

## SITE ANALYSIS



**Aerial from Rockingham County Website**

The property is located on the north side of W. Kings Highway, just west of S. Van Buren Road, in Eden, North Carolina. According to public record, the site consists of 0.914 acres and is improved with a one-story commercial building having a total of 5,260 square feet of gross building area, per appraisers' measurements. The property is divided into two units and is currently occupied by New Hope Solutions and Wellness Center in suite B, with a lease term ending in September 2021. Suite A had been utilized as Red River Grill, however, the tenant recently abandoned the lease prior to the expiration set for 10/31/2025. The current owners plan to list the property for sale.

The description of the site is based on physical inspection by the appraiser as well as public record. The subject site is described as follows:

Address: 247 W. Kings Highway  
Eden, North Carolina 27288

Size: 0.914 Acres or 39,814 Square Feet  
(Per Public Record)

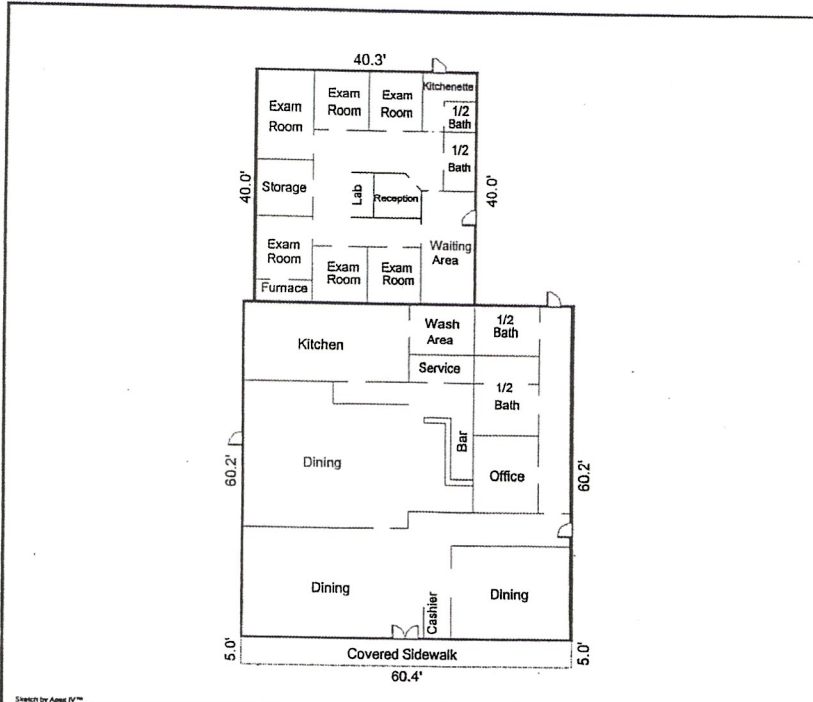
Shape: Rectangular

Frontage/Access: via one concrete curb cut from W. Kings Highway

**Building Sketch (Page - 1)**

Borrower/Client - Layne Brothers Real Estate, LLC			
Property Address 247 W Kings Hwy			
City Eden	County Rockingham	State NC	Zip Code 27288-5009
Lender Home Savings Bank			

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Sketch by Ames JV™  
 Comments:

AREA CALCULATIONS SUMMARY				BUILDING AREA BREAKDOWN	
Code	Description	Size	Net Totals	Breakdown	Subtotals
GBAL	Red River Grill	3636.08		Red River Grill	
	Carolina Dermatology	1612.00	5248.08	60.2 x 60.4	3636.08
P/P	Covered Sidewalk	302.00	302.00	Carolina Dermatology	
				40.0 x 40.3	1612.00
<b>TOTAL BUILDING (rounded)</b>			<b>5248</b>	<b>2 Calculations Total (rounded)</b>	<b>5248</b>

RRG-CD 11/07

DAVIS APPRAISAL SERVICE

0.91 ACRES  
Double Lot



# Renovations

Total 80,400.00

Epoxy Floor in kitchen 4500.00

Electrical 10,000.00

Removed unused Circuits

Added 220v outlets in kitchen

Added 50A Breaker for 220v 3 phase

Wired New Panel Lights in kitchen & Bathrooms + 800.00

LED Can Lights installed + 200.00

New Ceiling Fans + 900.00

Plumbing 14,000.00

Ran New PVC

Installed New Grease Trap

Installed Tankless Water Heater + 2000.00

Removed Bar & wall 3000.00

Removed Flooring 3000.00 Equip Rental

Dumpster Rentals 2000.00

Removed Molded Sheetrock 600.00

Wall cut thru 400.00

Paint 1000.00

Exhaust Hood parts 700.00

Fire Suppression System Upgrade 5400.00

Programmable LED Sign 1900.00

Labor @ 25.00 per hr 30,000.00