

Investment Sales



Bojangles | Beaufort, SC



Tupelo Commons | Bluffton, SC



Oakhurst | Cornelius, NC



Sunbelt | Fort Mill, SC



Novant Health | Denver, NC



Plaza at Park 51 | Pineville, NC



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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MPV Properties Investment Sales

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

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

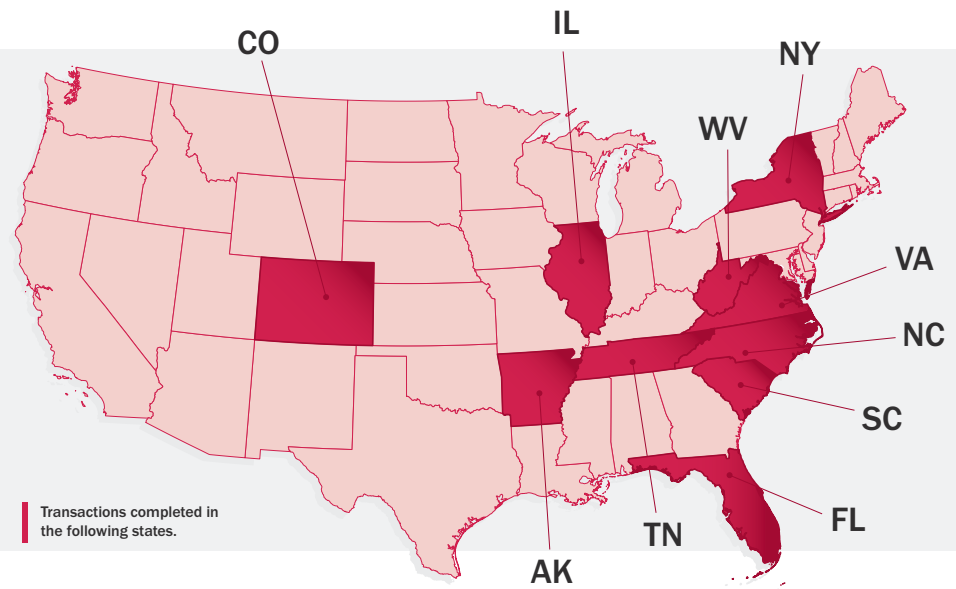
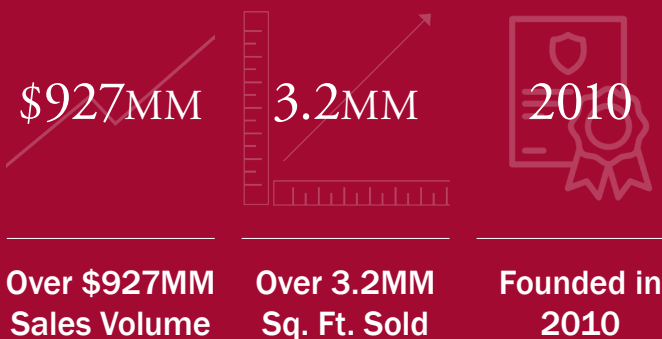
Prepare a thorough investment offering package

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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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

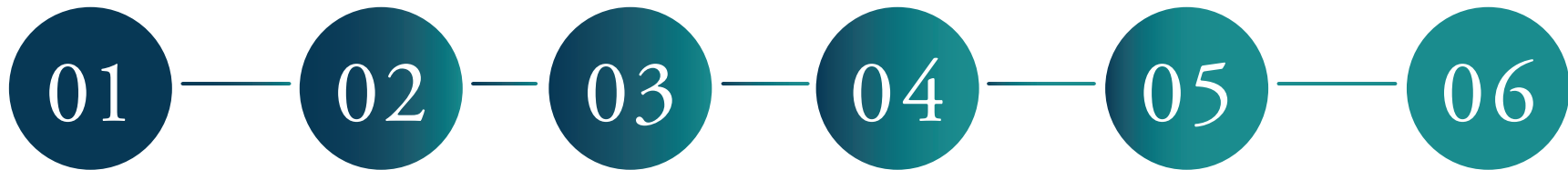
Traffic Patterns

Nearby Development

High-quality and
Current Aerial Imagery

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

Marketing & Sales Process



**Marketing
Creation**

Property Photos
& Rendering
—
Create Offering
Memorandum
and Marketing
Materials
—
Site Setup for
Doc Conveyance
—
Compile &
Upload
Due Diligence
Docs

**Pre-
Marketing**

Pre-Marketing to
Top Prospects

**Broad
Marketing**

E-Marketing
& Calling
Campaign

**Negotiation
Process**

Award Property
—
PSA Negotiation
& Execution

**Due
Diligence**

Buyer Due
Diligence Period
—
Delivery of
Due Diligence
materials
—
Delivery of
updated ALTA
and Title if needed
—
Seller Due
Diligence Period

Closing

Submit Estoppels
& SNDA
—
Await response
—
Preparation of
Closing Documents
—
Closing

Current Availability | Active Listings



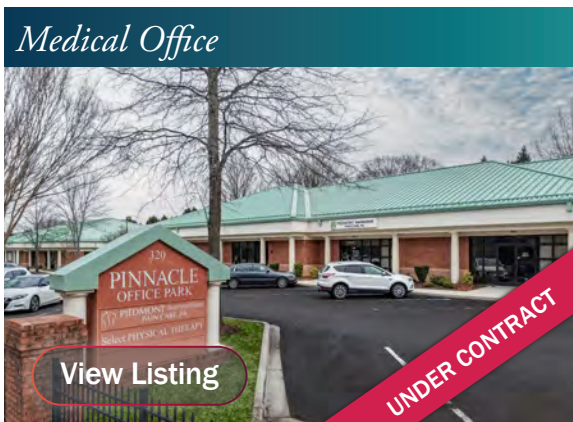
Carrington Square *Waxhaw, NC*
\$3,916,094 6.15% CAP



Nexton Square *Summerville, SC*
\$11,444,444 6.75% CAP



Kendrick Crossing *Gastonia, NC*
\$13,646,459 6.00% CAP



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

Recent Sales Portfolio

Medical Properties



Plaza at Park 51  *Charlotte, NC*



Providence Rd MOB  *Charlotte, NC*



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*

Recent Sales Portfolio

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Medical Properties



**The Crossing at
Doby's Bridge**

📍 *Fort Mill, SC*



Mount Airy MOB

📍 *Mt. Airy, NC*



**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*



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Recent Sales Portfolio

Medical Properties



Shannon Willow II  *Charlotte, NC*



Shannon Willow I  *Charlotte, NC*



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*

Recent Sales Portfolio

Medical Properties



**Whitehall Eye
Care Clinic**

📍 *Charlotte, NC*



Whitehall MOB

📍 *Charlotte, NC*



**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*

Recent Sales Portfolio

Multi-Tenant



Gates at Point Hope

📍 *Charleston, SC*



Christenbury Retail

📍 *Concord, NC*



South End Square

📍 *Charlotte, NC*



North Sharon Amity Road

📍 *Charlotte, NC*



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*

Recent Sales Portfolio

Multi-Tenant



South End Infill Opportunity

📍 *Charlotte, NC*



2417-2729 N. Tryon

📍 *Charlotte, NC*



Shops at Lakeview

📍 *Charlotte, NC*



4225 & 4231 South Blvd

📍 *Charlotte, NC*



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*

Recent Sales Portfolio

Multi-Tenant



**Sam Rittenburg
Retail**

📍 *Charleston, SC*



**Sterling Shopping
Center**

📍 *Charlotte, NC*



South End Plaza

📍 *Charlotte, NC*



**South Point
Village**

📍 *Belmont, NC*



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*

Recent Sales Portfolio

Single Tenant



Chase Bank

📍 *Charlotte, NC*



Caribou

📍 *Denver, NC*



2344 The Plaza

📍 *Charlotte, NC*



**Sunbelt
Melbourne**

📍 *Melbourne, FL*



**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*

Recent Sales Portfolio

Single Tenant



**Shell Station
Ashland**

📍 *Ashland, VA*



**Sunbelt
Ranson**

📍 *Ranson, WV*



**KFC
Mountain City**

📍 *Mountain City, TN*



Take 5 Salem

📍 *Salem, VA*



**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*

Recent Sales Portfolio

Single Tenant



Pizza Hut Carmi

📍 Carmi, IL



Pizza Hut Durham

📍 Durham, NC



2050 Suttle Ave

📍 Charlotte, NC



Pizza Hut Cicero

📍 Cicero, NY



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

Recent Sales Portfolio

Single Tenant



Pizza Hut Valdese

📍 Valdese, NC



Pizza Hut Williamston

📍 Williamston, NC



Pizza Hut Anderson

📍 Anderson, SC



KFC Sugar Creek

📍 Sugar Creek, NC



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

Recent Sales Portfolio

Single Tenant



**America's
Mattress**

📍 *Waxhaw, NC*



AAA Fleet Facility

📍 *Baltimore, MD*



AAA DC Fleet

📍 *Woodlawn, MD*



Marvin Crossing

📍 *Charlotte, NC*



Family Dollar

📍 *Kershaw, NC*



Elizabeth Avenue

📍 *Charlotte, NC*



Sunbelt Raleigh

📍 *Raleigh, NC*



Sunbelt Charlotte

📍 *Kannapolis, NC*



Goodwill

📍 *Charlotte, NC*



Office | Medical | Industrial | Retail | Land | Investment

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