

# Investment Sales



Bojangles | Beaufort, SC



Tupelo Commons | Bluffton, SC



Oakhurst | Cornelius, NC



Sunbelt | Fort Mill, SC



Novant Health | Denver, NC



Taco Bell | Mountain City, TN



Farmington | Charlotte/Harrisburg, NC



KFC | Charlotte, NC



Atrium Health | Doby's Bridge | Fort Mill, SC



Chick-fil-A | Farmington | Charlotte, NC



AAA | Charleston, SC



South Charlotte MOB | Charlotte, NC

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## Contact

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# Investment Sales Overview

## MPV Investment Services

MPV Properties' Investment Sales Team specializes in the sale of medical, retail, single tenant and multi-tenant 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

Analyze the property and market condition

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

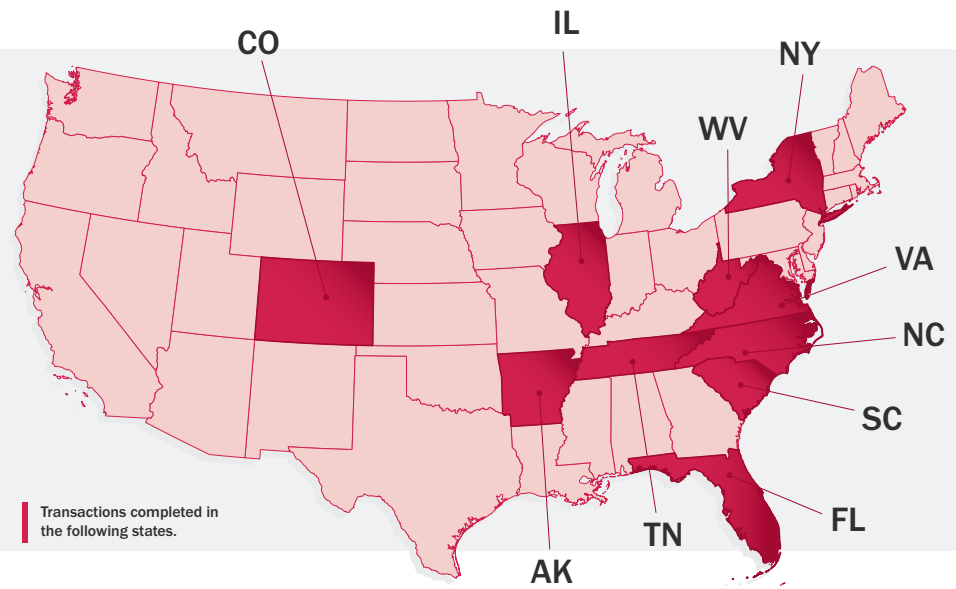
Prepare a thorough investment offering package

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

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

Negotiate the contract: our significant experience in contract negotiations helps to ease this process

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



# Notable Clients & Key Tenants

## A Long History of Success



## INVESTMENT TEAM MEMBERS



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MPV Properties Investment Sales

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Charlotte, NC 28203



# Marketing Capabilities

## Meeting Your Audience Where they Are

In addition to marketing your property on our own website, we publish all listings locally with SiteIndex, and with leading national commercial real estate databases CoStar, LoopNet, and Crexi to guarantee maximum exposure to a targeted audience. We also send monthly focused emails with top notch marketing materials.



## Advanced Mapping Intelligence

Analyzing the land and surrounding area is an important step in any land transaction. MPV Properties has mapping capabilities to identify critical components such as:

Flood Plains

Parcel Data

Topography

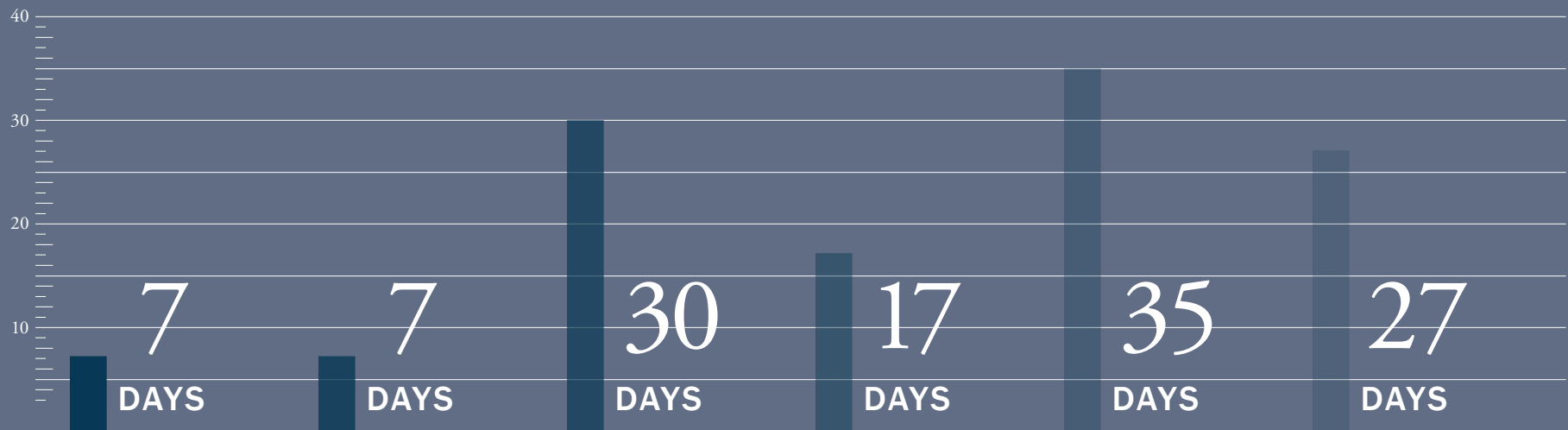
Traffic Patterns

Nearby Development

High-quality and Current Aerial Imagery

Our marketing is effective  
because we target the right people  
with the right information.

# Marketing & Sales Timeline



## Marketing Creation

Property Photos & Rendering

Create Offering Memorandum and Marketing Materials

Site Setup for Doc Conveyance

Compile & Upload Due Diligence Docs

**7 DAYS**

## Pre-Marketing

Pre-Marketing to Top Prospects

**7 DAYS**

## Broad Marketing

E-Marketing & Calling Campaign

**30 DAYS**

## Negotiation Process

Award Property

**7 DAYS**

PSA Negotiation & Execution

**10 DAYS**

## Due Diligence

Buyer Due Diligence Period

Delivery of Due Diligence materials

Delivery of updated ALTA and Title if needed

**35 DAYS**

Seller Due Diligence Period

**21-30 DAYS**

## Closing

Submit Estoppels & SNDA

Await response

**20 DAYS**

Preparation of Closing Documents

Closing

**7 DAYS**

# Current Availability | Active Listings

### Multi-Tenant



**South End Square** *Charlotte, NC*  
\$11,900,000 6.41% CAP

### Medical



**Providence Road MOB** *Charlotte, NC*  
\$9,800,000 6.00% CAP

### Single Tenant



**Sunbelt Melbourne** *Melbourne, FL*  
\$7,739,333 6.00% CAP

### Multi-Family



**North Sharon Amity Rd.** *Charlotte, NC*  
\$1,375,000 —% CAP

### Medical Office



**320 Jake Alexander** *Salisbury, NC*  
\$3,734,620 7.00% CAP

### Single Tenant



**Chase Bank** *Charlotte, NC*  
\$2,913,333 4.50% CAP



# Recent Sales Portfolio

## Medical Properties




**Carmel Medical Condo**  *Charlotte, NC*



**Novant Orthopedics**  *Salisbury, NC*



**Farmington Small Shops II**  *Charlotte, NC*



**Antiquity**  *Cornelius, NC*



**New Hope Pad**  *Cramerton, NC*




**Beatties Ford MOB**  *Ford, NC*



**Golf Links MOB**  *Charlotte, NC*



**Cedar Professional Center**  *Pineville, NC*




**1219 Lexington Avenue**  *Thomasville, NC*



**1035 Lincolnton Road**  *Lincolnton, NC*



**The Crossing at Doby's Bridge**  *Fort Mill, SC*



**Mount Airy MOB**  *Mt. Airy, NC*



# Recent Sales Portfolio

## Medical Properties



**Kannapolis Family Practice**

📍 *Kannapolis, NC*



**WFBH Orthopedics & Sports Medicine**

📍 *Salisbury, NC*



**Kings Crossing**

📍 *Charlotte, NC*



**Billingsly Medical Office**

📍 *Charlotte, NC*



**Novant Health Pediatrics**

📍 *Charlotte, NC*



**Cotswold MOB**

📍 *Charlotte, NC*



**Monroe Crossing Medical**

📍 *Monroe, NC*



**Statesville MOB**

📍 *Statesville, NC*



**Park Place MOB**

📍 *Charlotte, NC*



**Duke Health**

📍 *Apex, NC*



**Shannon Willow II**

📍 *Charlotte, NC*



**Shannon Willow I**

📍 *Charlotte, NC*

# Recent Sales Portfolio

## Medical Properties



**Franklin Pediatrics**

*Franklin, TN*



**Eastern Carolina Women's Center**

*New Bern, NC*



**Hickory Family Practice**

*Hickory, NC*



**Dillon Family Medicine**

*Dillon, SC*



**Novant Health Denver**

*Denver, NC*



**Denver MOB II**

*Denver, NC*



**Swain Medical Park**

*Bryson City, NC*



**Abdel Plaza**

*Matthews, NC*



**CEENTA Steele Creek**

*Charlotte, NC*



**Hoskins Road Dialysis Center**

*Charlotte, NC*



**Whitehall Eye Care Clinic**

*Charlotte, NC*



**Whitehall MOB**

*Charlotte, NC*

# Recent Sales Portfolio

## Medical Properties



**Durham Dialysis Clinic**  *Durham, NC*




**Baxter Crossing**  *Fort Mill, SC*



**Mountain Island Village**  *Charlotte, NC*



**Sun Valley Family Practice**  *Monroe, NC*



**Monroe Family Practice**  *Denver, NC*



**Blakeney Medical**  *Denver, NC*



**Blakeney Family Physicians**  *Bryson City, NC*



**Jetton Medical**  *Matthews, NC*



Ready to sell your medical property?  
*Call us!* (704) 561 5243



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Charlotte, NC 28203



# Recent Sales Portfolio

## Multi-Tenant



Village at Oakhurst

📍 Cornelius, NC



Tupelo Commons

📍 Bluffton, SC



Shoppes at McCullough

📍 Pineville, NC



144 Talbert Point

📍 Mooresville, NC



Mountain View Small Shops

📍 Hickory, NC



1244 East Blvd

📍 Charlotte, NC



3200 North Davidson

📍 Charlotte, NC



4701-4709 N. Tryon

📍 Charlotte, NC



South End Infill Opportunity

📍 Charlotte, NC



2417-2729 N. Tryon

📍 Charlotte, NC



Shops at Lakeview

📍 Charlotte, NC



4225 & 4231 South Blvd

📍 Charlotte, NC

# Recent Sales Portfolio

## Multi-Tenant



Farmington Shops

Charlotte, NC



4801 South Blvd

Charlotte, NC



Madison Corners

Charlotte, NC



4903 South Blvd

Charlotte, NC



Doby's Bridge Retail

Fort Mill, SC



16630 Northcross

Huntersville, NC



315 E. Woodlawn

Charlotte, NC



Anchor Village Retail

Denver, NC



Sam Rittenburg Retail

Charleston, SC



Sterling Shopping Center

Charlotte, NC



South End Plaza

Charlotte, NC



South Point Village

Belmont, NC

# Recent Sales Portfolio

## Multi-Tenant



Reafield Building I Waxhaw, NC



Reafield Building II Waxhaw, NC



Wellman Building Fort Mill, SC



Shoppes at 521 Fort Mill, SC



Brookfield South Greenville, SC



Mattress Firm & Orangetheory Charlotte, NC

“It’s simple: work with the best to achieve the best outcome; MPV’s Investment team is simply the best.”

— Herbert A.



Ready to sell your multi-tenant property?

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[mpvre.com](http://mpvre.com)

# Recent Sales Portfolio

## Single Tenant



McDonald's at Kellswater

📍 Kannapolis, NC



Dunkin' at W. W.T. Harris

📍 Charlotte, NC



Grease Monkey

📍 Denver, NC



Sunbelt Johnstown

📍 Johnstown, CO



Sunbelt Leesburg

📍 Leesburg, WV



529 US 321 Hickory

📍 Hickory, NC



Shell Station Chester

📍 Chester, SC



Shell Station Disputanta

📍 Disputanta, VA



Shell Station Ashland

📍 Ashland, VA



Sunbelt Ranson

📍 Ranson, WV



KFC Mountain City

📍 Mountain City, TN



Take 5 Salem

📍 Salem, VA

# Recent Sales Portfolio

## Single Tenant



1935 John Crosland

📍 Charlotte, NC



Harris Teeter Fuel

📍 Charlotte, NC



Truck Stop

📍 Petersburg, VA



Taco Bell

📍 Mountain City, TN



Pizza Hut

📍 North Wilkesboro, NC



Take 5 Danville

📍 Danville, VA



Pizza Hut Du Quoin

📍 Du Quoin, IL



Pizza Hut Fairfield

📍 Fairfield, IL



Pizza Hut Carmi

📍 Carmi, IL



Pizza Hut Durham

📍 Durham, NC



2050 Suttle Ave

📍 Charlotte, NC



Pizza Hut Cicero

📍 Cicero, NY



# Recent Sales Portfolio

## Single Tenant



**Pizza Hut  
Durham**

📍 *Durham, NC*



**Pizza Hut  
Williamsburg**

📍 *Williamsburg, KY*



**First Watch**

📍 *Beaufort, SC*



**528 S. Cherry Rd**

📍 *Rock Hill, SC*



**Firehouse Subs**

📍 *Charlotte, NC*



**Pizza Hut Hickory**

📍 *Hickory, NC*



**Chick-fil-A**

📍 *Charlotte, NC*



**Pizza Hut  
Hillsville**

📍 *Hillsville, VA*



**Pizza Hut Valdese**

📍 *Valdese, NC*



**Pizza Hut  
WingStreet  
Williamston**

📍 *Williamston, NC*



**Pizza Hut  
WingStreet  
Anderson**

📍 *Anderson, SC*



**KFC Sugar Creek**

📍 *Sugar Creek, NC*

# Recent Sales Portfolio

## Single Tenant



**Pizza Hut**  
Morganton

📍 *Morganton, NC*



**Denver Auto Sale**

📍  *Mooresville, NC*



**5001 Airport Center Pkwy**

📍 *Charlotte, NC*



**Bojangles**

📍 *Beaufort, SC*



**Take 5 Charlotte**

📍 *Charlotte, NC*



**Taco Bell**  
Charlotte

📍 *Charlotte, NC*



**Andy's Frozen Custard**

📍 *Waxhaw, NC*



**South Boulevard Library**

📍 *Charlotte, NC*



**America's Mattress**

📍 *Waxhaw, NC*



**AAA Fleet Facility**

📍 *Baltimore, MD*



**AAA DC Fleet**

📍 *Woodlawn, MD*



**Marvin Crossing**

📍 *Charlotte, NC*

# Recent Sales Portfolio

## Single Tenant



Family Dollar

📍 Kershaw, NC



Elizabeth Avenue

📍 Charlotte, NC



Sunbelt Raleigh

📍 Raleigh, NC



Sunbelt Charlotte

📍 Kannapolis, NC



Goodwill

📍 Charlotte, NC

“Working with Mark and his team saved me time and money. I can’t speak enough about their professionalism and results.”

— Mary H.



Ready to sell your single tenant property?

*Call us!* (704) 561 5243



Working Together

Office | Medical | Industrial | Retail | Land | Investment

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