

PRICE REDUCTION ON EACH INVESTMENT OPPORTUNITY!



Greenville, NC



South Hill, VA



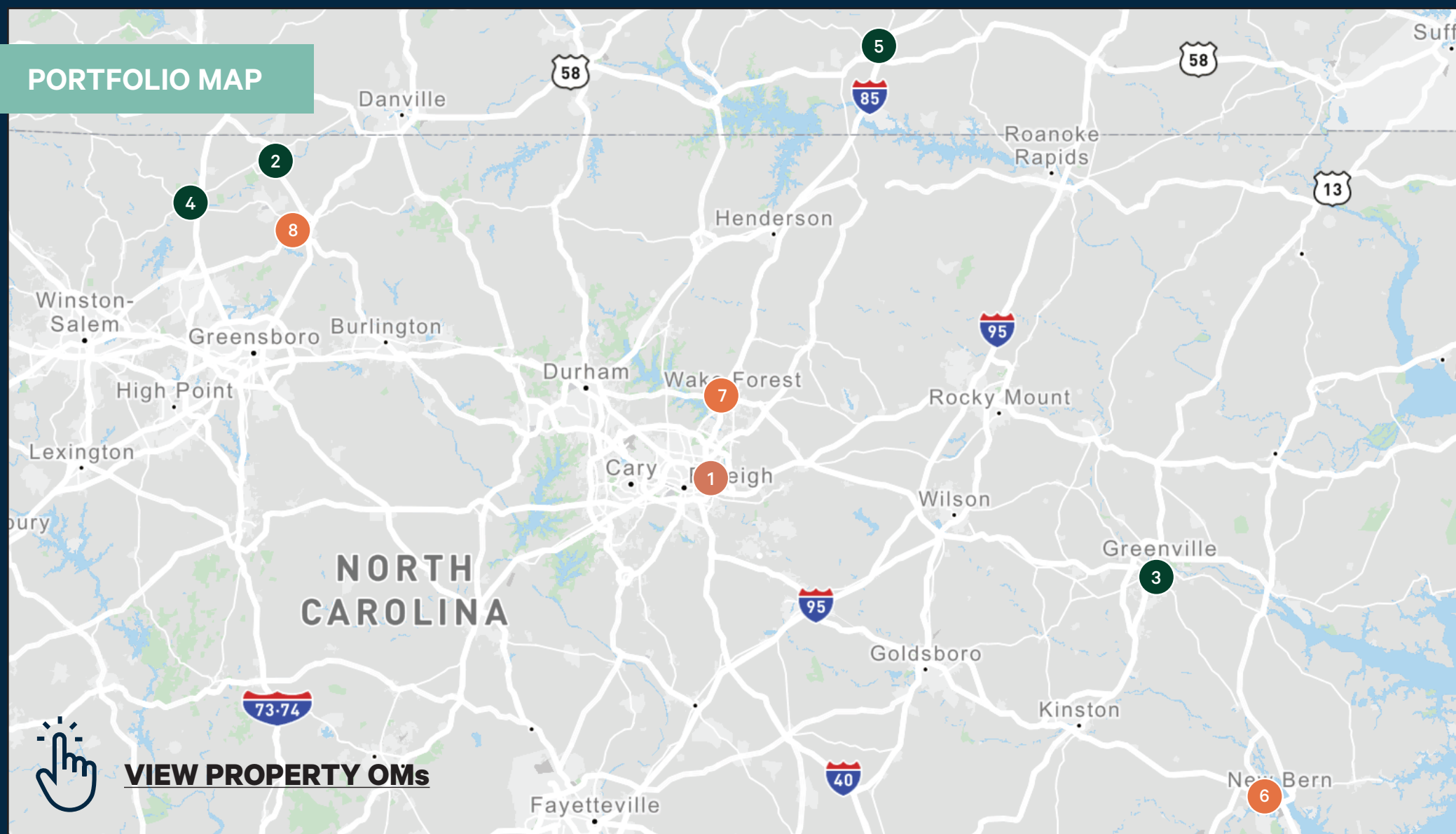
Madison, NC



4 LOCATIONS ACROSS NORTH CAROLINA AND SOUTHERN VIRGINIA

DOUBLE NET LEASES • ~4.3 YEARS OF TERM AND (1) REMAINING 5-YEAR OPTION

1% ANNUAL ESCALATIONS • AVAILABLE INDIVIDUALLY OR AS A PORTFOLIO



PORTFOLIO MAP



VIEW PROPERTY OMS

Map #	Address	City, State	Building Size	Land Size	NOI*	NEW Cap Rate	REDUCED Asking Price
1	3905 New Bern Ave	Raleigh, NC	5,096 SF	0.69 Ac			SOLD!
2	812 S Van Buren Rd	Eden, NC	3,400 SF	0.34 Ac	\$57,090.48**	8.50%	\$671,653
3	499 Greenville Blvd SE	Greenville, NC	5,710 SF	0.55 Ac	\$172,161.98	7.50%	\$2,295,493
4	714 Highway St	Madison, NC	3,988 SF	1.13 Ac	\$82,846.66	7.50%	\$1,104,622
5	129 E Ferrell St	South Hill, VA	3,350 SF	1.0 Ac	\$90,147.11	7.50%	\$1,201,961
6	3001 Dr MLK Blvd Jr Blvd	New Bern, NC	3,795 SF	0.73 Ac			SOLD!
7	12205 Capital Blvd	Wake Forest, NC	4,136 SF	0.84 Ac			SOLD!
8	100 Professional Dr	Reidsville, NC	3,457 SF	0.58 Ac			SOLD!

*Rent as of January 1, 2024. **Rent as of August 1, 2024.



INVESTMENT CONTACTS

Joe Graham, CCIM
Executive Vice President
+1 919 831 8196
joe.graham@cbre.com

Ed Pulliam
Executive Vice President
+1 919 831 8237
ed.pulliam@cbre.com