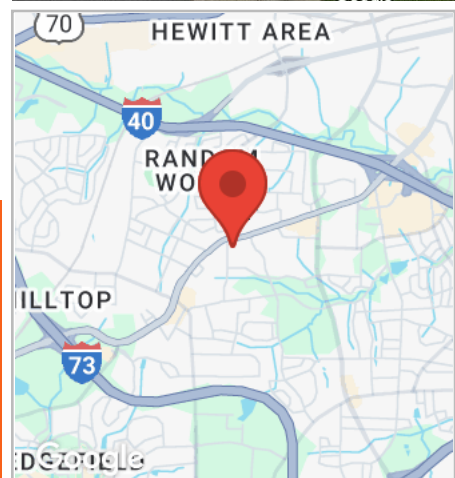


West Gate City Shopping Center  
3917-3933 West Gate City Boulevard  
GREENSBORO, NC 27407

Price: \$9,999,000

Property Highlights

- Anchored by Autozone Distribution & Retail
- 68,950 +/- SF
- 100% leased
- New Roof
- New Parking Lot
- Area that is rapidly renovating
- 475' of road frontage
- Billboard Signage



200 Old Winston Rd Ste 101  
High Point, NC 27265  
[www.lindsayrealestateholdings.com](http://www.lindsayrealestateholdings.com)

MARK LINDSAY

Owner

(336) 886-1200

[mlindsay.lcp@gmail.com](mailto:mlindsay.lcp@gmail.com)

# TABLE OF CONTENTS

3917-3933 WEST GATE CITY BOULEVARD



## LINDSAY COMMERCIAL PROPERTIES

200 Old Winston Rd Ste 101  
High Point, NC 27265

## MARK LINDSAY

OWNER

O: (336) 886-1200

C: (336) 878-5171

mlindsay.lcp@gmail.com

## 1 - AGENT PROFILE

Professional Bio 4

## 2 - PROPERTY INFORMATION

Property Summary 6

Property Photos 7

## 3 - LOCATION INFORMATION

Regional Map 10

Location Maps 11

Aerial Map 12

Demographics 13

## 4 - LEASE REPORTS

Summary Lease Analysis 15

Tenant Cash Flow Analysis 16

Lease Rent Roll 28

## 5 - FINANCIAL REPORTS

Detailed General Expenses 30

Disclaimer 31

3917-3933 WEST GATE CITY BOULEVARD

# AGENT PROFILE

PROFESSIONAL BIO

1

# PROFESSIONAL BIO

3917-3933 WEST GATE CITY BOULEVARD | GREENSBORO,



## MARK LINDSAY

Owner



Lindsay Commercial Properties  
200 Old Winston Rd Ste 101  
High Point, NC 27265  
O: (336) 886-1200  
C: (336) 878-5171  
mlindsay.lcp@gmail.com

### Why Choose Lindsay Commercial Properties?

...Because of our Team of Professionals and our Values.

Lindsay Commercial Properties was founded and built with a vision to BE the BEST for our clients through dedication to Excellence, and the integrity to DO the Best for our clients, through our Experience and Innovation.

### Mark Lindsay, CCIM: Founder & President

Mark leads our firm as President and founder. With more than 17 years of experience in commercial real estate, he works with industrial, warehouse, manufacturing and shopping center properties, as well as site selections, 1031 tax-free exchanges and investment properties. Mark is a member of the National, North Carolina and High Point Associations of Realtors; 2014 & 2020 Past President of HPRAR Board, Past President and 2012 Past President of the HP Realtors Commercial Alliance (HPRCA), Past Board of Governors member for NC RCA; Past President and current Director for Board of Directors of the High Point Association of Realtors, Member of the Community Services & Property Management Committees of HPRAR and NCAR Property Management Division; RLI (Realtors Land Institute) working toward an ALC (Accredited Land Consultant) designation; CCIM (Certified Commercial Investor Member); as well as the Triad CIE (commercial information exchange) member.

Mark is a Veteran of the Gulf War, an Ironman athlete, marathoner, licensed avid Sky Diver and Scuba Diver. He is also a graduate of Clemson University with a BS degree in Electrical Engineering and holds NC Licenses for Commercial Contracting and Insurance.

As the founder, Mark strives to build and maintain relationships with clients, customers, and peers in the Real Estate field.

3917-3933 WEST GATE CITY BOULEVARD

# PROPERTY INFORMATION

# 2

PROPERTY SUMMARY

PROPERTY PHOTOS

# PROPERTY SUMMARY

3917-3933 WEST GATE CITY BOULEVARD | GREENSBORO, NC 27407



## Property Summary

Price:	\$9,999,000
Building SF:	68,950
Price / SF:	\$174
CAP Rate:	5.5% for Autozone/7.0% remaining tenants
Occupancy:	100%
Rentable SF:	68,950
Available SF:	0
Lease Rate:	\$6.22- \$25.61
Lease Term:	Variable
Lot Size:	6.45 Acres
Frontage:	475
Signage:	Marquee and Building
Parking:	340
Parking Ratio:	5.08
Year Built:	1971
Renovated:	2024
Zoning:	Retail

## Property Overview

Anchored by new Autozone Distribution and Retail store in 24,000+/- sf this 68,950+/- sf shopping center has a new roof, new facade and new parking lot. Variety of retailers occupy the remainder of the center to include out building and very active ATM.

## Location Overview

475 of road frontage on W Gate City Blvd in Greensboro, NC. This corridor has been revamped and rapidly growing for past 5+ years.

### LINDSAY COMMERCIAL PROPERTIES

200 Old Winston Rd Ste 101  
High Point, NC 27265

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# PROPERTY PHOTOS

3917-3933 WEST GATE CITY BOULEVARD | GREENSBORO,



**LINDSAY COMMERCIAL PROPERTIES**  
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# PROPERTY PHOTOS

3917-3933 WEST GATE CITY BOULEVARD | GREENSBORO,



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3917-3933 WEST GATE CITY BOULEVARD

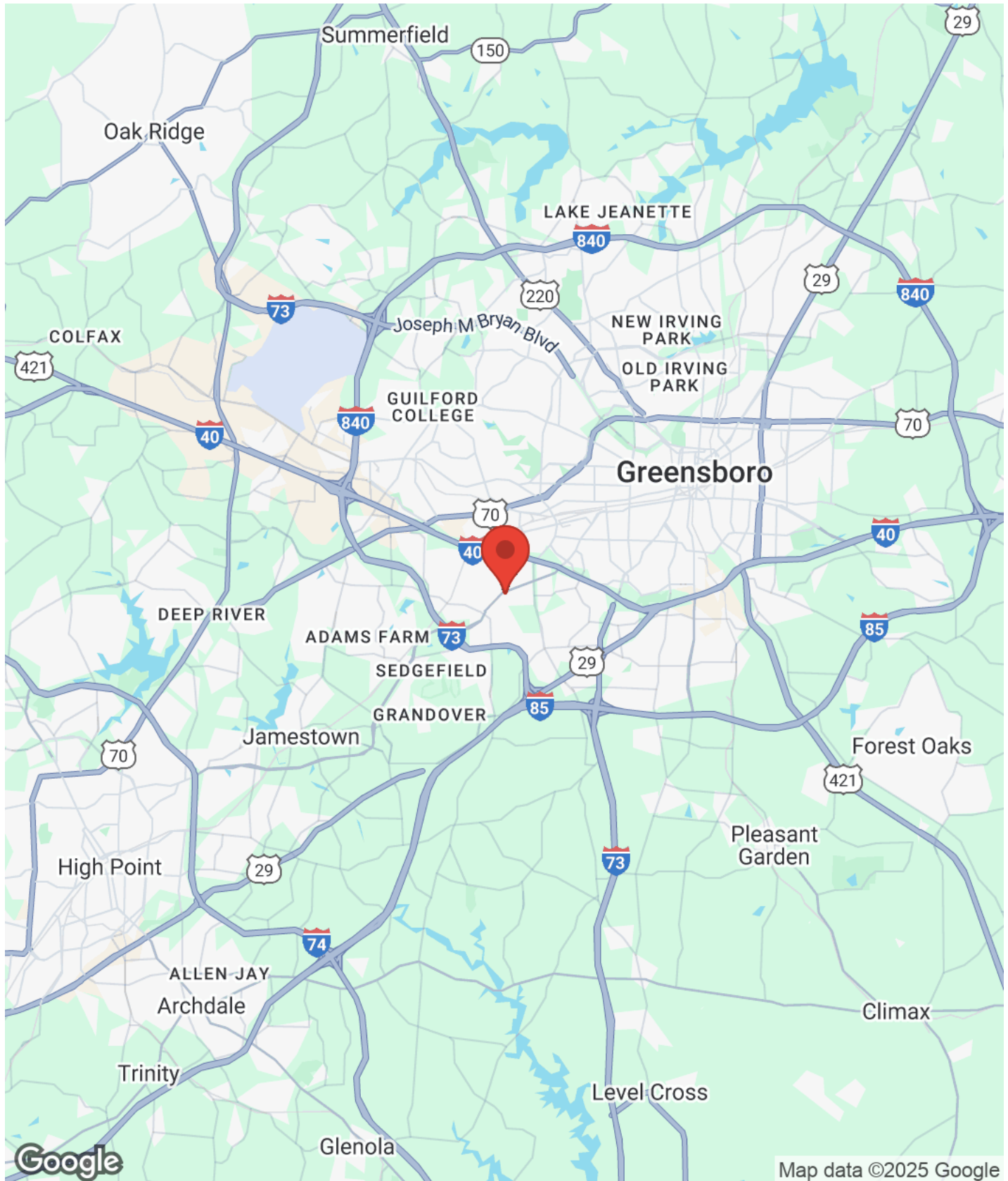
# LOCATION INFORMATION

# 3

REGIONAL MAP  
LOCATION MAPS  
AERIAL MAP  
DEMOGRAPHICS

# REGIONAL MAP

3917-3933 WEST GATE CITY BOULEVARD | GREENSBORO,

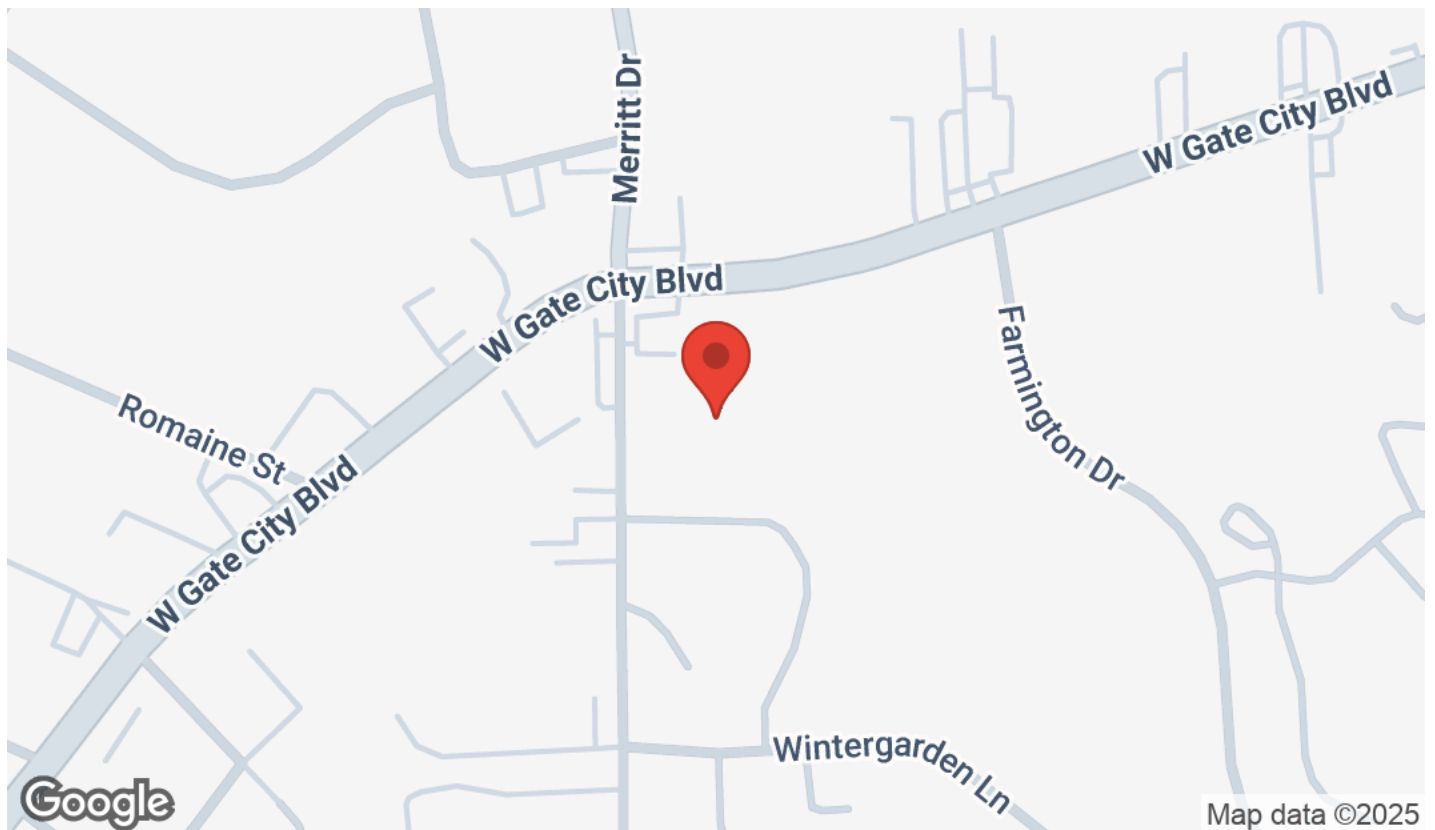
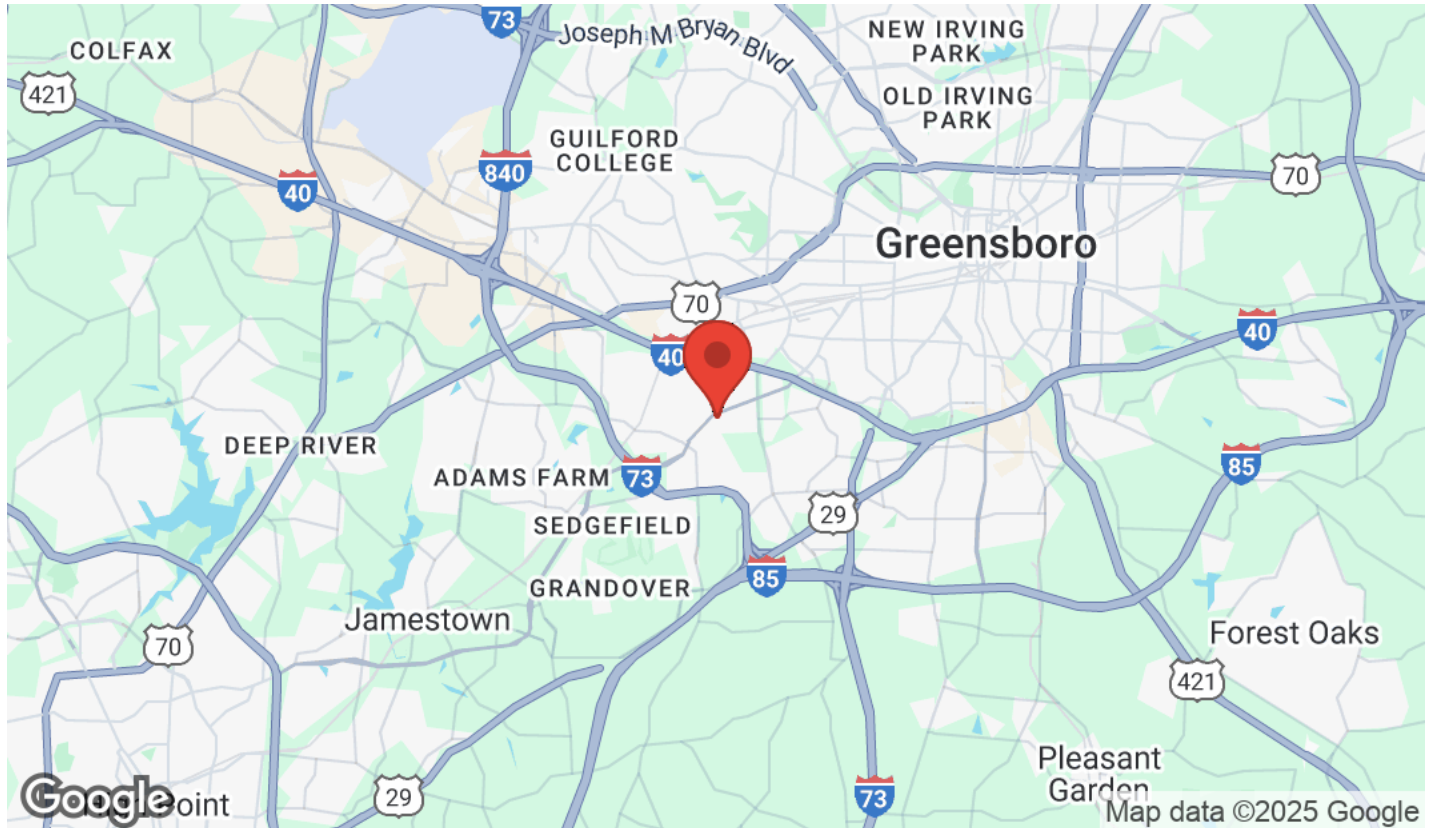


**LINDSAY COMMERCIAL PROPERTIES**  
200 Old Winston Rd Ste 101  
High Point, NC 27265

**MARK LINDSAY**  
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# LOCATION MAPS

3917-3933 WEST GATE CITY BOULEVARD | GREENSBORO,



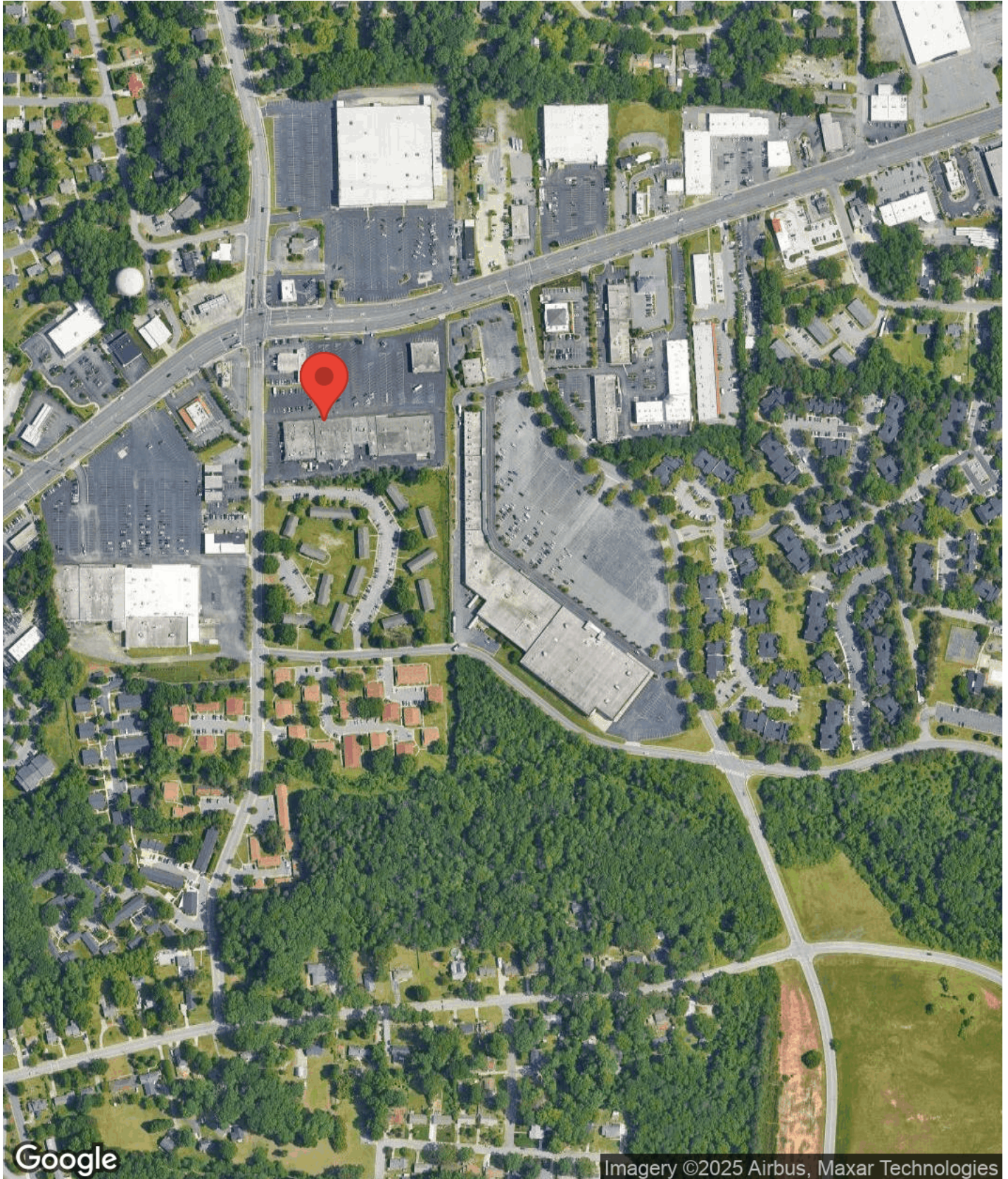
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High Point, NC 27265

**MARK LINDSAY**  
Owner  
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# AERIAL MAP

3917-3933 WEST GATE CITY BOULEVARD | GREENSBORO,



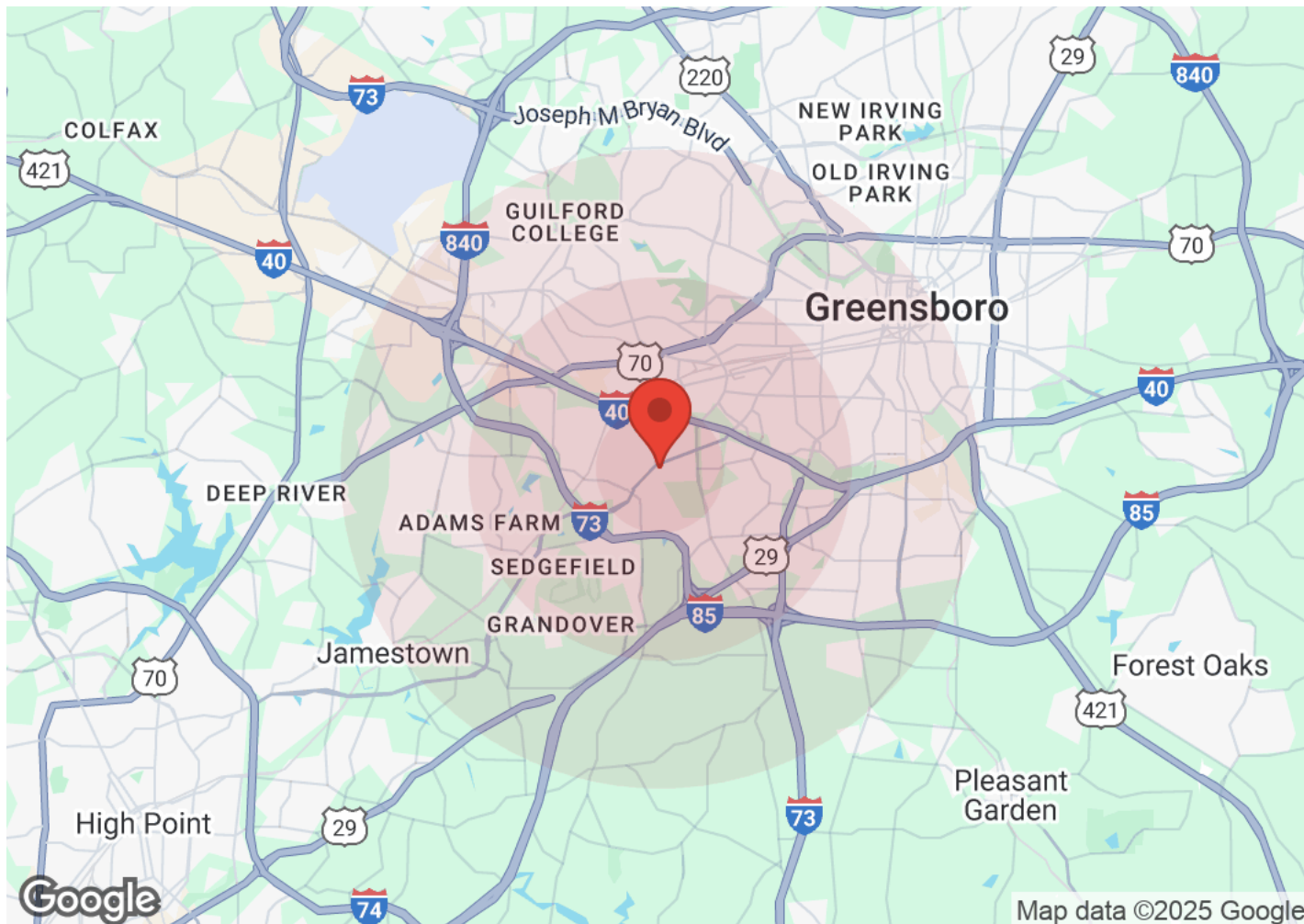
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High Point, NC 27265

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# DEMOGRAPHICS

3917-3933 WEST GATE CITY BOULEVARD | GREENSBORO,



Population	1 Mile	3 Miles	5 Miles
Male	4,982	36,636	89,043
Female	5,578	38,248	86,041
Total Population	10,560	74,884	175,084

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,265	13,530	28,821
Ages 15-24	1,573	12,288	33,050
Ages 25-54	4,674	31,851	67,869
Ages 55-64	976	7,735	19,199
Ages 65+	1,073	9,479	26,145

Race	1 Mile	3 Miles	5 Miles
White	2,305	25,348	72,415
Black	4,956	31,174	68,808
Am In/AK Nat	30	210	420
Hawaiian	15	30	70
Hispanic	2,219	10,649	19,137
Asian	796	5,407	9,385
Multi-Racial	238	1,917	4,482
Other	3	150	368

Income	1 Mile	3 Miles	5 Miles
Median	\$50,328	\$58,185	\$61,285
< \$15,000	665	3,599	8,351
\$15,000-\$24,999	448	2,448	5,004
\$25,000-\$34,999	419	3,147	6,116
\$35,000-\$49,999	674	4,601	9,959
\$50,000-\$74,999	905	6,356	13,957
\$75,000-\$99,999	407	4,032	9,071
\$100,000-\$149,999	717	4,786	11,319
\$150,000-\$199,999	114	1,455	4,342
> \$200,000	99	1,662	5,393

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,785	34,492	79,277
Occupied	4,448	32,086	73,512
Owner Occupied	1,345	12,661	33,432
Renter Occupied	3,103	19,425	40,080
Vacant	337	2,406	5,764

## LINDSAY COMMERCIAL PROPERTIES

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3917-3933 WEST GATE CITY BOULEVARD

# LEASE REPORTS

# 4

SUMMARY LEASE ANALYSIS  
TENANT CASH FLOW ANALYSIS  
LEASE RENT ROLL



# SUMMARY LEASE ANALYSIS

3917-3933 WEST GATE CITY BOULEVARD | GREENSBORO,



Description Year Ending	Year 1 05/2026	Year 2 05/2027	Year 3 05/2028	Year 4 05/2029	Year 5 05/2030
<b>Potential Lease Revenue</b>					
Base Rental Income	\$754,903	\$759,124	\$765,841	\$772,759	\$779,885
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$56,110	\$56,110	\$56,110	\$56,110	\$56,110
<b>Potential Lease Costs</b>					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Lease Commissions	\$0	\$0	\$0	\$0	\$0
<b>Net Lease Cash Flow</b>	<b>\$811,013</b>	<b>\$815,234</b>	<b>\$821,951</b>	<b>\$828,869</b>	<b>\$835,995</b>
<b>Additional Information</b>					
SF Expires	6,024	18,669	36,857	40,457	42,382
Dollars Expires	\$75,845	\$217,871	\$386,073	\$457,098	\$497,324

# TENANT CASH FLOW ANALYSIS

3917-3933 WEST GATE CITY BOULEVARD | GREENSBORO,



Tenant: Tote Boys Bin  
Suite: 3901, 8,096 sf  
Expiration Date: 9/30/2027

Description Year Ending	Year 1 05/2026	Year 2 05/2027	Year 3 05/2028	Year 4 05/2029	Year 5 05/2030
<b>Potential Tenant Revenue</b>					
Base Rental Income	\$94,480	\$96,370	\$99,261	\$102,239	\$105,306
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$11,346	\$11,346	\$11,346	\$11,346	\$11,346
<b>Total Potential Revenue</b>	<b>\$105,826</b>	<b>\$107,716</b>	<b>\$110,607</b>	<b>\$113,585</b>	<b>\$116,652</b>
<b>Per rsf</b>	<b>\$13.07</b>	<b>\$13.30</b>	<b>\$13.66</b>	<b>\$14.03</b>	<b>\$14.41</b>
<b>Potential Tenant Costs</b>					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tenant Net Cash Flow</b>	<b>\$105,826</b>	<b>\$107,716</b>	<b>\$110,607</b>	<b>\$113,585</b>	<b>\$116,652</b>
<b>Per rsf</b>	<b>\$13.07</b>	<b>\$13.30</b>	<b>\$13.66</b>	<b>\$14.03</b>	<b>\$14.41</b>

# TENANT CASH FLOW ANALYSIS

3917-3933 WEST GATE CITY BOULEVARD | GREENSBORO,



Tenant: Autozone Reg Dist  
Suite: 3917, 24,056 sf  
Expiration Date: 4/30/2039

Description Year Ending	Year 1 05/2026	Year 2 05/2027	Year 3 05/2028	Year 4 05/2029	Year 5 05/2030
<b>Potential Tenant Revenue</b>					
Base Rental Income	\$240,560	\$240,560	\$240,560	\$240,560	\$240,560
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$33,713	\$33,713	\$33,713	\$33,713	\$33,713
<b>Total Potential Revenue</b>	<b>\$274,273</b>	<b>\$274,273</b>	<b>\$274,273</b>	<b>\$274,273</b>	<b>\$274,273</b>
<b>Per rsf</b>	<b>\$11.40</b>	<b>\$11.40</b>	<b>\$11.40</b>	<b>\$11.40</b>	<b>\$11.40</b>
<b>Potential Tenant Costs</b>					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tenant Net Cash Flow</b>	<b>\$274,273</b>	<b>\$274,273</b>	<b>\$274,273</b>	<b>\$274,273</b>	<b>\$274,273</b>
<b>Per rsf</b>	<b>\$11.40</b>	<b>\$11.40</b>	<b>\$11.40</b>	<b>\$11.40</b>	<b>\$11.40</b>

# TENANT CASH FLOW ANALYSIS

3917-3933 WEST GATE CITY BOULEVARD | GREENSBORO,



Tenant: Sol Konnect  
Suite: 3919, 3,600 sf  
Expiration Date: 11/30/2028

Description Year Ending	Year 1 05/2026	Year 2 05/2027	Year 3 05/2028	Year 4 05/2029	Year 5 05/2030
<b>Potential Tenant Revenue</b>					
Base Rental Income	\$51,912	\$52,691	\$54,271	\$55,900	\$57,577
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$5,045	\$5,045	\$5,045	\$5,045	\$5,045
<b>Total Potential Revenue</b>	<b>\$56,957</b>	<b>\$57,736</b>	<b>\$59,317</b>	<b>\$60,945</b>	<b>\$62,622</b>
<b>Per rsf</b>	<b>\$15.82</b>	<b>\$16.04</b>	<b>\$16.48</b>	<b>\$16.93</b>	<b>\$17.39</b>
<b>Potential Tenant Costs</b>					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tenant Net Cash Flow</b>	<b>\$56,957</b>	<b>\$57,736</b>	<b>\$59,317</b>	<b>\$60,945</b>	<b>\$62,622</b>
<b>Per rsf</b>	<b>\$15.82</b>	<b>\$16.04</b>	<b>\$16.48</b>	<b>\$16.93</b>	<b>\$17.39</b>

# TENANT CASH FLOW ANALYSIS

3917-3933 WEST GATE CITY BOULEVARD | GREENSBORO,



Tenant: Tobacco Plus Inc  
Suite: 3921, 1,640 sf  
Expiration Date: 5/20/2025

Description Year Ending	Year 1 05/2026	Year 2 05/2027	Year 3 05/2028	Year 4 05/2029	Year 5 05/2030
<b>Potential Tenant Revenue</b>					
Base Rental Income	\$42,000	\$42,000	\$42,000	\$42,000	\$42,000
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$2,298	\$2,298	\$2,298	\$2,298	\$2,298
<b>Total Potential Revenue</b>	<b>\$44,299</b>	<b>\$44,299</b>	<b>\$44,299</b>	<b>\$44,299</b>	<b>\$44,299</b>
<b>Per rsf</b>	<b>\$27.01</b>	<b>\$27.01</b>	<b>\$27.01</b>	<b>\$27.01</b>	<b>\$27.01</b>
<b>Potential Tenant Costs</b>					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tenant Net Cash Flow</b>	<b>\$44,299</b>	<b>\$44,299</b>	<b>\$44,299</b>	<b>\$44,299</b>	<b>\$44,299</b>
<b>Per rsf</b>	<b>\$27.01</b>	<b>\$27.01</b>	<b>\$27.01</b>	<b>\$27.01</b>	<b>\$27.01</b>

# TENANT CASH FLOW ANALYSIS

3917-3933 WEST GATE CITY BOULEVARD | GREENSBORO,



Tenant: Grape Galaxy  
Suite: 3923, 2,512 sf  
Expiration Date: 5/31/2030

Description Year Ending	Year 1 05/2026	Year 2 05/2027	Year 3 05/2028	Year 4 05/2029	Year 5 05/2030
<b>Potential Tenant Revenue</b>					
Base Rental Income	\$42,001	\$42,001	\$42,001	\$42,001	\$42,001
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Revenue</b>	<b>\$42,001</b>	<b>\$42,001</b>	<b>\$42,001</b>	<b>\$42,001</b>	<b>\$42,001</b>
<b>Per rsf</b>	<b>\$16.72</b>	<b>\$16.72</b>	<b>\$16.72</b>	<b>\$16.72</b>	<b>\$16.72</b>
<b>Potential Tenant Costs</b>					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tenant Net Cash Flow</b>	<b>\$42,001</b>	<b>\$42,001</b>	<b>\$42,001</b>	<b>\$42,001</b>	<b>\$42,001</b>
<b>Per rsf</b>	<b>\$16.72</b>	<b>\$16.72</b>	<b>\$16.72</b>	<b>\$16.72</b>	<b>\$16.72</b>



# TENANT CASH FLOW ANALYSIS

3917-3933 WEST GATE CITY BOULEVARD | GREENSBORO,



Tenant: El Ray Grocery  
Suite: 3927-B, 7,979 sf  
Expiration Date: 6/30/2027

Description Year Ending	Year 1 05/2026	Year 2 05/2027	Year 3 05/2028	Year 4 05/2029	Year 5 05/2030
<b>Potential Tenant Revenue</b>					
Base Rental Income	\$49,629	\$49,629	\$49,629	\$49,629	\$49,629
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Revenue</b>	<b>\$49,629</b>	<b>\$49,629</b>	<b>\$49,629</b>	<b>\$49,629</b>	<b>\$49,629</b>
<b>Per rsf</b>	<b>\$6.22</b>	<b>\$6.22</b>	<b>\$6.22</b>	<b>\$6.22</b>	<b>\$6.22</b>
<b>Potential Tenant Costs</b>					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tenant Net Cash Flow</b>	<b>\$49,629</b>	<b>\$49,629</b>	<b>\$49,629</b>	<b>\$49,629</b>	<b>\$49,629</b>
<b>Per rsf</b>	<b>\$6.22</b>	<b>\$6.22</b>	<b>\$6.22</b>	<b>\$6.22</b>	<b>\$6.22</b>

# TENANT CASH FLOW ANALYSIS

3917-3933 WEST GATE CITY BOULEVARD | GREENSBORO,



Tenant: El Ray Grocery  
Suite: 3929, 2,113 sf  
Expiration Date: 6/30/2027

Description Year Ending	Year 1 05/2026	Year 2 05/2027	Year 3 05/2028	Year 4 05/2029	Year 5 05/2030
<b>Potential Tenant Revenue</b>					
Base Rental Income	\$18,003	\$18,003	\$18,003	\$18,003	\$18,003
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Revenue</b>	<b>\$18,003</b>	<b>\$18,003</b>	<b>\$18,003</b>	<b>\$18,003</b>	<b>\$18,003</b>
<b>Per rsf</b>	<b>\$8.52</b>	<b>\$8.52</b>	<b>\$8.52</b>	<b>\$8.52</b>	<b>\$8.52</b>
<b>Potential Tenant Costs</b>					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tenant Net Cash Flow</b>	<b>\$18,003</b>	<b>\$18,003</b>	<b>\$18,003</b>	<b>\$18,003</b>	<b>\$18,003</b>
<b>Per rsf</b>	<b>\$8.52</b>	<b>\$8.52</b>	<b>\$8.52</b>	<b>\$8.52</b>	<b>\$8.52</b>

# TENANT CASH FLOW ANALYSIS

3917-3933 WEST GATE CITY BOULEVARD | GREENSBORO,



Tenant: Paris Whitsett Salon  
Suite: 3921, 4,384 sf  
Expiration Date: 12/31/2025

Description Year Ending	Year 1 05/2026	Year 2 05/2027	Year 3 05/2028	Year 4 05/2029	Year 5 05/2030
<b>Potential Tenant Revenue</b>					
Base Rental Income	\$33,844	\$33,844	\$33,844	\$33,844	\$33,844
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Revenue</b>	<b>\$33,844</b>	<b>\$33,844</b>	<b>\$33,844</b>	<b>\$33,844</b>	<b>\$33,844</b>
<b>Per rsf</b>	<b>\$7.72</b>	<b>\$7.72</b>	<b>\$7.72</b>	<b>\$7.72</b>	<b>\$7.72</b>
<b>Potential Tenant Costs</b>					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tenant Net Cash Flow</b>	<b>\$33,844</b>	<b>\$33,844</b>	<b>\$33,844</b>	<b>\$33,844</b>	<b>\$33,844</b>
<b>Per rsf</b>	<b>\$7.72</b>	<b>\$7.72</b>	<b>\$7.72</b>	<b>\$7.72</b>	<b>\$7.72</b>

# TENANT CASH FLOW ANALYSIS

3917-3933 WEST GATE CITY BOULEVARD | GREENSBORO,



Tenant: Wash Tub Laundry  
Suite: 3933, 1,925 sf  
Expiration Date: 1/31/2030

Description Year Ending	Year 1 05/2026	Year 2 05/2027	Year 3 05/2028	Year 4 05/2029	Year 5 05/2030
<b>Potential Tenant Revenue</b>					
Base Rental Income	\$30,291	\$31,200	\$32,136	\$33,100	\$34,093
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Revenue</b>	<b>\$30,291</b>	<b>\$31,200</b>	<b>\$32,136</b>	<b>\$33,100</b>	<b>\$34,093</b>
<b>Per rsf</b>	<b>\$15.74</b>	<b>\$16.21</b>	<b>\$16.69</b>	<b>\$17.19</b>	<b>\$17.71</b>
<b>Potential Tenant Costs</b>					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tenant Net Cash Flow</b>	<b>\$30,291</b>	<b>\$31,200</b>	<b>\$32,136</b>	<b>\$33,100</b>	<b>\$34,093</b>
<b>Per rsf</b>	<b>\$15.74</b>	<b>\$16.21</b>	<b>\$16.69</b>	<b>\$17.19</b>	<b>\$17.71</b>

# TENANT CASH FLOW ANALYSIS

3917-3933 WEST GATE CITY BOULEVARD | GREENSBORO,



Tenant: Sprinkles Ice Cr.  
Suite: 3935-3939, 2,645 sf  
Expiration Date: 11/30/2026

Description Year Ending	Year 1 05/2026	Year 2 05/2027	Year 3 05/2028	Year 4 05/2029	Year 5 05/2030
<b>Potential Tenant Revenue</b>					
Base Rental Income	\$42,981	\$43,626	\$44,935	\$46,283	\$47,671
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$3,707	\$3,707	\$3,707	\$3,707	\$3,707
<b>Total Potential Revenue</b>	<b>\$46,688</b>	<b>\$47,333</b>	<b>\$48,642</b>	<b>\$49,990</b>	<b>\$51,378</b>
<b>Per rsf</b>	<b>\$17.65</b>	<b>\$17.90</b>	<b>\$18.39</b>	<b>\$18.90</b>	<b>\$19.42</b>
<b>Potential Tenant Costs</b>					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tenant Net Cash Flow</b>	<b>\$46,688</b>	<b>\$47,333</b>	<b>\$48,642</b>	<b>\$49,990</b>	<b>\$51,378</b>
<b>Per rsf</b>	<b>\$17.65</b>	<b>\$17.90</b>	<b>\$18.39</b>	<b>\$18.90</b>	<b>\$19.42</b>

# TENANT CASH FLOW ANALYSIS

3917-3933 WEST GATE CITY BOULEVARD | GREENSBORO,



Tenant: NCSECU  
Suite: ATM, 0 sf  
Expiration Date: 10/31/2028

Description Year Ending	Year 1 05/2026	Year 2 05/2027	Year 3 05/2028	Year 4 05/2029	Year 5 05/2030
<b>Potential Tenant Revenue</b>					
Base Rental Income	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Revenue</b>	<b>\$10,800</b>	<b>\$10,800</b>	<b>\$10,800</b>	<b>\$10,800</b>	<b>\$10,800</b>
<b>Per rsf</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Potential Tenant Costs</b>					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tenant Net Cash Flow</b>	<b>\$10,800</b>	<b>\$10,800</b>	<b>\$10,800</b>	<b>\$10,800</b>	<b>\$10,800</b>
<b>Per rsf</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>



# TENANT CASH FLOW ANALYSIS

3917-3933 WEST GATE CITY BOULEVARD | GREENSBORO,



Tenant: Tides Inn Rest  
Suite: 3927-A, 10,000 sf  
Expiration Date: 1/31/2027

Description Year Ending	Year 1 05/2026	Year 2 05/2027	Year 3 05/2028	Year 4 05/2029	Year 5 05/2030
<b>Potential Tenant Revenue</b>					
Base Rental Income	\$98,400	\$98,400	\$98,400	\$98,400	\$98,400
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Revenue</b>	<b>\$98,400</b>	<b>\$98,400</b>	<b>\$98,400</b>	<b>\$98,400</b>	<b>\$98,400</b>
<b>Per rsf</b>	<b>\$9.84</b>	<b>\$9.84</b>	<b>\$9.84</b>	<b>\$9.84</b>	<b>\$9.84</b>
<b>Potential Tenant Costs</b>					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tenant Net Cash Flow</b>	<b>\$98,400</b>	<b>\$98,400</b>	<b>\$98,400</b>	<b>\$98,400</b>	<b>\$98,400</b>
<b>Per rsf</b>	<b>\$9.84</b>	<b>\$9.84</b>	<b>\$9.84</b>	<b>\$9.84</b>	<b>\$9.84</b>

# LEASE RENT ROLL

3917-3933 WEST GATE CITY BOULEVARD | GREENSBORO,



Tenant	Suite	Size	Start	Expires	\$/RSF	Rent
Tote Boys Bin	3901	8,096	10/10/22	09/30/27	\$11.67	\$94,480
Autozone Reg Dist	3917	24,056	05/01/24	04/30/39	\$10.00	\$240,560
Sol Konnect	3919	3,600	12/01/23	11/30/28	\$14.42	\$51,912
Tobacco Plus Inc	3921	1,640	09/01/24	05/20/25	\$25.61	\$42,000
Grape Galaxy	3923	2,512	05/01/25	05/31/30	\$16.72	\$42,001
El Ray Grocery	3927-B	7,979	07/11/22	06/30/27	\$6.22	\$49,629
El Ray Grocery	3929	2,113	07/11/22	06/30/27	\$8.52	\$18,003
Paris Whitsett Salon	3921	4,384	01/01/25	12/31/25	\$7.72	\$33,844
Wash Tub Laundry	3933	1,925	02/01/25	01/31/30	\$15.74	\$30,291
Sprinkles Ice Cr.	3935-3939	2,645	12/01/21	11/30/26	\$16.25	\$42,981
NCSECU	ATM	0	11/01/23	10/31/28	N/A	\$10,800
Tides Inn Rest	3927-A	10,000	02/01/22	01/31/27	\$9.84	\$98,400

3917-3933 WEST GATE CITY BOULEVARD

# FINANCIAL REPORTS

DETAILED GENERAL EXPENSES

DISCLAIMER

5

# DETAILED GENERAL EXPENSES

3917-3933 WEST GATE CITY BOULEVARD | GREENSBORO,



Description Year Ending	Year 1 05/2026	Year 2 05/2027	Year 3 05/2028	Year 4 05/2029	Year 5 05/2030
Building Insurance	(\$17,430)	(\$17,430)	(\$17,430)	(\$17,430)	(\$17,430)
Maintenance	(\$6,000)	(\$6,000)	(\$6,000)	(\$6,000)	(\$6,000)
Taxes - Real Estate	(\$52,295)	(\$52,295)	(\$52,295)	(\$52,295)	(\$52,295)
Utilities	(\$4,105)	(\$4,105)	(\$4,105)	(\$4,105)	(\$4,105)
Utility - landscaping	(\$16,800)	(\$16,800)	(\$16,800)	(\$16,800)	(\$16,800)
Total Expenses	(\$96,630)	(\$96,630)	(\$96,630)	(\$96,630)	(\$96,630)
Operating Expense Ratio	11.91%	11.85%	11.76%	11.66%	11.56%

# DISCLAIMER

3917-3933 WEST GATE CITY BOULEVARD



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## LINDSAY COMMERCIAL PROPERTIES

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