

*Recently
Extended Lease*



Offering Memorandum

3120 WHITE HORSE ROAD
GREENVILLE, SC

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Offering Highlights

Offering Price \$655,586

NOI \$45,891

CAP Rate 7.00%

Building Size 2,100 SF

LEASE SUMMARY

Lease Type NNN

Lease Term Remaining 5 Years

Rent Commencement 6/21/2010

Lease Expiration 9/30/2028

Renewal Options None

Rent Increase 2% Annually

Guarantor Corporate

Property Detail Profile

STRATEGIC LOCATION

- Located on the main retail drag near numerous national retailers
- Over 120,000 people in a 5 mile radius
- Located near Carolina High School & an industrial park

STRONG INVESTMENT FUNDAMENTALS

- Absolute NNN Lease
- Healthy 2% rent increases annually
- Corporate Guarantee
- Bite size deal



Property Address:

3120 White Horse Road
Greenville, SC

Offering Price
\$655,586

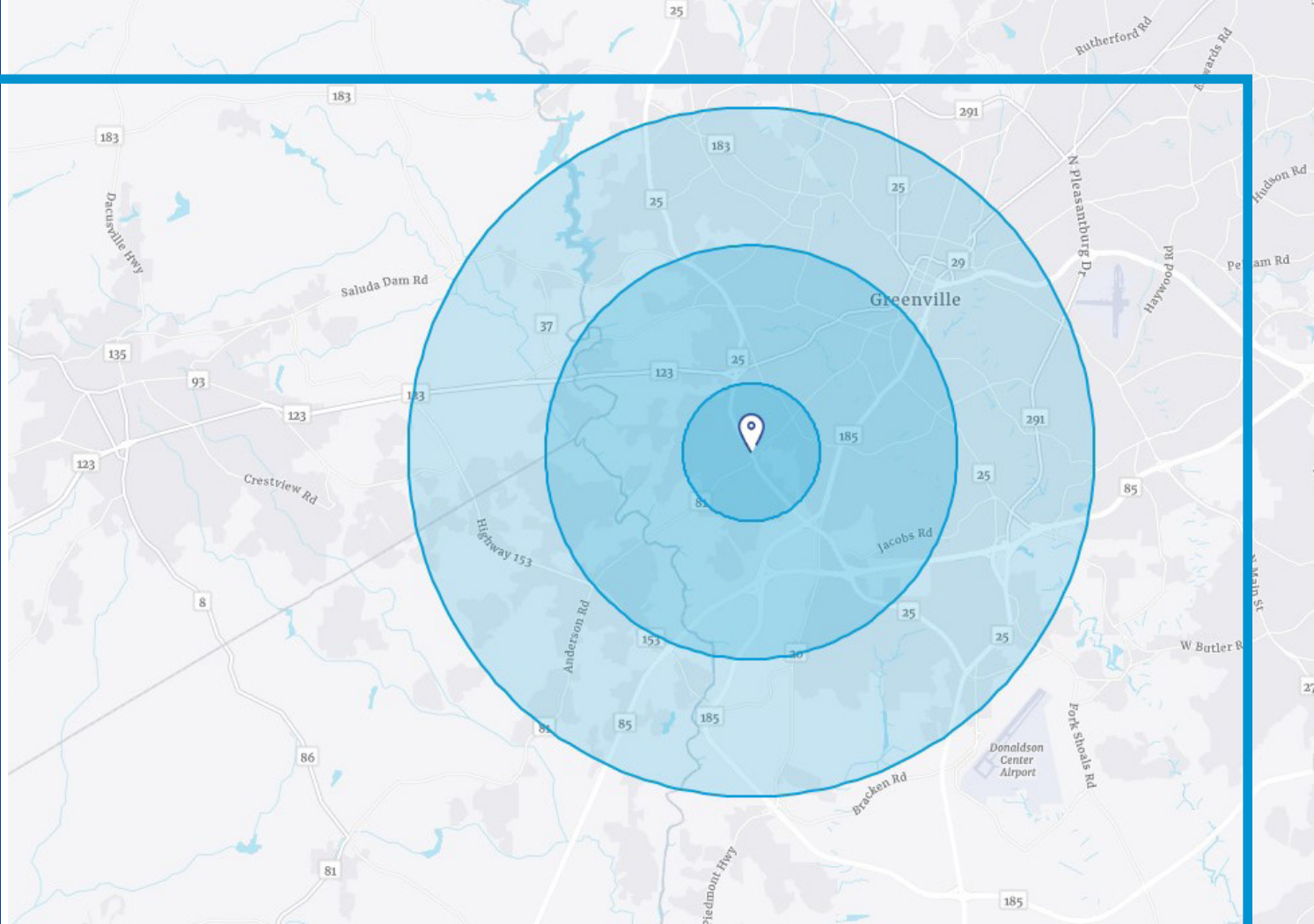
NOI
\$45,891

CAP Rate
7.00%





Demographics



1 mile

3 mile

5 mile



6,526
people



45,135
people



123,279
people



2,602
Households



18,298
Households



50,277
Households



\$50,972
average HHI



\$84,631
average HHI



\$87,392
average HHI

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 3120 White Horse Road Greenville, SC. It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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