WAYNESVILLE, NC 27886

CLIENT: **WHITNEY COMMERCIAL REAL ESTATE SERVICES**  
 ADDRESS: 387 Dalwood Rd. Waynesville NC 27886 Haywood County

TITLE: **MAIN FLOOR PLAN BUILDING "B"**  
 DWG NO. **MA-0164-03**  
 DRAWN BY: **A.ZALYS**  
 JOB# **MR-164**  
 DATE: **6/26/2017**  
 SIZE: **B**  
 REV: **01**  
 SHEET: **03-06SC 1/8"= 1'-0"**



LOCATION


SCHEME

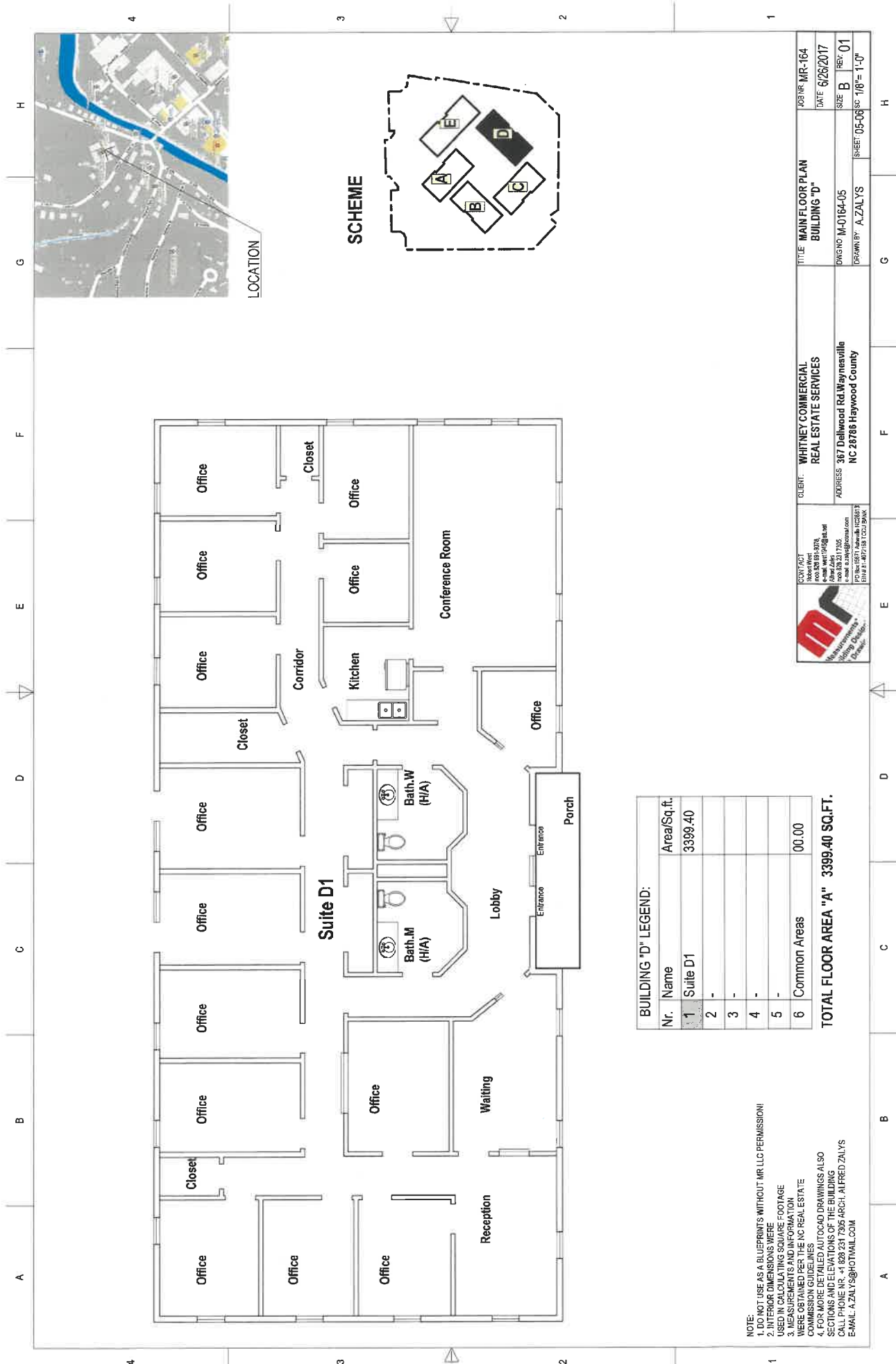
**BUILDING "C" LEGEND:**

Nr.	Name	Area/Sq.ft.
1	Suite C1	1219.09
2	Suite C2	1219.09
3	-	-
4	-	-
5	-	-
6	Common Areas	548.26

**TOTAL FLOOR AREA "A" 2986.44 SQ.FT.**

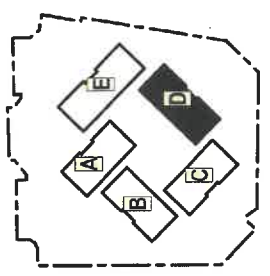
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 SECTIONS AND ELEVATIONS OF THE BUILDING  
 CALL PHONE NR. +1 828 231 7305 ARCH. ALFRED ZALYS  
 E-MAIL: A.ZALYS@HOTMAIL.COM

 MR Measurements Mapping Drawing Design	CONTACT MR ALFRED ZALYS mob: +1 813-337-8378 e-mail: alf@mrllc.com mob: 828 231 7305 e-mail: azalys@home.com	CLIENT: <b>WHITNEY COMMERCIAL          REAL ESTATE SERVICES</b>	JOB# MR-164 DATE: 6/26/2017
	ADDRESS: 367 Dalwood Rd, Waynesville NC 28786 Haywood County	TITLE: <b>MAIN FLOOR PLAN          BUILDING "C"</b>	DWG NO. M.01164.04 DRAWING: A.ZALYS



LOCATION

SCHEME



**BUILDING "D" LEGEND:**

Nr.	Name	Area/Sq.ft.
1	Suite D1	3399.40
2	-	
3	-	
4	-	
5	-	
6	Common Areas	00.00

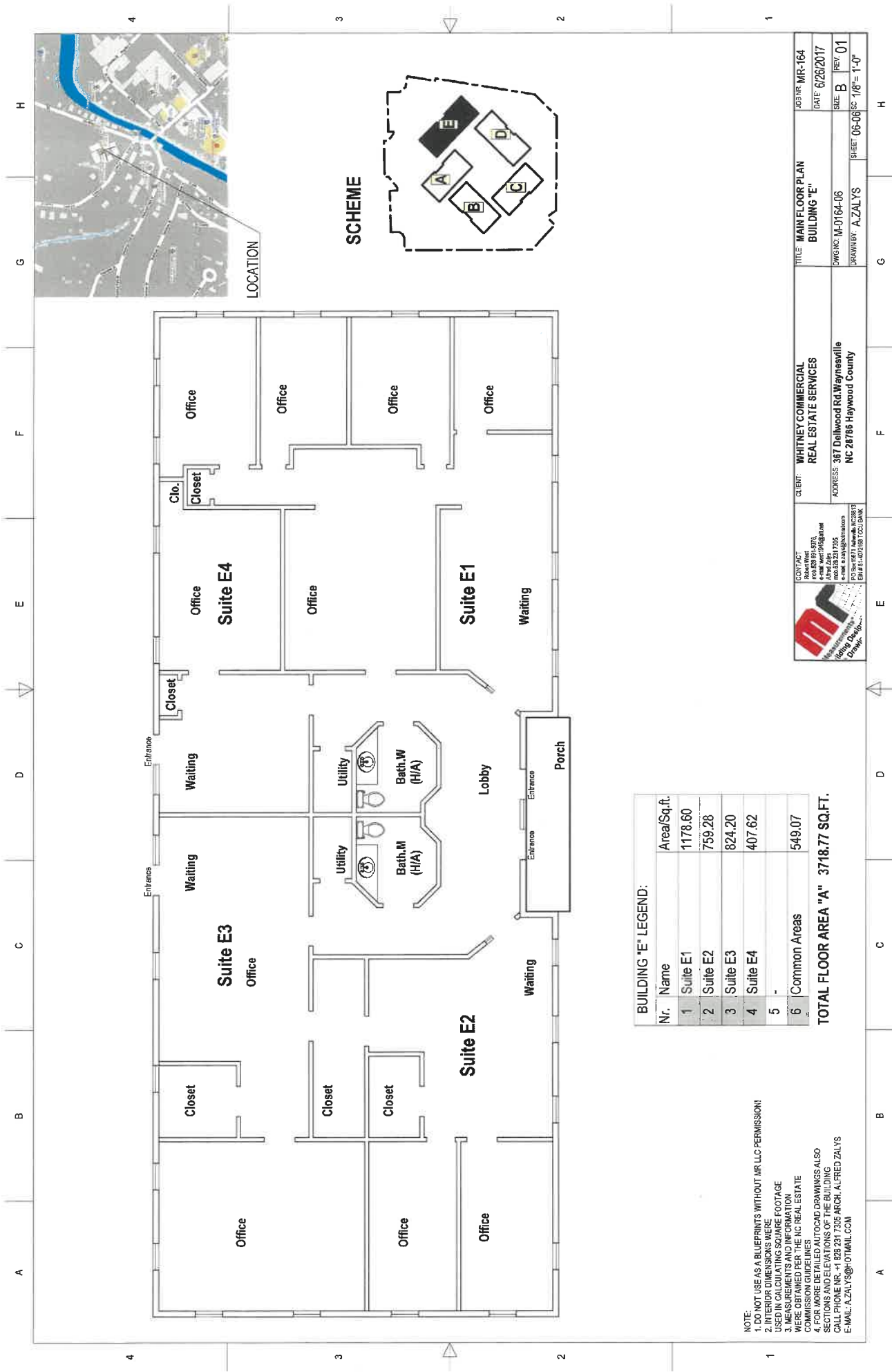
**TOTAL FLOOR AREA "A" 3399.40 SQ.FT.**

NOTE:  
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 2. INTERIOR DIMENSIONS WERE USED IN CALCULATING SQUARE FOOTAGE  
 3. MEASUREMENTS AND INFORMATION WERE OBTAINED PER THE NC REAL ESTATE COMMISSION GUIDELINES  
 4. THIS IS A CAD DRAWING AND NOT A PHOTOGRAPHIC COPY. ALSO SECTIONS AND ELEVATIONS OF THE BUILDING.  
 CALL PHONE NR. +1 828 241 7086 ARCH. ALFRED ZALYS  
 E-MAIL: A.ZALYS@HOTMAIL.COM

**CONTACT**  
 MR. ALFRED ZALYS  
 ARCHITECT  
 PHONE NR. +1 828 241 7086  
 FAX NR. +1 828 241 7305  
 E-MAIL: a.zalys@hotmail.com  
 P.O. BOX 15971 Asheville, NC 28813  
 1014 E. 10TH ST. SUITE 200A

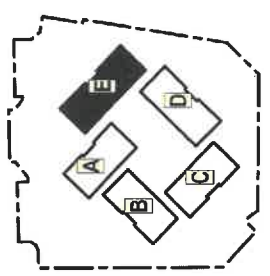
**CLIENT:** WHITNEY COMMERCIAL REAL ESTATE SERVICES  
**ADDRESS:** 367 Dellwood Rd. Waynesville NC 28786 Haywood County

**TITLE:** MAIN FLOOR PLAN BUILDING "D"  
**DWG. NO.:** M-0164-05  
**DATE:** 6/26/2017  
**DESIGNER:** A.ZALYS  
**SIZE:** B  
**REVISION:** 01  
**SHEET:** 05-06 of 1-0"



LOCATION

**SCHEME**



**BUILDING 'E' LEGEND:**

Nr.	Name	Area/Sq.ft.
1	Suite E1	1178.60
2	Suite E2	759.28
3	Suite E3	824.20
4	Suite E4	407.62
5	-	-
6	Common Areas	549.07

**TOTAL FLOOR AREA "A" 3718.77 SQ.FT.**

NOTE:  
 1. DO NOT USE AS A BLUEPRINTS WITHOUT MR.LLC PERMISSION!  
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 CALL PHONE NR +1 632 231 732 ARCH. A.FRED.ZALYS  
 E-MAIL: A.ZALYS@HOTMAIL.COM

**CONTACT:**  
 MR LLC  
 3877 Delwood Rd, Suite 100, Raleigh, NC 27607  
 Phone: 617.956.8076  
 Email: a.zalys@mrllc.com  
 3877 Delwood Rd, Suite 100, Raleigh, NC 27607  
 Phone: 617.956.8076  
 Email: a.zalys@mrllc.com

**CLIENT:** WHITNEY COMMERCIAL REAL ESTATE SERVICES  
**ADDRESS:** 387 Delwood Rd, Waynesville, NC 28786 Haywood County

**TITLE:** MAIN FLOOR PLAN BUILDING "E"  
**JOB NO.:** MR-164  
**DATE:** 6/26/2017  
**DWG NO.:** M-0164-05  
**SCALE:** B  
**REV.:** 01  
**DRAWN BY:** A.ZALYS  
**SHEET:** 05-06 SC 1/8" = 1'-0"

**Profit and Loss - 2024**  
**Sequoia Equity Stonegate LLC**  
 January-December, 2024

	Total
Income	
1200 Income	277,907.44
1201 Base Rent	0.00
Bldg E	1,134.00
Total for 1201 Base Add / Mis	\$1,134.00
<b>Total for 1200 Income</b>	<b>\$279,041.44</b>
<b>Total for Income</b>	<b>\$279,041.44</b>
<b>Gross Profit</b>	<b>\$279,041.44</b>
Expenses	
60400 Bank Service Charges	209.65
61000 Business Licenses and Permits	224.00
6100 Repairs and Maintenance	3,273.34
6130 HVAC	3,210.00
6170 Fire & Safety	678.06
6195 Contractors L	3,937.73
<b>Total for 6100 Repairs and Maintenance</b>	<b>\$11,532.78</b>
6200 Utilities	22,444.52
6210 Electricity	84.10
6240 Water	244.08
6250 Trash/Recycling	607.62
<b>Total for 6200 Utilities</b>	<b>\$23,380.32</b>
62500 Dues and Subscriptions	491.40
6300 Professional Fees	0.00
<b>Total for 6300 Professional Fees</b>	<b>\$491.40</b>
63300 Insurance Expense	<b>4,709.00</b>
6400 Contract Services	0.00
6420 Landscaping	4,930.00
<b>Total for 6400 Contract Services</b>	<b>\$4,930.00</b>
64900 Office Expense	<b>406.01</b>
6500 Janitorial Expense	15,107.47
6510 Supplies	4,820.43
<b>Total for 6500 Janitorial Expense</b>	<b>\$19,927.90</b>
66500 Postage and Delivery	<b>198.00</b>
6670 Property Tax	<b>10,264.09</b>



67200 Signage	413.02
<b>Total for Expenses</b>	<b>76280.97</b>
<b>Net Operating Income</b>	<b>\$0.00</b>

Other Income

7001 Interest Income

**Total for Other Income**

Other Expenses

80000 Ask My Accountant

<b>Net Income</b>	<b>\$202,760.47</b>
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Value of 7% Cap	\$ 2,896,578.14
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Tenant Name	SqFt	Base Rent (\$)	Lease Term
Hazelwood Management Services	698	\$961.37	March 1, 2025- Feb 28 , 2027
Youth Villages, NC *	1,615	\$2,231.97	May 1, 2025-Apr 30th 2027
Treadway SPA	599	\$715.00	Jan. 1, 2025 -Dec 301 2026
Shane Bishop *	247	\$415.00	Aug 1, 2022 to July 31, 2026
Sisters In Speech	1,376	\$1,450.00	Sept 1, 2022to Aug 31,2024
Investors Title Co. *	1,320	\$1,788.53	Sept 12025 - Aug 31 , 2027
Carolina Psychological Services	488	\$700.00	Aug 1, 2024- Sept 30, 2025
Dr Paul	1,225	\$1,450.00	Mar 1, 2025- Feb 29,2027
Stress Free Production	359	\$420.00	Month to Month
Region A Partnership for Children	905	\$1,260.00	June 1, 2024 to May 31, 2026
Lifespan	598	\$885.00	July 1, 2024 to June 31, 2026
NCDHRS	3,148	\$4,596.08	July 1,2025 to June 30, 2029
Simple Solutions PA	1,388	\$1,700.00	Aug 31 , 2024 to July 31 2026
Brittney Wright / WTM	983	\$1,200.00	Oct 1, 2025 - Aug 31 2027
Terry Sloan	497	\$698.50	Aug 1, 2022 to July 31, 2025
Brophy and Associates	1,062	\$1,312.45	Sept 1, 2024 - Aug 31 2026
Monthly		\$ 21,783.90	
<b>Total Square Feet Rented</b>	<b>16,508</b>		
<b>Total Annual Rent / Income</b>		<b>\$261,406.80</b>	
<b>Price at \$200 per foot</b>	<b>\$ 3,301,600.00</b>		

Tenant Name	SqFt	Base Rent (\$)	Lease Term	Rate PSF (\$)	Notes
Hazelwood Management Services	698	\$961.37	March 1, 2025 - Feb 28, 2027	\$16.53	New Rate Two Years March 2025 to Feb 28 Sent Adobe Sign
Youth Villages, NC *	1,615	\$2,231.97	May 1, 2025-Apr 30th 2027	\$16.58	May 1, 2026 Rate Increase to 2348.97
Treadway SPA	599	\$715.00	Jan. 1, 2025 -Dec 301, 2026	\$14.32	BUMP to \$735 Jan 2026
Shane Bishop *	247	\$415.00	Aug 1, 2022 to July 31, 2026	\$20.16	Month to Month
Sisters In Speech	1,376	\$1,400.00	Sept 1, 2025 to Aug 31, 2028	\$12.65	Rent \$1400, \$1450, \$1475
Investors Title Co. *	1,320	\$1,788.53	Sept 1, 2025 - Aug 31, 2027	\$16.26	24 month
Carolina Psychological Services	488	\$695.00	Aug 1, 2024 - Sept 30, 2025	\$17.21	Nov 1, 2025-Oct 31st Flat Rate
Dr Paul	1,225	\$1,450.00	Mar 1, 2025- Feb 29, 2027	\$14.20	Flat Rate
Stress Free Production	359	\$420.00	Month to Month	\$14.04	
Region A Partnership for Children	905	\$1,260.00	June 1, 2024 to May 31, 2026	\$16.71	Rent Stays at 1260 per month for 24 months
Lifespan	598	\$885.00	July 1, 2024 to June 31, 2026	\$17.76	Rent Increase June 1, 2025
MCDHRS	3,148	\$4,596.08	July 1, 2025 to June 30, 2029	\$17.52	4 years
Simple Solutions PA	1,388	\$1,700.00	Aug 31, 2024 to July 31, 2026	\$14.70	Rate Increase to \$1700. in Aug 1 2025
Brittney Wright / WTM	983	\$1,200.00	Oct 1, 2025 - Aug 31, 2027	\$14.65	Rate Increase to \$
Terry Sloan	497	\$720.00	Aug 1, 2022 to July 31, 2025	\$16.87	Nov 1, 2025-Oct 31st 2026 \$720 per month /Bump \$735 Oct 2026
Brophy and Associates	1,062	\$1,312.45	Sept 1, 2024 - Aug 31 2026	\$14.83	
Monthly		\$ 21,783.90			
<b>Total Square Feet Rented</b>	<b>16,508</b>				
<b>Total Annual Rent / Income</b>		\$261,406.80			
<b>Price at \$200 per foot</b>	<b>\$ 3,301,600.00</b>				