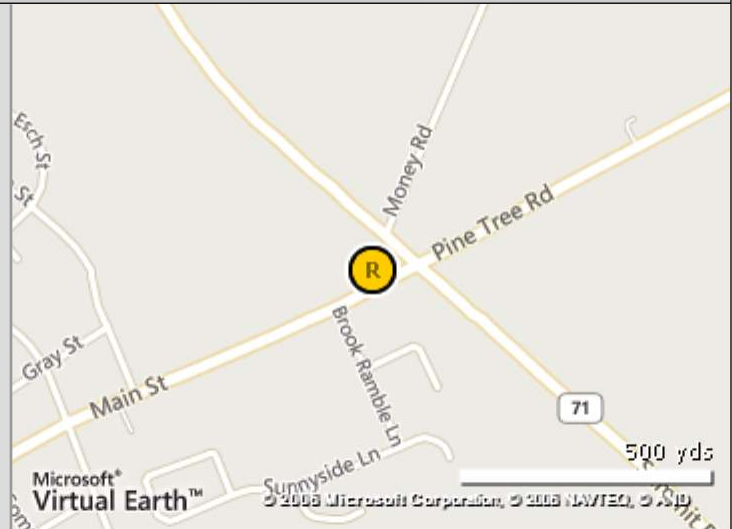


101 Main St**SOLD****1****Townsend, DE 19734**

Sale on 9/29/2014 for \$2,112,500 (\$232.14/SF) - Research Complete
9,100 SF Retail Freestanding Building Built in Oct 2014

**Buyer & Seller Contact Info**Recorded Buyer: **101 Main St Townsend, LLC**True Buyer: **George P Smith****George Smith**

678 Walker Schol Rd
Townsend, DE 19734
(302) 653-7034

Buyer Type: **Individual**Recorded Seller: **Capital Development Partners, LLC**True Seller: **Capital Development Partners, LLC**

3101 Devine St
Columbia, SC 29205
(803) 834-7014

Seller Type: **Developer/Owner-RGNL**Listing Broker: **Cypress Real Estate Partners****James Harrison**

(803) 834-7014

Joe Pope

(803) 834-7014

Transaction Details

ID: 3263786

Sale Date: **09/29/2014 (145 days on market)**Escrow Length: **-**Sale Price: **\$2,112,500-Confirmed**Asking Price: **\$2,197,984**Price/SF: **\$232.14**Price/AC Land Gross: **\$1,717,479.67**Percent Leased: **100.0%**Tenancy: **Single**Actual Cap Rate: **6.76%**Sale Conditions: **Investment Triple Net**Sale Type: **Investment**Bldg Type: **Retail - Freestanding**Year Built/Age: **Built in Oct 2014**GLA: **9,100 SF**Land Area: **1.23 AC (53,579 SF)**Percent Improved: **-**Total Value Assessed: **\$17,100 in 2014**Improved Value Assessed: **-**Land Value Assessed: **\$17,100**Land Assessed/AC: **\$13,902**No. of Tenants: **1**Tenants at time of sale: **Dollar General**Financing: **Provident Bank**Parcel No: **25-002.00-076**

101 Main St**SOLD**

9,100 SF Retail Freestanding Building Built in Oct 2014 (con't)

Transaction Notes

On September 30, 2014 the 9100 square foot freestanding retail building at 101 Main Street in Townsend, Delaware sold for \$2,112,500 or \$232.14 a square foot. The property was built-to-suit a Dollar General and was fully leased at the time of the acquisition.

The buyer was attracted to the property as it offered long-term passive income with zero landlord responsibilities.

Dollar General signed a new 15 year NNN lease commencing in August of 2014 with a 3% rental increase at year 11. There are five additional 5-year renewal options with 10% rent increases each renewal.

The in-place net operating income was reported to be \$142,868.96 for each of the first 10 years of investment, yielding an actual cap rate of 6.76% for that period.

From the years 2000-2010, the Townsend market increased in population by 11.52%.

The information in this sale comparable report has been confirmed with sources deemed reliable on both sides of the transaction.

Current Retail Information

ID: 9392105

Property Type:	Retail - Freestanding	GLA:	9,100 SF
Center:	-	Total Avail:	0 SF
Bldg Status:	Built in Oct 2014	% Leased:	100.0%
Owner Type:	Individual	Bldg Vacant:	0 SF
Zoning:	Commercial	Land Area:	1.23 AC
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	0.17
Rent/SF/Yr:	-	No. of Stores:	-
CAM:	-		
Street Frontage:	225 feet on Main St (with 0 curb cut)		
	241 feet on Summit Bridge Rd		
Expenses:	2013 Tax @ \$0.17/sf		

Location Information

Metro Market:	Philadelphia
Submarket:	Delaware/South New Castle County
County:	New Castle
CBSA:	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD
CSA:	Philadelphia-Reading-Camden, PA-NJ-DE-MD
DMA:	Philadelphia, PA-NJ-DE

101 Main St

SOLD

9,100 SF Retail Freestanding Building Built in Oct 2014 (con't)

Parcel Number: **25-002.00-076**
Legal Description: -
County: **New Castle**

Plat Map: 101 Main St

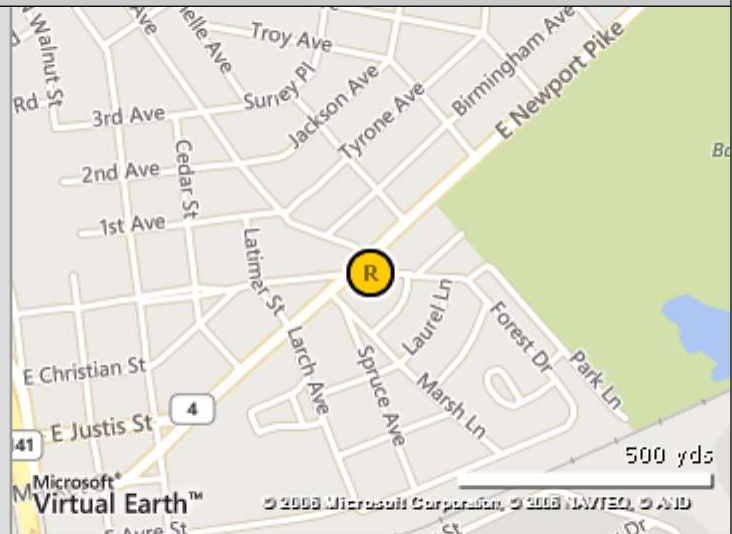


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1402 E Newport Pike - Dollar General**SOLD****Wilmington, DE 19804**

Sale on 8/1/2014 for \$950,000 (\$104.40/SF) - Research Complete

9,100 SF Retail Freestanding Building Built in Oct 2014

**Buyer & Seller Contact Info**

Recorded Buyer: **Patton Dev Co Inc**
 True Buyer: **Patton Development Co, Inc.**
John Patton
 332 Pearson St
 Woodruff, SC 29388
 (864) 476-9990
 Buyer Type: **Developer/Owner-RGNL**

Recorded Seller: **Voultsis Petros & Catherine**
 True Seller: **-**

Transaction Details

ID: 3099245

Sale Date: 08/01/2014	Sale Type: Investment
Escrow Length: -	Bldg Type: Retail - Freestanding
Sale Price: \$950,000-Confirmed	Year Built/Age: Built in Oct 2014
Asking Price: -	GLA: 9,100 SF
Price/SF: \$104.40	Land Area: 1.02 AC (44,431 SF)
Price/AC Land Gross: \$931,372.55	
Percent Leased: 100.0%	
	Percent Improved: 53.7%
	Total Value Assessed: \$383,700 in 2013
	Improved Value Assessed: \$206,000
	Land Value Assessed: \$177,700
	Land Assessed/AC: \$174,215
Financing: \$1,800,000.00 from Private Lender	
Parcel No: 07-047.20-224	
Document No: 20140806-0034059	

Transaction Notes

On August 1, 2014, the 9,100 square foot retail building located at 1402 E Newport Pike in Wilmington, DE, sold for \$950,000, or approximately \$104 per square foot.

1402 E Newport Pike - Dollar General**SOLD**

9,100 SF Retail Freestanding Building Built in Oct 2014 (con't)

Current Retail Information

ID: 9003077

Property Type:	Retail - Freestanding	GLA:	9,100 SF
Center:	Dollar General	Total Avail:	0 SF
Bldg Status:	Built in Oct 2014	% Leased:	100.0%
Owner Type:	Developer/Owner-RGNL	Bldg Vacant:	0 SF
Zoning:	CN	Land Area:	1.02 AC
Owner Occupied:	-	Lot Dimensions:	-
		Building FAR:	0.20
Rent/SF/Yr:	-	No. of Stores:	-
CAM:	-		
Expenses:	2013 Tax @ \$1.11/sf		

Location Information

Located: **Marsh Ln & Forest Dr**
Metro Market: **Philadelphia**
Submarket: **Delaware/South New Castle County**
County: **New Castle**
CBSA: **Philadelphia-Camden-Wilmington, PA-NJ-DE-MD**
CSA: **Philadelphia-Reading-Camden, PA-NJ-DE-MD**
DMA: **Philadelphia, PA-NJ-DE**

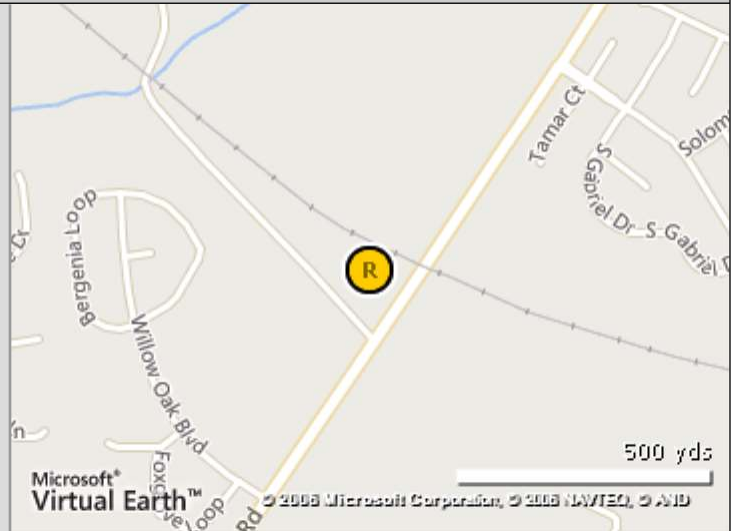
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1621 Red Lion Rd

Bear, DE 19701

9,100 SF Retail Freestanding Building Built in Mar 2015

Property is for sale at \$2,021,016 (\$222.09/SF)

**UNDER
CONTRACT****Sale Contacts**Sales Co: **Cypress Real Estate Partners**3101 Devine St
Columbia, SC 29205

(803) 834-7014

Sales Contact 1: James C. Harrison
(803) 834-7014**For Sale Data**Asking Price: **\$2,021,016**Price/SF: **\$222.09**Days on Market: **237**Sale Status: **Under Contract**Actual Cap Rate: **-**Percent Leased: **100.0%**Tenancy: **Single**Parcel No: **12-006.00-012**Sale Type: **Investment**Bldg Status: **Built in Mar 2015**GLA: **9,100 SF**Sale Conditions: **Investment Triple Net****Transaction Notes**

Zero landlord responsibilities

15 year NNN lease with 3% rent bump at year 11

Five, 5-year renewal options @ 10% increases

1621 Red Lion Rd

Property is for sale at \$2,021,016 (\$222.09/SF) (con't)

**UNDER
CONTRACT****Current Retail Information**

ID: 9572933

Property Type:	Retail - Freestanding	GLA:	9,100 SF
Center:	-	Total Avail:	0 SF
Bldg Status:	Built in Mar 2015	% Leased:	100.0%
Owner Type:	Developer/Owner-RGNL	Bldg Vacant:	0 SF
Zoning:	CN	Land Area:	2.30 AC
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	0.09
Rent/SF/Yr:	For Sale Only	No. of Stores:	-
CAM:	-		
Street Frontage:	256 feet on Red Lion Rd		
Expenses:	2014 Tax @ \$0.23/sf		
Parking:	25 Surface Spaces are available		

Location Information

Metro Market:	Philadelphia
Submarket:	Delaware/South New Castle County
County:	New Castle
CBSA:	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD
CSA:	Philadelphia-Reading-Camden, PA-NJ-DE-MD
DMA:	Philadelphia, PA-NJ-DE

1621 Red Lion Rd

Property is for sale at \$2,021,016 (\$222.09/SF) (con't)

**UNDER
CONTRACT**

Parcel Number: -
Legal Description: -
County: **New Castle**

Plat Map: 1621 Red Lion Rd

