



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.



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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. 8

Charlotte, NC

Multi-tenant

\$2,800,000

8.70% CAP



SOLD

RETAIL

Southborough

p. 9

Charlotte, NC

Multi-tenant

\$3,875,000

8.25% CAP



SOLD

RETAIL

Six Mile Commons

p. 10

Fort Mill, SC

Multi-tenant

\$5,570,000

7.35% CAP



SOLD

RETAIL

Steelecroft

p. 11

Charlotte, NC

Multi-tenant

\$2,475,000

8.25% CAP



SOLD

RETAIL

The Landing at Ocean Isle Beach

p. 12

Ocean Isle, NC

Shopping Center

\$9,200,000

8.15% CAP



SOLD

RETAIL

McDonald's

p. 13

Charlotte, NC

Land Lease

\$1,600,000

5.80% CAP



SOLD

RETAIL

Outback Steakhouse

p. 14

Charlotte, NC

Land Lease

\$855,643

6.90% CAP



SOLD

RETAIL

Mooreville Gateway

p. 15

Mooreville, NC

Multi-tenant

\$4,026,859

6.80% CAP



SOLD

RETAIL

Southwood Village

p. 16

Florence, SC

Shopping Center

\$2,750,000

9.40% CAP



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SOLD

► **SOLD** Investment Properties



RETAIL

Lowe's Home Improvement p. 17

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



RETAIL

Six Mile Commons II p. 18

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



RETAIL

Goodwill p. 19

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



RETAIL

Sunbelt Rentals p. 20

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



RETAIL

Mattress Firm & Orangetheory p. 21

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



RETAIL

Sunbelt Rentals p. 22

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



MEDICAL OFFICE

Blakeney MOB p. 23

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



MEDICAL OFFICE

Fresenius Medical Care p. 24

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



MEDICAL OFFICE

Jetton Medical p. 25

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



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MEDICAL OFFICE

Blakeney Family Physicians p. 26

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



MEDICAL OFFICE

Blakeney Medical p. 27

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



MEDICAL OFFICE

Monroe Family Practice p. 28

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



MEDICAL OFFICE

Sun Valley Family Practice p. 29

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



MEDICAL OFFICE

Mountain Island Village p. 30

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



MEDICAL OFFICE

Baxter Crossing p. 31

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



MEDICAL OFFICE

Durham Dialysis Clinic p. 32

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



MEDICAL OFFICE

Whitehall MOB p. 33

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



MEDICAL OFFICE

Whitehall Eye Care Clinic p. 34

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



SOLD

▶ **SOLD** Investment Properties



MEDICAL OFFICE

Hoskins Road Dialysis Center p. 35

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



MEDICAL OFFICE

CEENTA Steele Creek p. 36

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



RETAIL/MIXED-USE

Brookfield South p. 37

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



MEDICAL OFFICE

Hickory Family Practice p. 38

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



MEDICAL OFFICE

Denver MOB p. 39

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



MEDICAL OFFICE

Abdel Plaza p. 40

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



MEDICAL OFFICE

Swain Medical Park p. 41

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



MEDICAL OFFICE

Denver MOB II p. 42

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



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SOLD

▶ AVAILABLE Investment Properties



AAA Fleet Facility p. 43

Baltimore, MD	Fleet Facility
\$5,378,683	38,200 SF



7000 Shannon Willow p.44

Charlotte, NC	Medical User
\$1,692,032	4,730 SF



7020 Shannon Willow p. 45

Charlotte, NC	Medical User
\$2,597,073	7,260 SF



Shoppes at 521 p. 46

Fort Mill, SC	Multi-tenant
\$2,975,000	12,740 SF





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



► Steelecreek

Retail

Location

13551 Steelecreek 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 Steelecreek 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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SOLD



▶ **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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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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▶ *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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▶ Sunbelt Rentals

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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▶ 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

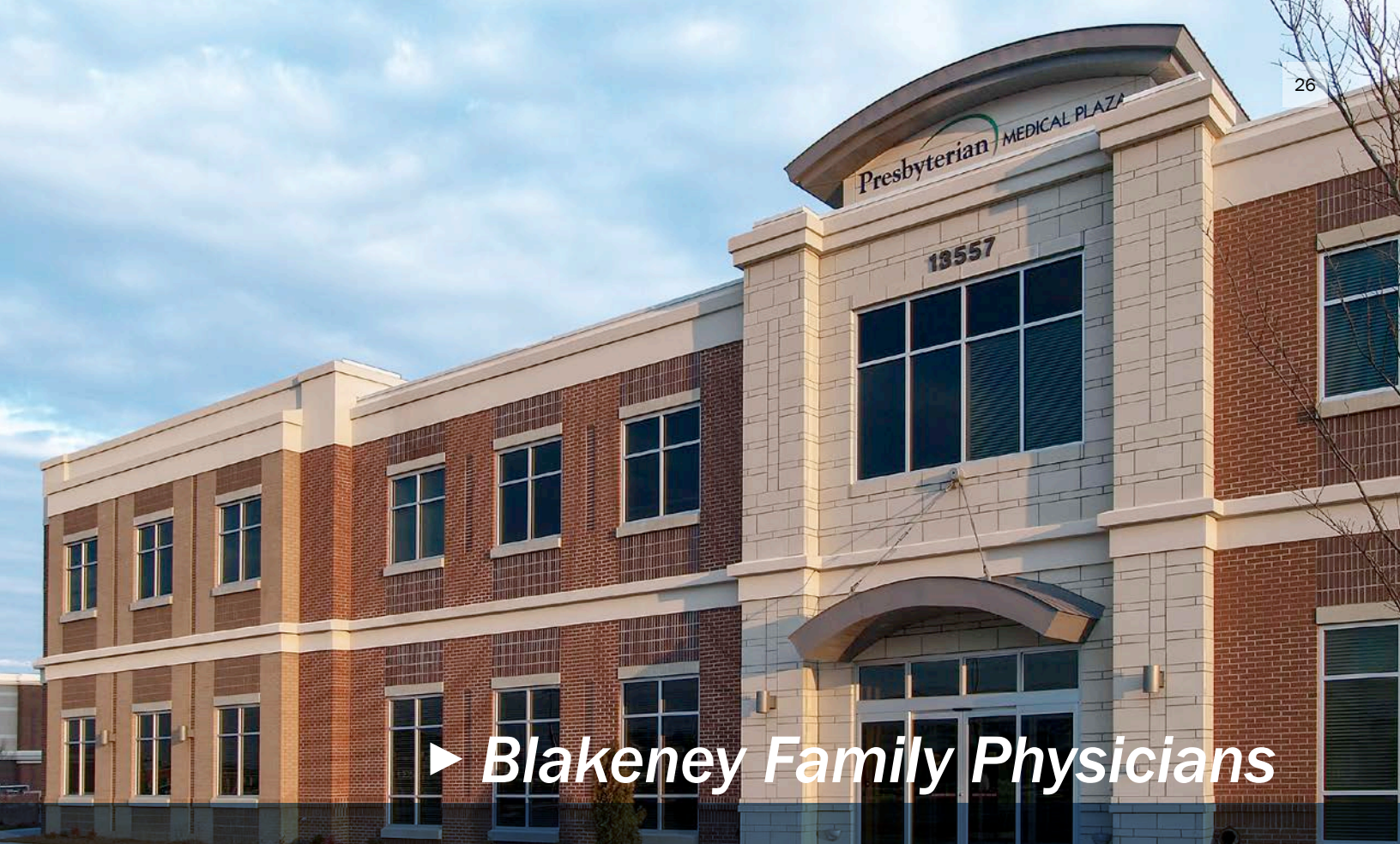
Tenants

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



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Medical Office

Location

13557 Steelescrot 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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► *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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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)



SOLD



► 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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SOLD



► 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.



Mark Newell | mnewell@mpvre.com | 704.561.5243
2400 South Blvd #300 | Charlotte, NC 28203 | 704.248.2100 | mpvre.com

SOLD



▶ 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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**Under
Contract**



▶ 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





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





► 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

► *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
 mnewell@mpvre.com

Confidentiality Request Form

Property _____

Name _____

Email _____

Phone _____

► *Investment Team Members*



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The Charlotte Observer

TOP WORKPLACES

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The Charlotte Observer
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*MPV Properties
is proud to be
named a
Top Work Place
three years
in a row.*

► *About MPV Properties*

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.

*Reliable, ethical, experienced and professional,
we work to the highest standards.*



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