



Investment Sales

MEDICAL | OFFICE | RETAIL

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Contents

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INVESTMENT SALES

Medical | Office | Retail

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This marketing piece is intended solely as a preliminary expression of interest and is to be used for discussion purposes only. Neither the Owner nor prospective purchaser shall have any contractual obligations to the other with respect to the matters referred to herein unless and until a purchase agreement has been fully executed by Owner and prospective purchaser.



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Charlotte, NC 28203

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.



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

For Sale

CHICK-FIL-A GROUND LEASE Overview

MPV Properties is pleased to present the opportunity to acquire the fee simple ownership interest in 9880 Rocky River Road, located in Harrisburg, North Carolina.

This new construction, corporate backed absolute net ground lease is subject to a newly executed 15-year lease with Chick-fil-A. The lease features 10% rent escalations every 5 years throughout the initial term and at the beginning of each option period (8x5 year options.) The growing NOI provides a hedge against inflation. The property is strategically situated at the signalized intersection of Rocky River Road and Farmington Parkway, on a high profile outparcel to Farmington.



Retail

Location

9880 Rocky River Road,
Harrisburg, NC

GLA

4,450 SF

Price

\$2,771,084

CAP Rate

4.15%

INVESTMENT HIGHLIGHTS

- Expected completion end of Q1 2023
- New construction with double drive through
- Hard corner at signalized intersection
- Zero landlord responsibilities
- New 15-year lease with attractive rental economics
- 25-minute drive time to Charlotte
- Outparcel to Farmington (across from Harris Teeter)
- Explosive population growth in market



For Sale

PIZZA HUT CICERO *Overview*

MPV Properties, LLC, on behalf of ownership as its exclusive advisor, is pleased to present the opportunity to acquire the fee simple ownership interest in 7801 Brewerton Road, located in Cicero, New York.

The property is subject to a newly executed 15-year absolute net lease with Tasty Hut LLC, a 221+ unit Pizza Hut franchisee and wholly owned subsidiary of Tasty Restaurant Group (420+ unit restaurant operator spanning over 21 states.)



Retail

Location

7801 Brewerton Road,
Cicero New York

GLA

2,528 SF

Price

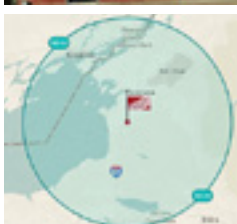
\$1,008,130.00

CAP Rate

6.15%

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



For Sale

PIZZA HUT VALDESE Overview

MPV Properties, LLC, on behalf of ownership as its exclusive advisor, is pleased to present the opportunity to acquire the fee simple ownership interest in 1181 Main Street W, located in Valdese, North Carolina.

The property is subject to a newly executed 15-year absolute net lease with Tasty Hut LLC, a 221+ unit Pizza Hut franchisee and wholly owned subsidiary of Tasty Restaurant Group (420+ unit restaurant operator spanning over 21 states.)



Retail

Location

1181 Main Street W,
Valdese, NC

GLA

2,420 SF

Price

\$590,846.00

CAP Rate

6.10%

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



For Sale

PIZZA HUT HICKORY Overview

MPV Properties, LLC, on behalf of ownership as its exclusive advisor, is pleased to present the opportunity to acquire the fee simple ownership interest in 2907 16th Street NE, located in Hickory, North Carolina.

The property is subject to a newly executed 15-year absolute net lease with Tasty Hut LLC, a 221+ unit Pizza Hut franchisee and wholly owned subsidiary of Tasty Restaurant Group (420+ unit restaurant operator spanning over 21 states.)



Retail

Location

2907 16th Street NE,
Hickory, NC

GLA

1,472 SF

Price

\$1,530,620.00

CAP Rate

5.65%

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



For Sale

PIZZA HUT WILLIAMSBURG *Overview*

MPV Properties, LLC, on behalf of ownership as its exclusive advisor, is pleased to present the opportunity to acquire the fee simple ownership interest in 743 South 10th Street, located in Williamsburg, Kentucky.

The property is subject to a newly executed 15-year absolute net lease with Tasty Hut LLC, a 221+ unit Pizza Hut franchisee and wholly owned subsidiary of Tasty Restaurant Group (420+ unit restaurant operator spanning over 21 states.)



Retail

Location

743 South 10th Street,
Williamsburg, KY

GLA

2,800 SF

Price

\$1,126,666.00

CAP Rate

5.85%

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



For Sale

PIZZA HUT HILLSVILLE *Overview*

MPV Properties, LLC, on behalf of ownership as its exclusive advisor, is pleased to present the opportunity to acquire the fee simple ownership interest in 115 South Main Street, located in Hillsville, Virginia.

The property is subject to a newly executed 15-year absolute net lease with Tasty Hut LLC, a 221+ unit Pizza Hut franchisee and wholly owned subsidiary of Tasty Restaurant Group (420+ unit restaurant operator spanning over 21 states.)



Retail

Location

115 South Main Street,
Hillsville, VA

GLA

3,480 SF

Price

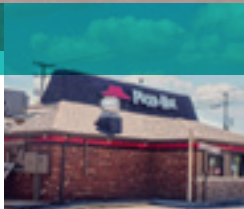
\$513,445.00

CAP Rate

5.95%

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



For Sale

PIZZA HUT WILKESBORO

Overview

MPV Properties, LLC, on behalf of ownership as its exclusive advisor, is pleased to present the opportunity to acquire the fee simple ownership interest in 78 Sparta Road, located in Wilkesboro, North Carolina.

The property is subject to a newly executed 15-year absolute net lease with Tasty Hut LLC, a 221+ unit Pizza Hut franchisee and wholly owned subsidiary of Tasty Restaurant Group (420+ unit restaurant operator spanning over 21 states.)



Retail

Location

78 Sparta Road,
Wilkesboro, NC

GLA

2,922 SF

Price

\$1,550,796.00

CAP Rate

5.15%

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



For Sale

PIZZA HUT WILLIAMSTON *Overview*

MPV Properties, LLC, on behalf of ownership as its exclusive advisor, is pleased to present the opportunity to acquire the fee simple ownership interest in 1037 Brentway Avenue, located in Williamston, North Carolina.

The property is subject to a newly executed 15-year absolute net lease with Tasty Hut LLC, a 221+ unit Pizza Hut franchisee and wholly owned subsidiary of Tasty Restaurant Group (420+ unit restaurant operator spanning over 21 states.)



UNDER
CONTRACT

Retail

Location

1037 Brentway Avenue,
Williamston, NC

GLA

4,066 SF

Price

\$1,074,017.00

CAP Rate

5.85%

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





RETAIL

Anderson Pizza Hut

Anderson, SC	Retail
\$1,050,000	6.0% CAP
Tenant(s): Pizza Hut	3,928 SF



HOTEL

Four Points Hotel

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



RETAIL

Morganton Pizza Hut

Morganton, NC	Retail
\$1,382,978	5.0% CAP
Tenant(s): Pizza Hut	1,976 SF



RETAIL

KFC Sugar Creek

Charlotte, NC	Retail
\$2,448,979	4.90% CAP
Tenant(s): Kentucky Fried Chicken	2,600 SF



RETAIL

The Crossing at Doby's Bridge

Fort Mill, SC	Retail
\$8,618,750	6.35% CAP
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	N/A
Tenant(s): N/A	9,500 SF



RETAIL

Northcross

Huntersville, NC	Retail
\$3,166,000	7.0% CAP
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	4.49% CAP
Tenant(s): Atrium Health	
	19,996 SF



MEDICAL OFFICE

Kannapolis Family Practice

Kannapolis, NC	MOB
\$2,000,000	7.0% CAP
Tenant(s): Novant Health	
	6,190 SF



MEDICAL OFFICE

WFBH - Orthopaedics & Sports Medicine

Salisbury, NC	MOB
\$2,474,000	7.72% CAP
Tenant(s): Wake Forest Baptist Health Orthopaedics & CAWH Rehab Services	
	9,600 SF



RETAIL

South Point Village

Belmont, NC	Retail
\$5,675,143	5.60% CAP
Tenant(s): Piedmont Plastic Surgery & Dermatology, Friendly Dental, Domino's Pizza	
	10,861 SF



RETAIL

Take 5

Charlotte, NC	Retail
\$1,386,139	5.65% CAP
Tenant(s): Take 5	
	1.09 Acres



RETAIL

Bojangles

Beaufort, SC	Retail
\$2,400,000	6.01% CAP
Tenant(s): Bojangles	3,519 SF



RETAIL

Taco Bell

Charlotte, NC	Retail
\$2,400,000	4.60% CAP
Tenant(s): Taco Bell	3,520 SF



RETAIL

Southend Plaza

Fort Mill, SC	Retail
\$4,325,000	7.00% CAP
Tenant(s):	17,400 SF



MEDICAL OFFICE

Novant Health Pediatrics

Charlotte, NC	MOB
\$1,355,720	6.32% CAP
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	10.41% CAP
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



RETAIL

Sam Rittenberg Boulevard

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



SOLD

OFFICE

Wellman Building

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



SOLD

MEDICAL OFFICE

Cotswold MOB

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



SOLD

RETAIL

Andy's Frozen Custard

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



SOLD

RETAIL

South Boulevard Library

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



SOLD

MEDICAL OFFICE

Duke Health

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



SOLD

MEDICAL OFFICE

Shannon Willow II

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



SOLD

MEDICAL OFFICE

Shannon Willow I

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



SOLD

RETAIL

Reafield Building I

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



SOLD

MEDICAL OFFICE

Franklin Pediatrics

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



SOLD

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



SOLD

RETAIL

America's Mattress

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



SOLD

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



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

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 MOB II

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



MEDICAL OFFICE

Denver Medical

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

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	



MEDICAL OFFICE

CEENTA Steele Creek

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



MEDICAL OFFICE

Hoskins Road Dialysis Center

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



MEDICAL OFFICE

Whitehall Eye Care Clinic

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



MEDICAL OFFICE

Whitehall MOB

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



MEDICAL OFFICE

Durham Dialysis Clinic

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



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



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



MEDICAL OFFICE

Fresenius Medical Care

Bennettsville, SC	Single-tenant
\$775,000	
Tenant(s): Fresenius Medical Care	7,192 SF



MEDICAL OFFICE

Blakeney MOB

Charlotte, NC	Multi-tenant
\$2,775,000	
Tenant(s): Carolina Physicians Network, Inc.	8,064 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



RETAIL

Six Mile Commons II

Fort Mill, SC	Multi-tenant
\$3,150,000	
Tenant(s): Mattress Firm and AT&T	7,020 SF



RETAIL

Lowe's Home Improvement

Charlotte, NC	Land Lease
\$675,000	
Tenant(s): Lowe's Home Improvement	3.544 Acres



RETAIL

Southwood Village

Florence, SC	Shopping Center
\$2,750,000	
Tenant(s): Food Lion and Family Dollar	45,450 SF



RETAIL

Mooresville Gateway Trade Court Shoppes

Mooresville, NC	Multi-tenant
\$4,026,859	
Tenant(s): NewDominion, Running Company and 3 more	Bldg. 3: 7,299 SF Bldg. 4: 7,354 SF



RETAIL

Outback Steakhouse

Charlotte, NC	Land Lease
\$855,643	
Tenant(s): Outback Steakhouse	1.81 Acres



RETAIL

McDonald's

Charlotte, NC	Land Lease
\$1,600,000	
Tenant(s): McDonald's	1.110 Acres



RETAIL

The Landing at Ocean Isle Beach

Ocean Isle, NC	Shopping Center
\$9,200,000	
Tenant(s): Lowes Foods, The East Carolina Bank and 2 more	53,220 SF



RETAIL

Steelescroft

Charlotte, NC	Multi-tenant
\$2,475,000	
Tenant(s): Allen Tate, State Farm	9,357 SF



RETAIL

Six Mile Commons

Fort Mill, SC	Multi-tenant
\$5,570,000	
Tenant(s): Verizon Wireless Krispy Kreme and 7 more	18,000 SF



RETAIL

Southborough

Charlotte, NC	Multi-tenant
\$3,875,000	
Tenant(s): Noddles & Co., The Wine Loft, Five Guys and 4 more	28,221 SF



RETAIL

Steelescroft

Charlotte, NC	Multi-tenant
\$2,800,000	
Tenant(s): Hickory Tavern, AT&T and Fitness Together	9,357 SF

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:

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Confidentiality Request Form

Property _____

Name _____

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OFFICE

INDUSTRIAL

RETAIL

LAND

INVESTMENT