

NEW BERN STRIP CENTER – 8.34% CAP

1904-1918 MARTIN LUTHER KING JR BLVD, NEW BERN, NC 28560

\$1,945,000 | \$166.33 PSF



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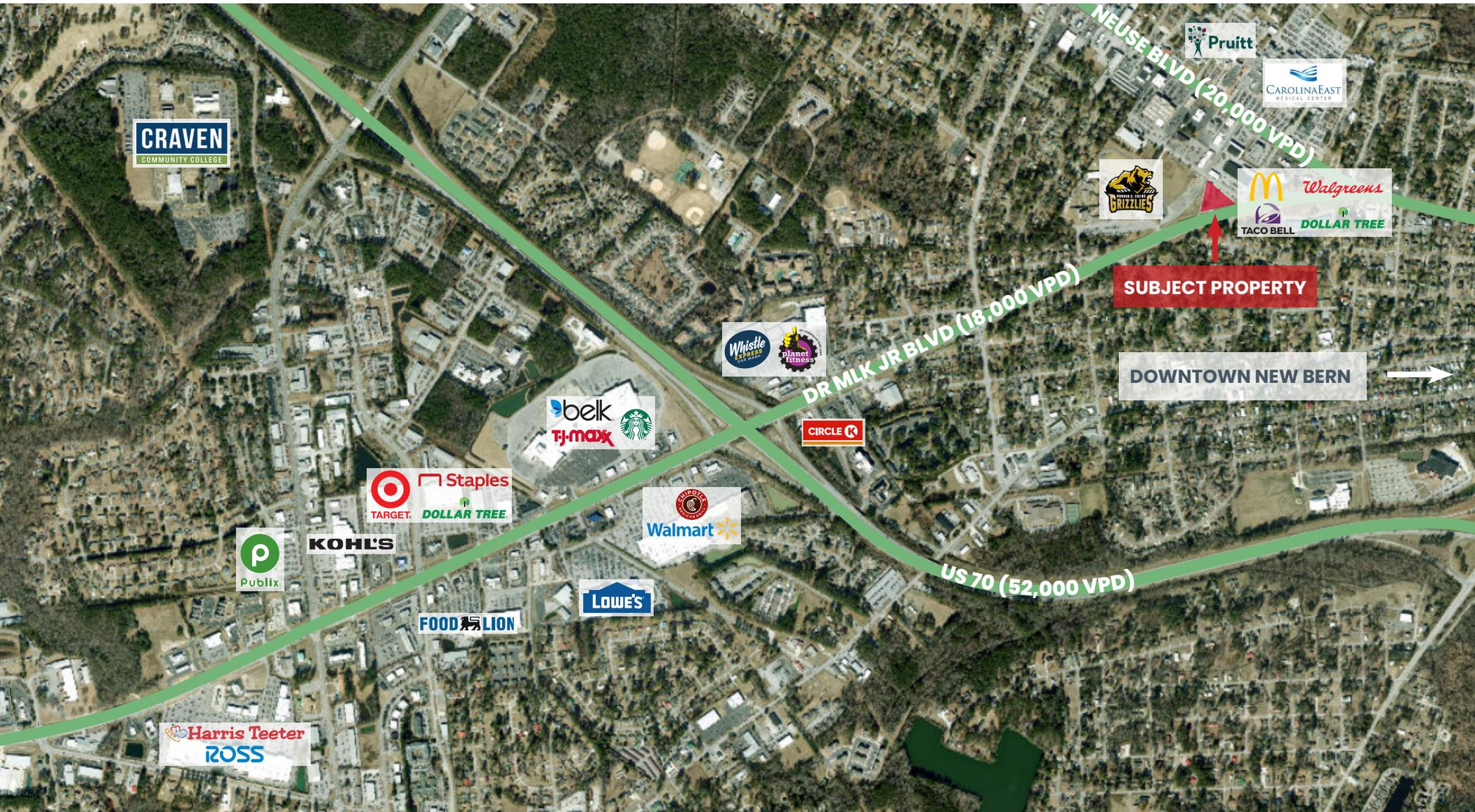
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 **Property
Resources**



NEW BERN STRIP CENTER | AMENITIES MAP

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NEW BERN STRIP CENTER | SITE PLAN

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POTENTIAL OUTPARCEL
0.28 ACRES



TENANTS:

SUITE 1: TOBACCO SHOP: 2,365 SF
 SUITE 2: NEW BERN CANVAS: 1,100 SF
 SUITE 3: BOOST MOBILE: 1,100 SF
 SUITE 4: HAIR SALON: 1,100 SF
 SUITE 5: BARBER SHOP: 1,100 SF
 SUITE 6: GHENTS: 4,900 SF
TOTAL: 11,665 SF

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NEW BERN STRIP CENTER | FINANCIALS/PROFORMA

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PROJECTIONS	2026	2027	2028	2029	2030
Net Income	\$162,117.29	\$177,544.26	\$182,190.83	\$198,221.79	\$207,160.76
Annual Loan Payment	\$115,079.32	\$115,079.32	\$115,079.32	\$115,079.32	\$115,079.32
Loan Interest Paid	\$87,737.27	\$86,028.39	\$84,212.71	\$82,283.55	\$80,233.81
Loan Principle Paid	\$27,342.05	\$29,050.93	\$30,866.61	\$32,795.78	\$34,845.51
Cash Flow	\$47,037.97	\$62,464.93	\$67,111.51	\$83,142.47	\$92,081.44
DC Ratio	1.41	1.54	1.58	1.72	1.80
Loan Balance	\$1,376,454.31	\$1,347,403.38	\$1,316,536.77	\$1,283,740.99	\$1,248,895.48

RETURNS	Year 1	Year 2	Year 3	Year 4	Year 5
Cap Rate	8.34%	9.13%	9.37%	10.19%	10.65%
*Cash on Cash	9.58%	12.72%	13.66%	16.92%	18.74%

ASSET VALUE (8.34% CAP)	Year 1	Year 2	Year 3	Year 4	Year 5
Asset Value	\$1,945,000.00	\$2,130,084.84	\$2,185,832.05	\$2,378,163.26	\$2,485,408.48
YoY % Change in Value	0%	10%	12%	22%	28%

*EQUITY	Year 1	Year 2	Year 3	Year 4	Year 5
*EQUITY	\$568,545.69	\$782,681.46	\$869,295.28	\$1,094,422.27	\$1,236,513.00
*YoY % Change in Equity	16%	59%	77%	123%	152%

Purchase Price	\$1,945,000.00
Closing Costs	\$20,000.00
Total Purchase Price	\$1,965,000.00
Aquired Price PSF	\$168.45
Annual Interest	6.25%
Amitorization Years	25
Amitorization Months	300
Qualified Loan Amount	\$1,453,750.00
Down Payment (25%)	\$491,250.00

VALUE ADD COMPONENTS:

1. POTENTIAL OUTPARCEL AT SIGNALIZED INTERSECTION
2. TOBACCO SHOP NNN CONVERSION IN 2029
3. NEW BERN CANVAS NNN CONVERSION IN 2030

*Loan information is based on assumptions for the basis of projecting financials, and does not reflect actual borrowing terms. All projections and assumptions are estimates for illustrative purposes only and should be independently verified by buyers.



NEW BERN STRIP CENTER | DISCLAIMER

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