

INVESTMENT OPPORTUNITY



3611 RAMSEY STREET

Fayetteville, North Carolina

83,041 SF FLEX CENTER FOR SALE



TYSON

COMMERCIAL REAL ESTATE

CONFIDENTIAL OFFERING MEMORANDUM

Table of Contents

OVERVIEW

Property Overview	1
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PROPERTY INFORMATION

Property Photos	2
Site Plan	4
Site Aerial.....	5

LOCATION OVERVIEW

Area Aerial	6
Area Map.....	7

FINANCIAL INFORMATION

Rent Roll	8
Income & Expenses (CACI)	9
Income & Expenses (Manna Church)	10

MARKET INFORMATION

Demographics	11
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PROPERTY OVERVIEW

Built in 1966 this former retail center now serves as a professional center with renovations in 2020. The location serves as a great example of adaptive reuse with large parking area and convenient access to the North side of Fayetteville. The building features a full sprinkler fire protection system, demised and divided utilities and spaces per tenant, a recent roof replacement. The renovation completed in 2020 included the facade upgrade, parking lot revitalization, full tenant upfit in over 50% of the center, and roof replacement.

PROPERTY SPECIFICATIONS

Location:	3611 Ramsey St, Fayetteville, NC 28311
Property Type:	Flex
Zoning:	CC - Fayetteville UDO Community Commercial
Building Size:	83,041 SF
Site Size:	5.60 Acres
Year Built:	1966
Year Renovated:	2020
Construction Type:	Masonry
Clear Height:	18'6"
Column Spacing:	25'x50'
Exterior Doors:	1
Sprinkler:	Wet
Sewer:	City
Water:	City
Gas:	Natural



Sale Price
\$9,000,000

Cap Rate
10.14%

Key Facts

100% Leased- 2 NNN Tenants
67% of NOI From NYSE Listed Company
All Leases Provide 3% Annual Increases

PROPERTY INFORMATION

PROPERTY PHOTOS



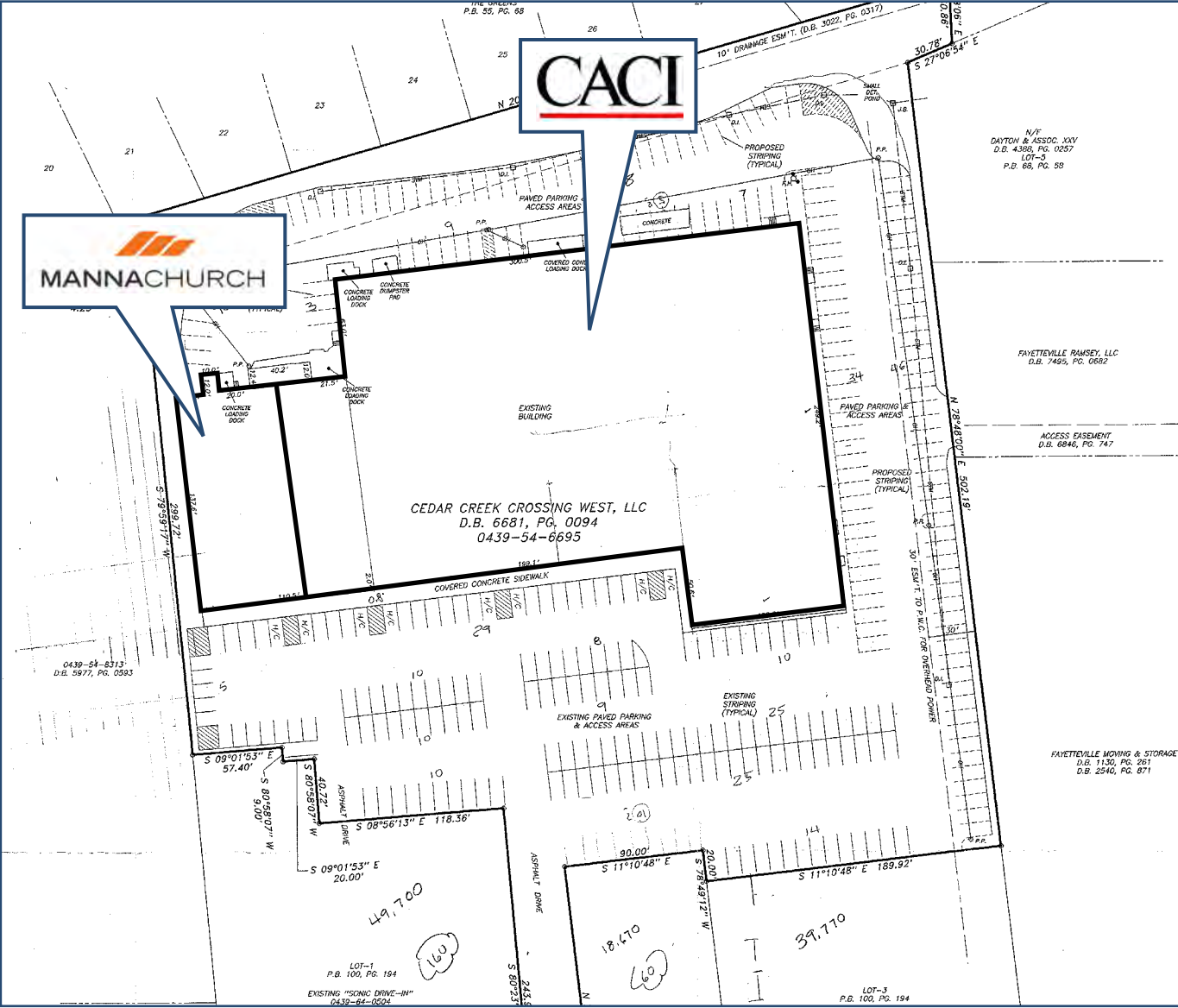
PROPERTY INFORMATION

PROPERTY PHOTOS



PROPERTY INFORMATION

SITE PLAN



PROPERTY INFORMATION

SITE AERIAL



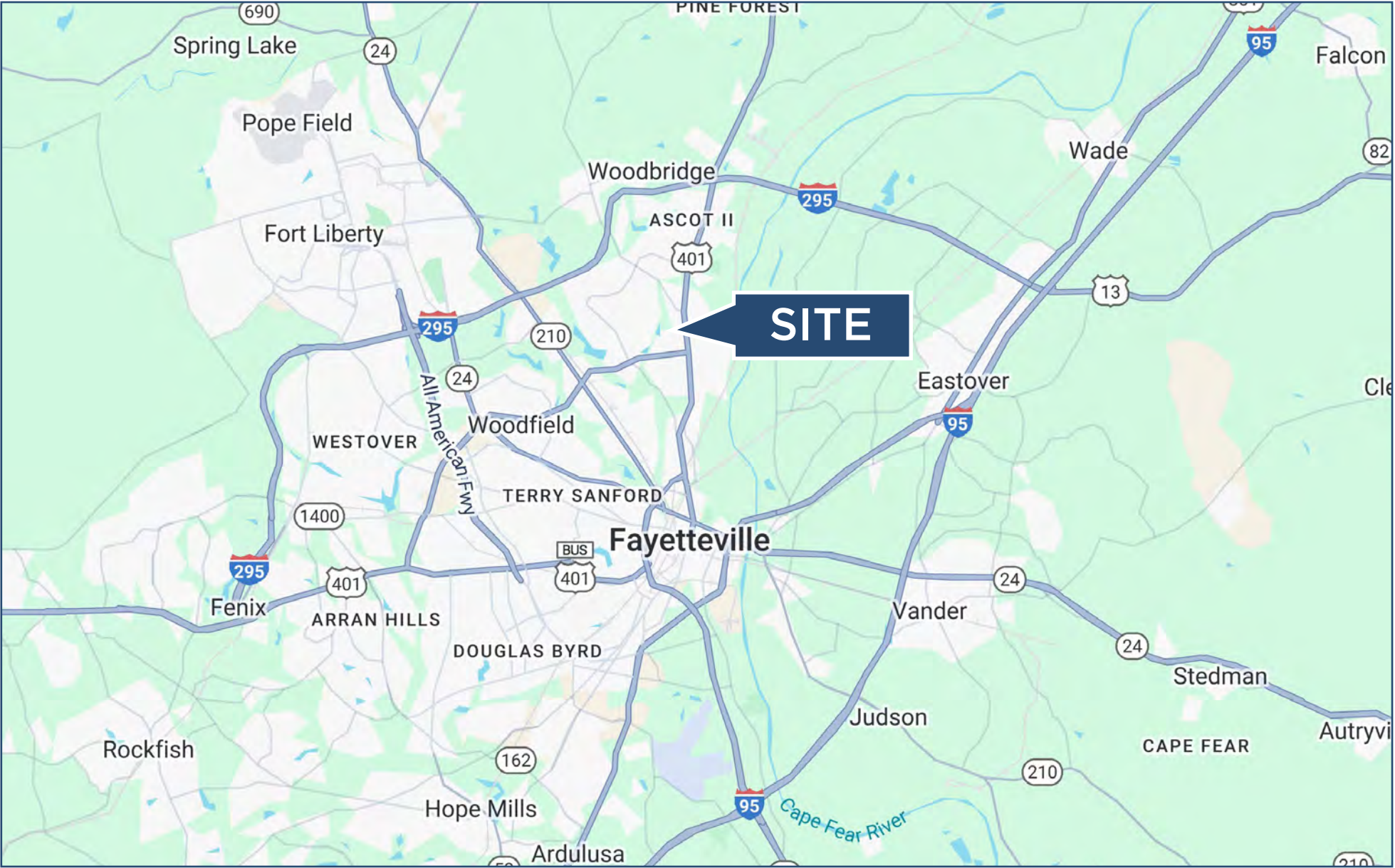
LOCATION OVERVIEW

AREA AERIAL



LOCATION OVERVIEW

AREA MAP



RENT ROLL



Tenant	2025	Size	% of Center	Monthly Rent	Rent/SF	Escalations	TICAM	TICAM/SF	Lease Term
CACI	\$672,603.66	62,163 SF	77.20%	\$56,050.31	\$10.50/SF	3%	\$69,526.90	\$1.12/SF	6/2011 - 6/2030
MANNA Church	\$136,811.56	12,000 SF	15.00%	\$11,400.96	\$11.40/SF	4%	\$13,509.11	\$1.13/SF	2/2016 - 8/31/27
CACI Expansion Space	\$103,058.75	8,878 SF	7.80%	\$8,588.23	\$11.55/SF	3%	\$7,024.74	\$0.79/SF	5/2025 - 6/2030
CAM Reimbursements	\$90,060.75	-	-	-	-	-	-	-	-
Effective Gross Income	\$1,002,534.75	83,041 SF	100%	\$76,039.50			\$90,060.75		



INCOME & EXPENSES



CACI - INCOME/EXPENSES & BUDGET

2024 CAM

Total Expenses:

Property Tax	\$54,428.75
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Insurance	\$11,282.00
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Utilities	\$4,950.00
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Landscape	\$3,100.00
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Management Fee	\$16,300.00
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Total Expenses	\$90,060.75
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CACI Portion (77.2%)	\$69,526.90
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Credit Jan Payment	-\$9,516.39
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Balance	\$60,010.51
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2025 CAM Budget

Total Expenses:

Property Tax	\$57,256.00
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Insurance	\$17,116.00
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Utilities	\$4,363.00
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Maintenance	\$10,800.00
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Management Fee	\$15,488.66
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Total Expenses	\$105,023.66
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CACI Portion (77.2%)	\$81,078.26
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2024 Credit Due	-\$1,748.83
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Credit Jan & Feb	-\$10,911.00
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Balance	\$68,418.43
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**Remaining 10 Months CAM Payment \$6,841.34 per month starting March 1, 2025.*



MANNA CHURCH - INCOME/EXPENSES & BUDGET

2024 CAM	
Total Expenses:	
Property Tax	\$54,428.75
Insurance	\$11,282.00
Utilities	\$4,950.00
Maintenance	\$3,100.00
Management Fee	\$16,300.00
Total Expenses	\$90,060.75
Manna Church Portion (15%)	\$13,509.11
Credit Jan Payment	\$28.08
Balance	\$12,116.80

2025 CAM Budget	
Total Expenses:	
Property Tax	\$57,256.00
Insurance	\$17,116.00
Utilities	\$4,363.00
Maintenance	\$10,800.00
Management Fee	\$15,488.66
Total Expenses	\$105,023.66
Manna Church Portion (15%)	\$15,753.54
2024 Credit Due	\$147.04
Credit Jan-Feb Payment	\$2,840.80
Balance	\$12,765.00

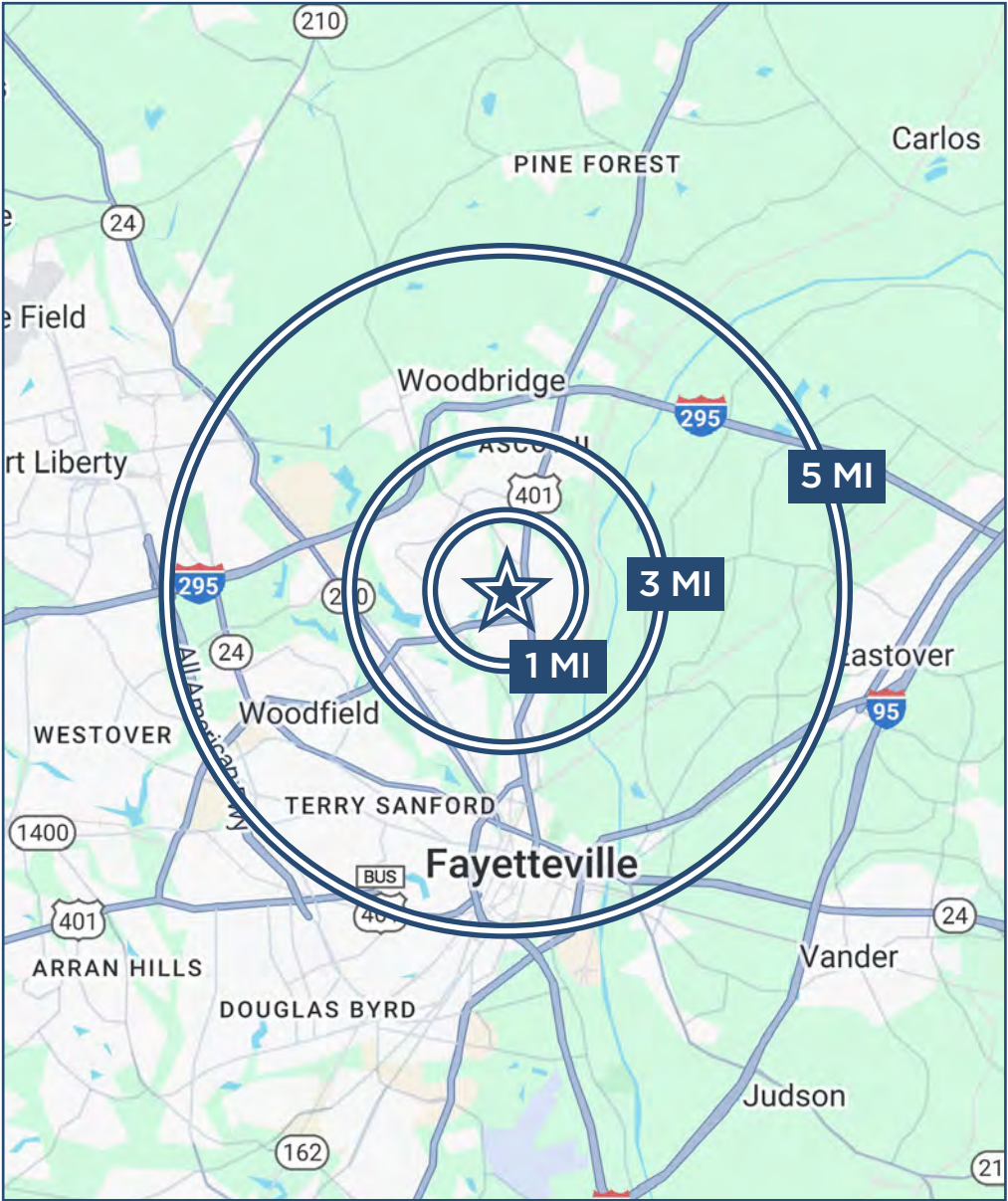
**Remaining 10 months CAM payment of \$1,276.50 per month starting March 1, 2025.*

MARKET INFORMATION

DEMOGRAPHICS



	1 MI	3 MI	5 MI
2023 Population	6,288	41,397	78,798
2028 Population	6,349	41,590	79,285
Pop Growth 2023-2028	0.97%	0.47%	0.62%
Average Age	37.60	36.50	37.20
2023 Total Households	2,512	16,260	32,284
HH Growth 2023-2028	0.76%	0.38%	0.60%
Median HH Income	\$45,279	\$40,526	\$40,612
Avg Household Size	2.30	2.30	2.30
Median Home Value	\$147,507	\$135,000	\$153,589



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