



New 10 Year Lease | Downtown Greenville Near Bon Secours Wellness Arena

FOR SALE
\$7,000,000

120 Broadus Ave.

- Excellent investment opportunity
 - Tenant 1: (±15,000 SF) ABS Kids. Brand new 10-year lease in place with qualified national tenant commencing on March 1, 2025. New Landlord and Tenant Improvements exceed \$650,000
 - Tenant 2: (±5,000 SF) American Leprosy Missions, Inc. On third renewal option
- NOI: \$420,277.50/Year
- Desirable Underlying real estate with great potential for future redevelopment
- Located in the Pettigru District of Downtown Greenville minutes from Main Street, restaurants, shops, etc.
- Easy access from I-385 at the Gateway into Downtown Greenville
- Ample surface parking onsite
- Elevation of site offers great mountain views
- City Of Greenville | Zoned: RNX – B | Tax Map #: 0044000100500



120 BROADUS AVE.

FOR SALE

Now is the chance to obtain a rare parcel on Broadus Ave. Located on ±1.43 acres, this property is an excellent investment opportunity with desirable underlying real estate in the heart of Downtown Greenville.



INFORMATION

SALE PRICE	LOCATION
\$7,000,000	Tax Map: 0044000100500
SIZE	ZONING
±20,000 SF	RNX - B
±1.43 acres	Development Code: Here

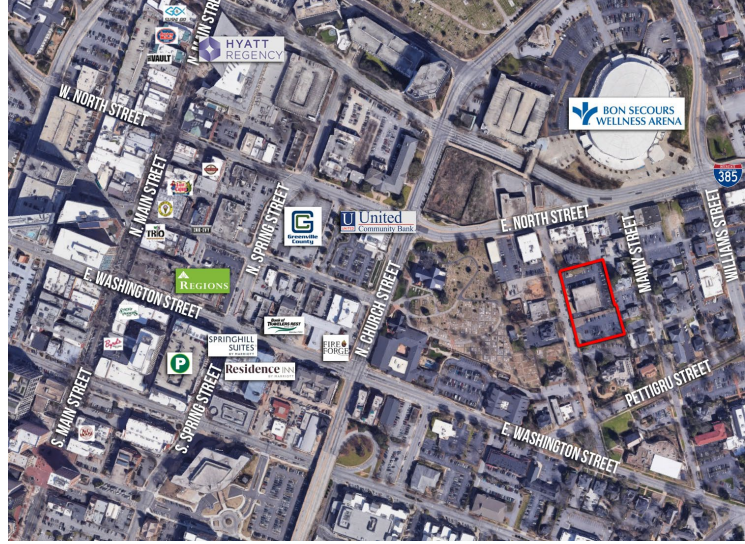


TENANT BREAKDOWN

TENANTS		
1st Floor:	Alternative Behavior Strategies, LLC D/B/A ABS Kids	±4,800 SF
1st Floor:	American Leprosy Missions, Inc.	±4,800 SF
2nd Floor:	Alternative Behavior Strategies, LLC D/B/A ABS Kids	±9,600 SF

INVESTMENT DETAILS

120 BROADUS AVE.	
CAP RATE:	6%
TOTAL GROSS RENTS (ABS & ALM) STARTING MARCH 1, 2025:	\$42,523.13/month (\$510,277.50/year)
TOTAL 2025 PROJECTED PROPERTY EXPENSES:	± \$7,500.00/month (± \$90,000.00/year)
NET OPERATING INCOME AT RENT COMMENCEMENT:	\$420,277.50/year



TENANT 1

ALTERNATIVE BEHAVIOR STRATEGIES, LLC D/B/A ABS KIDS

Premise	±15,000 SF
Term	10 Years
Lease Expires	September 30, 2034
Commencement Date	Beginning (i) 120 days following lease execution or (ii) when Tenant opens for business, whichever occurs first.
Option To Renew	1 Option (3 Year) - Greater of 3% over Rent for the last year and market rental rate
Total Lease Value	\$4,489,871

TENANT 2

AMERICAN LEPROSY MISSIONS, INC.

Premise	±4,679 SF
Term	3 Years
Lease Expires	December 31, 2026
Commencement Date	January 1, 2024
Option To Renew	N/A (On Third Amendment)
Total Lease Value	\$315,832.50

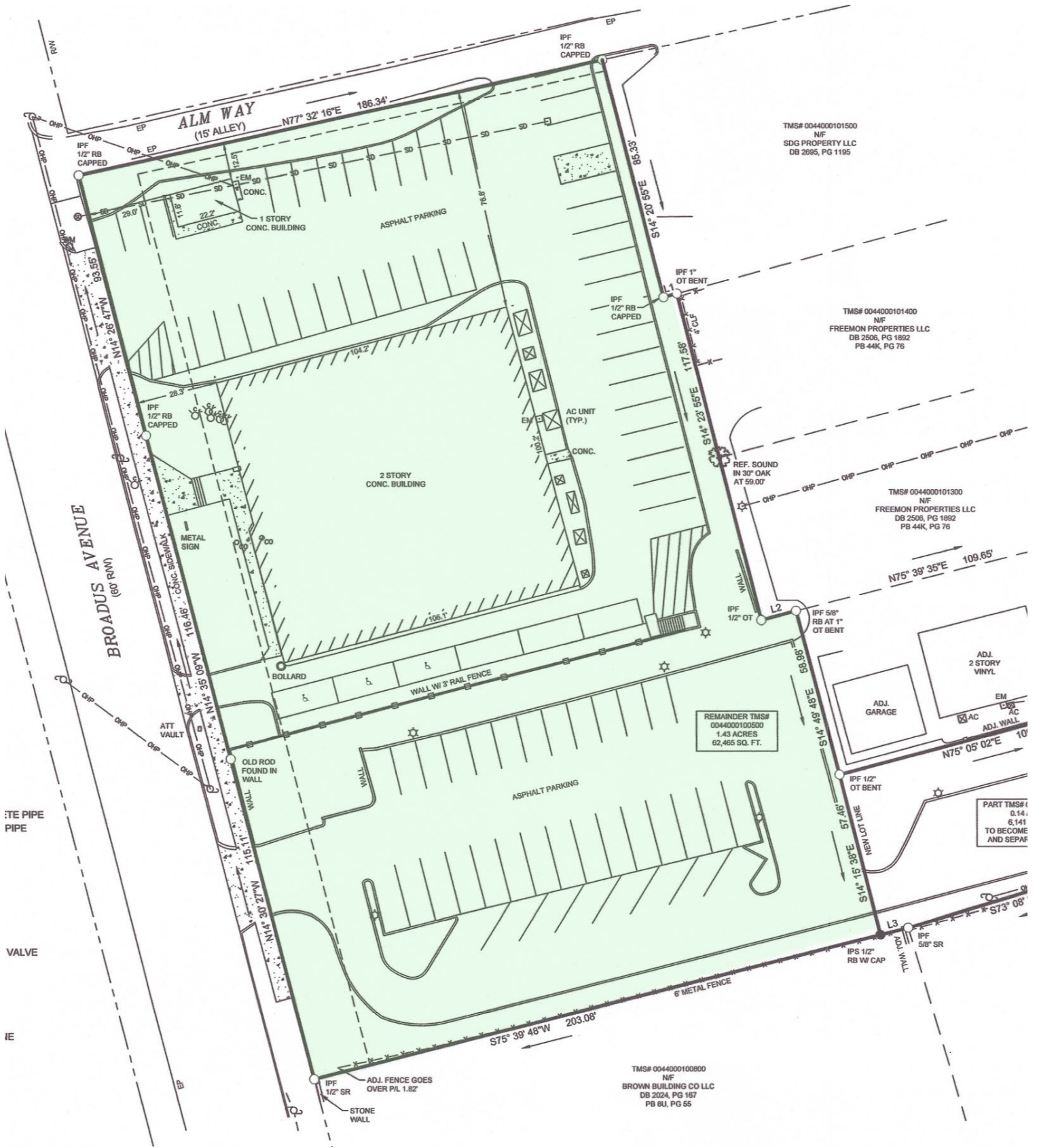
ABS KIDS - RENT SCHEDULE

YEAR	MONTH	TOTAL
Buildout Period: (Up to 120 Days) July 13, 2024 - November 13, 2024	\$0.00	\$0.00
Free Rent Period: (90 Days) November 14, 2024 – February 14, 2025	Free Rent	\$0.00
Year 1: (Partial Month, 14 Days) February 15, 2025 – February 28, 2025	\$15,750	\$15,750
Year 1 (cont): March 1, 2025 – September 30, 2025	\$33,750	\$236,250
Year 2: October 1, 2025 – September 30, 2026	\$34,763	\$417,150
Year 3: October 1, 2026 – September 30, 2027	\$35,805	\$429,665
Year 4: October 1, 2027 – September 30, 2028	\$36,880	\$442,554
Year 5: October 1, 2028 – September 30, 2029	\$37,986	\$455,831
Year 6: October 1, 2029 – September 30, 2030	\$39,126	\$469,506
Year 7: October 1, 2030 – September 30, 2031	\$40,299	\$483,591
Year 8: October 1, 2031 – September 30, 2032	\$41,508	\$498,099
Year 9: October 1, 2032 – September 30, 2033	\$42,753	\$513,042
Year 10: October 1, 2033 – September 30, 2034	\$44,036	\$528,433
TOTAL		\$4,489,971

ALM - RENT SCHEDULE

YEAR	MONTH	TOTAL
Year 1: January 1, 2024 – December 31, 2024	\$8,578.16	\$102,938.00
Year 2: January 1, 2025 – December 31, 2025	\$8,773.12	\$105,277.50
Year 3: January 1, 2026 – December 31, 2026	\$8,968.08	\$107,617.00
TOTAL		\$315,832.50

- ±1.43 acres shaded in green below
- City Of Greenville | Zoned: RNX – B | Tax Map #: 0044000100500



TMS# 0044000101500
N/F
SDG PROPERTY LLC
DB 2695, PG 1195

TMS# 0044000101400
N/F
FREEMON PROPERTIES LLC
DB 2506, PG 1882
PB 44K, PG 76

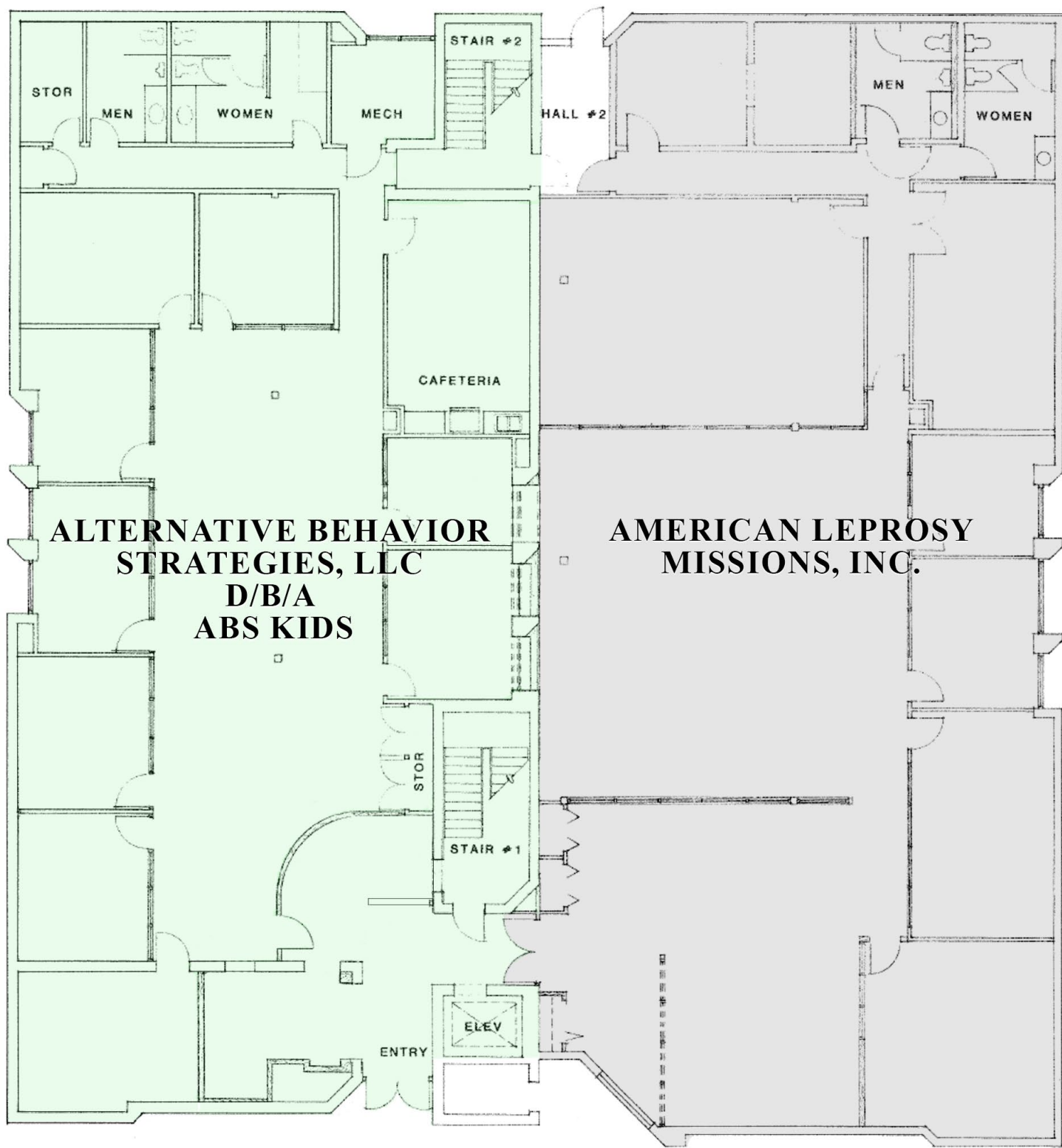
TMS# 0044000101300
N/F
FREEMON PROPERTIES LLC
DB 2506, PG 1882
PB 44K, PG 76

REMAINDER TMS#
0044000100500
1.43 ACRES
62,465 SQ. FT.

PART TMS# (0.14, 6.14)
TO BECOME SEPARATE AND SEPARATE

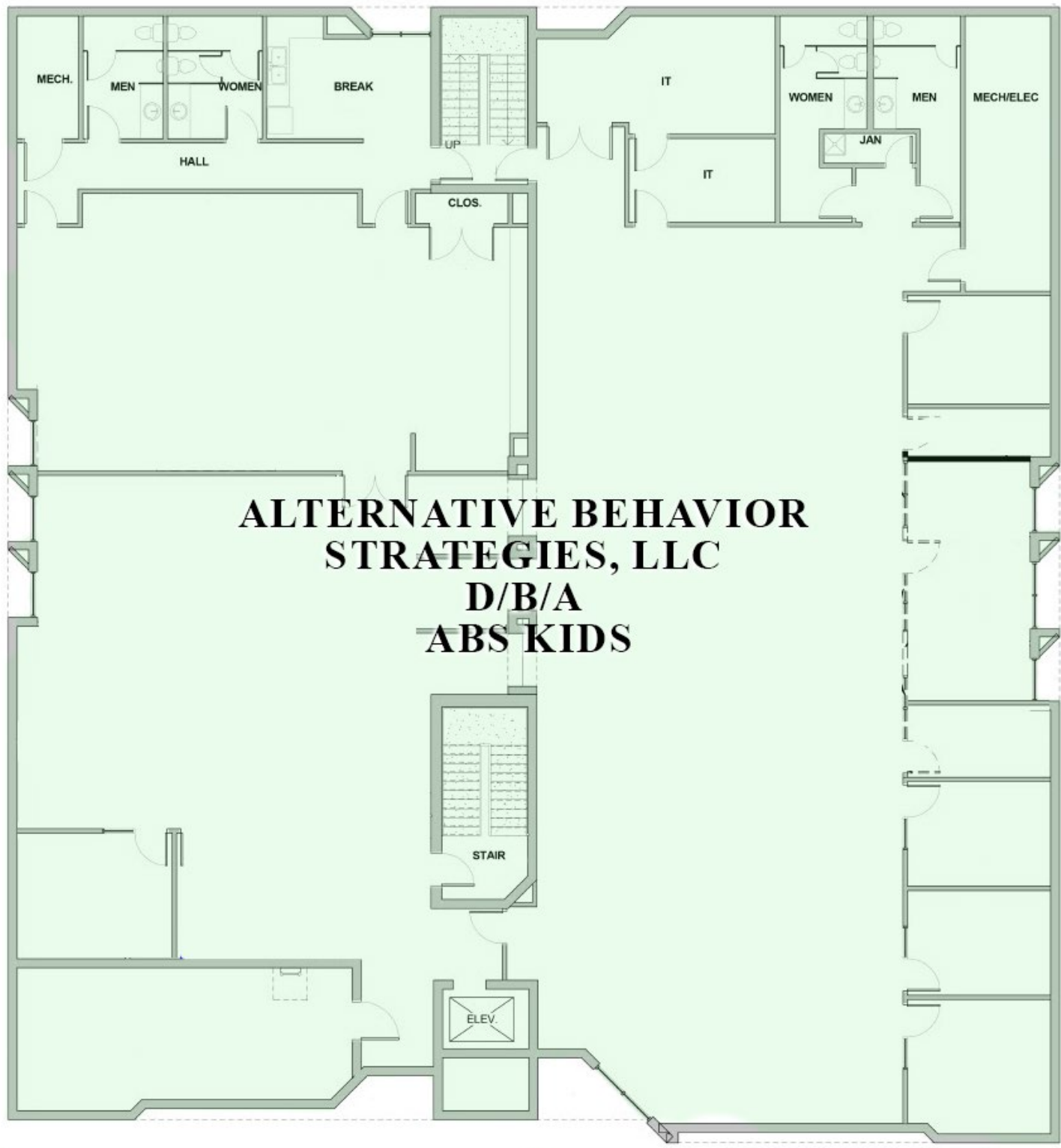
TMS# 0044000100800
N/F
BROWN BUILDING CO LLC
DB 2024, PG 167
PB 8U, PG 65

FIRST FLOOR



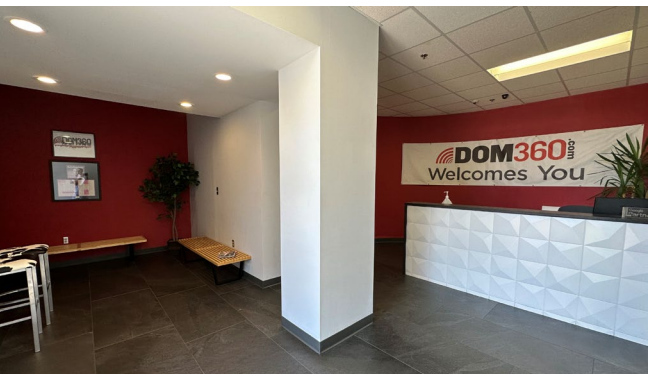
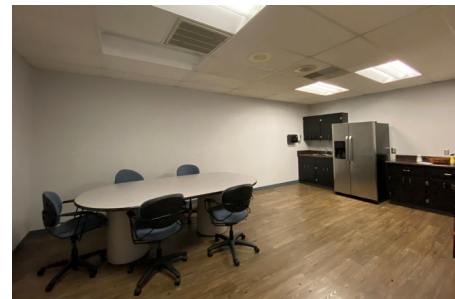
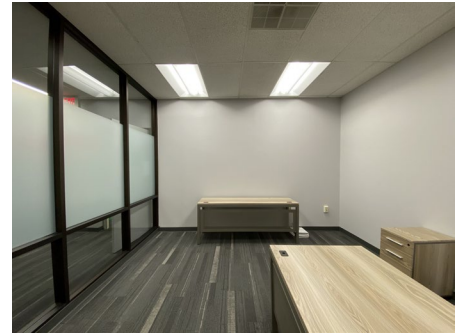
FIRST FLOOR: ±9,600 SF	
Leased: Alternative Behavior Strategies, LLC D/B/A ABS Kids	Leased: American Leprosy Missions, Inc.
±4,800 SF (Suite)	±4,800 SF (Suite)
Shown in Green	Shown in Gray

SECOND FLOOR



SECOND FLOOR: ±9,600 SF
Leased: Alternative Behavior Strategies, LLC D/B/A ABS Kids
±9,600 SF (Entire Floor)
Shown Above

FIRST FLOOR



SECOND FLOOR

