

FOR SALE EDENS PLAZA



4105 W BELTLINE BLVD | COLUMBIA, SC

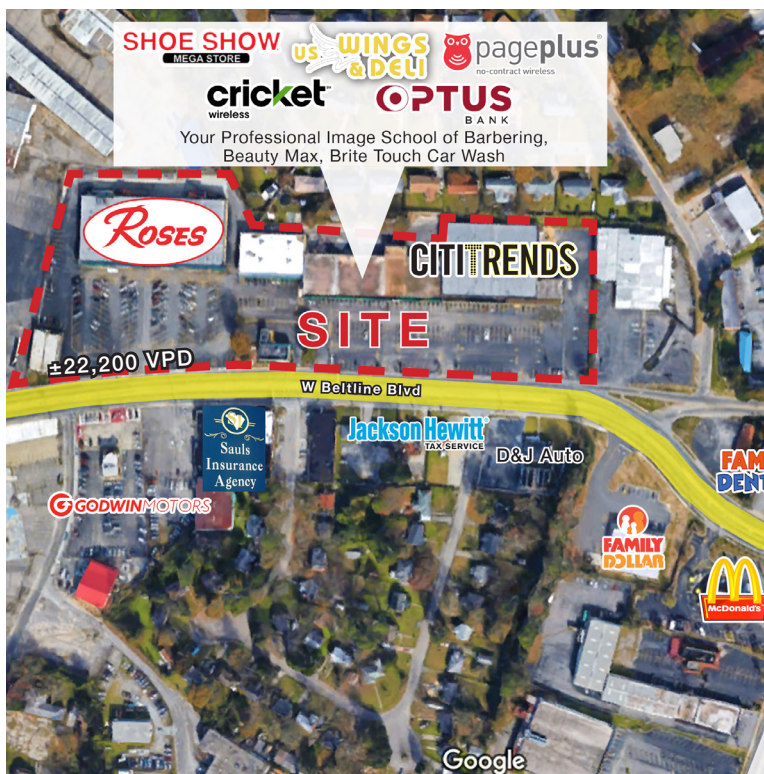
INVESTMENT SUMMARY

List Price:	\$4,813,000
Price Per SF:	\$48.22
NOI (Actual):	\$397,050
Cap Rate (Actual):	8.25%
Occupancy	86.37%
Yr 1 Cash on Cash Return:*	11.18%
Yr 1 Return on Equity Build-Up:*	10.00%
Total Yr 1 Return:*	21.18%

*Property will be delivered free and clear of debt. Leveraged returns are estimated using market debt assumptions.

INVESTMENT HIGHLIGHTS

- Attractive price per square foot and well below replacement cost
- Below market rents with an average rent per square foot of only \$6.38
- Nationally and regionally recognized anchor tenants
- Discount retailers are an attractive investment option due to customer appeal in times of recession
- Established location near Downtown Columbia with immediate access to population density
- Anchor Tenants have over ±5 years of Weighted Average Term remaining
- Upside Potential by leasing up the vacancy and stabilizing rents



**OFFERING
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.