

# TRIANGLE BUSINESS PARK

4200 South Blvd.  
Charlotte, NC 28203



South Blvd. (Light Rail)  
In-Fill Opportunity









## 4200 South Blvd. Charlotte, NC

OVERVIEW

- Located within ¼ a mile of the Scaleybark Station
- Many redevelopment projects located in the area
- Zoning: I-2
- Net Income: Over \$425K
- Great Opportunity to own in one of the hottest areas in Charlotte (LoSo)
- (+/-) 4.95 Acres with over 300 feet of frontage on South Blvd and over the Light Rail
- Listing Price: \$7.8MM

Building 1: 15,110 SF  
Building 2: 16,887 SF  
Building 3: 21,898 SF  
TOTAL: 53,895 SF







## AREA DEVELOPMENTS





**TRIANGLE BUSINESS PARK - SOUTH BLVD.****CURRENT  
RENT ROLL****AS OF 02/01/2017**

TENANT	BLDG	SUITE	S/F	RATE	ANNUAL	MONTHLY	RECOV	EXP S/F	EXPENSES	TOTAL	NOI	EXPIR.	COMMENTS
Avis Budget	4200	A	1086	\$ 13.91	\$ 15,106.26	\$ 1,258.86	\$ 2,280.60	\$ 1.85	\$ 2,009.10	\$ 17,386.86	\$ 15,377.76	1/31/2018	3% annual increase (02/01/2017)
American Army Navy	4200	B-C	2302	\$ 11.94	\$ 27,485.88	\$ 2,290.49	\$ 4,834.20	\$ 1.85	\$ 4,258.70	\$ 32,320.08	\$ 28,061.38	1/31/2018	3% annual increase (11/01/2017)
El Jarn - Melendez	4200	D	1250	\$ 11.54	\$ 14,428.91	\$ 1,202.41	\$ 2,625.00	\$ 1.85	\$ 2,312.50	\$ 17,053.91	\$ 14,741.41	2/28/2020	2.5% annual increase (10/01/2017)
El Jarn - Melendez	4200	E	1151	\$ 10.75	\$ 12,373.20	\$ 1,031.10	\$ 2,417.10	\$ 1.85	\$ 2,129.35	\$ 14,790.30	\$ 12,660.95	10/14/2017	2.5% annual increase (09/01/2017)
Oaegis Corporation	4200	F	1431	\$ 13.39	\$ 19,161.12	\$ 1,596.76	\$ -	\$ 1.85	\$ 2,647.35	\$ 19,161.12	\$ 16,513.77	2/28/2020	Monthly rent increases to \$1,644.66(03/01/2017)
CLT Supplements	4200	G&H	2885	\$ 13.00	\$ 37,505.00	\$ 3,125.42	\$ 4,789.10	\$ 1.85	\$ 5,337.25	\$ 42,294.10	\$ 36,956.85	10/31/2019	3% annual increase (11/01/2017)
Appliance Outlet, Inc.	4200	I-M	5104	\$ 8.00	\$ 40,832.00	\$ 3,402.67	\$ -	\$ 1.85	\$ 9,442.40	\$ 40,832.00	\$ 31,389.60	6/30/2020	\$6,500.00 total in 07/01/2017
American Army Navy	4208	A	1138	\$ 9.27	\$ 10,549.32	\$ 879.11	\$ 2,389.80	\$ 1.85	\$ 2,105.30	\$ 12,939.12	\$ 10,833.82	1/31/2018	3% annual increase (09/01/2017)
CSS Holdings	4208	B	1134	\$ 10.50	\$ 11,907.00	\$ 992.25	\$ 2,381.40	\$ 1.85	\$ 2,097.90	\$ 14,288.40	\$ 12,190.50	4/30/2021	3% annual increase (04/01/2017)
Natural Clean	4208	C	1134	\$ 10.30	\$ 11,680.20	\$ 973.35	\$ -	\$ 1.85	\$ 2,097.90	\$ 11,680.20	\$ 9,582.30	10/31/2020	3% annual increase (11/01/2017)
Appliance Outlet, Inc.	4208	D-H	5720	\$ 5.45	\$ 31,167.96	\$ 2,597.33	\$ -	\$ 1.85	\$ 10,582.00	\$ 31,167.96	\$ 20,585.96	6/30/2020	See above
Bartenders Plus	4208	I	1138	\$ 879.11	\$ 10,549.32	\$ 879.11	\$ 2,389.80	\$ 1.85	\$ 2,105.30	\$ 12,939.12	\$ 10,833.82	4/30/2020	3% annual increase (05/01/2017)
VACANT	4208	J	1,134	\$ 11.00	\$ 12,474.00	\$ 1,039.50	\$ 2,381.40	\$ 1.85	\$ 2,097.90	\$ 14,855.40	\$ 12,757.50		
Fintastic	4208	K	1300	\$ 8.50	\$ 11,049.96	\$ 920.83	\$ 2,730.00	\$ 1.85	\$ 2,405.00	\$ 13,779.96	\$ 11,374.96	6/30/2017	Expires June 2017 (No options)
Storage - Landlord	4208	K/L	893	\$ 8.00	\$ 7,144.00	\$ 595.33	\$ 1,500.00	\$ 1.85	\$ 1,652.05	\$ 8,644.00	\$ 6,991.95	N/A	
VACANT	4208	L	1245	\$ 12.00	\$ 14,940.00	\$ 1,245.00	\$ 2,614.50	\$ 1.85	\$ 2,303.25	\$ 17,554.50	\$ 15,251.25		
Interior Motive by WS	4208	N	2180	\$ 8.94	\$ 19,497.60	\$ 1,624.80	\$ 4,502.40	\$ 1.85	\$ 4,033.00	\$ 24,000.00	\$ 15,464.60	11/31/2019	3% annual increase (12/01/2017)
AccuriX Laboratory	4128	A-1	4597	\$ 8.50	\$ 39,074.50	\$ 3,256.21	\$ 9,653.70	\$ 1.85	\$ 8,504.45	\$ 48,728.20	\$ 40,223.75	9/30/2021	3% annual increase (09/01/2017)
Styles by Lisa	4128	A-2	4230	\$ 8.10	\$ 34,263.00	\$ 2,855.25	\$ 8,883.00	\$ 1.85	\$ 7,825.50	\$ 43,146.00	\$ 35,320.50	8/31/2021	3% annual increase (07/01/2017)
East Coast Fighters	4128	B	7776	\$ 7.00	\$ 54,432.00	\$ 4,536.00	\$ -	\$ 1.85	\$ 14,385.60	\$ 54,432.00	\$ 40,046.40	12/31/2017	No remaining Options
MAAM	4128	C	5290	\$ 7.71	\$ 40,800.00	\$ 3,400.00	\$ -	\$ 1.85	\$ 9,786.50	\$ 40,800.00	\$ 31,013.50	6/30/2018	Rent increases to \$3,600 (10/1/2017)
TOTALS & AVERAGES			54118		\$ 476,421.23	\$ 39,701.77	\$ 56,372.00			\$ 532,793.23	\$ 428,172.53		

**2016 Budgeted - Expenses**

<u>Item</u>	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Landscaping	\$6,900.00	\$575.00	\$0.13
Waste Removal	\$3,000.00	\$250.00	\$0.06
Utilities	\$26,400.00	\$2,200.00	\$0.49
Pest Control	\$2,100.00	\$175.00	\$0.04
General Maintenance	\$12,500.00	\$1,041.67	\$0.23
Property Tax	\$26,070.00	\$2,172.50	\$0.48
Property Insurance	\$7,161.00	\$596.75	\$0.13
Management Fee	\$12,000.00	\$1,000.00	\$0.22
Reserves	\$4,800.00	\$400.00	\$0.09
<b>TOTALS:</b>	<b>\$100,931.00</b>	<b>\$8,410.92</b>	<b>\$1.87</b>

# **Triangle Business Park 4200 South Boulevard Charlotte, North Carolina**

**Presented by:  
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*Every effort has been made to ensure the accuracy of the information  
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