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Information below is computer generated. Please pardon the typos.

1 Hendersonville, NC 28792



Price	\$2,350,460
Building Size	2,053 SF
Cap Rate	4.85%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Rare Starbucks ground lease. Free standing with drive through.

2 Fayetteville, NC 28303



Price	\$7,438,000
Building Size	17,987 SF
Cap Rate	6.75%
Property Sub-type	Industrial-Business Park
Status	Active

Property Notes

Property Description

Caliber Collision provides auto body repairs to customers across 14 states and over 300+ locations, with over 3,700 employees. They are the largest non-franchised collision repair center operator in the nation and consistently rank as having one of the highest customer satisfaction scores in the industry. In 2011, Caliber Collision moved its company headquarters from Irvine, California to Lewisville, Texas (Dallas/Fort Worth). Caliber Collision has developed strategic partnerships with 57 car dealerships throughout the U.S. in addition to 34 insurance carriers which include AAA, GEICO, Farmers, Liberty Mutual, Allstate, and USAA. Caliber Collision Centers was the only company to receive the 2013 Supplier Excellence Award from USAA. According to the company, this award recognizes a supplier that serves as a role model and goes above and beyond in delivery and performance for USAA and its members.

3 Morrisville, NC 27560



Price	\$9,889,000
Building Size	16,298 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Capital Bank Portfolio consisting of 4 branches throughout the Raleigh / Durham market. These absolute net leased assets vary in location from hard corners to highly visible outparcel's. Each lease contains 3.0% annual rent increases in the base term and options, offering investors a diversified investment with a steadily growing NOI. Lead by former Bank of America Executives, Capital Bank is one of the Southeast' s fastest growing regional banks; over the last few years, it has acquired seven different community banks and 153 locations. With a focus on North Carolina, Capital Bank plans to continue its progress. This past November, a merger was announced with the Charlotte, NC based Community One Bank. Scheduled to close in Q1 of 2016, this will add an additional 45 branches in the state and bring total assets to nearly \$10 billion.

4 Raleigh, NC 27617



Price	\$10,635,000
Building Size	36,000 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Thomasville Furniture, a 36,000-square foot corporately guaranteed furniture store located in Brier Creek, one of the fastest growing and most well-established mixed-use, planned communities in the Raleigh/Durham area. The store offers three renowned brands: Thomasville on the first floor with Drexel Heritage and Henredon sharing the second. With its prominent position and beautiful architecture, Thomasville Furniture is the quintessential pride of ownership asset in the Brier Creek market. Located at the intersection of Glenwood Avenue and Brier Creek Parkway, one of the busiest intersections between Raleigh and Durham, the property is ideally situated amongst Brier Creek's 1.5 Million square feet of retail space. Given the surrounding nationally anchored shopping centers, hotels, restaurants, office buildings, and high-income neighborhoods, Thomasville Furniture is at the heart of the area's premier retail destination.

5 Wilmington, NC 28412



Price	\$7,600,000
Building Size	14,820 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

- NNN Lease Requires Zero Landlord Responsibilities- 19.75 Years Remaining- Walgreens (NasdaqGS: WBA) Carries BBB Investment Grade Credit- 254 Feet of Frontage on Carolina Beach Road- Excellent Store Sales To Date For a Relatively New Location.

6 Lumber Bridge, NC 28357



Price	\$1,500,909
Building Size	9,026 SF
Cap Rate	6.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Brand new 9,026 SF Dollar General store, located in Lumber Bridge, NC. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains five (5) Yr. Options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of BBB-, which is classified as Investment Grade. The store is under development, with expected rent commencement in February of 2016.

7 Morrisville, NC 27560



Price	\$3,265,000
Building Size	5,358 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Capital Bank in Morrisville, North Carolina. Situated on a 2.85-acre parcel, this 5,358-square-foot freestanding building is surrounded by new luxury apartment developments and premier retail destinations. Capital Bank of Morrisville has performed very well with over \$27 Million in deposits. An excellent location, the property is at the intersection of Chapel Hill Road and Cary Parkway with a combined traffic count of over 44,000 vehicles per day. Directly across the street, bank customers can visit Park West Village, a 750,000-square-foot mixed-use center anchored by Target, Gander Mountain, and other national retailers.

8 Oxford, NC 27565



Price	\$2,459,000
Building Size	4,403 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Capital Bank in Oxford, North Carolina. The subject property is situated in the heart of the downtown, between the Granville County Court House and Oxford's City Hall near historic churches and local schools. With unparalleled visibility and elegant architecture, this 4,403-square-foot free-standing building is at the corner of Williamsboro and Gilliam Streets, a highly desired intersection within the town. Since opening its doors in 2003, Capital Bank has established itself as a fixture in the community. Housing roughly \$61 Million in deposits, the tenant's outstanding performance can be directly attributed to its location and the building it occupies.

9 Sanford, NC 27332



Price	\$1,679,000
Building Size	2,566 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Capital Bank of Tramway Crossing in Sanford, North Carolina. The subject property has a strong location on US-1, a high traffic corridor (31,000 VPD) cutting through central North Carolina. This absolute-net-leased, corporately guaranteed asset has outstanding visibility; it is prominently displayed at the entrance to Tramway Crossing, a well established Food Lion anchored shopping center owned by Phillips Edison. Capital Bank is the only bank within roughly four miles, and it is surrounded by some of the nation's most sought after retailers such as Walgreen's, Advanced Auto, and McDonald's. With two branches in the zip code totaling over 39% market share and \$42 million in deposits, Capital Bank has firmly established itself as one of the leading financial institutions in Lee County.

10 Charlotte, NC 28213



Price	\$3,432,000
Building Size	2,884 SF
Cap Rate	5%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

7-Eleven focuses on meeting the needs of convenience-oriented customers by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean and friendly shopping environment. Each store's selection of about 2,500 different products and services is tailored to meet the needs and preferences of local customers. 7-Eleven also is one of the nation's largest independent gasoline retailers. Its company's name was changed from The Southland Corporation to 7-Eleven, Inc. after approval by shareholders on April 28, 1999.

11 Chapel Hill, NC 27514



Price	\$1,283,000
Building Size	2,000 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Montessori Academy of Chapel Hill is a brand new 2,000-square-foot freestanding building situated on 0.3 acres along East Franklin Street, minutes from downtown Chapel Hill and the University of North Carolina. The school recently signed a new 10-year NNN lease with 3.0% annual increases. Montessori Academy's existing location has seen exceptional growth (30%-40%) and the new location will provide clientele an additional preschool option in East Chapel Hill. The subject property is in a prime location along one of the most sought-after commercial corridors in Chapel Hill. In 2007, 500 feet from the subject property, Walgreen's paid \$2.9 million for 0.75 acres at the intersection of South Estes Drive and East Franklin Street. The Walgreen's was then sold by the developer for \$9.58 million in late 2012. The areas demographics are outstanding with an average household income of \$110,742.

12 Holly Springs, NC 27540



Price	\$3,305,000
Building Size	3,971 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Capital Bank in Holly Springs, North Carolina. Built in 2009, the subject property is located at the prominent corner of Main Street Square, a mixed-use development complete with retail, office, and residential apartment units. This 3,971-square-foot two-story bank offers investors the opportunity to acquire a highly visible, absolute-net-leased asset in one of the fastest growing towns in North Carolina. Holly Springs is rapidly expanding with population growth in excess of 250% since the year 2000. With the Triangle Expressway finished and the last stage of NC 540 completion underway, this growth is expected to continue. The property is supported by excellent demographics where 12,000 households within a three-mile radius have an average income of over \$90,000.

13 Fayetteville, NC 28303



Price	\$7,438,000
Building Size	17,987 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Founded in 1997, Caliber Collision provides auto body repairs to customers across 14 states and over 300+ locations, with over 3,700 employees. They are the largest non-franchised collision repair center operator in the nation and consistently rank as having one of the highest customer satisfaction scores in the industry. In 2011, Caliber Collision moved its company headquarters from Irvine, California to Lewisville, Texas (Dallas/Fort Worth). Caliber Collision has developed strategic partnerships with 57 car dealerships throughout the U.S. in addition to 34 insurance carriers which include AAA, GEICO, Farmers, Liberty Mutual, Allstate, and USAA. Caliber Collision Centers was the only company to receive the 2013 Supplier Excellence Award from USAA. According to the company, this award recognizes a supplier that serves as a role model and goes above and beyond in delivery and performance for USAA and its members.

14 Lumberton, NC 28358



Price	\$6,654,545
Building Size	13,714 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Walgreens property located in Lumberton, NC. The Property is located on Fayetteville RD, a significant east/west thoroughfare in Lumberton, and is 20 miles west of downtown Fayetteville. The Property is +/- 13,714 square feet on 1.0 acres with a drive-thru pharmacy. Walgreen's is operating under a 25 year base lease term, with 14 years remaining. Additionally, the lease is Absolute NNN with zero landlord responsibilities for the property. Walgreen Co. is a Fortune 500 Company and had FY2014 revenue of \$103.44 billion and net income of \$1.93 billion. As of August 31, 2015, Walgreen Co.'s net worth was in excess of \$30.86 billion. The company had a market capitalization of \$96.12 billion as of November 3, 2015, and currently holds a BBB/Stable rating by Standard and Poor's.

15 Gastonia, NC 28052



Price	\$4,968,000
Building Size	15,876 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Walgreen's Boots Alliance is the first global pharmacy-led, health and wellbeing enterprise in the world. Walgreen's Boots Alliance was created through the combination of Walgreen's and Alliance Boots in December 2014. This transaction brought together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted healthcare services through pharmaceutical wholesaling and community pharmacy care, dating back more than 100 years. The company, with a presence (as of November 2014) in more than 25 countries, employs over 370,000 people and is the largest retail pharmacy, health and daily living destination in the USA and Europe. As of August 31, 2014, Walgreen's operated 8,309 locations in 50 states, the District of Columbia, Puerto Rico and U.S. Virgin Islands. In 2014, the Company opened or acquired 268 locations. Acquisitions included Kerr Drug, which contributed 76 drugstore locations as well as a specialty pharmacy and a distribution center. Approximately 76% of the United States population lived within five miles of a Walgreen's and an average of 6.2 million shoppers visited their stores daily in fiscal 2014.

16 Clemmons, NC 27012



Price	\$3,566,000
Building Size	4,972 SF
Cap Rate	6.45%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

IHOP in Clemmons, NC. We welcome your review of this attractive investment. Highlights are as follows: ABSOLUTE NET LEASE WITH BUMPS: IHOP recently signed a 13 year lease with three, 5-year options. There are 7.5% increases every five years in the primary term and 7.5% in each option period. GREAT LOCATION WITH HIGH TRAFFIC COUNTS: The site is located at the signalized corner of Lewisville-Clemmons Road (35,000 VPD) and Allegacy Way. Surrounding tenants include Applebee's, Panera Bread, Dunkin' Donuts, K&W Cafeteria, KFC, Ruby Tuesday, Cracker Barrel, Big Kmart, Big Lots, Lowes Foods and Staples among many others. IHOP is adjacent to Wake Forest Baptist Health Medical Center. HIGH INCOME AREA WITH STEADY GROWTH: The site is located in Clemmons, a growth suburb of Winston-Salem. The area boasts high income levels (\$71,980 within one mile) as well as steady growth (32.77% within one mile 2000-2015).

17 Rocky Mount, NC 27803



Price	\$2,895,846
Building Size	11,480 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This is a long term NNN leased Rite Aid opportunity. The property is subject to a long term lease which began in 1999 and runs through 2026. The lease is flat in the initial term with a 15% bump in the first option, and 2.5% bumps in each subsequent option. There are four 5-year renewal options beyond the initial term. The property is well-situated on a major retail corridor surrounded by national retailers including Family Dollar, Piggly Wiggly, Dollar General, Hardee's and Kangaroo Express.

18 Mount Airy, NC 27030



Price	\$1,267,000
Building Size	9,100 SF
Cap Rate	6.45%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a new construction, freestanding Dollar General in Mount Airy, North Carolina. The 15 year lease is triple-net (NNN) in which the tenant is responsible for all expenses. The building is 9,100 square feet on 1.2 acres on Airport Road near the intersection of Holly Springs Road and NC Highway 52, near the Mt. Airy-Surry County Airport. Interstate 74 is located approximately 1.5 miles from the property. The lease features ten percent rental increases in each option period (5/5 year options). Dollar General is rated BBB (investment grade) by Standard & Poor's, which allows investors to place attractive financing on the property if desired.

19 Sylva, NC 28779



Price	\$1,677,000
Building Size	3,500 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Fee simple interest (land & building) in a freestanding, single tenant, NNN leased, Verizon Wireless, located in Sylva, NC. The tenant, Cellular Sales (dba. Verizon Wireless) is on an 11 year lease with 9 years remaining on the initial term, demonstrating long-term commitment to the location. The lease features 2 (5-Year) option periods, with 5% increases at the beginning of each period, which generates steady NOI growth and hedges against inflation.

20 Harrisburg, NC 28075



Price	\$1,750,000
Building Size	5,546 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Brand New Construction - 10-Year Triple-Net Lease Traffic Counts Exceed 30,000 Vehicles Per Day Average Household Income Over \$90,000 Within Three Mile Radius Population Increased 15 Percent Between 2010 and 2015 and is Expected to Increase an Additional 9 Percent in the Next Five Years Pep Boys - Publicly Traded with S&P "B" Rating.

21 Charlotte, NC 28270



Price	\$2,700,000
Building Size	4,165 SF
Cap Rate	3.85%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

McDonald's ground lease located in Charlotte, North Carolina. McDonald's recently executed a long term extension that provides eighteen (18) years of base term with 6% percent increases every five (5) years. The corporate-guaranteed lease features six(6), five (5) year option periods with attractive 7% rental increases during each option period. The subject property is located in Charlotte, North Carolina, a city with strong financial roots. McDonald's is situated on the corner of a signalized intersection with nearby retailers Walmart, Harris Teeter, AMC Theaters, and Food Lion. The area boasts superior demographics with an average household income of over \$91,218 and population exceeding 158,982 within a five (5) mile radius.

22 Morehead City, NC 28557



Price	\$2,417,000
Building Size	4,889 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Fee simple interest (land & building) in a freestanding, single tenant, NNN Leased, Applebee's, located in Morehead City, NC. The tenant, Applebee's, has approximately 11 years remaining in the current term. The lease features 8% rental increases every 5 years in the initial term and at the beginning of each 4(5-year) option periods, which generates steady NOI growth and hedges against inflation. The lease is guaranteed by Green Apple, LLC, a franchisee operating stores nationwide.

23 Dobson, NC 27017



Price	\$1,145,800
Building Size	9,026 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

9,026 square-foot freestanding Dollar General property situated on 1.50 acres and located in Dobson, NC. The property is a brand new build-to-suit facility for the tenant. Dollar General is operating under a fifteen (15) year absolute triple net (NNN) lease with 10% increases in each of the five (5), five (5) year option periods. The property is strategically located in the market of Dobson, North Carolina, situated to serve the tenant's targeted demographic, with a population of 8,791 and an average household income of \$49,869 within a five (5) mile radius.

24 Roxboro, NC 27573



Price	\$3,083,333
Building Size	3,066 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Burger King located at 231 South Madison Boulevard in Roxboro, North Carolina. The property is roughly 3,066 rentable square feet and is situated on approximately 1.17 Acres of land. The subject Burger King is subject to a 20-year triple-net (NNN), sale-leaseback with Cambridge Franchise Group (CFG), an 85-Unit Burger King operator. The lease will commence upon close of escrow and the base annual rent will be \$185,000. The lease calls for 1.5 percent annual rental increases during the base term as well as during the four, five-year tenant renewal options. In December 2014, this location was completely remodeled to Burger King's new 20/20 image. Following the remodel, in 2015 same store sales increased by 21 percent.

25 Flat Rock, NC 28731



Price	\$2,999,000
Building Size	3,808 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

3,808 SF quick serve restaurant with drive thru and ample parking on 1.32 acres.

26 Lumberton, NC 28358



Price	\$12,381,817
Building Size	27,714 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Walgreens Portfolio located in Lumberton, North Carolina & Angola, Indiana. Walgreen's has a long term lease on both properties providing approximately fourteen (14) years of base term. The corporate-guaranteed lease features ten (10), five (5) year option periods at the current rent. The subject properties are located in strong retail corridors, both with strong demographics. Lumberton, NC boasts an average household income of \$65,129 and a population of 36,095 within a one (1) mile radius. Respectively, Angola has an average household income of \$59,953 and a population of 16,750 within a five (5) mile radius.

27 Wilson, NC 27896



Price	\$2,857,143
Building Size	3,403 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

This is the rare opportunity to purchase a new 15 year absolute NNN leased Wendy's. It is operated by NPC International, the nation's largest quick-service restaurant franchise operator. NPC will sign a pure NNN lease that provides for zero landlord obligations and calls for 10% increases in rent every 5 years. The operation is well established at this location. The subject property is slated for a complete image update to be performed in 2016. The property benefits greatly from its position in a major retail trade. It is an outparcel to Lowe's and across from Walmart Supercenter and Hobby Lobby.

28 Tarboro, NC 27886



Price	\$2,857,143
Building Size	3,123 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

This is the rare opportunity to purchase a new 15 year absolute NNN leased Wendy's. It is operated by NPC International, the nation's largest quick-service restaurant franchise operator. NPC will sign a pure NNN lease that provides for zero landlord obligations and calls for 10% increases in rent every 5 years. The operation is well established at this location. The subject property is slated for a complete image update to be performed in 2016. The property benefits greatly from its position in a major retail trade. It is an outparcel to Walmart Supercenter and shadow anchored by Lowe's.

29 Washington, NC 27889



Price	\$1,150,000
Building Size	2,719 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

This is the rare opportunity to purchase a new 15 year absolute NNN leased Wendy's. It is operated by NPC International, the nation's largest quick-service restaurant franchise operator. NPC will sign a pure NNN lease that provides for zero landlord obligations and calls for 10% increases in rent every 5 years. The operation is well established at this location. The property benefits greatly from its position in a major retail trade area near Washington Square Mall with neighboring tenants including Walmart Supercenter, Belk, Office Depot, Lowes, Advance Auto Parts, Tractor Supply, and many others.

30 Indian Trail (Charlotte MSA), NC 28079



Price	\$5,170,865
Building Size	14,600 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a newly constructed 14,600-square foot Caliber Collision in Indian Trail, NC. Caliber Collision has signed a new 15-year absolute net lease. The lease calls for ten percent rent increases every 5 years throughout the initial term and option periods. Caliber Collision is one of the nation's largest collision repair companies with more than 305 Gold Class Professional certified collision repair centers across fourteen states. The property is located on major thoroughfare, State Route 74, just 30 minutes outside Charlotte. Nearby national retailers include Wal-Mart Super Center, Little Caesar's Pizza, Walgreen's, Waffle House, Sonic Drive-in, Dollar Tree, ALDI, Lowe's and others. The population has grown by over 90% since 2000. The site features high visibility and traffic.

31 Edenton, NC 27932



Price	\$1,090,900
Building Size	3,778 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

This is the rare opportunity to purchase a new 10 year absolute NNN leased Wendy's backed by NPC International, the nation's largest quick-service restaurant franchise operator. NPC will sign a pure NNN lease that provides for zero landlord obligations and calls for 10% increases in rent every 5 years. The operation is well established at this location.

32 Winston Salem, NC 27105



Price	\$3,826,771
Building Size	5,068 SF
Cap Rate	6.35%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

10+ years remaining on the initial lease term with three (3) five (5) year options to extend Attractive 7.50% rental increases every five (5) years - Next increase scheduled for November 1, 2019DineEquity, Inc. is one of the largest full-service restaurant companies in the world with revenue in excess of \$650 million and approximately 3,630 locations in 17 countries IHOP has successfully operated at the site since 2006The lease is backed by a personal guarantee in the amount of roughly \$6 million Franchisee currently operates over 5 IHOP locations in the state of North Carolina and has been an IHOP franchisee for over 20 years.

33 Oxford, NC 27565



Price	\$7,272,727
Building Size	14,820 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

18+ years remainingNNN Lease - No LL ResponsibilitiesPart of 5 Property Portfolio.

34 Cherryville, NC 28021



Price	\$1,342,000
Building Size	6,786 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The fee simple interest in the Auto Zone located at 1102 East Church street, Cherryville, NC. Built in 2007, this free standing, single tenant NNN, retail property consists of a 6,000+ sf building on a 1.60+/- acre lot. Very well sited, highly visible real estate which is located on HWY 150 and receives on average daily traffic counts of around 14,000 cars per day. Auto Zone is also situated amongst a number of national retailers which include; McDonald's, Bojangles, KFC/ Taco Bell, Pizza Hut, Advance Auto parts, and BB&T Bank. The area is also home to a Super Walmart just a few miles down the road.

35 Grantsboro, NC 28529



Price	\$3,510,288
Building Size	12,000 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a single-tenant, freestanding CVS drugstore located in Grantsboro, NC. The property is situated at the four-way signalized corner of Highway 55 and Highway 306, across the street from a Piggly Wiggly anchored retail center. The building is a brand new state-of-the-art drugstore with a drive-thru pharmacy pick-up window. There are 25-years remaining on the absolute net lease, with no landlord maintenance responsibilities whatsoever. The lease is corporately guaranteed by CVS Health Corporation (NYSE: CVS, S&P: BBB+/Stable, Moody' s: Baa1/Stable), a publicly-traded Fortune 500 Company (#12) with annual revenues exceeding \$139 billion (2014) and a net worth in excess of \$37.12 billion (Q2 2015).

36 Murphy, NC 28906



Price	\$6,480,000
Building Size	14,430 SF
Cap Rate	5.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The Subject Property is a 14,340 SF Walgreen's with drive-thru on a 1.31 acre parcel in Murphy, North Carolina. Walgreens has a new 20 year absolute net lease estimated to commence in March 2016. There are 55 one-year options. Walgreen's is a relocation from a successful in-line store across the highway from the new location and is the only free-standing national drug store chain within the county. The property is more than 20 miles from the nearest Rite Aid and 10 miles to the next Walgreen's drugstore. The property is on the primary commercial artery in Murphy. It is directly across from Walmart Supercenter and in close proximity to Ingles Grocery, Lowe' s and Big Lots as well as Hampton Inn and Best Western. Walgreen's is across from Snap-on® Tools power tools manufacturing facility, which Industry Week magazine has selected as one of the top 10 plants in North America. The plant manufactures Snap-on® brand power tools for the vehicle repair industry and Sioux® brand power tools for industrial assembly.

37 Archdale, NC 27263



Price	\$1,963,000
Building Size	3,798 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

20-year Hardee' s opportunity located in Archdale, NC. The subject property is leased to Hardee' s Food Systems, Inc., which operates approximately 1,945 Hardee' s restaurants nationwide. The property is situated at a signalized intersection with visibility from Interstate-85 and exposure to over 45,000 vehicles per day. Neighboring retailers include Food Lion, CVS, McDonald' s, Wendy' s, O' Reilly Auto Parts, Bojangle' s, and Dollar General.

38 Apex, NC 27523



Price	\$7,428,571
Building Size	14,490 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The offering consists of an absolute net leased Walgreen's located in Apex, North Carolina. The lease is corporately guaranteed by Walgreen's Co. and currently has 20+ years remaining on its original 25 year lease term; with ten, five-year options thereafter. A true absolute triple net leased offering, the tenant is responsible for all real estate taxes, insurance, maintenance and casualty damage. There are absolutely no landlord responsibilities, presenting an investor with a truly management free asset that offers stable passive income. The nation' s largest drugstore retailer; Walgreen's Co. (NYSE: WAG) currently holds an investment grade BBB credit rating with a stable outlook according to Standard & Poor' s. Walgreen's reported 2014 sales in excess of \$76.4 billion and net earnings in excess of \$1.9 billion. Walgreen's Co. was ranked 37th on the Fortune 500 list of the largest U.S. based companies and was ranked 5th in the Fortune' s Worlds Most Admired Companies within the food and drug store category.

39 Jacksonville, NC 28546



Price	\$3,380,053
Building Size	6,800 SF
Cap Rate	5.95%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Red Lobster located in North Carolina. The property is 6,800 square feet and is situated on approximately 2.25 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.50 years remaining on the lease. Current annual rent is \$201,113. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options. Red Lobster is the largest seafood restaurant concept in the world and is an iconic full service brand with broad demographic appeal and significant advertising budget. Red Lobster is led by an experienced management team with a history of success leading the brand(average 27+ years experience across executive team). The company generates \$2.5 billion in revenue and is the 5th largest causal dining concept in North America.



Price	\$5,075,000
Building Size	14,473 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Tenant: Walgreen Co. (S&P: BBB), a subsidiary of Walgreen's Boots Alliance Inc. (NASDAQ: WBA), operates 8,232 stores across 50 states, the District of Columbia and Puerto Rico. Walgreen's Boots Alliance Inc. produced total revenues of more than \$103.44 billion, an EBITDA of \$7.68 billion, and net income of \$4.28 billion as of LTM August 2015. Long-term Absolute NNN Lease: Approximately 16.5 years of primary lease term remaining. No Landlord responsibilities. Hard Corner Site: Ideally positioned at the signalized hard corner intersection of Aversboro Road and Timber Drive (Combined Traffic Count: 28,200 VPD), which is one of the area's most heavily traveled arteries.



Price	\$2,700,000
Building Size	4,165 SF
Cap Rate	3.85%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

McDonald's ground lease located in Charlotte, North Carolina. McDonald's recently executed a long term extension that provides eighteen (18) years of base term with 6% percent increases every five (5) years. The corporate-guaranteed lease features six (6), five (5) year option periods with attractive 7% rental increases during each option period. The subject property is located in Charlotte, North Carolina, a city with strong financial roots. McDonald's is situated on the corner of a signalized intersection with nearby retailers Walmart, Harris Teeter, AMC Theaters, and Food Lion. The area boasts superior demographics with an average household income of over \$91,218 and population exceeding 194,358 within a five (5) mile radius.



Price	\$10,888,888
Building Size	41,839 SF
Cap Rate	4.50%
Property Sub-type	Anchor
Status	Active

Property Notes

Property Description

The subject property is strategically situated within a new 305,000 square foot mixed use development in the heart of Winston Salem. Previously occupied by Hanesbrands, Inc. since 1958, the property is currently being redeveloped and benefits from an incredible infill location fronting U.S. Highway 158 (South Stratford Road). The heavily travelled U.S. Highway 158 serves as a major retail corridor and experiences an annual average daily traffic count of approximately 26,600 vehicles near the site. With convenient access to U.S. Highway 421 (59,000 AADT) less than a mile west of the property and access to Interstate 40 (71,000 AADT) being approximately a mile and a half south of the property, the development is readily accessible. In addition to the Wal-Mart Neighborhood Market, the infill redevelopment will contain retail, restaurants and professional office space. Notable national retail tenants within the center will include LA Fitness, Starbucks, Fleet Feet Sports, P.F. Chang's and PDQ.

43 Gastonia, NC 28052



Price	\$1,690,000
Building Size	7,500 SF
Cap Rate	5.20%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is an approximate 7,500 square foot O' Reilly Auto Parts built in 2009 on approximately one acre in Gastonia, North Carolina about 20 miles outside of Charlotte, North Carolina. The property is located at the corner of Grant Street and West Franklin Boulevard (Highway 29) which reported an average daily traffic count of +/- 14,000 cars per day in 2012. Other national retailers in the area include Wal-Mart, McDonalds, KFC, Walgreen's, CVS, Advance Auto Parts, Taco Bell, Bank of America, Rite Aid among others. The tenant signed a 20-year NN lease which began in October 2009. Under the lease agreement, the tenant is responsible for taxes, insurance, and general maintenance including parking lot, grounds and all mechanical systems. Landlord is responsible for roof and structure and to carry a \$1,000,000 of general liability insurance. Following the initial 20-year term, there are four 5-year options.

44 Sanford, NC 27332



Price	\$3,184,000
Building Size	3,900 SF
Cap Rate	6.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Zaxby's NNN investment property in Sanford, NC. This strategically located site is positioned as a Walmart outparcel in a dense retail corridor. In addition to the over one half million square feet of retail traffic generators, Zaxby's benefits from a traffic count of 28,000 vehicles per day on NC Highway 87. It is positioned within a 30 minute drive to Fort Bragg, the largest military installation in the United States. The property is subject to a 20 year lease with over 18 years remaining and four, five-year option periods. There are rare 2 percent rent increases every year during the initial term and 10 percent increases at the start of each option period. There are no landlord responsibilities associated with the property.

45 Oxford, NC 27565



Price	\$2,725,000
Building Size	3,498 SF
Cap Rate	6%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Burger King located at 825 Martin Luther King Jr. Avenue, Oxford, North Carolina. The property is roughly 3,498 rentable square feet and is situated on approximately one acre of land. The subject Burger King is subject to a 20-year triple-net (NNN), sale-leaseback with Cambridge Franchise Group (CFG), an 85-Unit Burger King operator. The lease will commence upon close of escrow and the base annual rent will be \$163,500. The lease calls for 5 percent rental increases every five years, including during the four, five-year tenant renewal options.

46 Whiteville, NC 28472



Price	\$3,002,500
Building Size	10,055 SF
Cap Rate	6.20%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

47 Gates, NC 27937



Price	\$1,148,000
Building Size	9,026 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

We are pleased to present the sale of the brand new, free-standing, single tenant Dollar General property. The property consists of a 9,026 square foot building on over 1.6 acres of land built specifically for Dollar General. Dollar General signed a new 15-year lease with 10% rental every five years throughout the option period providing excellent rental growth and stability. Dollar General is an excellent tenant, currently investment grade rated by Standard & Poor's with a credit rating of "BBB-". They are currently publicly traded which is publicly traded on the NYSE under the ticker symbol "DG". The company has grown to over 11,500 locations generating nearly \$18 Billion in Revenue in 2014.

48 Raleigh, NC 27609



Price	\$1,985,000
Building Size	3,417 SF
Cap Rate	6.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Fee simple interest (land & building) in a corporate guaranteed, freestanding, single tenant, absolute NNN leased Hooters, located in Raleigh, NC. The tenant, Hooters of Raleigh, LLC, has approximately 10 years remaining in the current term. The lease features 4% increases every 2 years throughout the initial term and 4% increases every 2 years throughout the 2 (5-year) option periods, which generates steady NOI growth and hedges against inflation.

49 Marion, NC 28752



Price	\$1,328,000
Building Size	6,136 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Wells Fargo on 1.63 acres in Marion, North Carolina, a growing community located 40 miles east of Asheville at the base of the picturesque Blue Ridge Mountains. The property is located in the heart of Downtown Marion with excellent frontage on Main Street (Traffic Count: 12,000 VPD), Marion's primary artery that runs through downtown and connects the city to the Blue Ridge Mountains. Wells Fargo is across the street from Asheville Savings Bank and Bank of America and also just 0.3 miles south of the 163,970 square foot Marion City Square Shopping Center occupied by BI-LO, Rose's, Burke's Outlet, Advance Auto, Subway, Edward Jones, and Dollar General among others. This investment offers investors an excellent opportunity to acquire a net leased asset leased on a long-term NNN basis to one of the nation's premier banks.



Price	\$1,497,000
Building Size	6,484 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

6,484-square-foot freestanding Wells Fargo situated on 2.98 acres in Waynesville, North Carolina, a vibrant city nestled in the Great Smoky Mountains National Park just 30 miles west of Asheville. Part of the Asheville MSA (Population: 442,316), Waynesville is abundant with art galleries, cafes, unique shops, festivals, and gorgeous mountain views. The property is located in the city's primary retail corridor with excellent frontage and visibility on Russ Avenue (Traffic Count: 13,000 VPD) and just 0.6 miles east of State Route 74, Waynesville's primary artery that connects the city to Asheville. Wells Fargo is also directly across Russ Avenue from a shopping center anchored by BI-LO and proximate to a myriad of other national retailers including Dollar General, Staples, Zaxby's, Papa John's, Aaron's, AutoZone, Hardee's, O'Reilly Auto Parts, Wendy's and Burger King. This investment offers investors an excellent opportunity to acquire a net leased asset leased on a long-term NNN basis to one of the nation's premier banks.



Price	\$1,107,000
Building Size	4,794 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

4,794-square-foot freestanding Wells Fargo situated on 0.89 acres in Hickory, North Carolina (MSA Population: 362,896), a thriving business-friendly city approximately 50 miles northwest of Charlotte. The property is located with excellent frontage on 2nd Street (Traffic Count: 26,000 VPD), one of Hickory's primary north-south thoroughfares, directly across 2nd Street from a retail corridor occupied by Lowe's Home Improvement, Lowe's Foods, and CVS among others. Further, the site is just 1.0 mile from Lenoir-Rhyne University (Enrollment: 1,524 students) and 3.5 miles from the Interstate 40 and U.S. Route 321 Interchange (Combined Traffic Count: 106,000 VPD). This investment offers investors an excellent opportunity to acquire a net leased asset leased on a long-term NNN basis to one of the nation's premier banks.



Price	\$5,352,000
Building Size	41,117 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Walmart Neighborhood Market GL in Wilson, NC. We welcome your review of this attractive investment. Highlights are as follows: * 20 Year Absolute Net Ground Lease: The landlord just provided site ready pad and has zero responsibilities. The Landlord also benefits from 5% rent increases in each option period.* Investment Grade Corporate Tenant: Wal-Mart Stores, Inc. (NYSE: WMT) operates retail stores in various formats worldwide. The company operates through three segments: Walmart U.S., Walmart International, and Sam's Club. Walmart, rated AA/Aa2, has 11,000 stores under 72 banners in 27 countries.* Great Hard Corner Location: The site is well located at the signalized hard corner of Ward Boulevard (18,000 AADT) and Nash Street NW (9,500 AADT). Surrounding retailers include Food Lion, Walgreens, Rite Aid, McDonald's, and Subway. Other National retailers located within a couple of miles of the site include Walmart, Target, Lowe's Home Improvement, Harris Teeter, Belk, and Staples among many others.

53 Valdese, NC 28690



Price	\$1,818,000
Building Size	7,876 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

7,876-square-foot freestanding Wells Fargo situated on 0.44 acres in Valdese, North Carolina. Valdese is a picturesque city located 65 miles northwest of Charlotte and 65 miles east of Asheville in the foothills of the Blue Ridge Mountains in western North Carolina. The property is located with excellent frontage on Main Street (Traffic Count: 11,000 VPD), the area's primary artery just 1.5 miles north of Interstate 40 (Traffic Count: 45,000 VPD), which offers access to both Asheville and Winston-Salem. Wells Fargo is also situated in the heart of Downtown Valdese and benefits from the myriad of surrounding retailers, businesses, and government uses. This investment offers investors an excellent opportunity to acquire a net leased asset leased on a long-term NNN basis to one of the nation's premier banks.

54 Hickory, NC 28602



Price	\$2,521,739
Building Size	4,307 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

PDQ in Hickory, NC. We welcome your review of this attractive investment. Highlights are as follows:* Absolute Net 20 Yr. Lease with Rent Escalations: Zero landlord responsibilities. Increases of 9% every five (5) years during the initial term and 8% during the options.*Great Signalized Location: The PDQ is very well located with frontage on US-70 at one of the main retail hubs of Hickory. The area includes many of the national and regional retail and restaurant tenants. Valley Hills Mall is located directly behind the site. Academy Sports, Ollie's, and Dollar Tree are adjacent. Other surrounding retail and restaurants include Target, Dick's Sporting Goods, Kohl's, Best Buy, Old Navy, Home Depot, PetSmart, Food Lion, Aldi, Red Lobster, Ruby Tuesday, Wendy's, Chick-fil-A, and Arby's.

55 Pineville, NC 28134



Price	\$6,500,000
Building Size	25,530 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

New ten (10) year absolute net lease with annual rent escalations. Corporate and owner guarantees Tremendous Rent-to-sales ratio Signalized hard corner with multiple access points Consistently strong historical financial performance Brand diversity and depth Strong demographics.

56 Harrisburg (Charlotte MSA), NC 28075



Price	\$5,204,300
Building Size	13,000 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

CVS, a 24-hour store, is located at 4300 NC Highway 49, Harrisburg, North Carolina. The subject is a 13,000-square foot, single-tenant retail building on approximately 2.20 acres of land. CVS signed a 22 year lease which commenced in 2003. CVS Health Corporation, which operates over 7,000 stores, is publicly traded on the New York Stock Exchange under the ticker symbol CVS. CVS Caremark currently has a BBB+ credit rating by Standard & Poor's.

57 Fayetteville, NC 28303



Price	\$6,299,212
Building Size	14,490 SF
Cap Rate	6.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This Walgreen's is located in Fayetteville, North Carolina. The asset sits at the signalized intersection of Skibo (RT 401) and Yadkin/McPherson Roads and is part of the major retail node associated with Fayetteville and more importantly Fort Bragg military facility. The free-standing Walgreen's unit was constructed in 2002. The property boasts an outstanding location; being proximate to all major retailers in the marketplace, to include but not limited to the CBL-owned, 1,000,000-square foot Cross Creek Mall, as well as a Wal-mart Supercenter.

58 Greensboro, NC 27407



Price	\$7,876,000
Building Size	56,767 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Conn's (NASDAQ: CONN, TTM Revenue: \$1.56 billion, Market Cap: \$907.05 million) is a leading specialty retailer of electronics, appliances, furniture, and home goods. Founded in 1890, the company operates 90 retail locations in 10 states. Headquartered in The Woodlands, Texas, Conn's has more than 4,000 employees. Recently signed 10-year Net Lease with three 5-year renewal options. $\pm 10.4\%$ rent increase in Year 6 and $\pm 13\%$ rent increases in each of the options. Property contains a 0.57-acre (25,000 SF) pad that is available for future development offering potential upside. Subject property is located with excellent access and visibility at the intersection of Gate City Boulevard (Traffic Count: 27,000 VPD) and Holden Road (Traffic Count: 17,000 VPD).

59 Havelock, NC 28532



Price	\$4,668,620
Building Size	11,945 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

CVS store located in Havelock, NC. The property is offered free and clear of debt. The property has a new 25-year triple-net lease in place with no landlord responsibilities and no rent holiday.



Price	\$2,175,000
Building Size	4,393 SF
Cap Rate	4%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

McDonald's 20 Year Ground Lease with increases in Chapel Hill, NC. We welcome your review of this attractive investment. Highlights: HIGH QUALITY CREDIT TENANT: McDonald's Corporation (NYSE: MCD) operates and franchises McDonald's restaurants in the United States, Europe, the Asia/Pacific, the Middle East, Africa, Canada, and Latin America. As of December 31, 2014, it operated 36,258 restaurants, including 29,544 franchised restaurants comprising 20,774 franchised to conventional franchisees, 5,228 licensed to developmental licensees, and 3,542 licensed to foreign affiliates; and 6,714 company operated restaurants. The company was founded in 1940 and is based in Oak Brook, Illinois. SIGNALIZED HARD CORNER LOCATION: The site benefits from its signalized, hard corner location on Highway 15-501, a heavily trafficked thoroughfare of Chapel Hill. Surrounding retail includes Walmart, Harris Teeter, Lowes Foods, CVS/pharmacy, Burger King among others. NEW CONSTRUCTION: McDonald's is building their own 4,393 SF building with rent commencement scheduled for December 15, 2015.



Price	\$8,463,158
Building Size	41,921 SF
Cap Rate	4.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Walmart opened for business on January 13, 2016, with one of the strongest openings in their entire portfolio of supermarkets. 20 Year Absolute Net Corporate Guaranty Ground Lease: This brand new 20-year Walmart Neighborhood Market now comes with the Wal-Mart Stores, Inc. corporate guaranty. The lease has no Landlord responsibilities and 5% increases at the start of each option period. AA Investment Grade Tenant: Wal-Mart Stores, Inc. has the highest credit rating of any national retailer. They currently operate over 11,500 stores and employ 2.2 million associates worldwide. Brand New Construction: Property includes drive-thru pharmacy and 6-pump fueling station.



Price	\$2,761,905
Building Size	2,768 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

WENDY'S CURRENT INCOME \$145,000 NNN LEASE STARTED 8.10.15 NEW 20 YEAR TERM with three five year options 1.8% ANNUAL INCREASE EACH YEAR INCLUDING OPTION YEARS 2768 SF BUILDING RENOVATED 2015 ON 1.07 AC + or -FRANCHISEE WITH 67 LOCATIONS" PRICE \$2,761,905-ANNUAL INCOME \$145,000-CAP OF 5.25.

63 Roanoke Rapids, NC 27870



Price	\$1,788,888
Building Size	3,450 SF
Cap Rate	5.70%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

INVESTMENT SUMMARY: Tenant - Franchisee (Ramsell Dining, LLC) Lease Commencement Date - 05/01/2007 Rent Commencement Date - 05/01/2007 Lease Expiration Date - 04/29/2027 Term Remaining on Lease - 11 Years 8 months Lease Type - Triple Net (NNN) Roof and Structure - Tenant Responsible Lease Term - 20 Years Net Operating Income - \$101,200 Increases - 10% every 5 years Options to Renew - Two - 5-Years Percentage Rent Clause: In addition to the Base Rent, this Lease includes a Percentage Rent Clause of 8.50% of annual sales exceeding the break-point as outlined below. Lease Break-point Years 6-10 \$1,296,990 Years 11-15 \$1,426,689 Years 16-20 \$1,569,358 ANNUALIZED OPERATING DATA Base Rent (\$29.33/SF) \$101,200 Net Operating Income \$101,200 TENANT Ramsell Dining, LLC currently owns and operates 18 Burger King Restaurants in Virginia and North Carolina. The Operating partner has extensive restaurant experience in both Burger King and other business. He previously worked for Burger King Corporate for 13 years in various positions included Regional Vice President, Northwest Region as well as Director of Operations, Northwest Region.

64 Clayton, NC 27520



Price	\$2,114,000
Building Size	6,948 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Goodyear Tire located at 1404 Executive Drive in Clayton, NC. The property consists of 6,948 square feet of building space and sits on 1.33 acres of land. The property is subject to a double net (NN) lease. The base rent is \$137,421 with nine remaining in the original lease term and three, five-year options.

65 Grandy, NC 27939



Price	\$1,152,000
Building Size	2,640 SF
Cap Rate	5.50%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

Long Term Corporate 7-Eleven store that has been on this site since 1979! This is a great store for them and they are a pillar of the community. The inside store sales are about \$1MM. This is a location that captures both locals and the destination traveler heading to the outer banks.



Price	\$1,396,000
Building Size	1,890 SF
Cap Rate	6.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

The subject property is located at the intersection of Highway 49 and Roberta Road in Harrisburg, NC approximately 14 miles Northeast of Charlotte. Harrisburg, North Carolina has experienced substantial growth in recent years. Since 2000, the population has skyrocketed 56%. Median household income has increased 24.9% since 2000 and the median housing price has increase 30.7% in the same period. The subject property is located along a busy and still growing retail corridor near the Harrisburg Town Center. Coastal Franchising, LLC owns and operates 38 Dunkin' Donuts stores throughout North and South Carolina including locations in Charleston, Florence, Charlotte, Raleigh, and Wilmington to name a few. The owners of Coastal Franchising, LLC have a long history of real estate development and own the Robert Martin Company based in New York.



Price	\$3,200,000
Building Size	7,575 SF
Cap Rate	5.14%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Subject property is a 7,575 square foot freestanding Firestone Complete Auto Care situated on approximately 1.3 acres in Commons at Monroe retail center in Matthews, North Carolina. Matthews, part of the Charlotte MSA (Population: 2.5 million), is an historic community located 12 miles southeast of Uptown Charlotte. Built in 2008, the property is well positioned at 10014 Monroe Road (Traffic Count: 28,600 VPD) in the heart of Matthews retail district.



Price	\$1,818,181
Building Size	2,994 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

100% fee-simple interest in the land leased to Bojangles' (the Property) located in Albemarle, NC. Building on 30 years of successful operating history at this 0.94 acre site, Bojangles' has recently committed to a new 10-year extended term which will commence in May 2016. The extended ground lease features a 10% rent increase in year 6, and a percentage rent clause for annual sales in excess of \$2,000,000. The lease is absolute net in nature, with no landlord responsibilities whatsoever, and there are no remaining options for extension. The Property is an outparcel to a Lowe's Home Improvement store, situated on NC-24 (15,977 VPD) near its intersection with Main Street (12,969 VPD) in Albemarle's core commercial district. Other tenants in the immediate vicinity include Belk, Big Lots, Save-a-Lot, Ingles Market, Taco Bell, Wendy's, Tractor Supply and Walmart Supercenter.



Price	\$1,246,769
Building Size	9,026 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Dollar General (NYSE: DG) operates more than 10,000 stores in 40 states, making it the largest small-box discount retailer in county. The company offers a focused assortment of everyday items, including highly consumable merchandise as well as home, apparel and seasonal products from manufacturers such as Procter & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills and Nabisco. The Dollar General model stresses convenience, quality, and low prices, attracting value-conscious shoppers.



Price	\$1,042,690
Building Size	9,014 SF
Cap Rate	6.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Freestanding building with new absolute NNN 15 year lease to Dollar General, the nation's largest small box discount retailer. Dollar General has over 11,700 stores in 40 states which serve a broad customer base offering an assortment of everyday items including basic consumer staples and other home, apparel and seasonal products. 2014 company revenue was \$18.9 billion, with same store sales growth of 2.5% (25th consecutive year of same store sales growth) and \$223 in sales per square foot. Dollar General has an investment grade rating (S&P BBB-/Stable) and is #164 in the Fortune 500. It is publically traded NYSE: DG.



Price	\$1,085,000
Building Size	9,071 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

9,071 square-foot freestanding Dollar General property situated on 1.6 acres and located in Bunnlevel, NC. The Property was a brand new build-to-suit facility for the tenant in 2011. Dollar General is operating under a fifteen (15) year absolute triple net (NNN) lease with more than 11 years of remaining primary term. The lease features a 3% increase in year 11 of the primary term, as well as 10% increases in each of the five (5), five (5) year option periods. The property is 100% leased to Dollar General Corporation (NYSE: DG, S&P: BBB-). Dollar General currently operates more than 11,800 stores in 43 states, and boasted revenues in excess of \$18.91 billion as of January 2015 with a current net worth of approximately \$5.71 billion. The company's revenues rose by 9% in fiscal 2014 driven by a same-store sales increase of 3% and a consumables revenues increase of 11%.



Price	\$1,779,700
Building Size	1,850 SF
Cap Rate	5.13%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

100% fee simple interest in the Starbucks (the Property) located in New Bern, North Carolina. Constructed as a built-to-suit for the tenant in 2015, this corporately-backed Starbucks will occupy a 1,850 SF building with drive-thru on an approximately 0.37 acre out pad to New Bern Mall. Upon rent commencement in October 2015, Starbucks will operate under a 10 year lease term with 10% rent increases every 5 years. There are two (2) , five (5) year option periods. The NN lease structure requires the tenant to pay a fixed amount of additional rent monthly towards the cost of real estate taxes, insurance and CAM. The landlord is responsible for the roof, structure and parking. The Property is located at a signalized entrance to the New Bern Mall in the community' s primary retail trade area. Anchored by the intersection of U.S. 70 (27,086 VPD) and Martin Luther King Jr. Boulevard (30,299 VPD), this busy corridor includes Walmart Supercenter, Target, Lowe' s, Petsmart, Big Lots, Chick-fil-A, Wells Fargo, Verizon and Sherwin Williams among others.



Price	\$2,289,628
Building Size	7,762 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a freestanding 7,762 +/- sf Fresenius Medical Care located on US Highway 74 in Wadesboro, NC. Fresenius Medical Care Holdings, Inc., a subsidiary of Fresenius Medical Care AG & Co., signed a 12 year NN Lease that expires in March 2021. Fresenius Medical Care is the world's largest integrated provider of products and services for dialysis. Through its network of approximately 3,300 dialysis clinics in more than 45 countries, Fresenius Medical Care provides dialysis treatment to more than 286,000 patients. With 40 production sites around the globe, the company is also the world's leading provider of dialysis products such as hemodialysis machines, dialyzers and related disposable products. Last year, Fresenius Medical Care AG & Co., reported a sales volume of \$15.8 billion and a net worth of \$9.4 billion.



Price	\$1,285,714
Building Size	3,000 SF
Cap Rate	7%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

This Burger King restaurant is located in Wadesboro, NC. Wadesboro is the county seat of Anson County. Wadesboro is also the birthplace of Leon Levine, who was the founder of Family Dollar. This Burger King is located along East Caswell Street (U. S. Highway 74). East Caswell Street is a four lane road with a center turning lane for easy ingress and egress. The average daily traffic count along East Caswell Street is 31,000 vehicles. This Burger King is strategically located on an outparcel of a Food Lion anchored shopping center. Other retailers in the center include Goody' s, H & R Block, Subway, AT&T and Tractor Supply. Not only is this Burger King located in a shopping center, but it also located along the main commercial corridor of Wadesboro. Within a half mile of the restaurant there are many national retailers including McDonald' s, Pizza Hut, NAPA, CVS, Bojangles, and Family Dollar. Within one mile of the restaurant there is an Advance Auto, O' Reilly' s Auto Parts, Wendy' s, Arby' s, KFC and Dollar General. There are also six convenience stores within a mile of this Burger King. This is a seasoned location with a strong operating history.



Price	Price Not Disclosed
Building Size	10,000 SF
Cap Rate	6.95%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

NNN fee-simple interest in a CVS Pharmacy property. The property is located in Charlotte, NC and has 7.5 years remaining in base lease term. The property is 100% leased to and guaranteed by CVS Health Corporation. The Property sits on a signalized hard corner with 40,322 VPD traffic. CVS draws traffic from the surrounding multinational hotels including Courtyard Marriot, Hyatt Place, Holiday Inn & Towne Place Suites. For the 12 month period ending March 31, 2014, CVS Health Corporation (NYSE: CVS) had total revenue of \$128.69 billion, net income of \$4.76 billion and a net worth in excess of \$38.2 billion. CVS currently holds a Standard & Poor's credit rating of BBB+/Stable.



Price	\$1,350,000
Building Size	14,646 SF
Cap Rate	7%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

Great investment opportunity in small town South of Greensboro. The DG is the main shopping store in town and is located on the main road into town. DG is a solid tenant. Two other rental units in the same building provide additional income and traffic. From Greensboro I-85 take 421 South, go about 1/2 mile and turn Right onto Neely Rd. Follow Neely Rd until traffic light in Pleasant Garden, turn right onto Pleasant Garden Rd. the property is approx. 1/4 on left.



Price	\$2,077,777
Building Size	2,762 SF
Cap Rate	4.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

The subject investment is a McDonald's located at 2060 Village Link Road in Winston Salem, North Carolina. The property sits on approximately 1.17 acres of land and is comprised of roughly 2,762 square feet of building space. McDonald's has 13.6 years remaining on the ground lease which commenced in 2009. The current rent is \$93,500, with a initial capitalization rate (CAP) of 4.41 percent. The lease calls for 10 percent rental increases every five years. There are four, five-year tenant renewal options in addition to the 13.6 years remaining.



Price	\$1,460,514
Building Size	3,473 SF
Cap Rate	7%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

The subject investment is a Burger King located in Fayetteville, North Carolina. The property sits on approximately one acre of land and is comprised of roughly 3,473 square feet of building space. The property is subject to a 20-year absolute, triple-net (NNN) lease with no landlord responsibilities. There are approximately 2.5 years remaining on the current term with two, five-year renewal options. The lease calls for a rental reset every 10 years equal to the lessor's total investment multiplied by the sum of the applicable treasury rate and 2.75 percent. Annual Rental Adjustment will be equal to the greater of eight and one-half percent of net annual gross sales, or the previous years base annual rent. This location is subleased to Carrols, LLC and the lease will be subject to a corporate guaranty by Burger King Corporation.



Price	\$1,162,963
Building Size	3,190 SF
Cap Rate	7%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

This Burger King is located at 1601 South Main Street in Lillington, North Carolina. Lillington is a town and the county seat of Harnett County. Lillington is a part of the Dunn Metropolitan Area, which is also a part of the greater Raleigh-Durham-Cary Combined Statistical Area. Lillington has a total area of roughly four square miles. The property is situated on South Main Street just off of West Front Street. Traffic counts on South Main Street are roughly 20,000 vehicles per day. The Subject Property is well-positioned near the Harnett County Public School and Star Academy. Adjacent to the property is the offices of the Harnett County Industries. Additionally, retail just north of the property along South Main Street and West Front Street includes: Max Way, Carlie s, Marathon Gas, BB&T, CVS, EXXON, Hardee's, Circle K, Sunoco, and First 1 Bank just to name a few.



Price	\$3,762,500
Building Size	5,982 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Sleepy's (Mattress Firm S&P B Rating) net leased property with a new 15 year initial term with corporate guarantee. The rent commences October 15, 2015 and ends November 30, 2030 with 10% escalation every 5 years, and two 5 year options. Property consists of 1.49 acres and 5,982 square foot building, recently renovated with new interior, roof and HVAC. This is a double net lease with tenant responsible for taxes, insurance, repairs, maintenance including full HVAC responsibility. Non recourse loan in place for qualified buyer with 30 years amortization.

81 Chapel Hill, NC 27514



Price	\$4,831,579
Building Size	7,381 SF
Cap Rate	4.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Store is the only AutoZone in Chapel Hill. The nearest store is in Durham, 5 miles from the site. Upgraded high quality construction. High barrier to entry market.

82 Winston Salem, NC 27103



Price	\$4,462,647
Building Size	8,207 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Red Lobster located at 1690 Westbrook Plaza Drive Winston-Salem in North Carolina. The property is 8,207 square feet and is situated on approximately 2.49 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.75 years remaining on the lease. Current annual rent is \$234,289. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options. Red Lobster is the largest seafood restaurant concept in the world and is an iconic full service brand with broad demographic appeal and significant advertising budget. Red Lobster is led by an experienced management team with a history of success leading the brand(average 27+ years experience across executive team). The company generates \$2.5 billion in revenue and is the 5th largest casual dining concept in North America.

83 Rocky Mount, NC 27802



Price	\$2,435,497
Building Size	8,356 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Red Lobster located at 1010 North Wesleyan Boulevard in Rocky Mount, North Carolina. The property is 8,356 square feet and is situated on approximately 1.72 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.75 years remaining on the lease. Current annual rent is \$127,864. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options. Red Lobster is the largest seafood restaurant concept in the world and is an iconic full service brand with broad demographic appeal and significant advertising budget. Red Lobster is led by an experienced management team with a history of success leading the brand(average 27+ years experience across executive team). The company generates \$2.5 billion in revenue and is the 5th largest casual dining concept in North America.

84 Mooresville, NC 28117



Price	\$1,778,800
Building Size	4,260 SF
Cap Rate	6.88%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

Property Description

Single Tenant Net Leased Asset with 7 Years Remaining on Long Term Lease Income based on 13% rental increase in February 2018. Seller to credit buyer for difference in escrow. Two Five-Year Options to Renew Remain.

85 Charlotte, NC 28273



Price	\$3,450,000
Building Size	6,304 SF
Cap Rate	5.65%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Hooters Corporate 15 Year Absolute NNN Lease Early Lease Extension demonstrating strong commitment to the site Outparcel to a 843,789 Square Foot Power Center anchored by Target, Bed Bath & Beyond, Kohl's and Nordstrom Rack 10% Increases Every 5 Years during the base term and in the option periods Average Household Income Exceeds \$92,000 in a 5 Mile Radius Traffic Counts Exceeding 33,200 Vehicles Per Day.

86 Ramseur, NC 27316



Price	\$3,825,000
Building Size	10,301 SF
Cap Rate	6.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Walgreen's located at 6525 Jordan Road in Ramseur, North Carolina. The property consists of 10,301 square feet of building space and sits on 2.72 acres of land. The property is subject to a 20-Year triple net (NNN) lease, with 9 years remaining on the initial term. The base rent is \$252,582 with five percent rental increases every five years. The next rental increase will be in 2020. Founded in 1901, Walgreen's goal is to be consumers' first choice for health and daily living across the nation, and a central part of people's lives and the communities where they live and work. The company provides the most convenient, multi-channel access to goods and services, and pharmacy, health and wellness services while developing a new customer experience. In addition, transforming the customer experience at their stores through the interaction of their team members and a new Health Guide role will help Walgreen's become more than a drugstore, but a trusted resource and health partner for every part of our customer's shopping, pharmacy and health care journey.

87 Greensboro, NC 27407



Price	\$2,750,000
Building Size	3,880 SF
Cap Rate	4.90%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

McDonald's ground lease (NYSE:MCD) located in Greensboro, North Carolina. McDonald's occupies a 3,880 square foot freestanding building with a drive thru on 0.95 acres, and has operated at this location for 20 years. McDonald's just exercised its first five year option period on the absolute NNN lease. Five 5 year options remain. The building has been renovated and is up to date as a Play Place Store design. The property is located on a hard signalized corner of Gate City Boulevard and Holden Road. The site is a 1/2 mile south of Interstate 40; Holden Road connects to Interstate 85 to the southeast. The property is located in a dominant retail and hotel area, and is also an outparcel to a new Wal-Mart Neighborhood Market.



Price	\$2,800,000
Building Size	4,000 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Leased to Mattress Firm, Inc. for 11 years from August 2015 to August 2026 at an initial annual net rent of \$168,000. There are two five-year options to renew the lease. The rent increases by 10% every five years throughout the initial term and at the beginning of each option period. The lease is net, with the tenant responsible for taxes, insurance, and maintenance, except for the roof, structure and foundation. For the quarter ended August 4, 2015, Mattress Firm Holding Corporation reported revenue of \$662.349 million. Net income was \$21.881 million and total stockholder equity was \$469.864 million. Mattress Firm Holding Corporation currently has a Standard & Poor's rating of B. On July 13, 2015, Moody's Investor Service upgraded Mattress Firm Holding Corp's Corporate Family Rating to B1 from B2 with a stable outlook.



Price	\$1,997,000
Building Size	9,371 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

9,371-square-foot freestanding Wells Fargo situated on 2.86 acres in Roxboro, North Carolina, a city located 30 miles north of Durham and 12 miles south of the Virginia-North Carolina border. The property is located with excellent frontage on North Madison Boulevard (Traffic Count: 24,000 VPD), Roxboro's primary artery that runs through Downtown. Wells Fargo is immediately adjacent to Bojangles Famous Chicken n Biscuits and across the street from BB&T and Cook Out. The site is also less than 1 mile from the Roxboro Government Complex, the 110-bed Person Memorial Hospital, and the 138-bed Roxboro Healthcare & Rehabilitation Center, and just 3.0 miles from Piedmont Community College (Enrollment: 2,304 students) providing Wells Fargo with a substantial built-in customer base. This investment offers investors an excellent opportunity to acquire a net leased asset leased on a long-term NNN basis to one of the nation's premier banks.



Price	\$3,544,000
Building Size	10,908 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

100% Leased Single-Tenant Fee Simple Net Lease with Rite Aid Long Term Lease in Place with Over 10 Years in the Primary Term Drive Thru Location with Superior Points Of Ingress & Egress Rental Increases at the Option Periods.

91 Clarkton, NC 28433



Price	\$1,265,507
Building Size	8,320 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Family Dollar, a leading discount retail chain with over 7,900 stores in 46 states. The company reported revenue of \$10.3 billion in 2013, a 10% increase over 2012, and has a market capitalization estimated at \$6.5 billion. Family Dollar sells merchandise in core categories, such as health and beauty aids, packaged food and refrigerated products, home cleaning supplies, housewares, stationery, seasonal goods, apparel and home fashions.

92 Lumberton, NC 28358



Price	\$2,982,000
Building Size	4,500 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

We are pleased to present the sale of the brand new, free-standing, single tenant Verizon Wireless property. The property was built in 2014 of a 4,500 square foot building on 0.86 acres of land. Verizon Wireless signed a new 10-year net lease with 10% rental increases every five years throughout the lease providing excellent rental growth and stability. Verizon Wireless is an investment grade tenant rated "BBB+" by Standard and Poor's and is publicly traded on the NYSE under the ticker symbol VZ. The company is the largest wireless provider in the United States and has generated over \$127 Billion in Revenue in 2014.

93 Edenton, NC 27932



Price	\$1,169,000
Building Size	9,002 SF
Cap Rate	6.45%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

We are pleased to present the sale of the brand new, free-standing, single tenant Dollar General property. The property consists of a 9,002 square foot building on over 1.6 acres of land built specifically for Dollar General. Dollar General signed a new 15-year lease with 10% rental every five years throughout the option period providing excellent rental growth and stability. Dollar General is an excellent tenant, currently investment grade rated by Standard & Poor's with a credit rating of "BBB-". They are currently publicly traded which is publicly traded on the NYSE under the ticker symbol "DG". The company has grown to over 11,500 locations generating nearly \$18 Billion in Revenue in 2014.

94 Charlotte, NC 28277



Price	\$4,400,000
Building Size	10,880 SF
Cap Rate	5.70%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Investment Grade Credit: The property is leased to and guaranteed by CVS Health Corporation, an investment grade company with a net worth in excess of \$38.2 billion and a BBB+/Stable credit rating from Standard and Poor's. Strong Demographics: Located in Charlotte's affluent Ballantyne neighborhood with average median household income of approximately \$116,500 within a 3 mile radius. History: Tenant has been operating successfully at this location for the past 10 years. Triple Net Lease: Tenant reimburses Landlord for the common area maintenance.



Price	\$4,042,000
Building Size	11,656 SF
Cap Rate	6.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

*New 20-Year NNN Corporate Lease with CEC Entertainment, Inc.*Rent Escalations Every 5 Years at 10%*Over \$600,000 spent on 2014 Store Renovation.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.