



STABILIZED INVESTMENT PROPERTY

606 Signal Hill Drive Extension, Statesville, NC 28625

- 7000 SF two stories with lower level
- 100% Occupied with long-term tenants
- Close proximity to I-77 and I-40
- Ample parking lot includes .98 AC
- For Sale \$1,000,000.00

CONTACT:

SCOTT MLADENIK
Managing Broker - Commercial
(704) 479-7384
scott.mladenik@remax.net

PROPERTY SUMMARY



Property Summary

Building SF:	7000
Lot Size:	0.98 Acres
Parking:	50 Plus apaces
Price:	\$1,000,000
Year Built:	1991
Zoning:	B2
Tenants	2
Aero Care	5325 SF
Visions Salon	1675 SF

Property Overview

Stabilized Investment property
Easy to amange only two tenants in place
Ample parking oon .98 AC lot
Anchor tenant Family Medical Supply occupies 75% of property

Location Overview

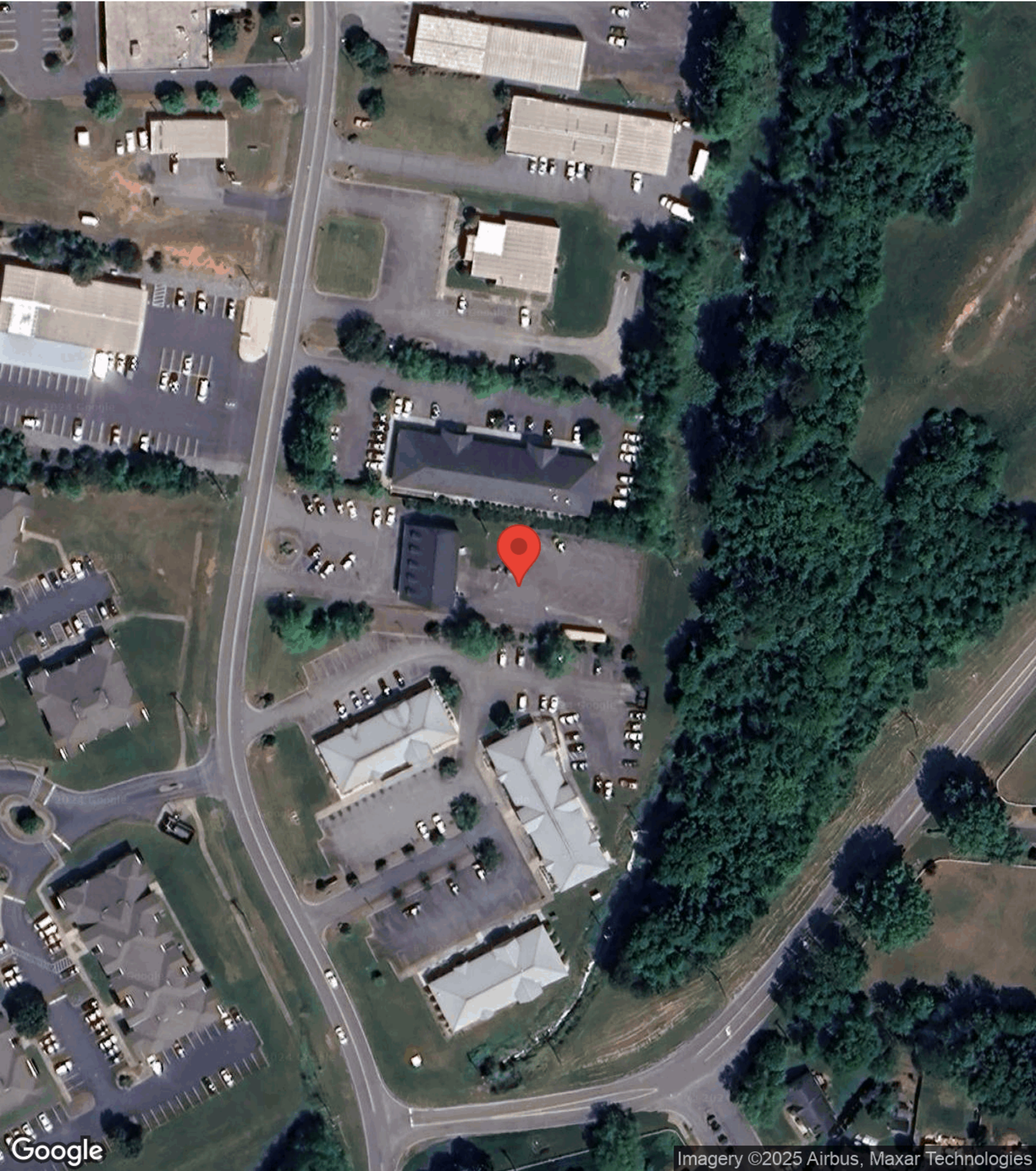
Property is located within a business corridor just east of I-77 and South of I-40.

ATTACHMENT 2

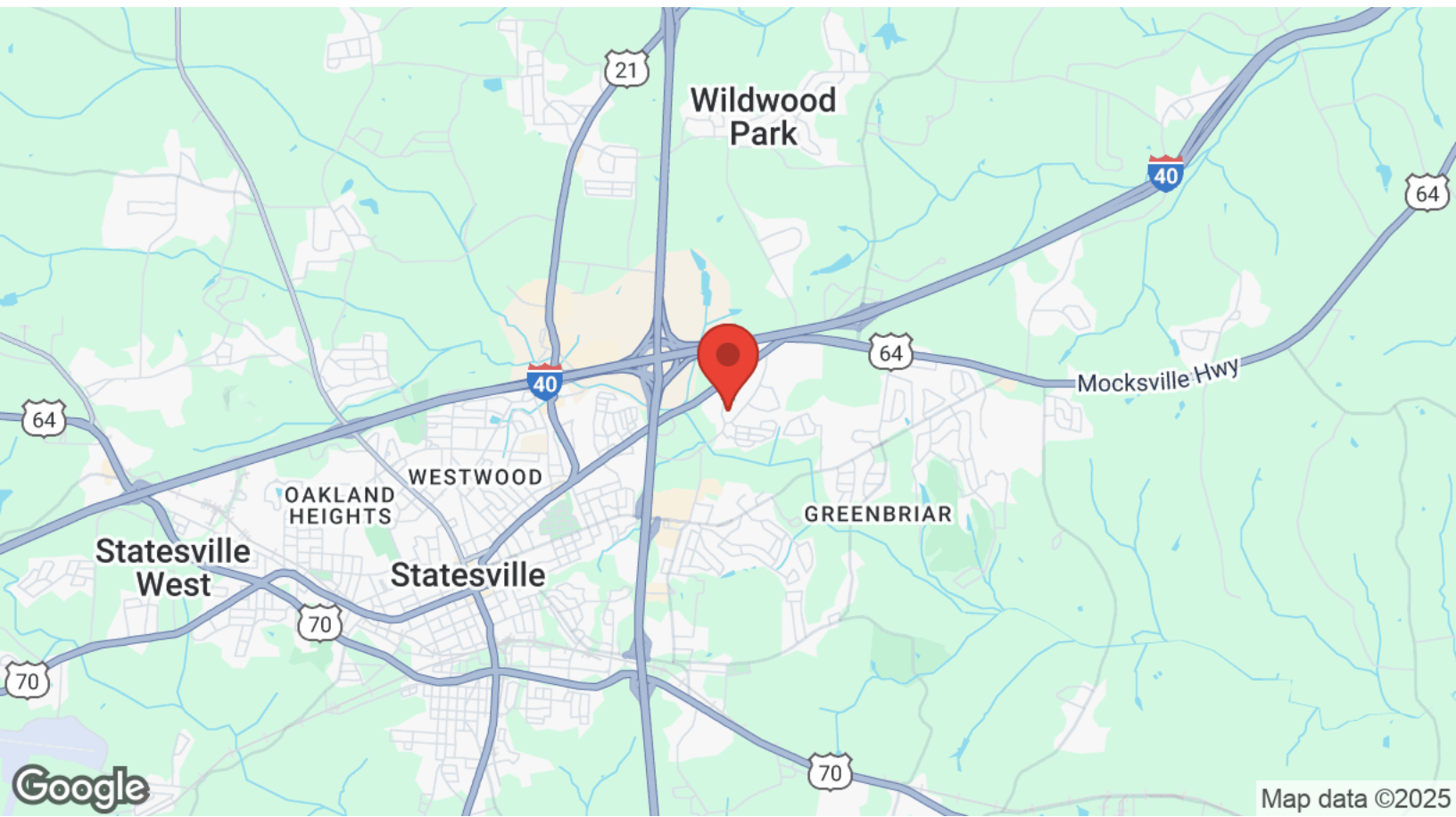
Tenant	Monthly	Annualy	Estimated SF	Term remaining	Notes
Hair Stylist Salon and Spa	\$ 1,500.00	\$ 18,000.00	1675	3 years	
Family Medical Supply	\$ 5,304.00	\$ 63,648.00	5325	2	2/3 year options, 3% annual
	\$ -	\$ -	0	0	
Totals	\$ 6,804.00	\$ 81,648.00	7000		

Expenses	As Is Today	
Taxes	\$ 4,878.00	
CAM	\$ 3,500.00	
Insurance	\$ 2,700.00	
Total	\$ 11,078.00	
Charge backs	\$ (5,262.00)	47.5% charge back
Actual Expenses	\$ 5,816.00	
Net Income	\$ 75,832.00	
Cap Rate		
7.58%	\$ 1,000,422.16	Sale Price

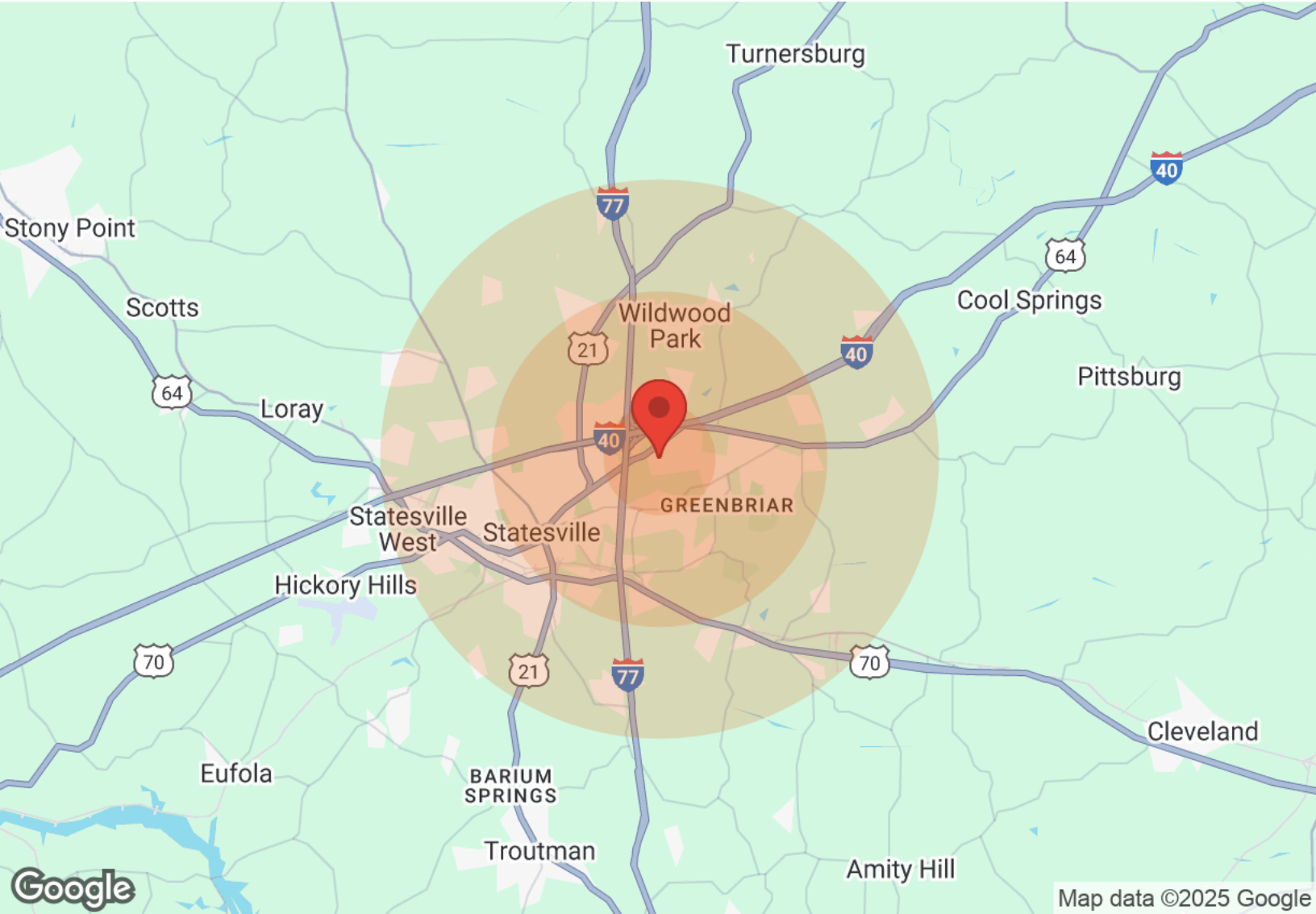
AERIAL MAP



LOCATION MAPS



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	1,684	11,195	16,146	Median	\$36,693	\$36,693	\$33,729
Female	1,811	12,229	17,920	< \$15,000	284	1,506	2,466
Total Population	3,495	23,424	34,066	\$15,000-\$24,999	172	1,213	2,022
				\$25,000-\$34,999	143	1,345	1,846
Age				\$35,000-\$49,999	244	1,548	2,163
Ages 0-14	794	4,495	7,196	\$50,000-\$74,999	329	1,866	2,327
Ages 15-24	412	2,831	4,467	\$75,000-\$99,999	115	929	1,398
Ages 25-54	1,386	8,432	12,327	\$100,000-\$149,999	63	786	960
Ages 55-64	344	2,882	3,918	\$150,000-\$199,999	13	217	217
Ages 65+	559	4,784	6,158	> \$200,000	15	192	239
				Housing			
Race				Total Units	1,509	11,493	16,357
White	2,177	16,654	21,354	Occupied	1,363	10,146	14,355
Black	760	4,825	9,475	Owner Occupied	537	6,171	8,545
Am In/AK Nat	1	5	9	Renter Occupied	826	3,975	5,810
Hawaiian	N/A	N/A	N/A	Vacant	146	1,347	2,002
Hispanic	769	2,627	4,241				
Multi-Racial	904	3,354	5,848				