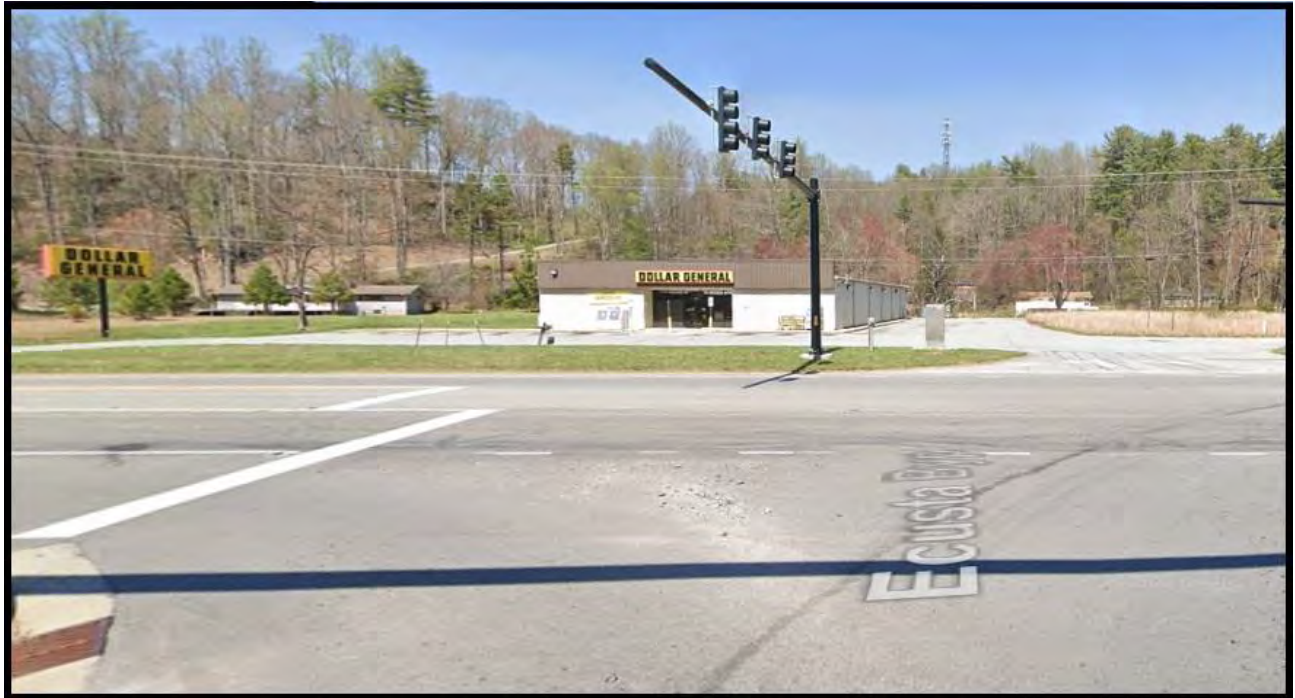


FOR SALE

301 NEW HENDERSONVILLE HWY | PISGAH FOREST, NC 28768



FEATURES

Tenant: Dollar General

Square Feet: 8,704 +/-

Acres: .92

Zoning: HC (CD)

Year Built: 2006

**Lease Term: October 31, 2026 \$5,075 p. month with (5) 5 Year
Options**

Tenant Reimbursements: Parking Lot \$165 p. month,

Taxes 2023 \$6,231.73 p. year

Tax ID: 8597-64-369-000

SALE PRICE: \$910,000.00



FOR FURTHER DETAILS CONTACT:

JOHN N. JONES

Direct: (704) 408-8166 | Email: jjones@gsrc.net

GIBSON SMITH REALTY CO.

1100 Kenilworth Avenue, Suite 200

Charlotte, NC 28204

www.gsrc.net



FOR SALE

301 NEW HENDERSONVILLE HWY | PISGAH FOREST, NC 28768

Contract Lease Cash Flow

301 New Hendersonville Hwy, Pisgah Forest, NC 28768

	<u>Size/SF</u>	<u>Annual</u>	<u>\$/SF</u>	<u>% EGI</u>
Dollar General	9,100	\$60,900	\$6.69	100%
Scheduled Base Rental Income		\$60,900	\$6.69	100%
POTENTIAL GROSS INCOME		\$60,900	\$6.69	100%
Vacancy & Collection Loss		\$0.00	\$0.00	0.00%
EFFECTIVE GROSS INCOME		\$60,900	\$6.69	100%
OPERATING EXPENSES				
Non-Reimbursed CAM		\$2,548	\$0.28	4%
Management/Administrative		\$1,218	\$0.13	2%
TOTAL OPERATING EXPENSES		\$3,766	\$0.41	6%
NET OPERATING INCOME		\$57,134	\$6.28	94%



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SUBJECT PHOTOS



VIEW FROM US HIGHWAY 64/NEW
HENDERSONVILLE HIGHWAY



STOREFRONT



EASTERN ELEVATION



NORTHERN ELEVATION

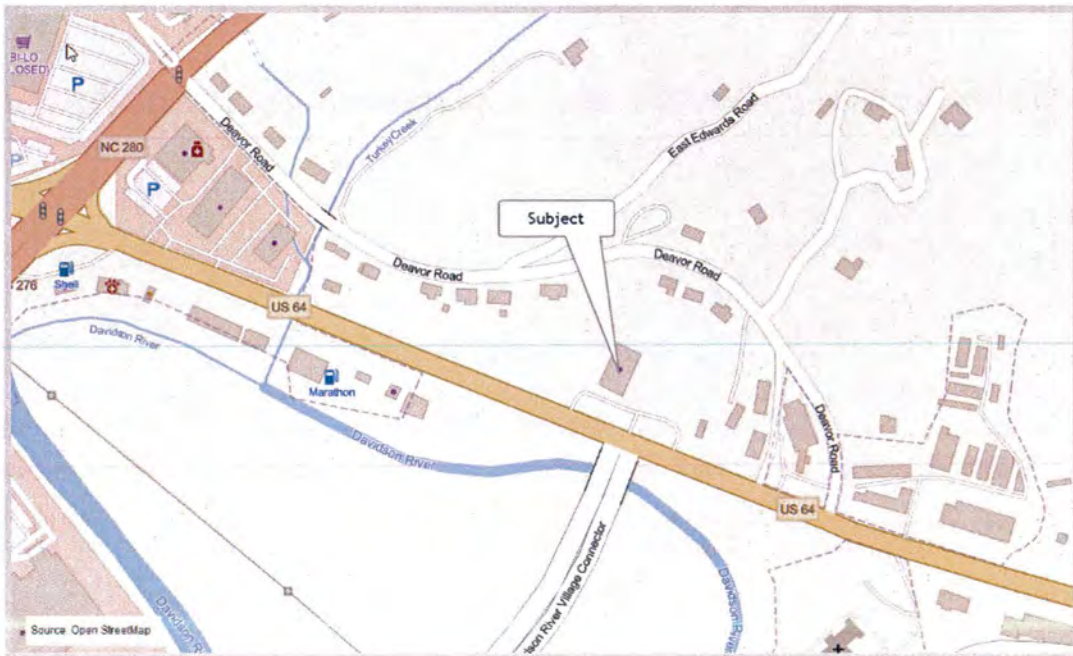


WESTERN ELEVATION



SALES FLOOR

LOCATION MAPS



AERIAL PHOTOGRAPHS



AERIAL TAX MAP



Strong Willied IV LLC

301 HENDERSONVILLE HWY
70226410

Parcel ID: 8597-64-3698-000

PLAT: F11/728 UNIQ ID 44167

GENERAL DOLLAR

ID NO: T401 00200 02 MS.15

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2024
Appraised By 14 on 01/01/2021 40101 WALMART AREA

COUNTY TAX (100), BREVARD FIRE TX (100)
HWY 64 1.10

CARD NO. 1 of 1
1,0000 LT
TW-02 CI- FR-

SRC=
AT- LAST ACTION 20221013

CONSTRUCTION DETAIL			MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE		
	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM					
Foundation	3											0.25000			
Continuous Footing	4.00	13D	07	8,457	83	99.60	842317	2006	2006	% GOOD		75.0			
Sub Floor System	2									COMMERCIAL					
Slab on Grade	6.00														
Exterior Walls	21														
Face Brick	18.00														
Exterior Walls	24														
Modular Metal	0.00														
Roofing Structure	03														
Gable	8.00														
Roofing Cover	12														
Mod Metal/Metal	6.00														
Interior Wall Construction	5														
Drywall/Sheetrock	8.00														
Interior Floor Cover	07														
Vinyl Tile	6.00														
Heating Fuel	04														
Electric	1.00														
Heating Type	10														
Heat Pump	6.00														
Air Conditioning Type	03														
Central	6.00														
Commercial Heat & Air	3														
Split Units	0.00														
Structural Frame	06														
Steel	14.00														
Half-Bathrooms															
BAS - 0 FUS - 0 LL - 0															
Plumbing Fixtures	4.00														
Office															
BAS - 0 FUS - 0 LL - 0	0														
TOTAL POINT VALUE	84.000														
BUILDING ADJUSTMENTS															
Quality	2	Average	1.00												
Shape/Design	2	RECTANG LE	1.00												
Size	Size	Size	0.99												
TOTAL ADJUSTMENT FACTOR			0.990												
TOTAL QUALITY INDEX			83												

TYPE: Discount Department Store
STYLE: 1 - 1.0 Story



PRIOR APPRAISAL		PERMIT	
BUILDING VALUE	OBXF VALUE	CODE	DATE NO.
519,150	10,640		
300,000			
0			
0			
829,790			
ROUT: 213WTRSHD:			
SALES DATA			
OFF. RECORD BOOK	DATE PAGE	DEED MO YR	INDICATE Q/U V/I SALES PRICE
00418	0090	7 2007	WD* O I 785,000
00348	0090	5 2006	WD* O V 0
00441	0281	12 2007	WD C I 0
00003	0478	2 2000	WD* X I 180,000
BUILDING AREA 7,830			
NOTES			
05928			
07101			

SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	7,830	100	779868	09	ASP PAVING		0	0	7,740	3.50	100.00	1	0.00	2006	2006	S3		55	14900
FOP	80	040	3187	TOTAL OB/XF VALUE															
UST	1,190	050	59262																14900
SUBAREA TOTALS	9,100		842,317																

BLDG DIMENSIONS UST=W70S17E70N17Area:1190;BAS=S4E25N113W70S113E25N4E20Area:7830;FOP=E20S4W20N4Area:80;TotalArea:9100

LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
DEPT STORE	0713		305	325	1.0000	0	2.0000			150,000.00	1.000	LT	2.000	300,000.00	300000		0
TOTAL MARKET LAND DATA															300000		
TOTAL PRESENT USE DATA																	



Tax Administration
 20 E Morgan St, Ste 1
 Brevard, NC 28712

PROPERTY TAX BILL

2/12/2024

ADDRESS SERVICE REQUESTED

Tax Collection Questions: 828-884-3197

IMPORTANT INFORMATION

Strong Willed IV LLC
 4799 Looking Glass Trail
 Denver, NC 28037

YEAR	BILL #	ACCOUNT #	PARCEL ID	DUE DATE			
2023	26248	70226410	8597643698000	1/5/2024			
REAL PROPERTY VALUE		PERSONAL PROPERTY VALUE	EXCLUSION	DEFERRED	TAXABLE VALUE		
946,640					946,640		
ADJUSTED REAL PROP VALUE		ADJUSTED PERS PROP VALUE	LEGAL DESCRIPTION				
			HWY 64 1.10				
Description	Rate	%	Amount	Released	Other	Collected	Balance
C - COUNTY TAX	0.6033	100	5,711.08			5711.08	0.00
FR02 - BREVARD FIRE TX	0.0550	100	520.65			520.65	0.00
						Balance Due:	0.00

The amount due is in addition to any other outstanding tax bill you may have.

 PLEASE DETACH & RETURN THIS PORTION WITH YOUR PAYMENT

County Of Transylvania 2023 Property Tax Bill

Tax Year	2023	Account #	70226410	Total Due	0.00
Bill #	26248	Parcel #	8597643698000	As Of	02/12/2024

The amount due is in addition to any other outstanding tax bill you may have.

Strong Willed IV LLC
 4799 Looking Glass Trail
 Denver, NC 28037

MAKE CHECKS PAYABLE AND REMIT TO:

Tax Administration
 20 E Morgan St, Ste 1
 Brevard, NC 28712