



# *Investment Sales*

Medical | Office | Retail

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## ► *Investment Sales*

MPV Properties' goal is to meet our client's investment sales objectives by achieving the best possible property sales value within the desired market and time frame. The Investment Sales Team takes our clients through the entire process

of the sale of the asset from analyzing the market type and arriving at the correct offering price, we then negotiate the contract and the sale with the buyer.



5815 BLAKENEY PROFESSIONAL DRIVE

### *MPV Properties:*

- ▶ Analyzes the property and market condition
- ▶ Works with the seller to arrive at a price that meets the sale objective
- ▶ Prepares a thorough investment offering package
- ▶ Markets the property to an extensive list of local, regional and national buyers
- ▶ Qualifies the prospects to determine if they are capable investment property buyers
- ▶ Negotiates the contract: our significant experience in contract negotiations helps to ease this process
- ▶ Manages the due diligence and closing process through our organized assemblage of property information



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# ► **SOLD Investment Properties**



**SOLD**

**RETAIL**

## **Steelecroft**

p. 9

Charlotte, NC

Multi-tenant

\$2,800,000

8.70% CAP



**SOLD**

**RETAIL**

## **Southborough**

p. 10

Charlotte, NC

Multi-tenant

\$3,875,000

8.25% CAP



**SOLD**

**RETAIL**

## **Six Mile Commons**

p. 11

Fort Mill, SC

Multi-tenant

\$5,570,000

7.35% CAP



**SOLD**

**RETAIL**

## **Steelecroft**

p. 12

Charlotte, NC

Multi-tenant

\$2,475,000

8.25% CAP



**SOLD**

**RETAIL**

## **The Landing at Ocean Isle Beach**

p. 13

Ocean Isle, NC

Shopping Center

\$9,200,000

8.15% CAP



**SOLD**

**RETAIL**

## **McDonald's**

p. 14

Charlotte, NC

Land Lease

\$1,600,000

5.80% CAP



**SOLD**

**RETAIL**

## **Outback Steakhouse**

p. 15

Charlotte, NC

Land Lease

\$855,643

6.90% CAP



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**RETAIL**

## **Mooreville Gateway**

p. 16

Mooreville, NC

Multi-tenant

\$4,026,859

6.80% CAP



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**RETAIL**

## **Southwood Village**

p. 17

Florence, SC

Shopping Center

\$2,750,000

9.40% CAP



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# ► **SOLD** Investment Properties



**RETAIL**

**Lowe's Home Improvement** p. 18

Charlotte, NC      Land Lease  
\$675,000      9.40% CAP



**RETAIL**

**Six Mile Commons II** p. 19

Fort Mill, SC      Multi-tenant  
\$3,150,000      6.00% CAP



**RETAIL**

**Goodwill** p. 20

Charlotte, NC      Multi-tenant  
\$1,480,000      8.20% CAP



**RETAIL**

**Sunbelt Rentals** p. 21

Charlotte, NC      Build to Suit  
\$2,860,000      6.92% CAP



**RETAIL**

**Mattress Firm & Orangetheory** p. 22

Charlotte, NC      Shopping Center  
\$3,975,000      6.80% CAP



**RETAIL**

**Sunbelt Rentals** p. 23

Raleigh, NC      Build to Suit  
\$5,000,000      6.95% CAP



**MEDICAL OFFICE**

**Blakeney MOB** p. 24

Charlotte, NC      Multi-tenant  
\$2,775,000      7.00% CAP



**MEDICAL OFFICE**

**Fresenius Medical Care** p. 25

Bennettsville, SC      Single-tenant  
\$775,000      8.50% CAP



**MEDICAL OFFICE**

**Jetton Medical** p. 26

Cornelius, NC      Multi-tenant  
\$10,350,000      8.15% CAP



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**MEDICAL OFFICE**

**Blakeney Family Physicians** p. 27

Charlotte, NC      Medical User  
\$8,270,000      7.25% CAP



**MEDICAL OFFICE**

**Blakeney Medical** p. 28

Charlotte, NC      Multi-tenant  
\$3,045,000      8.25% CAP



**MEDICAL OFFICE**

**Monroe Family Practice** p. 29

Monroe, NC      Multi-tenant  
\$3,200,000      6.80% CAP



**MEDICAL OFFICE**

**Sun Valley Family Practice** p. 30

Monroe, NC      Medical User  
\$1,340,000      8.40% CAP



**MEDICAL OFFICE**

**Mountain Island Village** p. 31

Charlotte, NC      Medical Office  
\$775,000      7.87% CAP



**MEDICAL OFFICE**

**Baxter Crossing** p. 32

Fort Mill, SC      Medical User  
\$3,134,250      7.60% CAP



**MEDICAL OFFICE**

**Durham Dialysis Clinic** p. 33

Durham, NC      MOB  
\$2,450,000      7.26% CAP



**MEDICAL OFFICE**

**Whitehall MOB** p. 34

Charlotte, NC      MOB  
\$2,035,000      6.80% CAP



**MEDICAL OFFICE**

**Whitehall Eye Care Clinic** p. 35

Charlotte, NC      Medical Condo  
\$480,000      7.16% CAP



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# ▶ **SOLD** Investment Properties



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**MEDICAL OFFICE**

**Hoskins Road Dialysis Center** p. 36

Charlotte, NC      MOB  
\$2,080,000      7.80% CAP



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**MEDICAL OFFICE**

**CEENTA Steele Creek** p. 37

Charlotte, NC      Build to Suit  
\$1,800,000      6.50% CAP



**SOLD**

**RETAIL/MIXED-USE**

**Brookfield South** p. 38

Greenville, SC      Business Center  
\$5,650,000      9.43% CAP



**SOLD**

**MEDICAL OFFICE**

**Hickory Family Practice** p. 39

Hickory, NC      Medical User  
\$1,904,000      10.20% CAP



**SOLD**

**MEDICAL OFFICE**

**Denver MOB** p. 40

Denver, NC      Medical Office  
\$8,800,000      6.32% CAP



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**MEDICAL OFFICE**

**Abdel Plaza** p. 41

Matthews, NC      Medical User  
\$26,150,000      5.25% CAP



**SOLD**

**MEDICAL OFFICE**

**Swain Medical Park** p. 42

Bryson City, NC      MOB  
\$3,300,000      8.25% CAP



**SOLD**

**MEDICAL OFFICE**

**Denver MOB II** p. 43

Denver, NC      MOB  
\$3,089,000      6.00% CAP



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**OFFICE INDUSTRIAL**

**AAA Fleet Facility** p. 44

Baltimore, MD      Fleet Facility  
\$5,378,683      6% CAP



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# ► *SOLD* Investment Properties



**RETAIL/MIXED-USE**

**Shoppes at 521** p. 45

Fort Mill, SC	Multi-tenant
\$2,650,000	8.36% CAP



**MEDICAL OFFICE**

**Dillon Family Medicine** p. 46

Dillon, SC	MOB
\$6,000,000	7.21% CAP



**MEDICAL OFFICE**

**Hickory Family Practice** p. 47

Hickory, NC	MOB
\$3,075,000	7.42% CAP



**RETAIL**

**Family Dollar** p. 48

Kershaw, SC	Shoppinc Center
\$1,375,000	7.27% CAP



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# ▶ AVAILABLE Investment Properties



**MEDICAL OFFICE**

**7000 Shannon Willow** p.49

Charlotte, NC Medical User

\$1,692,032 4,730 SF



**MEDICAL OFFICE**

**7020 Shannon Willow** p. 50

Charlotte, NC Medical User

\$2,597,073 7,260 SF



**MEDICAL OFFICE**

**801 McCarthy Blvd** p. 51

New Bern, NC Medical User

\$5,000,000 20,510 SF







▶ Steelecroft

## Retail

### Location

13545 Steelecroft Parkway  
Charlotte, NC

### Price

\$2,800,000

### CAP Rate

8.70%

### Remarks

This property is located within the mixed-use Steelescreek development and is adjacent to a Harris Teeter Shopping Center.

### Building Description

100% masonry building

### Building Size

9,357 square feet

### Tenants

Hickory Tavern, AT&T Wireless and Fitness Together



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## Retail

### Location

2201 South Boulevard  
Charlotte, NC

### Price

\$3,875,000

### CAP Rate

8.25%

### Remarks

Property is a freestanding building located in SouthEnd with easy access to downtown, interstates and light rail.

### Building Description

100% masonry building

### Building Size

28,221 square feet

### Tenants

Noodles & Company, The Wine Loft, Five Guys, Southview Dentistry, AOS USA, Brooksource and Hill Partners.



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## ► Six Mile Commons

### Retail

#### Location

10092 Charlotte Highway  
Fort Mill, SC

#### Price

\$5,570,000

#### CAP Rate

7.35%

#### Remarks

521 Retail Shoppes - located on an outparcel to new Walmart Supercenter. Excellent exposure between new McDonald's and Chick-fil-A. Great visibility, excellent traffic count and easy access.

#### Building Description

100% masonry building

#### Building Size

18,000 square feet

#### Tenants

Verizon, Krispy Kreme, Marco's Pizza, Supercuts, Shane's Rib Shack, GNC, GameStop, NV Nail Salon and Friendly Neighborhood Dentistry



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**SOLD**



## ► Steelecroft

### Retail

#### Location

13551 Steelescroft Parkway  
Charlotte, NC

#### Price

\$2,475,000

#### CAP Rate

8.25%

#### Remarks

Property is a freestanding, highly visible and very accessible retail/office building. Building is located within the mixed-use Steelescreek development and is next to a Harris Teeter Shopping Center.

#### Building Description

100% masonry building

#### Building Size

9,357 square feet

#### Tenants

Verizon, Krispy Kreme, Marco's Pizza, Supercuts, Shane's Rib Shack, GNC, GameStop, NV Nail Salon and Friendly Neighborhood Dentistry



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► *The Landing at Ocean Isle Beach*

**Retail**

**Location**

6278 Beach Drive  
Ocean Isle Beach, NC

**Price**

\$9,200,000

**CAP Rate**

8.15%

**Remarks**

Property is a parcel of land consisting of approximately 10.41 acres.

**Building Description**

Property consists of multiple buildings and four vacant parcels

**Building Size**

53,220 square feet

**Tenants**

Lowe's Food Stores, Inc., The East Carolina Bank, Duffer's Grill, and Happy Nails



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► **McDonald's**

**Retail**

**Location**

10108 Charlotte Highway  
Fort Mill, SC

**Price**

\$1,600,000

**CAP Rate**

5.80%

**Remarks**

Property is located on Highway 521 in Lancaster County, South Carolina, in front of a Walmart Supercenter.

**Land Lease**

1.110 acres

**Lease Guarantee**

McDonald's guaranteed the lease

**Tenants**

McDonald's



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► **Outback Steakhouse**

**Retail**

**Location**

1015 Chancellor Park Drive  
Charlotte, NC

**Price**

\$855,643

**CAP Rate**

6.90%

**Remarks**

Property is located with frontage on Harris Boulevard in the University area of Charlotte, North Carolina.

**Land Lease**

1.81 acres

**Lease Guarantee**

Outback Steakhouse, Inc. guaranteed the lease

**Tenants**

Outback Steakhouse



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## ▶ Mooresville Gateway Trade Court Shoppes

### Retail

#### Location

124 Trade Court  
Charlotte, NC

#### Price

\$4,026,859

#### CAP Rate

6.80%

#### Remarks

Building 3 - 7,299 SF  
Building 4 - 7,354 SF

#### Land Lease

3 and 5 year leases to local retail

#### Lease Guarantee

Several local guarantees

#### Tenants

NewDominion, Running Company, Cool Breeze Cyclery, Busy Bodies, Farrell's



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▶ *Southwood Village*

**Retail**

**Location**

1307 2nd Loop Road  
Florence, SC

**Price**

\$2,750,000

**CAP Rate**

9.40%

**Remarks**

This shopping center is located at the intersection of Second Loop Road and Edisto Drive in Florence, South Carolina. This location is thought to be a sought after area in a well-established neighborhood. The tenants have been very successful at this location.

**Lease**

Leases to anchor and small shop tenants

**Lease Guarantee**

Food Lion, Family Dollar



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# ▶ Lowe's Home Improvement

## Retail

### Location

1100 Chancellor Park Drive  
Charlotte, NC

### Price

\$675,000

### CAP Rate

8.37%

### Remarks

Excellent location with good visibility on Harris Boulevard in north Charlotte. Lease expires in November 2018 with four additional five-year renewal options.

### Building Description

100% masonry building

### Land Lease

3.544 acres

### Tenants

Lowe's Home Improvement Store



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## ► Six Mile Commons II

### Retail

#### Location

10022 Charlotte Highway  
Fort Mill, SC

#### Price

\$3,150,000

#### CAP Rate

6.00%

#### Remarks

Six Mile Commons II is located near a Walmart Supercenter off Highway 521 in Lancaster County.

#### Building Description

100% masonry building

#### Building Size

7,020 square feet of retail space

#### Tenants

Mattress Firm and AT&T



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**SOLD**



▶ *Goodwill*

**Retail**

**Location**

1725 Harris Houston Road  
Charlotte, NC

**Price**

\$1,430,000

**CAP Rate**

8.20%

**Remarks**

Freestanding retail building located on 1.658 acres. Excellent Tenant has been in this location for over 20 years and recently signed a new five-year lease.

**Building Description**

100% masonry building

**Building Size**

10,208 square feet

**Tenants**

Goodwill Industries of the Southern Piedmont, Inc



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## Retail

### Location

1400 Biscayne Road  
Concord, NC

### Price

\$2,860,000

### CAP Rate

6.92%

### Remarks

This property is strategically located at Highway 73 and Interstate 85. New store is a relocation of an existing store in Concord.

### Building Size

9,300 square feet

### Tenants

Sunbelt Rentals, Inc.



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▶ *Mattress Firm & Orangetheory*

**Retail**

**Location**

2317 South Boulevard  
Charlotte, NC

**Price**

\$3,975,000

**CAP Rate**

6.89%

**Remarks**

This property is located in Charlotte's South End, less than a block from Lowe's Home Improvement and new Publix. Surrounded by 5,142 multi-family units recently completed or under construction.

**Building Size**

8,000 square feet

**Tenants**

Mattress Firm and Orangetheory Fitness



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► Sunbelt Rentals

**Retail**

**Location**

3820 Generosity Court  
Raleigh, NC

**Price**

\$5,000,000

**CAP Rate**

6.95%

**Remarks**

This property is located off Jones Sausage Road in Raleigh, North Carolina. Sunbelt Rentals has signed a 15-year lease (12-year kick out).

**Building Size**

15,300 square feet

**Tenants**

Sunbelt Rentals, Inc.



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► **Blakeney MOB**

**Medical Office**

**Location**

8930 Blakeney Professional Dr  
Charlotte, NC

**Price**

\$2,775,000

**CAP Rate**

7.00%

**Remarks**

Property is a freestanding medical office building located in very successful, master-planned development in south Charlotte

**Building Description**

100% masonry building

**Building Size**

8,064 square feet

**Tenants**

Carolina Physicians Network, Inc.



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## ► *Fresenius Medical Care*

### Medical Office

#### Location

1104 Frank W Evans Way  
Bennettsville, SC

#### Price

\$775,000

#### CAP Rate

8.50%

#### Remarks

Building was built in 2000 and is in close proximity to the area's regional hospital. New 10-year lease, which ends in 2021. Easy access.

#### Building Description

100% masonry building

#### Building Size

7,192 square feet

#### Tenants

Fresenius Medical Care - Bennettsville Dialysis



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**SOLD**



# ▶ Jetton Medical

## Medical Office

### Location

19475 & 19485 Old Jetton Rd  
Cornelius, NC

### Price

\$10,350,000

### CAP Rate

8.15%

### Remarks

Property consists of two freestanding medical buildings, with a combined total of 44,893 square feet.

### Building Description

100% masonry buildings

### Building Size

19475 - 29,212 square feet  
19485 - 15,681 square feet

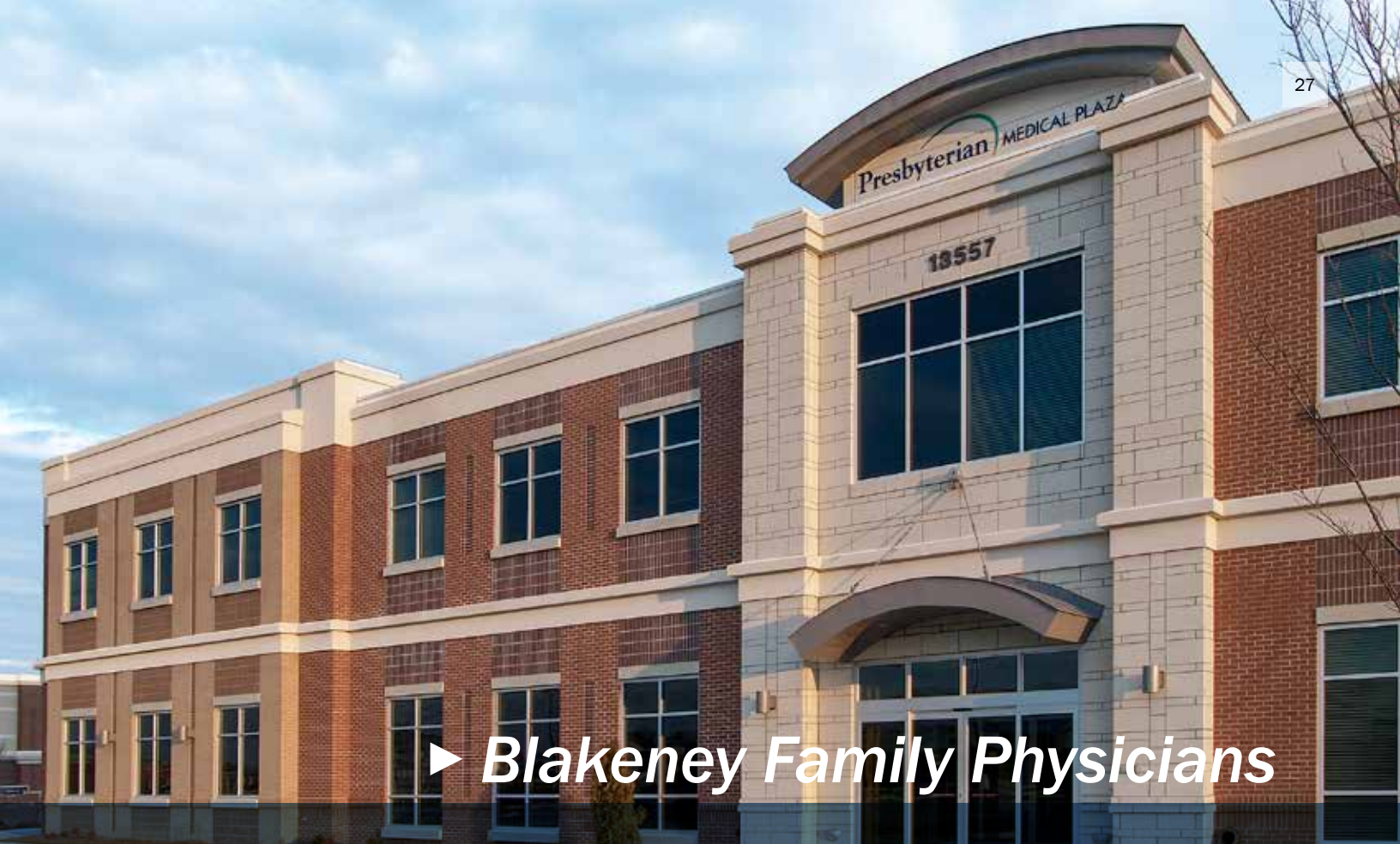
### Tenants

Lakeside Family Physicians, Carolina Asthma & Allergy Center, Berkeley Heartlab, Inc. and Lakeside Family Business Office (Novant)



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## ► *Blakeney Family Physicians*

### Medical Office

#### Location

13557 Steelescroft Parkway  
Charlotte, NC

#### Price

\$8,270,000

#### CAP Rate

7.25%

#### Remarks

Property is a freestanding 34,000 SF medical building master leased by Novant Regional Healthcare.

#### Building Description

100% masonry building

#### Building Size

34,000 square feet

#### Tenants

Novant Health (formerly Presbyterian)



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**SOLD**



# ► *Blakeney Medical*

## Medical Office

### Location

5815 Blakeney Professional Dr  
Suite 200  
Charlotte, NC

### Price

\$3,045,000

### CAP Rate

8.25%

### Remarks

Property is centrally located in master planned south Charlotte Development.

### Property Type

Condominium

### Building Description

100% masonry building

### Building Size

25,770 square feet total building size; property sold is a condominium of 12,885 square feet

### Tenants

Novant Health (formerly Presbyterian)



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# ► *Monroe Family Practice*

## Medical Office

### Location

1640 E Roosevelt Boulevard  
Monroe, NC

### Price

\$3,200,000

### CAP Rate

6.80%

### Remarks

Property is located within the Cross Creek Office Park. The site is a very visible site located at the entrance to the park.

### Building Lease

15-year lease to medical care provider

### Lease Guarantee

Novant Health (formerly Presbyterian)

### Tenants

Monroe Family Practice



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# ► Sun Valley Family Practice

## Medical Office

### Location

1480 Wesley Chapel Road  
Monroe, NC

### Price

\$1,340,000

### CAP Rate

8.40%

### Remarks

7,440 square-foot brick building located on 1.13 acres, built in 2000. Easy access to building from major area highway.

### Building Lease

Lease Expiration: December 2021

### Lease Guarantee

Novant Health (formerly Presbyterian)

### Tenants

Sun Valley Family Practice



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## ▶ Mountain Island Village

### Medical Office

#### Location

10816 Black Dog Lane  
Suite 160  
Charlotte, NC

#### Price

\$775,000

#### CAP Rate

7.87%

#### Remarks

This condominium is part of the Mountain Island Village shopping center located near Mountain Island Lake in north Charlotte. The complex is off Highway 16, approximately one mile north of the I-485 Beltway.

#### Building Lease

10-year lease to medical user

#### Lease Guarantee

Novant Health (formerly Presbyterian)

#### Tenants

Mountain Island Village Medical



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**SOLD**



## ► *Baxter Village Medical*

### Medical Office

#### Location

502 Sixth Baxter Crossing  
Fort Mill, SC

#### Price

\$3,134,250

#### CAP Rate

7.60%

#### Remarks

Property is well located with excellent visibility in a large, mixed-use commercial/residential development.

#### Property Type

Building Investment Sale

#### Land Lease

1.74 acres

#### Lease Guarantee

Piedmont Medical Center



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**SOLD**





▶ *Durham Dialysis Clinic*

**Medical Office**

**Location**

1209 S Briggs Avenue  
Durham, NC

**Price**

\$2,450,000

**CAP Rate**

7.26%

**Remarks**

The 10,125 square-foot building is located in a highly populated commercial area and has frontage on a highly traveled road.

**Building Lease**

10-year lease to medical care provider

**Land Guarantee**

Fresenius Medical

**Tenants**

Durham Dialysis Clinic



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▶ **Whitehall MOB**

**Medical Office**

**Location**

2610 W Arrowood Rd  
Charlotte, NC

**Price**

\$2,035,000

**CAP Rate**

6.80%

**Remarks**

The Whitehall medical facility, being operated as Steele Creek Family Practice, is in the heart of southwest Charlotte's most active corridor. The Whitehall development is a 700-acre, mixed-use development with a commercial, retail and residential component.

**Building Lease**

10-year lease

**Land Guarantee**

Fresenius Medical

**Tenants**

Novant Health Steele Creek Family Practice Medicine  
Novant Health (formerly Presbyterian)



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# ▶ Whitehall Eye Care Clinic

## Medical Office

### Location

2550 W Arrowood Rd  
Charlotte, NC

### Price

\$480,000

### CAP Rate

7.16%

### Remarks

The Whitehall Eye Care Clinic is in the heart of southwest Charlotte's most active corridor. The property is located in Whitehall Professional Center in the middle of the Whitehall development, which is a 700-acre, mixed-use development with a commercial, retail and residential component.

### Property Type

Medical Office Condominium

### Building Lease

7-year lease

### Land Guarantee

Eye Care Clinic, OD, PA

### Tenants

Novant Health (formerly Presbyterian)



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▶ *Hoskins Road Dialysis Center*

**Medical Office**

**Location**

1534 North Hoskins Road  
Charlotte, NC

**Price**

\$2,080,000

**CAP Rate**

7.80%

**Remarks**

The property is well located in a highly traveled area of west Charlotte.

**Building Lease**

10-year lease to medical care provider

**Land Guarantee**

Fresenius Medical

**Tenants**

Hoskins Road Dialysis Center



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## ► CEENTA Steele Creek

### Medical Office

#### Location

13532 Steelescroft Parkway  
Charlotte, NC

#### Price

\$1,800,000

#### CAP Rate

6.50%

#### Remarks

This property is located in the Steelescroft Commons center.

#### Building Size

9,000 square feet

#### Tenants

Charlotte Eye Ear Nose & Throat Associates, P.A. (CEENTA)



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**SOLD**



## Retail/Mixed-Use

### Location

48 Brookfield Oaks Drive  
Greenville, SC

### Price

\$5,650,000

### CAP Rate

9.43%

### Remarks

Multi-tenant flex, one-story building, built in 2007 on 7.99 acres. Located between Butler Road and Holland Road; less than 1/2 mile from I-385.

### Building Description

Concrete exterior, steel framed.

### Building Size

64,868 square feet

### Tenants

Summit Church, 4 Balance Fitness, Berline Selifabrik Play Equipment Corporation, Schindler Elevator Corporation, S&ME, Inc., Gravitopia Carolinas, LLC and Lennox Industries, Inc.



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**SOLD**



## ► Hickory Family Practice

### Medical Office

#### Location

52 12th Avenue Northeast  
Hickory, NC

#### Price

\$1,904,000

#### CAP Rate

10.20%

#### Remarks

Property is a freestanding medical/office building ideally located in close proximity to area hospital with easy access via adjacent main roads.

#### Building Size

17,632 square feet

#### Tenants

Hickory Family Practice



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► *Denver Medical*

**Medical Office**

**Location**

269 Gilman Road  
Denver, NC

**Price**

\$8,700,000

**CAP Rate**

6.32%

**Remarks**

New Medical Office Building completed in 2017 in a very active market. Easy access via Hwy 16, near the intersection of Hwy 16 and Hwy 73.

**Building Description**

100% masonry building

**Building Size**

2-story; 25,000 square feet

**Tenants**

Novant Medical Group



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## ► *Abdel Plaza*

### Medical Office

#### Location

1401 Matthews Township  
Parkway  
Matthews, NC

#### Price

\$26,150,000

#### CAP Rate

5.25%

#### Remarks

100% masonry building for medical office uses on 4.63 acres located in a highly sought after suburb of Charlotte

#### Building Description

100% masonry building

#### Building Size

90,000 square feet

#### Tenants

Matthews Children Clinic, CEENTA, Novant Health Heart & Vascular Institute, Carolina's Imaging Services, First Charlotte Physicians Matthews and nine other tenants.



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**SOLD**



# ► Swain Medical Park

## Medical Office

### Location

470 Center Street  
Bryson City, NC

### Price

\$3,300,000

### CAP Rate

8.25%

### Remarks

This single-story medical office building was built in 2009 adjacent to Swain Community Hospital. The property serves a vital role in providing the residents surrounding Bryson City with services that support Swain Community Hospital.

### Building Size

11,160 rentable square feet

### Tenants

Swain Community Hospital, a Duke LifePoint Hospital



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► *Denver MOB II*

**Medical Office**

**Location**

Highway 16 & Advance Avenue  
Denver, NC

**Price**

\$3,089,000

**CAP Rate**

6.00%

**Remarks**

New Medical Office Building in a very active market in North Charlotte. Easy access via Hwy 16, near the intersection of Hwy 16 and Hwy 73. Excellent Demographics.

**Building Description**

100% masonry building

**Building Size**

8,400 square feet

**Tenants**

Southern Oncology & Podiatrist. New 10-year NNN leases with escalations.



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## ▶ AAA Fleet Facility

### Office Industrial

#### Location

1730 Whitehead Road  
Baltimore, MD

#### Price

\$5,378,683

#### CAP Rate

6.00%

#### Remarks

This property is a single-story mixed-use building renovated in 2017. The building is 100% leased to AAA Club Alliance, Inc. and houses 60 employees and 30 fleet vehicles ranging from full-size rollback tow trucks to battery service vehicles.

#### Building Size

38,200 square feet

#### Tenants

AAA Club Alliance

#### NOI

\$322,721 initially



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## ► Shoppes at 521

### Retail

#### Location

9787 Charlotte Highway  
Fort Mill, SC

#### Price

\$2,975,000

#### CAP Rate

7.45%

#### Remarks

The Shoppes at 521 is a Class A, multi-tenant retail/office building along one of the areas fastest growing retail corridors. This five-tenant, two-story brick property contains a centralized elevator allowing easy access to the second floor.

#### Building Size

12,740 square feet

#### Tenants

Charlotte Oral Surgery, Victory Dental Center, Victory Pediatric Dental, Asia Massage and Enterprise Leasing Company

#### NOI

\$221,588



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▶ *Dillon Family Practice*

**Medical Office**

**Location**

603 N 6th Ave  
Dillon, SC

**Price**

\$6,000,000

**CAP Rate**

7.21%

**Remarks**

Dillon Family Medicine has been at this location dating back to the original building construction in 1969. This 100% leased asset allows qualified investors to acquire a single-tenant medical investment property with NO landlord responsibilities and 2% annual rent escalations. Dillon Family Medicine is situated along the main local thoroughfare in Highway 301.

**Building Size**

24,056 square feet

**NOI**

\$433,008 Initially



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## ► *Hickory Family Practice*

### Medical Office

#### Location

52 12th Ave NE  
Hickory, NC

#### Price

\$3,075,000

#### CAP Rate

7.42%

#### Remarks

This property is located in a dense medical office area of Hickory with easy access from two signalized intersections on US 127, a major 4-lane highway. Additionally, it offers abundant onsite and cross access parking for each property.

#### Building Size

12,348 square feet



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▶ Family Dollar

## Retail

### Location

119 Hamel St  
Kershaw, SC

### Price

\$1,375,000

### CAP Rate

7.27%

### Remarks

This property is Located in the center of Kershaw where area residents primarily shop. A Bedroom community where dollar stores are the primary retail provider. Additionally, this property includes upgraded onstruction with three sides masonry on a large 2 acre lot.

### Building Size

8,320 square feet

### NOI

\$100,018



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**SOLD**





## ▶ 7000 Shannon Willow

### Medical Office

#### Location

7000 Shannon Willow Road  
Charlotte, NC

#### Price

\$1,692,032

#### CAP Rate

6.15%

#### Remarks

This property is home to the Neurological Institute in one of the Charlotte's most booming submarkets. Quick access to South Charlotte's Atrium-Pineville and the major retail corridor of Hwy 51 make this location primed for continued growth.

#### Building Size

4,730 square feet

#### Tenants

Neurological Institute

#### NOI

\$104,060 initially





# ▶ 7020 Shannon Willow

## Medical Office

### Location

7020 Shannon Willow Road  
Charlotte, NC

### Price

\$2,597,073

### CAP Rate

6.15%

### Remarks

This property is home to the Neurological Institute in one of the Charlotte's most booming submarkets. Quick access to South Charlotte's Atrium-Pineville and the major retail corridor of Hwy 51 make this location primed for continued growth.

### Building Size

7,260 square feet

### Tenants

Neurological Institute

### NOI

\$159,720 initially





▶ **801 McCarthy Blvd**

## Medical Office

### Location

801 McCarthy Blvd  
New Bern, NC

### Price

\$5,000,000

### CAP Rate

6.82%

### Remarks

This 1985 built building sits at the corner of S Glenburnie Rd and McCarthy Blvd in a great medical pocket, and in close proximity to Interstate 17, Craven Community College and the New Bern Mall

### Building Size

20,510 square feet

### Tenants

Eastern Carolina Women's Center

### NOI

\$341,286 initially



## ► *More Information*

Please contact us if you are interested in learning more about our investment property sales experience or are looking to discuss potential

property values. We would be happy to evaluate your property or help you look for other potential investment properties.

### **Please Send or Fax To:**

MPV Properties, LLC  
 Attn: Mark Newell  
 2400 South Boulevard, Suite 300  
 Charlotte, NC 28203  
 704.248.2101  
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### **Confidentiality Request Form**

Property \_\_\_\_\_

Name \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

## ► *Investment Team Members*



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# The Charlotte Observer

TOP WORKPLACES

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## Small Companies - No. 2 - MPV Properties, LLC



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Our passion is to create value through the combination of strategic investment and applied corporate real estate services. MPV produces outstanding results because we invest directly with property owners, clients and other investors. The complete involvement of our principals and our strong financial relationships enable us to move quickly to execute our vision.

MPV's services include brokerage, development and property management of industrial, land, medical, mixed-use, office, retail, and urban infill investments.

Our market knowledge and experience enable us to achieve above market rates of return.

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