

±1,188
Acres

CANNON FARM RD

THE CLUB
AT IRISH CREEK

ENOCHVILLE RD

Kannapolis Lake

LESS THAN 3 MILES FROM THE KANNAPOLIS DOWNTOWN REVITALIZATION PROJECT

IRISH CREEK LAND & THE CLUB AT IRISH CREEK

Kannapolis, NC



03	EXECUTIVE SUMMARY
05	PARCEL IDENTIFICATION
09	CONCEPTUAL DEVELOPMENT PLAN
13	AERIALS
16	PROPOSAL GUIDLINES & TIMING
17	AREA INFORMATION
20	MAJOR EMPLOYERS

CONTACT:

JUSTIN HOLOFCHAK

jholofchak@mpvre.com
704.248.2107

BAILEY PATRICK

bpatrick@mpvre.com
704.248.2102

**IRISH CREEK LAND &
THE CLUB AT IRISH CREEK**



mpvre.com | 704.248.2100

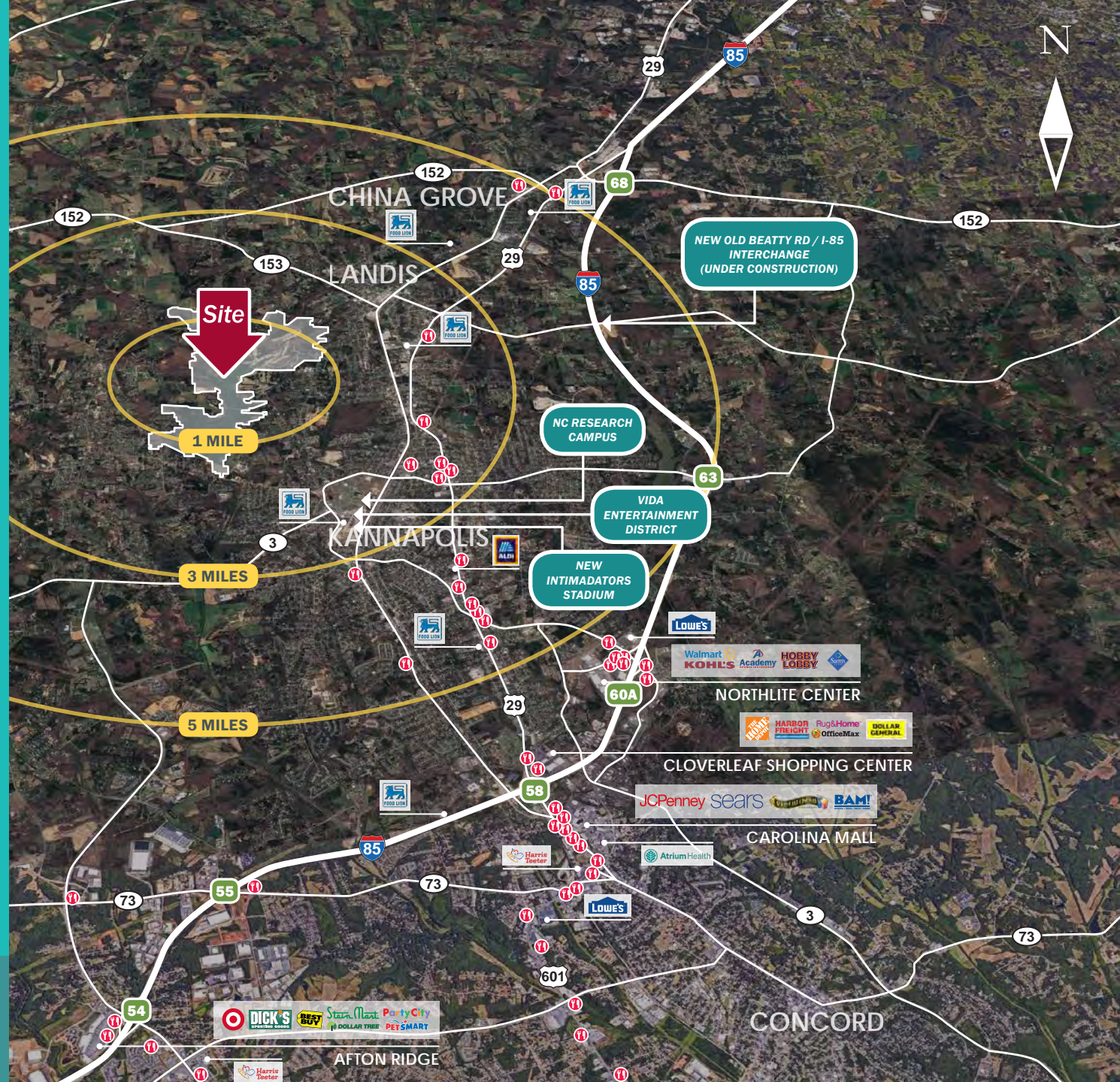
2400 South Boulevard, Suite 300
Charlotte, NC 28203

The information provided is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. Use of this data for any purpose should be of acknowledgment of the limitations of the data.

This Offering Memorandum is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The recipients intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a purchase agreement has been fully executed. The parties agree that this Offering Memorandum is not intended to create any agreement or obligation by either party to negotiate a definitive purchase agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length.

INTRODUCTION

MPV Properties is pleased to present for sale the Land at Irish Creek, consisting of approximately 1,188 acres surrounding and underlying Kannapolis Lake. This unique holding includes The Club at Irish Creek, a Davis Love, III redesigned championship golf course. This tremendous asset is located in the City of Kannapolis and the Town of Landis in southern Rowan County NC, about 25 miles northeast of Charlotte, North Carolina. The Property is ideal for a large master-planned residential development suited for various market rate and active adult housing products. Located just 2.5 miles away from Downtown Kannapolis and the North Carolina Research Campus, the Property is just minutes away from numerous employment centers and services. The Downtown Kannapolis Revitalization is under construction and includes the new Kannapolis Intimidators baseball stadium and Vida mixed use entertainment district offering apartments, a parking deck, a brewery, office and restaurant space. A new interchange is currently under construction, (scheduled to open in late 2019) at I-85 and old Beatty Road and is less than a ten minute drive from the Property.



CONFIDENTIALITY AGREEMENT
 PLEASE CLICK & SIGN IN ORDER TO GAIN
 ACCESS TO DUE DILLIGENCE INFORMATION



LOCATION

Located just 2.5 miles away from Downtown Kannapolis and the North Carolina Research Campus, the Property is just minutes away from numerous employment centers and services. The Downtown Kannapolis Revitalization is under construction and includes the new Kannapolis Intimidators baseball stadium and Vida mixed use entertainment district offering apartments, a parking deck, a brewery, office and restaurant space. A new interchange is currently under construction, scheduled to open in late 2019 at I-85 and old Beatty Road and is approximately a ten minute drive from the Property.

ACCESS

The majority of access to the property will come from Cannon Farm Road. Additional access is available on Tully More Drive, Windward Lane and Rankin Road.

UTILITIES

Kannapolis currently services sewer treatment for The Club at Irish Creek and for the first phase of Irish Creek (48 remaining developed lots). Kannapolis and Landis are currently in discussion about Kannapolis handling all of Landis's wastewater. Currently Salisbury treats Landis's wastewater. This option is further away and at a higher rate of cost than what Kannapolis would charge. Water is currently provided by Kannapolis and Landis.

COVENANTS AND RESTRICTIONS

The first phase of Irish Creek (48 remaining developed lots) are included in the recorded Irish Creek Declaration of Covenants, Restrictions and Easements (along with recorded amendments). Seller is the Declarant. All rights as Declarant will be assigned to Buyer at Closing.

DEED RESTRICTION

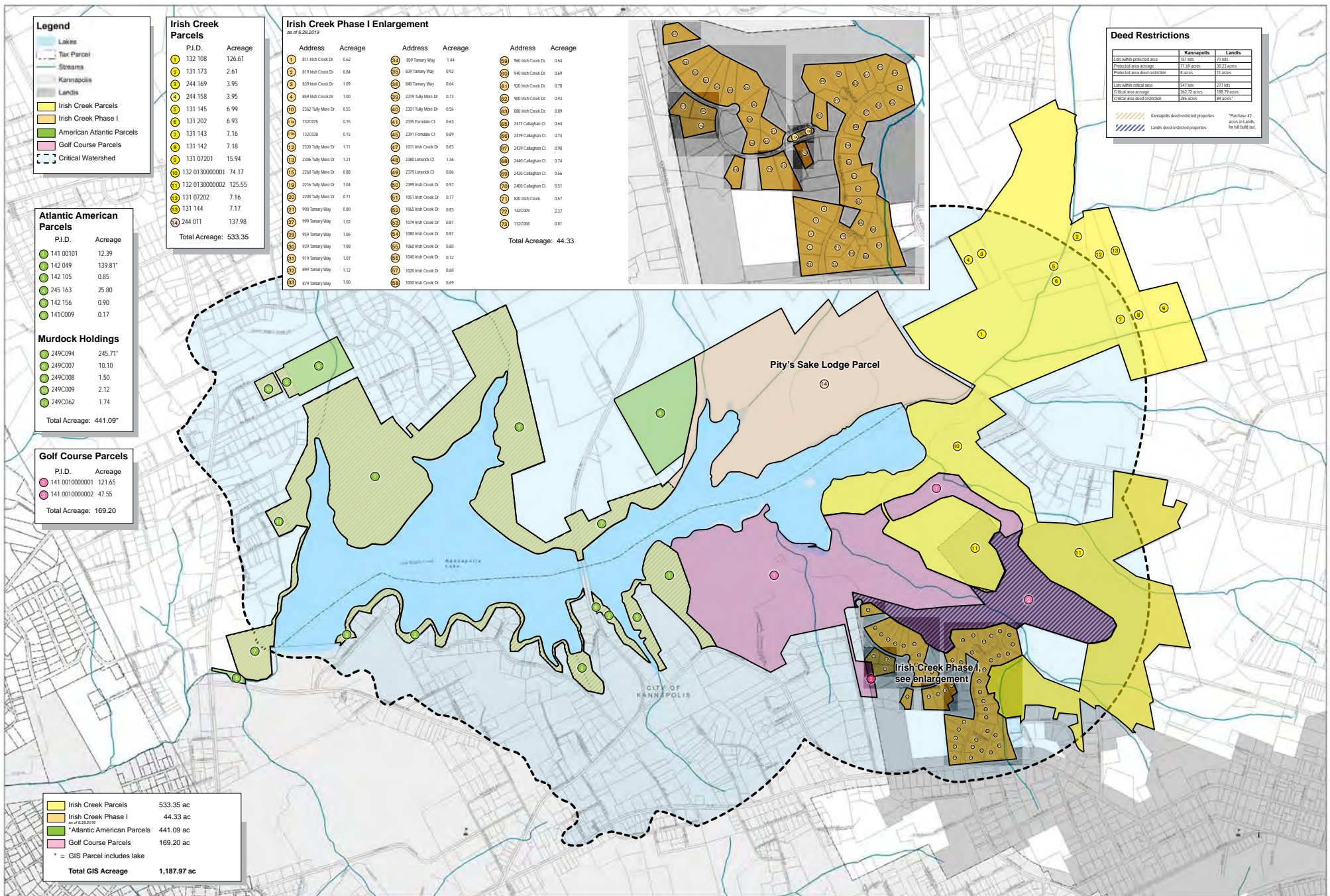
The Property lies in the Protected and Critical Watersheds surrounding Kannapolis Lake. In order to maximize future density, portions of contiguous property will need to be deed restricted against future development. Effectively, a developer is allowed two units per deed restricted acre in the Protected Area and one unit per deed restricted acre in the Critical Area. This deed restriction is required to occur within in the municipality where the Property is located. It is of the Seller's opinion that the land under the golf course and the land to located on the southwest side of Kannapolis Lake provide ample land to deed restrict in order to maximize density.

KANNAPOLIS LAKE

The land under Kannapolis Lake will be conveyed as a part of the Property. The water is owned by the City of Kannapolis except for a small separate irrigation pond used for the golf course. Kannapolis Lake serves as the City's main drinking water supply thus no boats, swimming or recreational activities are allowed. Kannapolis Lake's dam maintenance is the responsibility of the City of Kannapolis.

INTENT

It is the intent of the Seller to convey all of the Property to a single buyer, however will consider offers on portions of the Property based on the merit of such offers and qualification of the buyer(s).



Legend

- Lakes
- Tax Parcel
- Streams
- Kannapolis
- Lands
- Irish Creek Parcels
- Irish Creek Phase I
- American Atlantic Parcels
- Golf Course Parcels
- Critical Watershed

Irish Creek Parcels

P.I.D.	Acreage
132 108	126.61
131 173	2.61
244 169	3.95
244 158	3.95
131 145	6.99
131 202	6.93
131 143	7.16
131 142	7.18
131 07201	15.94
132 013000001	74.17
132 013000002	125.55
131 07202	7.16
131 144	7.17
244 011	137.98
Total Acreage: 533.35	

Irish Creek Phase I Enlargement
as of 6.28.2019

Address	Acreage	Address	Acreage	Address	Acreage
811 Irish Creek Dr.	0.62	859 Tamary Way	1.44	960 Irish Creek Dr.	0.64
819 Irish Creek Dr.	0.84	879 Tamary Way	0.92	960 Irish Creek Dr.	0.69
839 Irish Creek Dr.	1.09	840 Tamary Way	0.64	920 Irish Creek Ct.	0.78
859 Irish Creek Dr.	1.00	2319 Tully Moss Dr.	0.73	960 Irish Creek Dr.	0.93
2360 Tully Moss Dr.	0.55	2301 Irish Creek Dr.	0.56	980 Irish Creek Dr.	0.89
1320205	0.15	2335 Forelake Ct.	0.63	2411 Callaghan Ct.	0.64
1320208	0.15	2391 Forelake Ct.	0.89	960 Irish Creek Ct.	0.74
2320 Tully Moss Dr.	1.11	1071 Irish Creek Ct.	0.83	2439 Callaghan Ct.	0.98
2306 Tully Moss Dr.	1.21	2380 Limerick Ct.	1.36	2439 Callaghan Ct.	0.74
131 07201	1.21	2379 Limerick Ct.	0.86	2420 Callaghan Ct.	0.56
2360 Tully Moss Dr.	0.88	2399 Irish Creek Dr.	0.97	2420 Callaghan Ct.	0.51
2376 Tully Moss Dr.	1.04	1851 Irish Creek Dr.	0.77	820 Irish Creek Dr.	0.57
2320 Tully Moss Dr.	0.71	1065 Irish Creek Dr.	0.83	132009	2.37
900 Tamary Way	0.80	1079 Irish Creek Dr.	0.87	132008	0.81
999 Tamary Way	1.02	1080 Irish Creek Dr.	0.87		
959 Tamary Way	1.06	1060 Irish Creek Dr.	0.80		
939 Tamary Way	1.08	1040 Irish Creek Dr.	0.72		
919 Tamary Way	1.07	1020 Irish Creek Dr.	0.69		
899 Tamary Way	1.12	1000 Irish Creek Dr.	0.69		
879 Tamary Way	1.00	980 Irish Creek Dr.	0.69		
Total Acreage: 44.33					

Deed Restrictions

	Kannapolis	Lands
Lands within protected area	131 lots	17 lots
Protected area acreage	17.48 acres	20.22 acres
Protected area deed restriction	8 acres	11 acres
Lands within critical area	543 lots	277 lots
Critical area acreage	362.72 acres	188.79 acres
Critical area deed restriction	295 acres	89 acres*

Kannapolis deed restricted properties: Purchase 42 lots in Lands for full build out.
Lands deed restricted properties: Purchase 42 lots in Lands for full build out.

Atlantic American Parcels

P.I.D.	Acreage
141 00101	12.39
142 049	139.81*
142 105	0.85
245 163	25.80
142 156	0.90
141C009	0.17
Total Acreage: 441.09*	

Murdock Holdings

P.I.D.	Acreage
249C094	245.71*
249C007	10.10
249C008	1.50
249C009	2.12
249C062	1.74
Total Acreage: 441.09*	

Golf Course Parcels

P.I.D.	Acreage
141 001000001	121.65
141 001000002	47.55
Total Acreage: 169.20	

Irish Creek Parcels	533.35 ac
Irish Creek Phase I	44.33 ac
*Atlantic American Parcels	441.09 ac
Golf Course Parcels	169.20 ac
* GIS Parcel includes lake	
Total GIS Acreage	1,187.97 ac

PARCEL MAP PROVIDED BY LAND DESIGN

THE PROPERTY

48 Single-Family Developed Lots in Landis, Rowan County, NC at The Club at Irish Creek.

OWNER: ATLANTIC AMERICAN PROP INC.

±1,188

ACRES AVAILABLE

RM-1/RM-2

*MAJORITY OF CURRENT ZONING

STREET #	STREET NAME	LEGAL DESCRIPTION	PARCEL ID	STREET #	STREET NAME	LEGAL DESCRIPTION	PARCEL ID
859	IRISH CREEK	L4 1.00AC	132C004	2379	FERNDALE	L44 .88AC	132C037
839	IRISH CREEK	L3 1.09AC	132C005	2335	FERNDALE	L41 .63AC	132C043
819	IRISH CREEK	L2 .84AC	132C006	2301	TULLY MORE	L40 .56AC	132C044
811	IRISH CREEK	L1 .62AC	132C007	2319	TULLY MORE	L39 .73AC	132C045
0	IRISH CREEK	COS3 .80AC	132C008	840	TAMARY	L36 .64AC	132C048
820	IRISH CREEK	L71 .57AC	132C010	839	TAMARY	L35 .92AC	132C049
2400	CALLAGHAN	L70 .51AC	132C011	859	TAMARY	L34 1.45AC	132C050
2420	CALLAGHAN	L69 .56AC	132C012	879	TAMARY	L31 1.00AC	132C051
2440	CALLAGHAN	L68 .74AC	132C013	899	TAMARY	L32 1.12AC	132C052
2439	CALLAGHAN	L67 .98AC	132C014	919	TAMARY	L31 1.07AC	132C053
2419	CALLAGHAN	L66 .74AC	132C015	939	TAMARY	L30 1.08AC	132C054
2411	CALLAGHAN	L65 .64AC	132C016	959	TAMARY	L29 1.06AC	132C055
880	IRISH CREEK	L63 .90AC	132C018	999	TAMARY	L27 1.02AC	132C057
900	IRISH CREEK	L62 .93AC	132C019	900	TAMARY	L21 .80AC	132C063
920	IRISH CREEK	L61 .78AC	132C020	2200	TULLY MORE	L20 .71AC	132C064
940	IRISH CREEK	L60 .69AC	132C021	2216	TULLY MORE	L19 1.04AC	132C065
960	IRISH CREEK	L59 .64AC	132C022	2260	TULLY MORE	L15 .88AC	132C069
1000	IRISH CREEK	L56 .69AC	132C023	2306	TULLY MORE	L13 1.21AC	132C071
1020	IRISH CREEK	L57 .60AC	132C024	2320	TULLY MORE	L12 1.11AC	132C072
1040	IRISH CREEK	L56 .72AC	132C025	0	TULLY MORE	L10 .55AC	132C074
1060	IRISH CREEK	L55 .80AC	132C026	2379	LIMERICK	L49 .86AC	132C032
1080	IRISH CREEK	L54 .87AC	132C027	2380	LIMERICK	L48 1.36AC	132C033
1079	IRISH CREEK	L53 .87AC	132C028	1011	IRISH CREEK	L47 .83AC	132C034
1065	IRISH CREEK	L52 .83AC	132C029	2391	FERNDALE	L45 .89AC	132C036
1051	IRISH CREEK	L51 .77AC	132C030	2379	LIMERICK	L49 .86AC	132C032
2399	IRISH CREEK	L50 .97AC	132C031	2380	LIMERICK	L48 1.36AC	132C033
				1011	IRISH CREEK	L47 .83AC	132C034
				2391	FERNDALE	L45 .89AC	132C036

CITY OF KANNAPOLIS

RESIDENTIAL MEDIUM DENSITY DISTRICT (RM-1)

RESIDENTIAL MEDIUM DENSITY DISTRICT (RM-2)

GENERAL COMMERCIAL DISTRICT (C-2)

TOWN OF LANDIS

R-8 SINGLE FAMILY RESIDENTIAL

OWNER: ATLANTIC AMERICAN PROP INC.

PARCEL ID	CAL. ACRES	ZONING JURISDICTION	ZONING DESIGNATION	PARCEL ID	CAL. ACRES	ZONING JURISDICTION	ZONING DESIGNATION
131 143	7.19	KANNAPOLIS ETJ (ROWAN COUNTY CURRENTLY)	RM-1	141C009	0.17	KANNAPOLIS CITY	RM-1
131 144	7.23	KANNAPOLIS ETJ (ROWAN COUNTY CURRENTLY)	RM-1	142 049000001	139.81	KANNAPOLIS CITY	LAKE
131 145	6.93	KANNAPOLIS ETJ (ROWAN COUNTY CURRENTLY)	RM-1	142 105	0.85	KANNAPOLIS CITY	RM-1
131 07202	7.29	KANNAPOLIS ETJ (ROWAN COUNTY CURRENTLY)	RM-1	142 156	0.9	KANNAPOLIS CITY	C-2
131 142	7.19	KANNAPOLIS ETJ (ROWAN COUNTY CURRENTLY)	RM-1	141 00101	12.39	KANNAPOLIS CITY	RM-1
131 173	2.45	KANNAPOLIS ETJ (ROWAN COUNTY CURRENTLY)	RM-1	245 163	25.81	KANNAPOLIS ETJ (ROWAN COUNTY CURRENTLY)	RM-1
244 158	3.95	KANNAPOLIS ETJ (ROWAN COUNTY CURRENTLY)	RM-1	244 011	129.11	KANNAPOLIS ETJ (ROWAN COUNTY CURRENTLY)	RM-1
131 07201	15.9	KANNAPOLIS ETJ (ROWAN COUNTY CURRENTLY)	RM-1	244 169	3.96	KANNAPOLIS ETJ (ROWAN COUNTY CURRENTLY)	RM-1
				132 0130000001	69.54	KANNAPOLIS CITY	RM-1
				132 0130000002	127.07	TOWN OF LANDIS & KANNAPOLIS CITY	R-8 & RM-1
				132 108	124.74	KANNAPOLIS ETJ (ROWAN COUNTY CURRENTLY)	RM-1
				131 202	6.93	KANNAPOLIS ETJ (ROWAN COUNTY CURRENTLY)	RM-1

OWNER: MURDOCK HOLDINGS, LLC

PARCEL ID	CAL. ACRES	ZONING JURISDICTION	ZONING DESIGNATION
249C007	9.99	KANNAPOLIS ETJ (ROWAN COUNTY CURRENTLY)	RM-2
249C008	1.49	KANNAPOLIS ETJ (ROWAN COUNTY CURRENTLY)	RM-2
249C009	2.13	KANNAPOLIS ETJ (ROWAN COUNTY CURRENTLY)	RM-2
249C062	1.74	KANNAPOLIS ETJ (ROWAN COUNTY CURRENTLY)	RM-2
249C094000001	300	KANNAPOLIS ETJ (ROWAN COUNTY CURRENTLY)	RM-2 & RM-1

*All properties located in Rowan County and Calculated Acreage is per tax record

±2.5

MILES FROM NC RESEARCH CAMPUS

48,806

POPULATION OF KANNAPOLIS



674

PROPOSED LOTS IN LANDIS

340

PROPOSED LOTS IN KANNAPOLIS

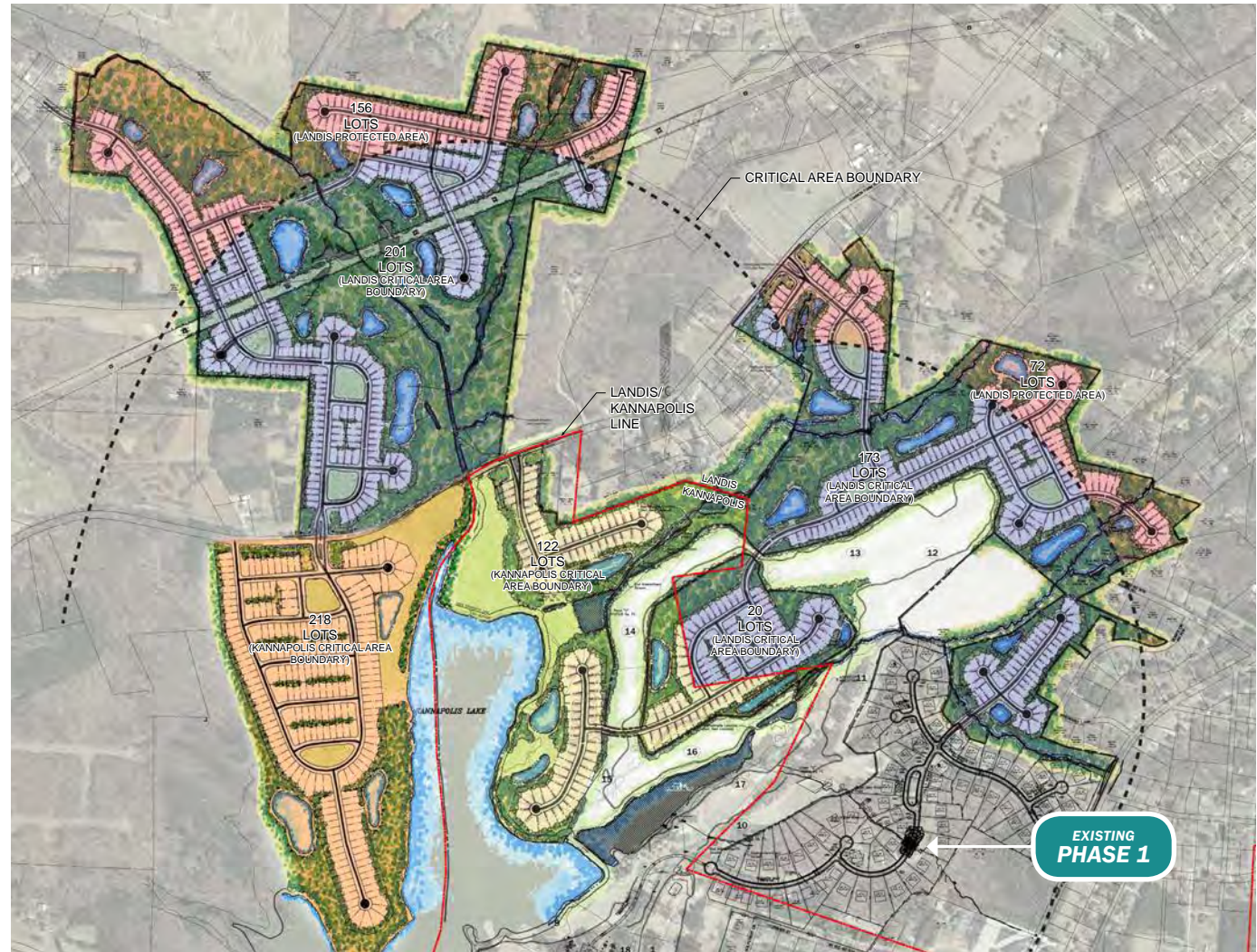
1,014

PROPOSED LOTS TOTAL

48

EXISTING DEVELOPED LOTS

PROPOSED CONCEPTUAL MASTER PLAN



MASTER PLAN PROVIDED BY LAND DESIGN



THE CLUB AT IRISH CREEK

The Club at Irish Creek is the center piece of Irish Creek, a master planned community located in Kannapolis, NC. The Irish Creek community is intended to support the Kannapolis market, as well as, the newly created North Carolina Research Campus. The city of Kannapolis and the NCRC is located less than two miles from the community. The Club sits on approx. 169 acres within the master planned community

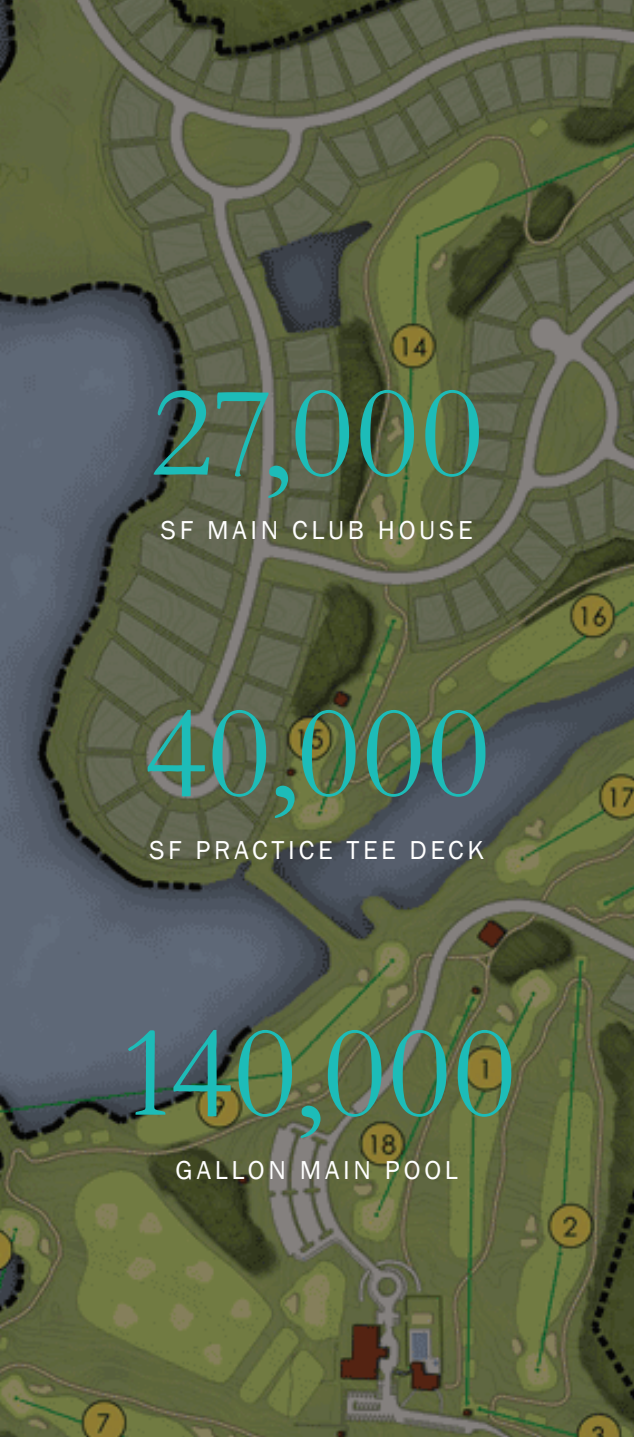
The front nine is a core layout, with no internal housing and only a handful of homesites on the perimeter of the property. The back nine is more expansive yet is no less walkable, thanks to tees placed just steps from the preceding greens, while dense buffers of mature hardwoods preserve the integrity of the golf. In a rare exception to modern development practices, the course routing was clearly given priority.

Complementing the course is one of golf's most picturesque practice facilities. Within the lakefront range, Love created an internal six-hole par-3 routing, perfect for instruction, scheduled junior play, or special events such as member-guest competitions.



THE CLUB AT IRISH CREEK

Source: <http://www.liveatirishcreek.com/club/>



THE CLUB AT IRISH CREEK CONTINUED

The Davis Love III signature designed course was built in 2007, opening to member play in late October, 07. Golfweek Magazine rated The Club at Irish Creek as the 9th best new course construction in America for 2008. The 2015 North Carolina Golf Panel rated The Club at Irish Creek as the 38th best course in North Carolina, 5TH best in the Charlotte region (out of 82 clubs) and North Carolina's best new course construction of the decade (2000-2013).

Golfweek also ranked Irish Creek as #70 in their 2014 Top 100 Residential Courses in America. The course has hosted the Prestigious CPGA's NC Open Championship in 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017 and 2018. Irish Creek is home to the Irish Creek Collegiate Golf Championship where major Universities from around the country compete annually. The Club is an official PGA Tour site, hosting PGA Tour Qualifying Schools in 2010, 2011, 2012, 2015 2018 and 2019.



Source: <http://www.liveatirishcreek.com/club/>



14,500
SF LODGE

8
BEDROOMS

PITY'S SAKE LODGE

The lodge is approximately 14,500 square feet. It was originally constructed in 1982. Construction includes a brick foundation with wood framing. Currently the lodge includes 8 bedrooms, each with its own bathroom. Additionally there is a large, commercial grade kitchen, dining room, large den with vaulted ceilings and a large stone fireplace, a media room, an enclosed patio and a deck around the rear of the house. The lodge includes other unique features include a cedar shake roof, small turret, large covered portico and a paver brick drive area. Other improvements on the site are primarily associated with the lodge, a pool and tennis area, a barn and a boat dock.



Source: <http://www.liveatirishcreek.com/club/>







SUBMITTAL REQUIREMENTS

The Seller invites prospective purchasers to submit proposals for purchase of all or a portion of the Property. This Offering Memorandum is issued on **October 21st, 2019**. The deadline for submitting a proposal to purchase is **November 20th, 2019**.

Respondents should direct all questions and send proposals to Justin Holofchak at jholofchak@mpvre.com

PROPOSALS SHALL INCLUDE

Signed cover letter from principal of buyer expressing interest in the development and certifying sufficient resources in personnel, time, and capital available to be committed to the project.

As part of your cover letter, please make sure to answer the following questions:

- 1) What is your time line for acquiring the Property?
- 2) What is your vision for the development of the Property?
- 3) Please provide a statement of firm's general history with an overview of past projects including examples of specific work experience that is similar to the proposed development.
- 4) Include a nonbinding Letter of Intent outlining all major business terms, the contract time line, and conditions to closing proposed based on a fee simple purchase of the Property.
- 5) If desired, please provide a preliminary conceptual plan for the Property as an exhibit. Please include a detailed description of any entitlement change and/or permits and approvals required with the Buyer's plan.

Any other information deemed relevant to proposal.

COSTS INCURRED IN RESPONDING

The Seller is not responsible for any pursuit costs by any individual, firm, partnership or corporation in the submission of a proposal to this Offering Memorandum.

SELECTION CRITERIA

All proposals will be reviewed by the Seller and will be evaluated based on the following: purchase price and terms, qualifications and ability of the Buyer, the Buyer's vision for the Property, and the time line of the project.

BROKERAGE

The seller is only responsible for a commission paid to MPV Properties, LLC, exclusive listing agent of the Seller. Any buyer's agent involved in a contemplated transaction shall be paid by the buyer

Seller additionally reserves the right to terminate this Offering Memorandum at any time for any reason.

**Respondents should mail or email proposals to:

Justin P. Holofchak, MPV Properties
2400 S. Boulevard, Suite 300
Charlotte, NC 28203
jholofchak@mpvre.com
704.248.2107

275

RESIDENTIAL UNITS PLANNED FOR PHASE I OF VIDA

19,000

SF OF NEW RETAIL SPACE

34,000

SF OF EXISTING RENOVATED RETAIL SPACE

\$12M

INVESTED IN A PARKING DECK FOR THE PUBLIC & VIDA RESIDENTS

KANNAPOLIS DOWNTOWN REVITALIZATION

A major component of the Kannapolis Downtown Revitalization Plan is the Infrastructure and Streetscape improvements planned for the downtown streets. The unique streetscape will serve as an urban park with many green spaces for activities such as concerts, arts, recreation activities and classes, and outdoor dining. There will also be relaxation areas denoted with water features. Traffic flow and parking options will work in conjunction with pedestrian activity. The infrastructure project includes replacing aging and undersized utilities such as water, sewer and storm water, and electricity. Work is underway now and will be completed in 2019.

The City has also secured Opportunity Zone status for the downtown. This status has peaked the interest of many different developers who the City is currently vetting for appropriate projects. LMG is the city's first private investor and they have purchased 4 acres and will construct VIDA (residential units, a hotel, and retail space).



Source: <http://www.kannapolisnc.gov/revitalization>

KANNAPOLIS DOWNTOWN REVITALIZATION: SPORTS & ENTERTAINMENT VENUE

The new home of the Kannapolis Intimidators, a White Sox Affiliated Minor League Team, the venue will serve as the primary catalyst to draw people to downtown. The venue will also host concerts, festivals and conferences. The design is all about the fan experience with varied seating and concession options. It is envisioned as a continuation of the new urban park streetscape. The concourse will be 360 degrees and open every day to citizens who want to walk or run.



\$60M+

SECURED IN PRIVATE INVESTMENTS

\$370M

EXPECTED IN FUTURE PRIVATE INVESTMENTS

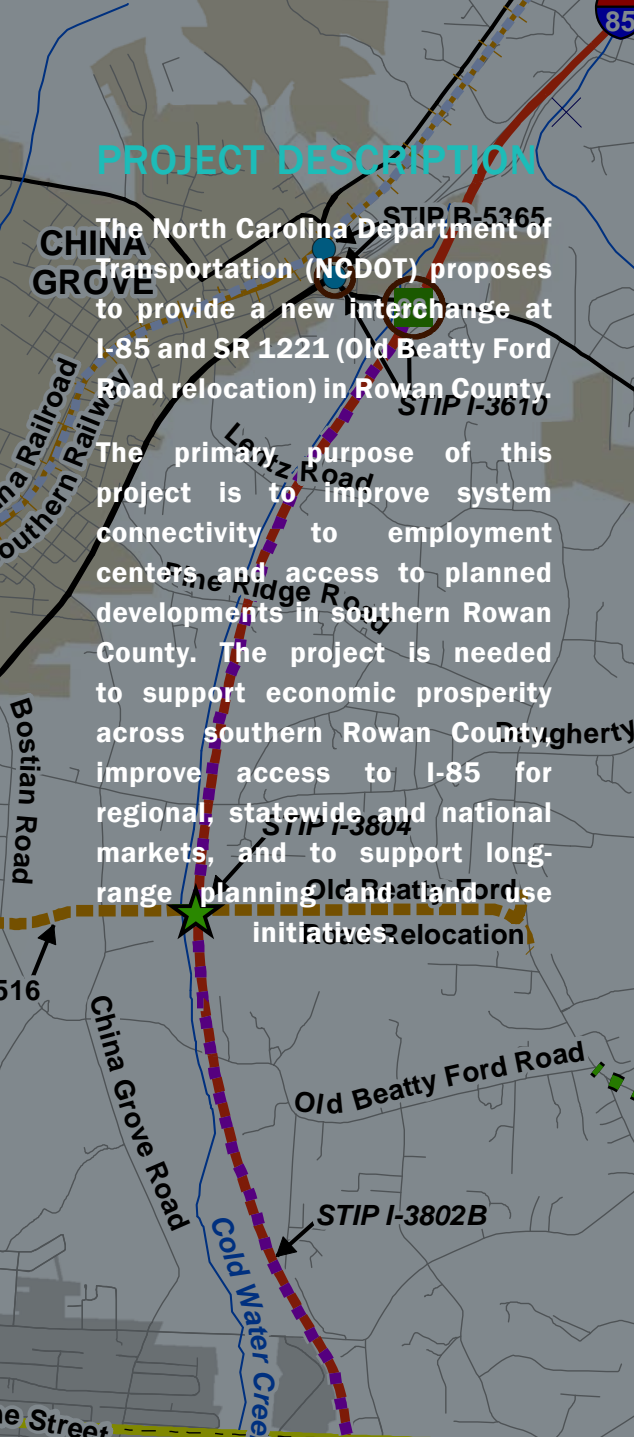


Source: <http://www.kannapolisnc.gov/revitalization>

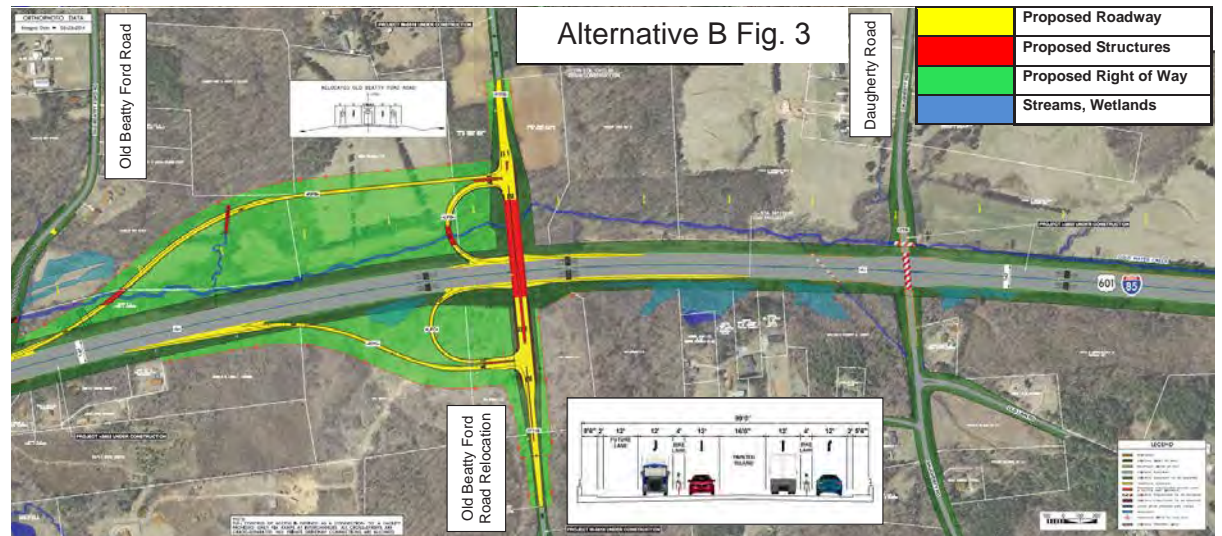
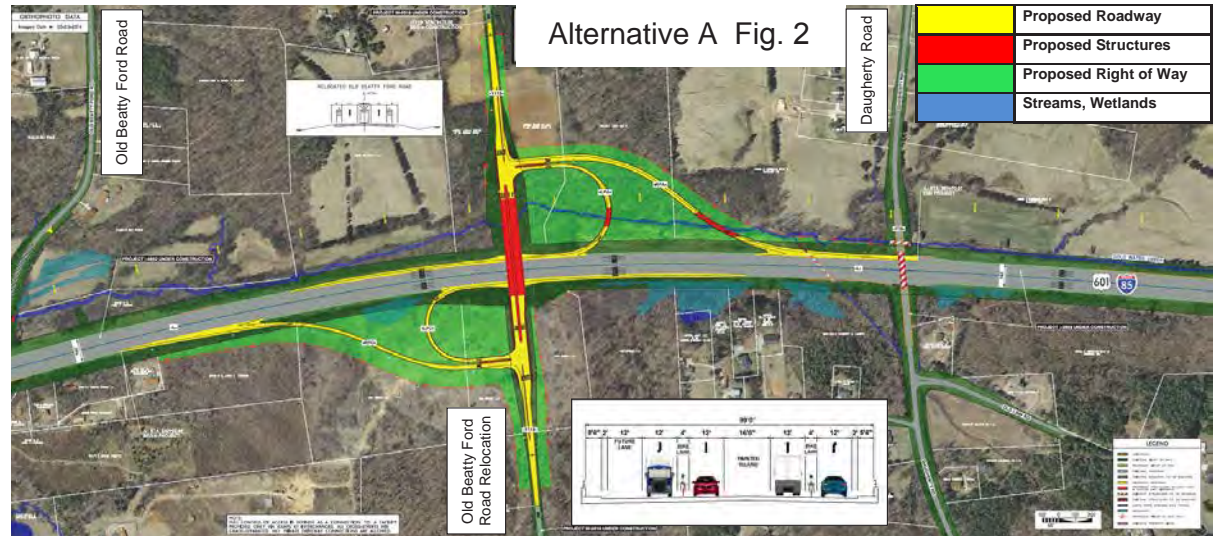
PROJECT DESCRIPTION

The North Carolina Department of Transportation (NCDOT) proposes to provide a new interchange at I-85 and SR 1221 (Old Beatty Ford Road relocation) in Rowan County.

The primary purpose of this project is to improve system connectivity to employment centers and access to planned developments in southern Rowan County. The project is needed to support economic prosperity across southern Rowan County, improve access to I-85 for regional, statewide and national markets, and to support long-range planning and transportation initiatives.

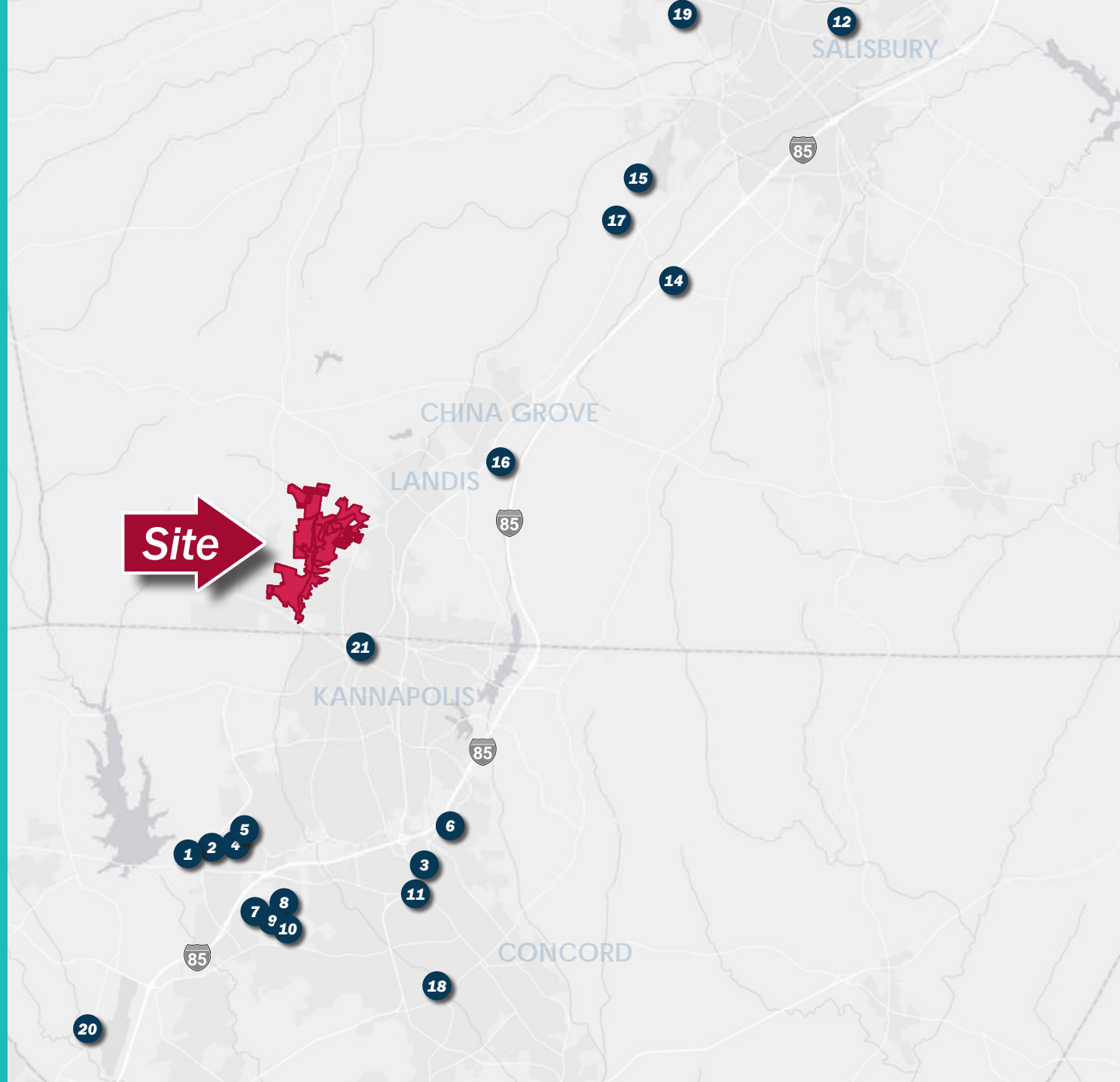


NEW I-85 INTERCHANGE WITH OLD BEATTY FORD RD UNDER CONSTRUCTION - OPENING WINTER 2019/2020



*SOURCE: NCDOT

COMPANY	EMPLOYEES
1 AMAZON FULFILLMENT CENTER	1000
2 STEWART-HAAS RACING	---
3 ATRIUM HEALTH	4,500
4 STANLEY BLACK AND DECKER DISTRIBUTION CENTER	300
5 SHOE SHOW INC	750
6 ACN	600
7 DNP IMS	350
8 SYSCO FOOD SERVICES OF CHARLOTTE LLC	500
9 PASS & SEYMOUR/LEGRAND	300
10 EI PHARMACEUTICAL SOLUTIONS	400
11 PERDUE FARMS	350
12 ROWAN REGIONAL MEDICAL CENTER	1044
13 GILDAN	706
14 DILLARD'S INC	300
15 HENKEL CORP	207
16 GREENWOOD MOTOR LINES, INC.	200
17 FRESHOUSE II, LLC	185
18 S&D COFFEE AND TEA	1,100
19 FOOD LION CORPORATE	3,500
20 ROUSH FENWAY RACING	330
21 NC RESEARCH CAMPUS	---



The information provided is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. Use of this data for any purpose should be of acknowledgment of the limitations of the data.

This Offering Memorandum is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The recipients intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a purchase agreement has been fully executed. The parties agree that this Offering Memorandum is not intended to create any agreement or obligation by either party to negotiate a definitive purchase agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length.

Justin Holofchak

jholofchak@mpvre.com
704.248.2107

Bailey Patrick

bpatrick@mpvre.com
704.248.2102

mpvre.com

2400 South Boulevard, Suite 300
Charlotte, NC 28203



OFFICE

INDUSTRIAL

RETAIL

LAND

INVESTMENT