

CONFIDENTIAL OFFERING MEMORANDUM

FURMAN
CAPITAL ADVISORS



ASHCROFT COMMONS

1405-1437 FREEWAY DRIVE | REIDSVILLE, NORTH CAROLINA 27320

FURMAN

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About Furman Capital Advisors

Founded as the Investment Services Division of NAI Earle Furman, Furman Capital Advisors specializes in real estate acquisitions, dispositions, portfolio management and loan workouts of various investment property types throughout the southeastern United States. The Furman Capital Advisors team provides clients with a full range of financial services including comprehensive financial modeling, due diligence analysis, real estate valuations, loan sourcing and more. By leveraging the team's unique combination of real estate and finance experience that has proven beneficial to its clients, Furman Capital Advisors adds value by analyzing and structuring transactions to best meet the client's financial objectives in an ever-changing market. For more information, visit www.FurmanCapital.com.

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DISCLAIMER & DISCLOSURE

This Offering Memorandum contains select information pertaining to the business and affairs of the property 1405-1437 Freeway Drive, Reidsville, NC 27320 ("Property") being offered for sale and owned by BDG Ashcroft, LLC and PGP Reidsville, LLC. It has been prepared by Furman Capital Advisors ("Agent"). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the 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 Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make 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. Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered. If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum. 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 Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause 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 creation of this Offering Memorandum.

THE OFFERING

PROPERTY SUMMARY

Furman Capital Advisors on behalf of the “Owner,” exclusively offers the opportunity to purchase 1405-1437 Freeway Drive, Reidsville, NC 27320 (“Ashcroft Commons” or the “Property”). The property consists of two retail buildings comprising a total of 32,390 SF and is strategically located on Freeway Dr., the main retail corridor for the City of Reidsville in the Triad region of North Carolina.

The property is currently 95% occupied with a various mix of tenants providing essential products and services to the surrounding area. EmergeOrtho, the largest independent orthopedic care group in North Carolina, recently signed a new 5 year lease for 4,852 SF at the property. The asset provides a promising opportunity to add value by increasing gross income with new leases and renewals at market rents.

INVESTMENT SUMMARY

Purchase Price	\$2,800,000
Existing NOI	\$195,333 (6.98% Cap Rate)
Stabilized NOI	\$211,214 (7.54% Cap Rate)
Average Base Rent	\$8.94/SF

PROPERTY SUMMARY

Address	1405-1437 Freeway Drive, Reidsville, NC 27320
Ownership	Fee Simple
Property Type	Retail
Year Built	1987
Buildings	2
GLA (SF)	32,390
Parcel Size	±3.34 Acres
Tenancy	Multi
Occupancy	95%
Parking Ratio	4.93/1,000 (160 spaces)
Parcel ID	7993-07-69-5651
Signage	Monument signage for all tenants
Traffic Count	14,500 VPD (Freeway Dr.)



INVESTMENT HIGHLIGHTS

KEY VALUE DRIVERS



BELOW MARKET RENTAL RATES: Market retail lease rates are trending above the property's average of \$8.94/SF. The most recent lease at the property was executed at \$12.00/SF.



ATTRACTIVE UPSIDE POTENTIAL: Four tenants, accounting for 7,782 SF, have expirations scheduled through late 2022 which would allow a buyer to negotiate new lease rates to current market aggregate of \$12.00/SF providing an opportunity to significantly increase gross income.



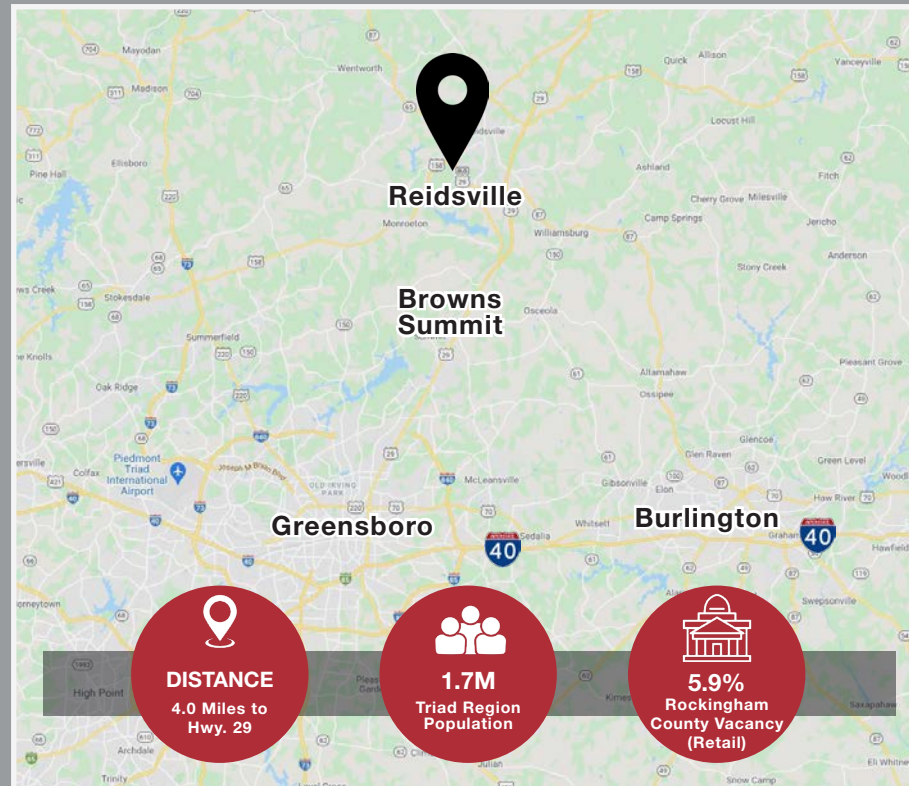
IDEAL RETAIL LOCATION: Located along the perimeter of Reidsville's highest density residential neighborhood and in close proximity to Reidsville Senior High School. Surrounding tenants in the area include Lowe's Foods, Food Lion and Tractor Supply. The property's location at the intersection of NC-87 and US-158 allows for convenient access to downtown Reidsville as well as additional markets such as the Triad, Eden, and Danville.



EXCELLENT VISIBILITY & HIGH VOLUME TRAFFIC: Approximately 525 ft. of road frontage along one of Reidsville's most heavily trafficked thoroughfares exposing the property to $\pm 14,500$ VPD.



TAX MAP



LEASE OVERVIEW

RENT ROLL

RENT ROLL

Tenant Name Address	Square Footage Prorata Share	Lease Commencement	Lease Expiration	Annual Base Rent	Monthly Base Rent	Base Rent / SF	Reimbursement Structure	Remaining Options
Welcome Finance Co, Inc. 1405	1,594 4.92%	8/1/2016	7/31/2022	\$13,116.48	\$1,093.04	\$8.23	Modified Gross	- -
Richard L Westmoreland CPA 1407	1,652 5.10%	7/8/2016	12/31/2022	\$16,191.60	\$1,349.30	\$9.80	Modified Gross	1 - 1yr 3% annual increase
Fursty's 1409	4,940 15.25%	8/8/2016	12/31/2022	\$38,245.20	\$3,187.10	\$7.74	Modified Gross	5 - 3yr 3% increases per option
Vacant 1413	1,720 5.31%	-	-	-	-	-	-	- -
Life Changes 1415	1,900 5.87%	1/1/2015	5/31/2024	\$11,775.96	\$981.33	\$6.20	Modified Gross	-
Guilford County Child Development 1417	2,100 6.48%	7/13/2021	7/14/2024	\$18,900.00	\$1,575.00	\$9.00	Modified Gross	- -
Health Insurance Plan Plus, Inc. 1419	1,125 3.47%	1/23/2017	2/28/2025	\$10,140.00	\$845.00	\$9.01	Modified Gross	2 - 3yr Option 3% annual increases
Mariner Finance NC, Inc. 1421	2,261 6.98%	10/14/2014	10/31/2022	\$22,029.36	\$1,835.78	\$9.74	Modified Gross	- -
Warrior Nutrition 1423-A	927 2.86%	6/15/2021	10/13/2024	\$7,416.00	\$618.00	\$8.00	Modified Gross	- -
Hair Under Construction 1423-B	927 2.86%	6/20/2013	5/31/2022	\$7,320.00	\$610.00	\$7.90	Modified Gross	-
WorkForce Unlimited 1425-A	1,325 4.09%	8/24/2017	3/31/2023	\$9,937.44	\$828.12	\$7.50	Modified Gross	- -
Emerge Ortho 1425-B, 1427, 1429	4,852 14.98%	5/20/2022	9/30/2027	\$58,224.00	\$4,852.00	\$12.00	Modified Gross	-
Goin' Postal 1431	1,274 3.93%	10/1/2020	9/30/2023	\$13,377.00	\$1,114.75	\$10.50	Modified Gross	- -
New Hair Chair 1433	1,768 5.46%	3/1/2022	3/31/2025	\$16,788.00	\$1,399.00	\$9.50	Modified Gross	1 - 2yr Option 10.53% increase
Ameriprise Financial 1435	1,025 3.16%	12/31/2019	8/31/2024	\$8,713.80	\$726.15	\$8.50	Modified Gross	2 - 1yr Option 3% annual increases
Taste of Japan 1437	3,000 9.26%	7/14/2016	9/30/2022	\$21,900.00	\$1,825.00	\$7.30	Modified Gross	- -
SF Occupied	30,670	94.69%		\$274,074.84	\$22,839.57	\$8.94		
SF Vacant	1,720	5.31%						
Total	32,390							

FINANCIAL OVERVIEW

CASH FLOW ANALYSIS - ACTUAL

OPERATING INCOME

INCOME	SIZE (SF)	YEAR 1 2023	YEAR 2 2024	YEAR 3 2025	YEAR 4 2026	YEAR 5 2027	YEAR 6 2028	YEAR 7 2029	YEAR 8 2030	YEAR 9 2031	YEAR 10 2032	YEAR 11 2033
Gross Rental Income		\$ 302,211	\$ 308,796	\$ 317,405	\$ 326,520	\$ 334,644	\$ 343,143	\$ 353,105	\$ 362,105	\$ 371,366	\$ 382,150	\$ 391,958
Annual Reimbursements (RR)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Scheduled Gross Income		\$ 302,211	\$ 308,796	\$ 317,405	\$ 326,520	\$ 334,644	\$ 343,143	\$ 353,105	\$ 362,105	\$ 371,366	\$ 382,150	\$ 391,958

VACANCY FACTOR

Vacancy Rate	5.90%	\$ 17,830	\$ 18,219	\$ 18,727	\$ 19,265	\$ 19,744	\$ 20,245	\$ 20,833	\$ 21,364	\$ 21,911	\$ 22,547	\$ 23,126
Current Vacancy	5.31%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Effective Gross Income		\$ 284,381	\$ 290,577	\$ 298,678	\$ 307,255	\$ 314,900	\$ 322,897	\$ 332,272	\$ 340,741	\$ 349,456	\$ 359,603	\$ 368,832

OPERATING EXPENSES

EXPENSE	\$/SF	YEAR 1 2023	YEAR 2 2024	YEAR 3 2025	YEAR 4 2026	YEAR 5 2027	YEAR 6 2028	YEAR 7 2029	YEAR 8 2030	YEAR 9 2031	YEAR 10 2032	YEAR 11 2033
Insurance	\$ 0.26	\$ 8,519	\$ 8,775	\$ 9,038	\$ 9,309	\$ 9,588	\$ 9,876	\$ 10,172	\$ 10,477	\$ 10,792	\$ 11,116	\$ 11,449
Property Management	3.27%	\$ 9,888	\$ 10,185	\$ 10,490	\$ 10,805	\$ 11,129	\$ 11,463	\$ 11,807	\$ 12,161	\$ 12,526	\$ 12,902	\$ 13,289
Repairs & Maintenance	\$ 0.58	\$ 18,677	\$ 19,237	\$ 19,814	\$ 20,409	\$ 21,021	\$ 21,652	\$ 22,301	\$ 22,970	\$ 23,659	\$ 24,369	\$ 25,100
Landscaping	\$ 0.31	\$ 10,153	\$ 10,457	\$ 10,771	\$ 11,094	\$ 11,427	\$ 11,770	\$ 12,123	\$ 12,487	\$ 12,861	\$ 13,247	\$ 13,644
Electricity	\$ 0.09	\$ 2,846	\$ 2,931	\$ 3,019	\$ 3,110	\$ 3,203	\$ 3,299	\$ 3,398	\$ 3,500	\$ 3,605	\$ 3,713	\$ 3,825
Water	\$ 0.07	\$ 2,193	\$ 2,259	\$ 2,326	\$ 2,396	\$ 2,468	\$ 2,542	\$ 2,618	\$ 2,697	\$ 2,778	\$ 2,861	\$ 2,947
Trash Removal	\$ 0.18	\$ 5,678	\$ 5,849	\$ 6,024	\$ 6,205	\$ 6,391	\$ 6,583	\$ 6,780	\$ 6,984	\$ 7,193	\$ 7,409	\$ 7,631
Property Taxes	\$ 0.71	\$ 22,997	\$ 23,687	\$ 24,397	\$ 25,129	\$ 25,883	\$ 26,660	\$ 27,459	\$ 28,283	\$ 29,132	\$ 30,006	\$ 30,906
Reserve	\$ 0.25	\$ 8,098	\$ 8,098	\$ 8,098	\$ 8,098	\$ 8,098	\$ 8,098	\$ 8,098	\$ 8,098	\$ 8,098	\$ 8,098	\$ 8,098
Total Operating Expenses	\$ 2.48	\$ 89,048	\$ 91,477	\$ 93,978	\$ 96,555	\$ 99,208	\$ 101,942	\$ 104,757	\$ 107,657	\$ 110,644	\$ 113,720	\$ 116,889
Net Operating Income		\$ 195,333	\$ 199,101	\$ 204,700	\$ 210,701	\$ 215,691	\$ 220,955	\$ 227,515	\$ 233,084	\$ 238,812	\$ 245,884	\$ 251,944

ACQUISITION COSTS

Purchase Price	6.98%	\$ 2,800,000	\$ 86.45 price/SF
Equity	30%	\$ 840,000	
Loan Amount	70%	\$ 1,960,000	

UNDERWRITING ASSUMPTIONS

- 5.90% vacancy rate (market avg.)	- 3.27% property management (actual)
- 3% annual expense increase	- \$0.25/SF reserve allowance
- Tenant Renewals: 3% increase on in-place rents	- Vacancy (Suite 1413) leased 1/1/23 at \$12/SF
- Renewal options executed	

10 YEAR CASH FLOW ANALYSIS

CASH FLOW	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	AVERAGE
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
Net Operating Income	\$ 195,333	\$ 199,101	\$ 204,700	\$ 210,701	\$ 215,691	\$ 220,955	\$ 227,515	\$ 233,084	\$ 238,812	\$ 245,884	RATE OF RETURN \$ 884,458
Annual Debt Service	\$ (130,732)	\$ (130,732)	\$ (130,732)	\$ (130,732)	\$ (130,732)	\$ (130,732)	\$ (130,732)	\$ (130,732)	\$ (130,732)	\$ (130,732)	
Annual Cash Flow	\$ 64,601	\$ 68,369	\$ 73,968	\$ 79,969	\$ 84,960	\$ 90,224	\$ 96,783	\$ 102,352	\$ 108,080	\$ 115,152	
Annual Cash on Cash Return	7.69%	8.14%	8.81%	9.52%	10.11%	10.74%	11.52%	12.18%	12.87%	13.71%	10.53%
EQUITY BUILD-UP											
Annual Equity Build-up	\$ 43,420	\$ 45,415	\$ 47,501	\$ 49,683	\$ 51,966	\$ 54,353	\$ 56,850	\$ 59,462	\$ 62,193	\$ 65,051	\$ 535,894
EOY Principal Balance	\$ (1,916,580)	\$ (1,871,165)	\$ (1,823,664)	\$ (1,773,981)	\$ (1,722,015)	\$ (1,667,662)	\$ (1,610,812)	\$ (1,551,350)	\$ (1,489,157)	\$ (1,424,106)	
Annual Equity Return on Equity Build-up	5.17%	5.41%	5.65%	5.91%	6.19%	6.47%	6.77%	7.08%	7.40%	7.74%	
TOAL ANNUAL RETURN											
Total Annual Return	12.86%	13.55%	14.46%	15.43%	16.30%	17.21%	18.29%	19.26%	20.27%	21.45%	16.91%
LOAN TERMS											
Rate Change	4.50%					4.50%					
Amortization (Years)	25					20					
Amortization (Months)	300					240					

FINANCIAL OVERVIEW

CASH FLOW ANALYSIS - PRO FORMA

OPERATING INCOME													
INCOME	SIZE (SF)	YEAR 1 2023	YEAR 2 2024	YEAR 3 2025	YEAR 4 2026	YEAR 5 2027	YEAR 6 2028	YEAR 7 2029	YEAR 8 2030	YEAR 9 2031	YEAR 10 2032	YEAR 11 2033	
Gross Rental Income		\$ 333,764	\$ 356,385	\$ 377,196	\$ 388,104	\$ 399,647	\$ 410,096	\$ 422,067	\$ 433,136	\$ 444,528	\$ 457,507	\$ 469,575	
Annual Reimbursements (RR)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Scheduled Gross Income		\$ 333,764	\$ 356,385	\$ 377,196	\$ 388,104	\$ 399,647	\$ 410,096	\$ 422,067	\$ 433,136	\$ 444,528	\$ 457,507	\$ 469,575	
VACANCY FACTOR													
Vacancy Rate	10.00%	\$ 33,376	\$ 35,638	\$ 37,720	\$ 38,810	\$ 39,965	\$ 41,010	\$ 42,207	\$ 43,314	\$ 44,453	\$ 45,751	\$ 46,957	
Current Vacancy	5.31%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Effective Gross Income		\$ 300,388	\$ 320,746	\$ 339,476	\$ 349,294	\$ 359,682	\$ 369,086	\$ 379,860	\$ 389,822	\$ 400,075	\$ 411,756	\$ 422,617	
OPERATING EXPENSES													
EXPENSE	\$/SF	YEAR 1 2023	YEAR 2 2024	YEAR 3 2025	YEAR 4 2026	YEAR 5 2027	YEAR 6 2028	YEAR 7 2029	YEAR 8 2030	YEAR 9 2031	YEAR 10 2032	YEAR 11 2033	
Insurance	\$ 0.26	\$ 8,519	\$ 8,775	\$ 9,038	\$ 9,309	\$ 9,588	\$ 9,876	\$ 10,172	\$ 10,477	\$ 10,792	\$ 11,116	\$ 11,449	
Property Management	3.00%	\$ 10,013	\$ 10,692	\$ 11,316	\$ 11,643	\$ 11,989	\$ 12,303	\$ 12,662	\$ 12,994	\$ 13,336	\$ 13,725	\$ 14,087	
Repairs & Maintenance	\$ 0.58	\$ 18,677	\$ 19,237	\$ 19,814	\$ 20,409	\$ 21,021	\$ 21,652	\$ 22,301	\$ 22,970	\$ 23,659	\$ 24,369	\$ 25,100	
Landscaping	\$ 0.31	\$ 10,153	\$ 10,457	\$ 10,771	\$ 11,094	\$ 11,427	\$ 11,770	\$ 12,123	\$ 12,487	\$ 12,861	\$ 13,247	\$ 13,644	
Electricity	\$ 0.09	\$ 2,846	\$ 2,931	\$ 3,019	\$ 3,110	\$ 3,203	\$ 3,299	\$ 3,398	\$ 3,500	\$ 3,605	\$ 3,713	\$ 3,825	
Water	\$ 0.07	\$ 2,193	\$ 2,259	\$ 2,326	\$ 2,396	\$ 2,468	\$ 2,542	\$ 2,618	\$ 2,697	\$ 2,778	\$ 2,861	\$ 2,947	
Trash Removal	\$ 0.18	\$ 5,678	\$ 5,849	\$ 6,024	\$ 6,205	\$ 6,391	\$ 6,583	\$ 6,780	\$ 6,984	\$ 7,193	\$ 7,409	\$ 7,631	
Property Taxes	\$ 0.71	\$ 22,997	\$ 23,687	\$ 24,397	\$ 25,129	\$ 25,883	\$ 26,660	\$ 27,459	\$ 28,283	\$ 29,132	\$ 30,006	\$ 30,906	
Reserve	\$ 0.25	\$ 8,098	\$ 8,098	\$ 8,098	\$ 8,098	\$ 8,098	\$ 8,098	\$ 8,098	\$ 8,098	\$ 8,098	\$ 8,098	\$ 8,098	
Total Operating Expenses	\$ 2.47	\$ 89,173	\$ 91,984	\$ 94,804	\$ 97,393	\$ 100,069	\$ 102,782	\$ 105,612	\$ 108,490	\$ 111,454	\$ 114,544	\$ 117,687	
Net Operating Income		\$ 211,214	\$ 228,762	\$ 244,672	\$ 251,901	\$ 259,613	\$ 266,304	\$ 274,248	\$ 281,332	\$ 288,621	\$ 297,212	\$ 304,930	
ACQUISITION COSTS						UNDERWRITING ASSUMPTIONS							
CONTRACT PRICE	7.54%	\$ 2,800,000	\$ 86.45	price/SF		- 10% Vacancy Rate				- 3% management fee			
Equity	30%	\$ 840,000						- 3% annual expense increase				- \$0.25/SF reserve allowance	
Loan Amount	70%	\$ 1,960,000						- Tenant renewals: \$12/SF				- Vacancy (Suite 1413) leased 1/1/23 at \$12/SF	
10 YEAR CASH FLOW ANALYSIS													
CASH FLOW		YEAR 1 2022	YEAR 2 2023	YEAR 3 2024	YEAR 4 2025	YEAR 5 2026	YEAR 6 2027	YEAR 7 2028	YEAR 8 2029	YEAR 9 2030	YEAR 10 2031	AVERAGE	
Net Operating Income	\$	211,214	\$ 228,762	\$ 244,672	\$ 251,901	\$ 259,613	\$ 266,304	\$ 274,248	\$ 281,332	\$ 288,621	\$ 297,212	RATE OF RETURN	
Annual Debt Service	\$	(130,732)	\$ (130,732)	\$ (130,732)	\$ (130,732)	\$ (130,732)	\$ (130,732)	\$ (130,732)	\$ (130,732)	\$ (130,732)	\$ (130,732)		
Annual Cash Flow	\$	80,483	\$ 98,031	\$ 113,940	\$ 121,169	\$ 128,882	\$ 135,573	\$ 143,516	\$ 150,600	\$ 157,890	\$ 166,481		\$ 1,296,564
Annual Cash on Cash Return		9.58%	11.67%	13.56%	14.42%	15.34%	16.14%	17.09%	17.93%	18.80%	19.82%		15.44%
EQUITY BUILD-UP													
Annual Equity Build-up	\$	43,420	\$ 45,415	\$ 47,501	\$ 49,683	\$ 51,966	\$ 54,353	\$ 56,850	\$ 59,462	\$ 62,193	\$ 65,051	\$ 535,894	
EOY Principal Balance	\$	(1,916,580)	\$ (1,871,165)	\$ (1,823,664)	\$ (1,773,981)	\$ (1,722,015)	\$ (1,667,662)	\$ (1,610,812)	\$ (1,551,350)	\$ (1,489,157)	\$ (1,424,106)		
Annual Equity Return on Equity Build-up		5.17%	5.41%	5.65%	5.91%	6.19%	6.47%	6.77%	7.08%	7.40%	7.74%		6.38%
TOTAL ANNUAL RETURN													
Total Annual Return		14.75%	17.08%	19.22%	20.34%	21.53%	22.61%	23.85%	25.01%	26.20%	27.56%	21.81%	
LOAN TERMS													
Rate Change		4.50%						4.50%					
Amortization (Years)		25						20					
Amortization (Months)		300						240					

COMPARABLE OVERVIEW

COMPARABLE LEASING

Tenant	Address	City, State	Start Date	Year Built	Size (SF)	Term	Lease Type	Lease Rate (\$/SF)
T-Mobile	1558 Freeway Dr.	Reidsville, NC	Q4-2021	1998	1,400	5 yrs.	Triple Net	\$15.00
Cloud Tobacco	1558 Freeway Dr.	Reidsville, NC	Q3-2021	1998	1,400	3 yrs.	Triple Net	\$11.50
Physical Therapy & Hand Specialists	1558 Freeway Dr.	Reidsville, NC	Q2-2021	1998	1,750	5 yrs.	Triple Net	\$13.35
Moses Cone: Urgent Care	1560 Freeway Dr.	Reidsville, NC	Q4-2019	1998	3,500	5 yrs.	Triple Net	\$12.50
Available	1529 Freeway Dr.	Reidsville, NC	-	1998	6,518	-	Full Service	\$18.00
Available	1537 Freeway Dr.	Reidsville, NC	-	1995	4,000	-	Triple Net	\$16.00
Available	730 S. Scales St.	Reidsville, NC	-	1995	2,855	-	Triple Net	\$12.00

Average Lease Comp: \$13.09

Average Asking Rate: \$15.33

SALES COMPS



Property	1640 Freeway Dr.	302 N. Pierce St.	659 S. Van Buren Rd.	1210 Freeway Dr.
City	Reidsville, NC	Eden, NC	Eden, NC	Reidsville, NC
Year Built	1961	1999	1964	2003
Size (SF)	13,847	5,000	5,810	4,400
Tenant	Harbor Freight Tools	Subway, Ameristaff, Wright Printing	Papa Johns, Sprint	Subway, Arthur's Jewelry
Date	Nov-21	Sep-21	May-21	Dec-20
Price	\$1,914,500	\$550,000	\$600,000	\$480,000
Price PSF	\$138.26	\$110.00	\$103.27	\$109.09

TENANCY HIGHLIGHTS

MAJOR TENANT COMPANY INFORMATION

GUILFORD COUNTY CHILD DEVELOPMENT

Founded in 1967, Guilford Child Development (GCD) offers quality comprehensive programs for young children and families in Guilford County in collaboration with numerous community partners. After two name changes through the years, UDCS is now Guilford Child Development (GCD), providing services to over 6,000 children and families a year through its six programs: Head Start/Early Head Start, Regional Child Care Resources & Referral, Nurse-Family Partnership, Learning Together Family Literacy Program, the Family Success Center, and the High Point Opportunity Center. GCD currently has over 350 employees and is one of the largest nonprofit organizations in Guilford County.



EMERGE ORTHO

In 2016, four of North Carolina's top orthopedic practices teamed up to provide the highest level of patient-centered orthopedic care. This alliance became EmergeOrtho, serving patients with 45 outpatient offices in 21 plus counties. From the mountains to the coast, EmergeOrtho is North Carolina's premier provider, recognized for offering world-class, comprehensive, and compassionate care. As the largest physician-owned orthopedic practice in the state, EmergeOrtho's medical team includes upwards of 270 highly-trained orthopedic specialists and physicians, as well as advance practice providers. Our subspecialty orthopedic teams offer advanced expertise in conditions of the bones, muscles, and joints.



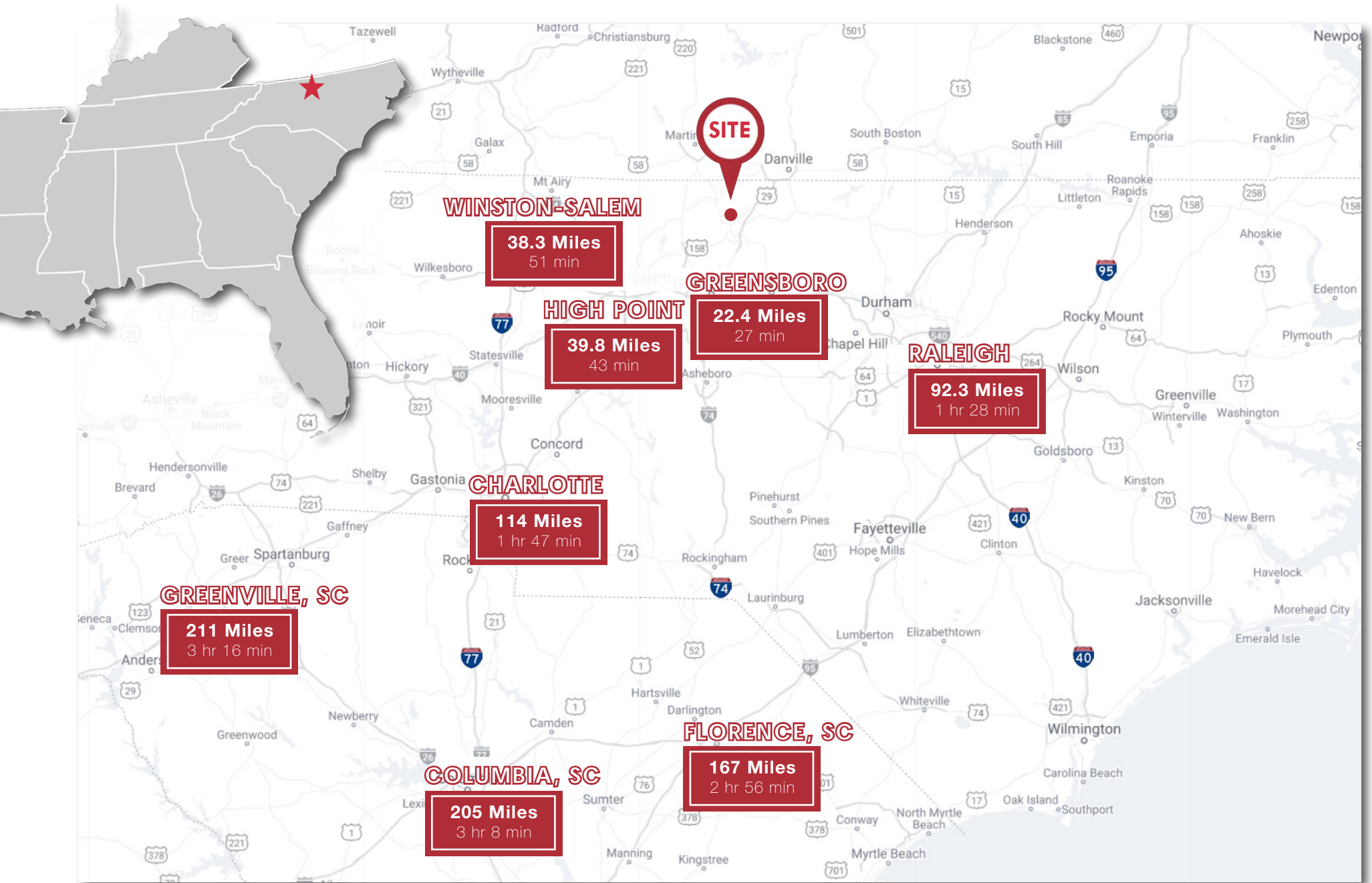
AMERIPRISE FINANCIAL

Since we were founded by John Tappan in 1894, we at Ameriprise Financial have stayed true to our mission: To help people feel confident about their financial future. Over the years, we've helped millions of people invest billions of dollars so they may pursue what's important to them. Our approximately 10,000 financial advisors work with clients one-to-one to deliver personalized financial advice to help them achieve their goals. We have more than \$1.2 trillion in assets under management and administration with more than 2 million individual, business and institutional clients.



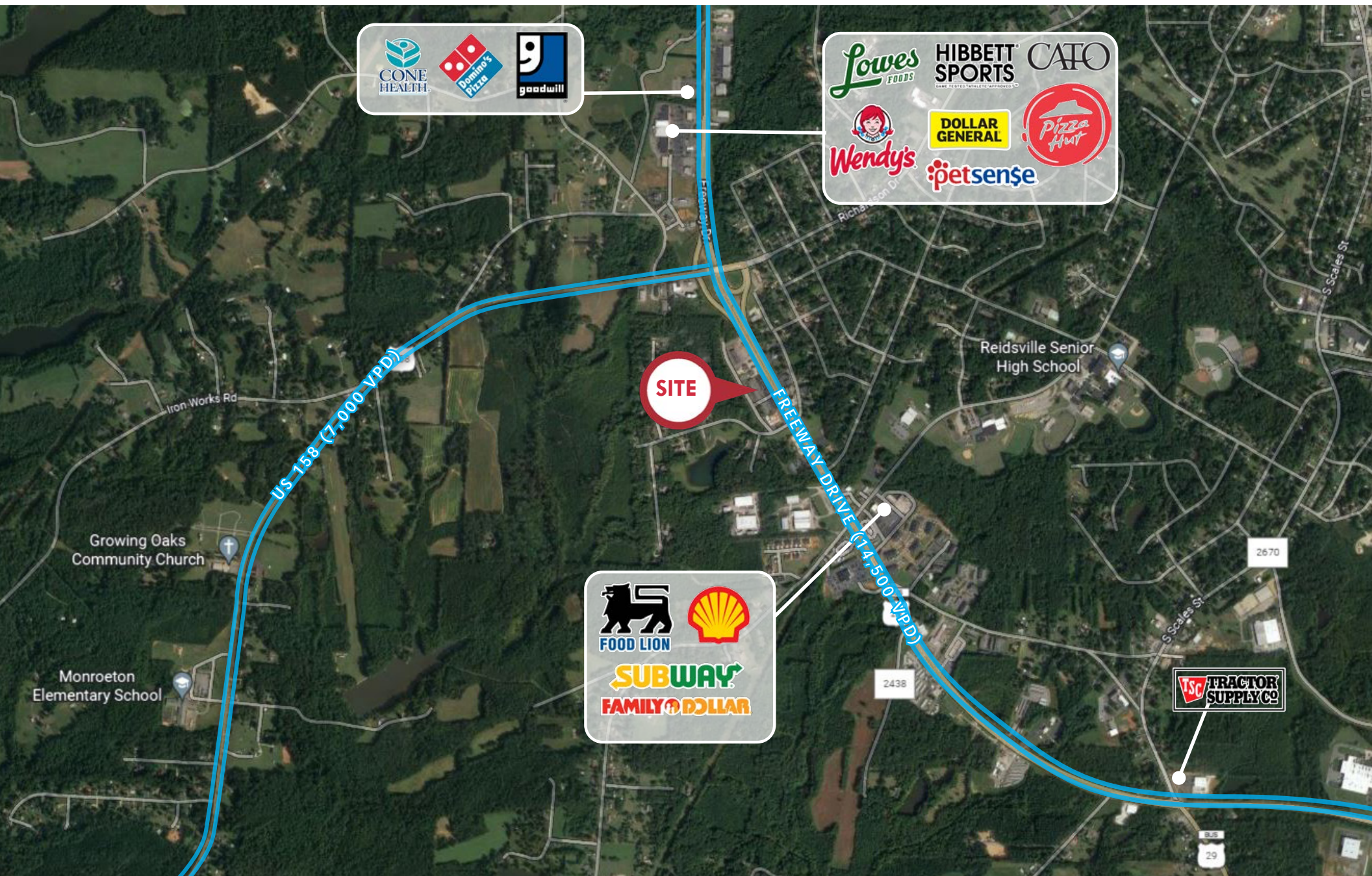
PROPERTY OVERVIEW

MARKET MAP



PROPERTY OVERVIEW

SITE MAP



MARKET OVERVIEW

Rockingham County, North Carolina is nestled in the gently rising foothills of the Blue Ridge Mountains near the metropolitan centers of Greensboro, Winston-Salem, Raleigh, Durham, and Charlotte. This area has abundant land and water making it a good place to live, work and play.

Rockingham County is flanked by two interstates; I-73 on the west and I-785 on the east. It's accessibility to local highways and interstates streamline access up and down the east coast and provide easy connections to the west. Centrally located on the east coast, Rockingham County is perfectly situated within a day's drive to more than 2/3 of the U.S. population.



HIGHWAY

Rockingham County is perfectly situated within a day's drive to more than 2/3 of the U.S. population. Two interstates flank both sides of Rockingham County; I-73 on the west and I-785 on the east which streamline access up and down the east coast and provide easy connections to the west.



AIR

Rockingham County has three international airports within 30 to 90 minutes of its industrial centers and provides business travelers a plethora of non-stop options provided by numerous well known carriers. Here in Rockingham County, the county-owned Shiloh Airport is a well-equipped FBO with a 5,199-ft. paved and lighted runway.



RAIL

Norfolk Southern Corporation provides rail service to many industrial sites across Rockingham County.



PORT

Three major ports are within 4 hours drive of Rockingham County including ports in Norfolk, VA (221 miles); Morehead City, NC (248 miles); and Wilmington, NC (227.4 miles).

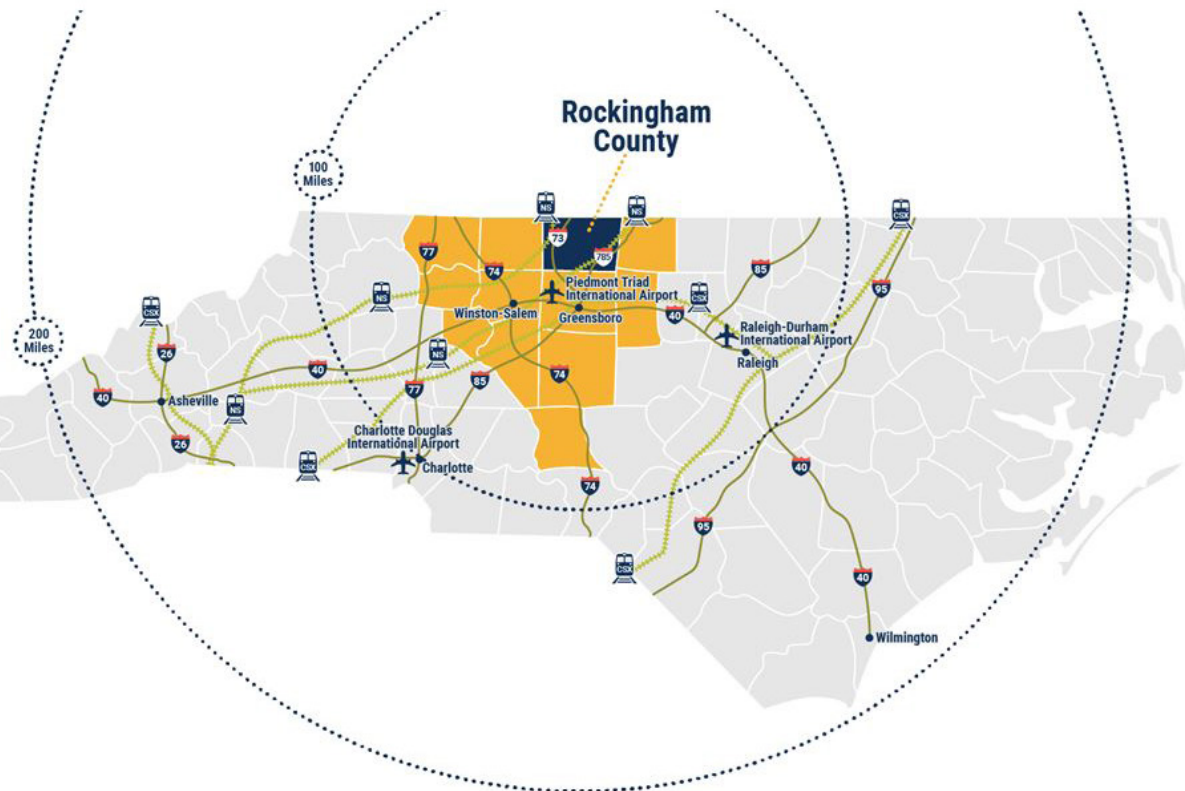
91,077

2021 TOTAL POPULATION



Rockingham County's
average cost of living is
13% lower than the
U.S. average.

\$43,579
Rockingham County's
Median Household Income



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