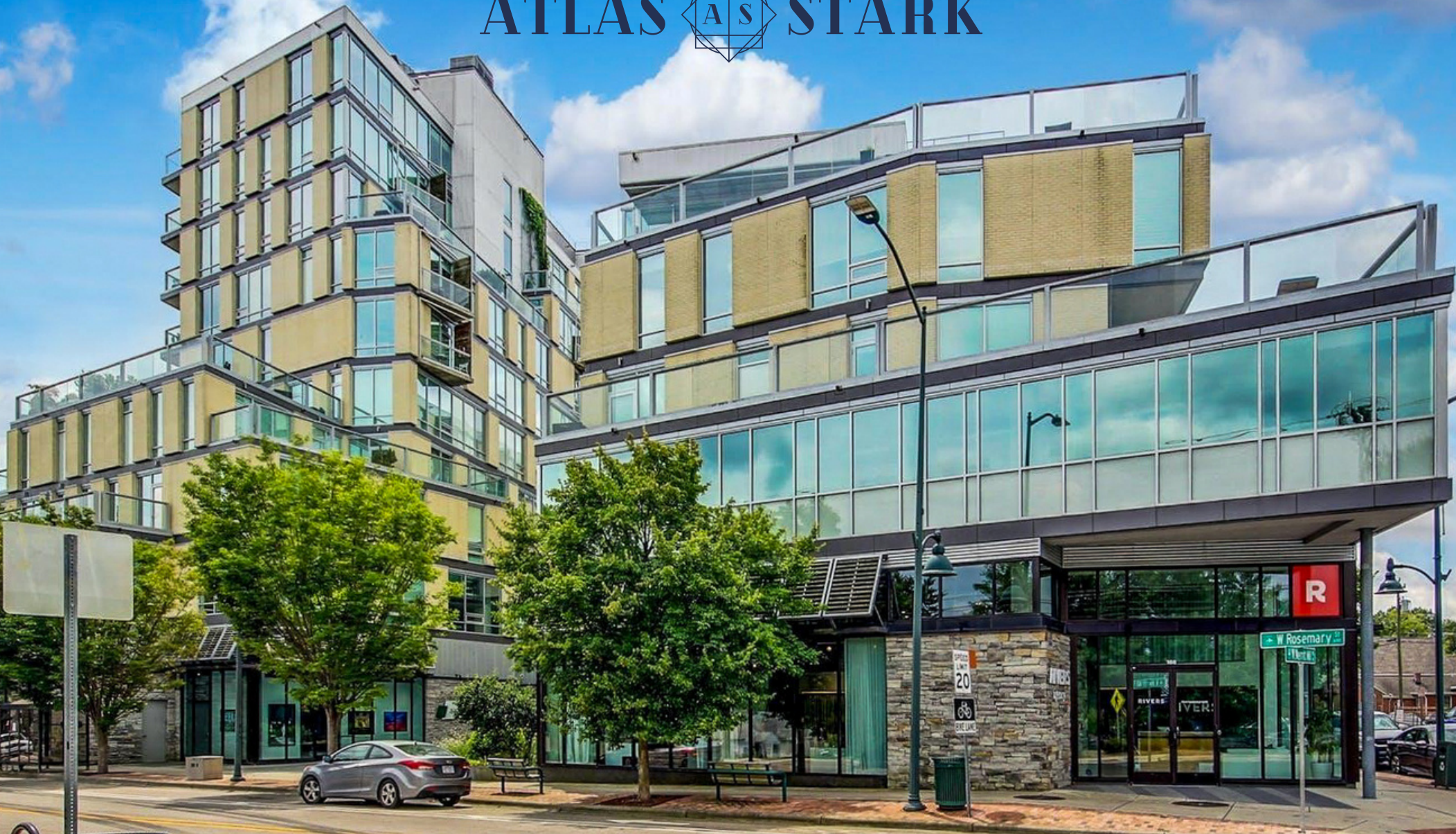


ATLAS  STARK



601 W ROSEMARY ST.

FOR SALE • SUITE 109

Atlas Stark Holdings is pleased to present the opportunity to purchase a fully leased office condominium totaling 2,225 SF located at 601 W Rosemary Street in Chapel Hill, NC. The Greenbridge is a 10-story mixed-use building with ground floor and 2nd-floor commercial space, and 100 residential condominiums on the upper floors.



## Highlights

<b>Property Address</b>	<b>601 W Rosemary St</b>
<b>Suite #</b>	<b>109</b>
<b>Year Built</b>	<b>2008</b>
<b>Size</b>	<b>2,225 SF</b>
<b>Asking Price</b>	<b>\$870,000</b>

## Minimal Management Needs

Greenbridge is managed by a Commercial Owners Association. The tenants pay condo dues to the Landlord as part of TICAM. Costs outside the scope of the Condo Association are limited to building/storefront maintenance and HVAC maintenance. The NNN Lease structure allows the Landlord to pass through capital expenditures to the Tenant

Suite	Tenant	RSF	Term (mos)	Lease Start	Expiration	Base Rent (NNN)	TICAM	Gross Rent	Annual Escalations	Renewals
										One (1) Option: 5 Year @ 2.5% Escalations OR
109	Medaxion	2,225	60.00	6/1/16	7/31/26	\$27.34	\$13.60	\$40.94	2.50%	One (1) Option: 3 Year @ 5.0% Escalations

### INCOME (ACTUAL)

Medaxion

RSF

2,225

PSF

\$40.94

ANNUAL

\$91,091.50

**GROSS INCOME**

**\$40.94**

**\$91,091.50**

### OPERATING EXPENSES (ACTUAL)

Taxes

\$4.45

\$9,910.57

Electricity

\$1.15

\$2,558.75

Condo Dues

\$7.00

\$15,575.00

Mgmt Fees

\$1.00

\$2,225.00

**Total Operating Expenses**

**\$13.60**

**\$30,269.32**

**NET OPERATING INCOME**

**\$60,822.18**

**CAP RATE:**

**6.99%**

**PRICE/SF:**

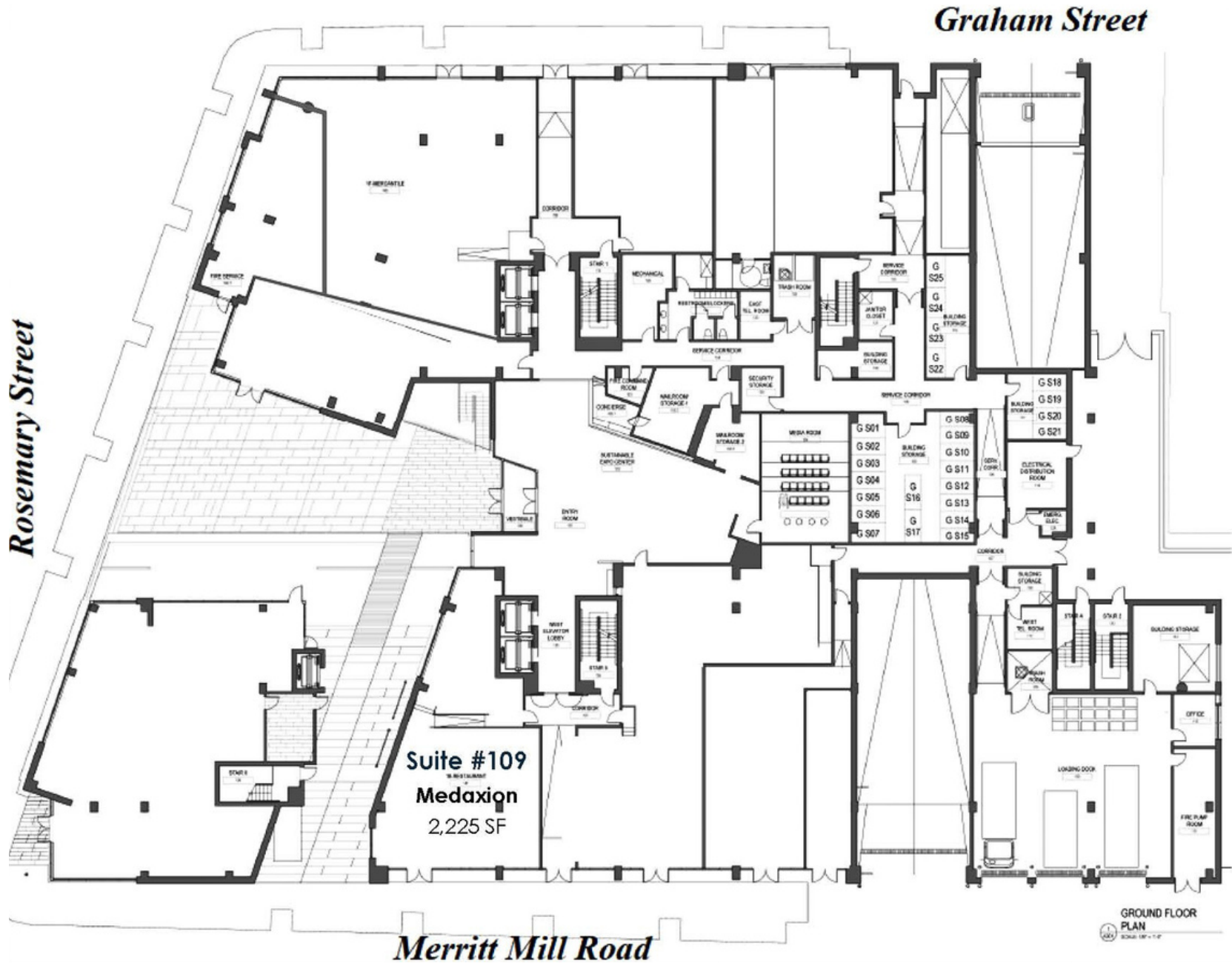
**\$391.01**

**ASKING PRICE**

**\$870,000.00**

# FINANCIALS

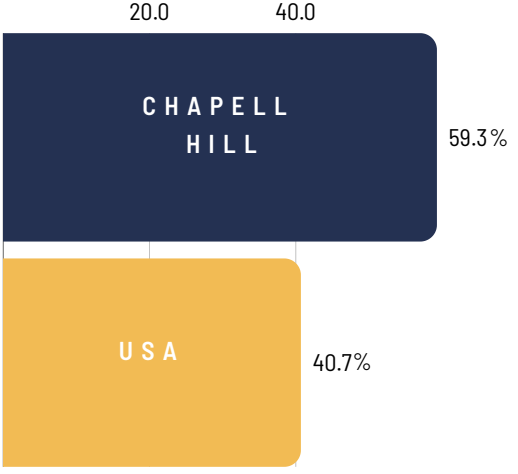
## RENT ROLL & CASH FLOWS



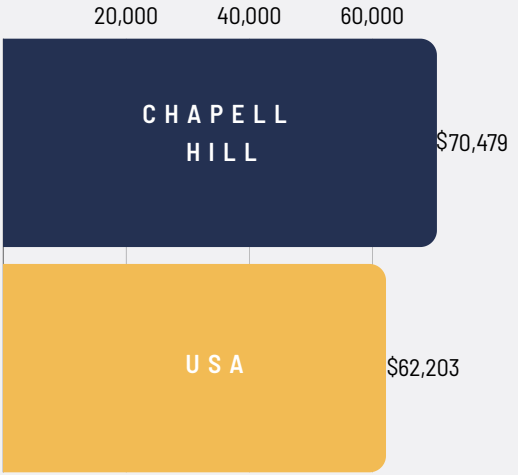
# BUILDING FLOORPLAN

# STABLE INVESTMENT

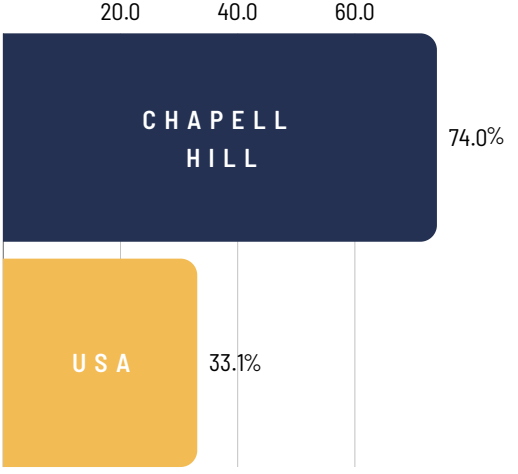
### Annual Population Growth (2020–2025)



### 2020 Median Household Income:



### Bachelor's Degree or Higher



# PRIME LOCATION

Located between Chapel Hill and Carrboro  
86 WALK SCORE "Very Walkable"

Weaver St Market  
Harris Teeter

Hampton Inn

Cat's Cradle

**SITE**

AC Hotel by Marriott

Pantana Bob's

Target  
Panera Bread  
Crumbl Cookies

W Rosemary St.

Franklin St.

Cameron Ave





# ATLAS STARK

Atlas Stark Holdings, LLC.

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

## CONTACT INFO

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