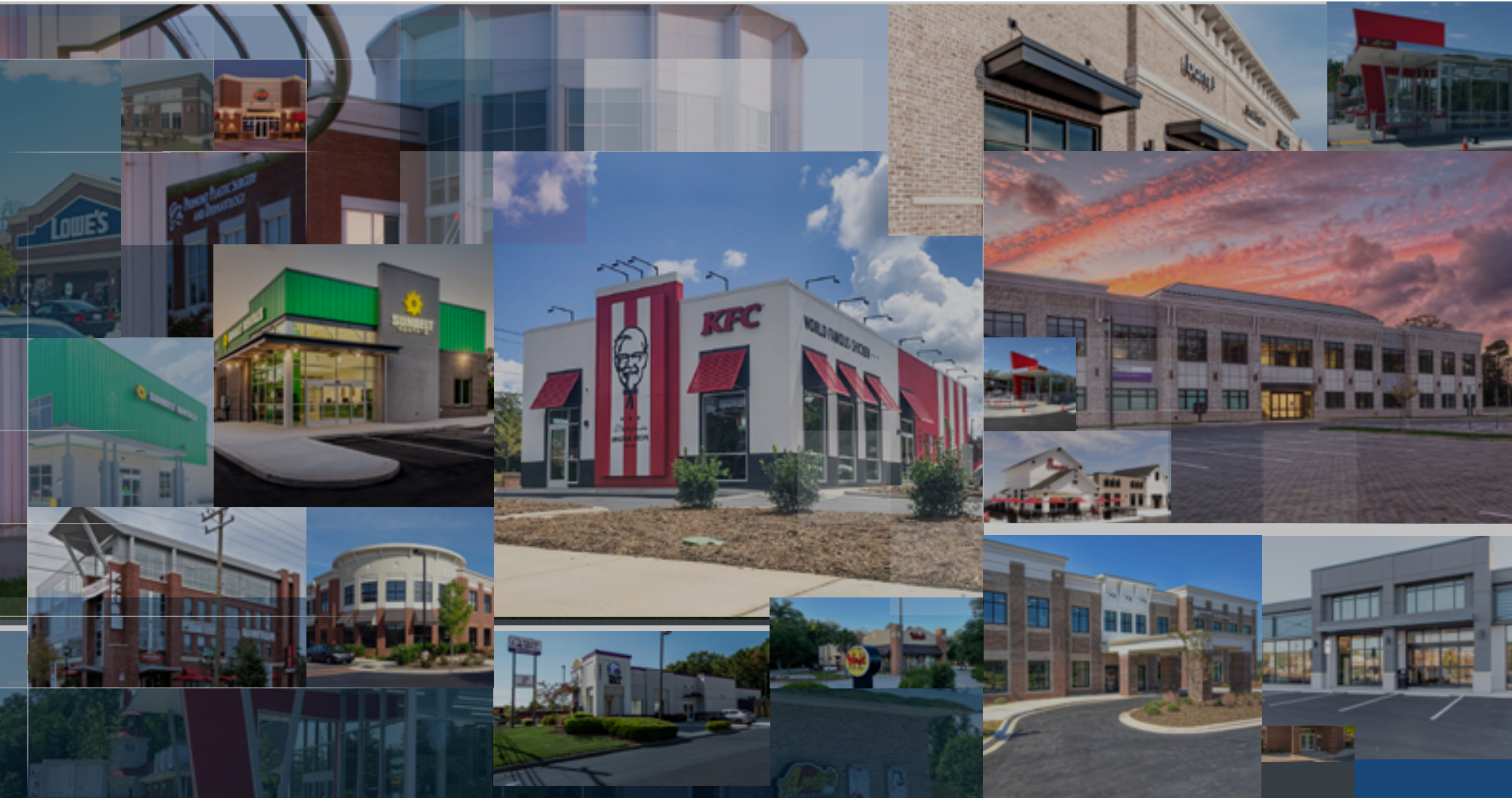


Investment Sales



Contents

Investment Sales

Contact

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MPV Properties Investment Sales

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Investment Services Overview

MPV Investment Services

MPV Properties' Investment Sales Team specializes in the sale of retail, single tenant NNN, office, and medical office income producing properties.

Our goal is to meet our client's investment sales objectives by achieving the best possible value within the desired timeframe.

MPV leverages its vast investor/buyer database and extensive market knowledge to achieve optimal sales values.

INVESTMENT SALES TEAM SERVICES & QUALIFICATIONS

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



About MPV Properties

MPV Investment Services

At MPV Properties our passion is to create value through the combination of strategic investment and applied corporate real estate services. We invest directly with property owners, clients and other investors. Our services include brokerage, development and property management of industrial, land, medical, mixed-use, office, retail, and urban infill investments.

Strong financial relationships enable us to move quickly to execute our vision.

The experience level and complete involvement of our principals produces outstanding results. Our market knowledge and experience enable us to achieve above market rates of return.

We are committed to making a positive impact on the communities in which we operate and strive to be good stewards of our resources. Reliable, ethical, experienced and professional, we work to the highest standards.



George Macon



Jim Merrifield



Brad Murr



Bailey Patrick



Chris Skvoretz



Steve Vermillion

The partners at
MPV Properties
have over a
century of
experience
in Charlotte's
commercial real
estate market.

Marketing Strategy

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 sale of their asset from analyzing the market type and arriving at the correct offering price, to negotiating the contract and finalizing the sale with the buyer.

WHAT WE DO FOR YOU

Analyze the property and market condition

Work with the seller to arrive at a price that meets the sale objective

Prepare a thorough Investment Offering Memorandum

Market the property to an extensive list of local, regional, and national buyers

Qualify any prospects to determine if they are capable investment property buyers

Negotiate the contract - our significant experience in contract negotiations help to streamline this process

Manage the due diligence and closing process through our organized assemblage of property information

INVESTMENT SALES TEAM



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Creating Value



MPV Properties Investment Sales

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For Sale



South End Infill Opportunity

1101 TYVOLA ROAD, CHARLOTTE, NC

Sale Price	\$3,600,000
GLA	17,255 SF
Property Type	Office

Investment Highlights

Fully occupied value-add key man office in South End

Prominent infill site in Lower South End with attractive upside opportunity

Situated at the major intersection of Tyvola Rd and Old Pineville Rd; great visibility and close proximity to several high-profile mixed use and multifamily projects



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For Sale



6023 Beatties Ford MOB

6023 BEATTIES FORD ROAD, CHARLOTTE, NC

Sale Price	Call for Pricing
GLA	7,384 SF
Property Type	Medical Office

Investment Highlights

MOB available in Northwest Charlotte

Build-out for internal medicine and pediatrics

12 exam rooms, 13 offices, 4 waiting rooms, 6 bathrooms, 2 lab rooms, x-ray

Excellent visibility and access via Beatties Ford Road



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For Sale



Pinnacle Medical Park Condo

330 JAKE ALEXANDER BLVD, SALISBURY, NC

Sale Price \$2,609,200

GLA 8,860 SF

Property Type Medical Office

Investment Highlights

Suites 101-104

Charlotte MSA; Dense medical corridor

NNN lease structure with limited landlord responsibilities

Hospital credit; Annual rent escalations



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For Sale



Pizza Hut Carmi

1714 W MAIN ST, CARMi, IL

Sale Price	\$413,793
GLA	2,500 SF
Property Type	Retail

Investment Highlights

New 7-year lease (to be executed prior to closing)

10% escalations every 5 years & at each option

Absolute net lease

No landlord responsibilities



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For Sale



Pizza Hut Fairfield

1208 W MAIN ST, FAIRFIELD, IL

Sale Price	\$413,793
GLA	2,100 SF
Property Type	Retail

Investment Highlights

New 7-year lease (to be executed prior to closing)

10% escalations every 5 years & at each option

Absolute net lease

No landlord responsibilities



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For Sale



Pizza Hut Du Quoin

805 S WASHINGTON ST, DU QUOIN, IL

Sale Price	\$689,655
GLA	3,800 SF
Property Type	Retail

Investment Highlights

New 7-year lease (to be executed prior to closing)

10% escalations every 5 years & at each option

Absolute net lease

No landlord responsibilities



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For Sale



Pizza Hut Mineral Springs

2105 SHERRON RD, DURHAM, NC

Sale Price \$1,000,000

GLA 2,284 SF

Property Type Retail

Investment Highlights

New 15-year lease (to be executed prior to closing)

10% escalations every 5 years & at each option

Absolute net lease

No landlord responsibilities



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For Sale



Novant Health Medical Condo E

1035 LINCOLNTON RD, UNIT E, SALISBURY, NC

Sale Price \$4,374,789

GLA 13,590 SF

Property Type Medical Office

Investment Highlights

New 7-year term for Novant Health Foot and Ankle

Recent 5-year extension for Novant Family Medicine

Aa3 credit rating (Moody's)

NNN leases; strong annual escalations



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For Sale



Novant Health Medical Condo C

1035 LINCOLNTON RD, UNIT C, SALISBURY, NC

Sale Price Call for Pricing

GLA 1,660 SF

Property Type Medical Office

Investment Highlights

1,660 SF medical office condo available

Conveniently located

Three to four exam rooms, breakroom, reception area

Larger communal lobby outside of unit



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For Sale



Carolina Urology Fort Mill

1698 SOUTH CAROLINA 160, FORT MILL, SC

Sale Price \$1,450,000

GLA 5,120 SF

Property Type Medical Office

Investment Highlights

Net lease

Recent renewal

Market leading urology group

Flourishing submarket



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For Sale



Novant Health Orthopedics & Sports Medicine

810 MITCHELL AVE, SALISBURY, NC

Sale Price \$4,760,911

GLA 15,604 SF

Property Type Medical Office

Investment Highlights

Recent 7 year extension

Net lease

2.5% annual escalations

Aa3 credit rating (Moody's)



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Under Contract



2050 Suttle Ave

CHARLOTTE, NC

Sale Price \$2,600,000

GLA 1.33 AC

Property Type Flex

Investment Highlights

11,200 SF Flex/Adaptive reuse building for sale

Located in the heart of Freemore West/Bryant Park

Large fenced parking (65 spaces) 16+ ft clear height

Two roll up drive-in doors



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RETAIL

Farmington Shops

Harrisburg, NC	Retail
\$7,000,000	
Tenant(s): Dunkin' Donuts, Jersey Mikes, Heartland Dental, Ivy Rehab, Le Nails and Spa	11,621 SF



MEDICAL OFFICE

Cedar Professional Center

Pineville, NC	MOB
\$585,000	
Tenant(s):	2,576 SF



RETAIL

Shoppes at McCullough Bldg 1 & 2

Pineville, NC	Retail
\$8,100,000	
Tenant(s): Biggby Coffee, Prime Specialty Pharmacy, KPop Nail Spa, Trident Smile Dental Studio, etc.	18,448 SF



RETAIL

Pizza Hut Durham

Durham, NC	Retail
\$1,260,504	
Tenant(s): Pizza Hut	0.056 Acres



RETAIL

Pizza Hut Williamsburg

Williamsburg, KY	Retail
\$1,098,500	
Tenant(s): Pizza Hut	2,800 SF



RETAIL

Pizza Hut Cicero

Cicero, NY	Retail
\$885,715	
Tenant(s): Pizza Hut	2,528 SF





INDUSTRIAL

Cherry Road Industrial

Rock Hill, SC	Industrial
\$1,950,000	
Tenant(s):	0.96 Acres



RETAIL

4903 South Boulevard

Charlotte, NC	Retail
\$4,760,000	
Tenant(s): Priscilla McCall's, Sherwin-Williams, Carolina Rent-To-Own	1.78 Acres



RETAIL

Pizza Hut Williamston

Williamston, NC	Retail
\$1,074,017	
Tenant(s): Pizza Hut	4,066 SF



RETAIL

Pizza Hut Hillsville

Hillsville, VA	Retail
\$513,445	
Tenant(s): Pizza Hut	3,480 SF



RETAIL

Pizza Hut Hickory

Hickory, NC	Retail
\$1,441,616	
Tenant(s): Pizza Hut	1,472 SF



RETAIL

Pizza Hut Valdese

Valdese, NC	Retail
\$590,846	
Tenant(s): Pizza Hut	2,420 SF





RETAIL

Chick-fil-A

Harrisburg, NC	Retail
\$2,771,084	
Tenant(s): Chick-fil-A	4,450 SF



RETAIL

Anderson Pizza Hut

Anderson, SC	Retail
\$1,050,000	
Tenant(s): Pizza Hut	3,928 SF



HOTEL

Four Points Hotel

Charlotte, NC	Hotel
\$14,250,000	
Tenant(s): N/A	89,000 SF



RETAIL

Morganton Pizza Hut

Morganton, NC	Retail
\$1,382,978	
Tenant(s): Pizza Hut	1,976 SF



RETAIL

KFC Sugar Creek

Charlotte, NC	Retail
\$2,448,979	
Tenant(s): Kentucky Fried Chicken	2,600 SF



RETAIL

The Crossing at Doby's Bridge

Fort Mill, SC	Retail
\$8,618,750	
Tenant(s): Creative Kids, Doby's Bridge Pediatric Dentistry, Huntington Learning Center, & more	19,996 SF





MEDICAL OFFICE

Mount Airy MOB

Mount Airy, NC	MOB
\$2,700,000	
Tenant(s): N/A	9,500 SF



RETAIL

Northcross

Huntersville, NC	Retail
\$3,166,000	
Tenant(s): Gracious Living Adult Day and Health Care Center, KWIK KOPY Lake Norman Graphics	14,000 SF



MEDICAL OFFICE

Atrium Health at Doby's Bridge

Fort Mill, SC	MOB
\$9,797,800	
Tenant(s): Atrium Health	19,996 SF



MEDICAL OFFICE

Kannapolis Family Practice

Kannapolis, NC	MOB
\$2,000,000	
Tenant(s): Novant Health	6,190 SF



MEDICAL OFFICE

WFBH - Orthopaedics & Sports Medicine

Salisbury, NC	MOB
\$2,474,000	
Tenant(s): Wake Forest Baptist Health Orthopaedics & CAWH Rehab Services	9,600 SF



RETAIL

South Point Village

Belmont, NC	Retail
\$5,675,143	
Tenant(s): Piedmont Plastic Surgery & Dermatology, Friendly Dental, Domino's Pizza	10,861 SF



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RETAIL

Take 5

Charlotte, NC	Retail
\$1,386,139	
Tenant(s): Take 5	1.09 Acres



RETAIL

Bojangles

Beaufort, SC	Retail
\$2,400,000	
Tenant(s): Bojangles	3,519 SF



RETAIL

Taco Bell

Charlotte, NC	Retail
\$2,400,000	
Tenant(s): Taco Bell	3,520 SF



RETAIL

Southend Plaza

Fort Mill, SC	Retail
\$4,325,000	
Tenant(s):	17,400 SF



MEDICAL OFFICE

Novant Health Pediatrics

Charlotte, NC	MOB
\$1,355,720	
Tenant(s): Novant Health Pediatrics Ardrey Kell	3,392 SF



RETAIL

Sterling Shopping Center

Charlotte, NC	Retail
\$3,000,000	
Tenant(s): Skyland Restaurant	2 Acres





MEDICAL OFFICE

Monroe Crossing Medical

Monroe, NC	Medical Condo
\$980,000	
Tenant(s): Leonard Hess DDS	6,000 SF



MEDICAL OFFICE

Statesville MOB

Statesville, NC	MOB
\$3,125,000	
Tenant(s): Piedmont Health, Iredell Health System, Carolina Hearing and Tinnitus	15,587 SF



MEDICAL OFFICE

Park Place MOB

Charlotte, NC	MOB
\$2,150,000	
Tenant(s): Novant Health, Greg Ott Center for Physical Therapy	8,320 SF



RETAIL

Anchor Village

Denver, NC	Retail
\$2,300,000	
Tenant(s): Spine Chiropractic, Lake Norman Speech Therapy and 5 more	10,140 SF



MEDICAL OFFICE

Kings Crossing

Charlotte, NC	Medical Condo
\$2,075,000	
Tenant(s): Integrative Rheumatology	5,540 SF



MEDICAL OFFICE

Billingsley Medical Office

Charlotte, NC	Medical Condo
\$1,275,000	
Tenant(s):	6,800 SF



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RETAIL

Sam Rittenberg Boulevard

Charleston, SC	Retail
\$5,550,000	
Tenant(s): AAA Car Care, Batteries Plus, Eye Glass World	13,900 SF



OFFICE

Wellman Building

Fort Mill, SC	Office User
\$6,000,000	
Tenant(s): Synergy Steele, ICC, Inc, Power Engineers, Fairstead	39,316 SF



MEDICAL OFFICE

Cotswold MOB

Charlotte, NC	MOB
\$16,140,000	
Tenant(s): Novant Health, Dr. Michael T. Williams MD	27,209 SF



RETAIL

Andy's Frozen Custard

Waxhaw, NC	Retail
\$1,600,000	
Tenant(s): Andy's Frozen Custard	1,642 SF



RETAIL

South Boulevard Library

Charlotte, NC	Government
\$8,000,000	
Tenant(s): Charlotte-Mecklenburg Public Library	18,850 SF



MEDICAL OFFICE

Duke Health

Apex, NC	MOB
\$5,515,000	
Tenant(s): Duke Health	12,037 SF





MEDICAL OFFICE

Shannon Willow II

Charlotte, NC	MOB
\$2,150,000	
Tenant(s): The Neurological Institute	6,675 SF



MEDICAL OFFICE

Shannon Willow I

Charlotte, NC	MOB
\$1,430,000	
Tenant(s): The Neurological Institute	4,730 SF



RETAIL

Reafield Building I

Waxhaw, NC	Retail
\$7,040,000	
Tenant(s): Novant Health, RockBox Fitness	16,958 SF



MEDICAL OFFICE

Franklin Pediatrics

Franklin, TN	MOB
\$6,400,000	
Tenant(s): Franklin Pediatrics	14,025 SF



RETAIL

Reafield Building II

Waxhaw, NC	Retail
\$4,275,000	
Tenant(s): Rosati's Pizza, Brush'd Salon, Barre3, Ultra Nail Boutique, Reafield Dental	9,079 SF



RETAIL

America's Mattress

Waxhaw, NC	Retail
\$2,050,000	
Tenant(s): America's Mattress	4,000 SF





INDUSTRIAL

AAA Fleet Facility

Baltimore, MD	Light Industrial
\$6,800,000	
Tenant(s): AAA	38,200 SF



OFFICE INDUSTRIAL

AAA DC Fleet

Woodlawn, MD	Light Industrial
\$5,013,338	
Tenant(s): AAA	38,200 SF



MEDICAL OFFICE

South Charlotte MOB

Charlotte, NC	MOB
\$12,444,700	
Tenant(s): Tryon Medical Partners	20,510 SF



MEDICAL OFFICE

Eastern Carolina Women's Center

New Bern, NC	MOB
\$5,000,000	
Tenant(s): Eastern Carolina Women's Center	20,510 SF



RETAIL

Family Dollar

Kershaw, NC	Shopping Center
\$1,375,000	
Tenant(s): Family Dollar	8,320 SF



MEDICAL OFFICE

Hickory Family Practice

Hickory, NC	MOB
\$3,075,000	
Tenant(s): Hickory Family Practice	12,348 SF



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MEDICAL OFFICE

Dillon Family Medicine

Dillon, SC	MOB
\$6,000,000	
Tenant(s): Dillon Family Medicine	24,056 SF



RETAIL

Shoppes at 521

Fort Mill, SC	Multi-tenant
\$2,650,000	
Tenant(s): Charlotte Oral Surgery, Victory Dental Center & Pediatric Dental, Enterprise Leasing Company	12,740 SF



MEDICAL OFFICE

Denver MOB II

Denver, NC	MOB
\$3,089,000	
Tenant(s): Southern Oncology, Podiatrist	8,400 SF



MEDICAL OFFICE

Swain Medical Park

Bryson City, NC	MOB
\$3,300,000	
Tenant(s): Swain Community Hospital, a Duke LifePoint hospital	11,160 SF



MEDICAL OFFICE

Abdel Plaza

Matthews, NC	Medical User
\$26,150,000	
Tenant(s): Matthews Children Clinic, CEENTA, Novant and 11 more	90,000 SF



MEDICAL OFFICE

Denver Medical

Denver, NC	Medical Office
\$8,800,000	
Tenant(s): Novant Medical Group	25,000 SF





MEDICAL OFFICE

Hickory Family Practice

Hickory, NC	Medical User
\$1,904,000	
Tenant(s): Hickory Family Practice	17,632 SF



RETAIL/MIXED-USE

Brookfield South

Greenville, SC	Business Center
\$5,650,000	
Tenant(s): Summit Church, Lennox Industries, Inc., 4 Balance Fitness and 4 more	64,868 SF



MEDICAL OFFICE

CEENTA Steele Creek

Charlotte, NC	Build to Suit
\$1,800,000	
Tenant(s): Charlotte Eye Ear Nose & Throat Associates, P.A. (CEENTA)	9,000 SF



MEDICAL OFFICE

Hoskins Road Dialysis Center

Charlotte, NC	MOB
\$2,080,000	
Tenant(s): Hoskins Dialysis Center guaranteed by Fresenius Medical	10,000 SF



MEDICAL OFFICE

Whitehall Eye Care Clinic

Charlotte, NC	Medical Condo
\$480,000	
Tenant(s): Novant Health	8,000 SF



MEDICAL OFFICE

Whitehall MOB

Charlotte, NC	MOB
\$2,035,000	
Tenant(s): Novant Health Steele Creek Family Practice Medicine	8,000 SF



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MEDICAL OFFICE

Durham Dialysis Clinic

Durham, NC	MOB
\$2,450,000	
Tenant(s): Durham Dialysis Clinic guaranteed by Fresenius Medical	10,125 SF



MEDICAL OFFICE

Baxter Crossing

Fort Mill, SC	Medical User
\$3,134,250	
Tenant(s): Piedmont Medical Center	10,400 SF



MEDICAL OFFICE

Mountain Island Village

Charlotte, NC	Medical Office
\$775,000	
Tenant(s): Mountain Island Village Medical	9,823 SF



MEDICAL OFFICE

Sun Valley Family Practice

Monroe, NC	Medical User
\$1,340,000	
Tenant(s): Sun Valley Family Practice	7,440 SF



MEDICAL OFFICE

Monroe Family Practice

Monroe, NC	Multi-tenant
\$3,200,000	
Tenant(s): Monroe Family Practice	10,237 SF



MEDICAL OFFICE

Blakeney Medical

Charlotte, NC	Medical Condo
\$3,045,000	
Tenant(s): Novant Health	12,885 SF



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MEDICAL OFFICE

Blakeney Family Physicians

Charlotte, NC	Medical User
\$8,270,000	
Tenant(s): Novant Health	34,000 SF



MEDICAL OFFICE

Jetton Medical

Cornelius, NC	Multi-tenant
\$10,350,000	
Tenant(s): Lakeside Family Physicians and 3 more	16,958 SF



RETAIL

Sunbelt Rentals – Raleigh

Raleigh, NC	Build to Suit
\$5,000,000	
Tenant(s): Sunbelt Rentals, Inc.	15,300 SF



RETAIL

Mattress Firm & Orangetheory

Charlotte, NC	Shopping Center
\$3,975,000	
Tenant(s): Mattress Firm, Orangetheory Fitness	8,000 SF



RETAIL

Sunbelt Rentals –Charlotte

Charlotte, NC	Build to Suit
\$2,860,000	
Tenant(s): Sunbelt Rentals, Inc.	9,300 SF



RETAIL

Goodwill

Charlotte, NC	Multi-tenant
\$1,480,000	
Tenant(s): Goodwill Industries of the Southern Piedmont, Inc.	10,208 SF



Our Team

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
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Confidentiality Request Form

Property

Name

Email

Phone

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Working Together

Office | Medical | Industrial | Retail | Land | Investment

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