

AT&T (SPRING COMMUNICATIONS HOLDINGS, INC)

1760 BLOWING ROCK ROAD
BOONE, NC 28607

Thomas Auer
Advisor
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Property Summary



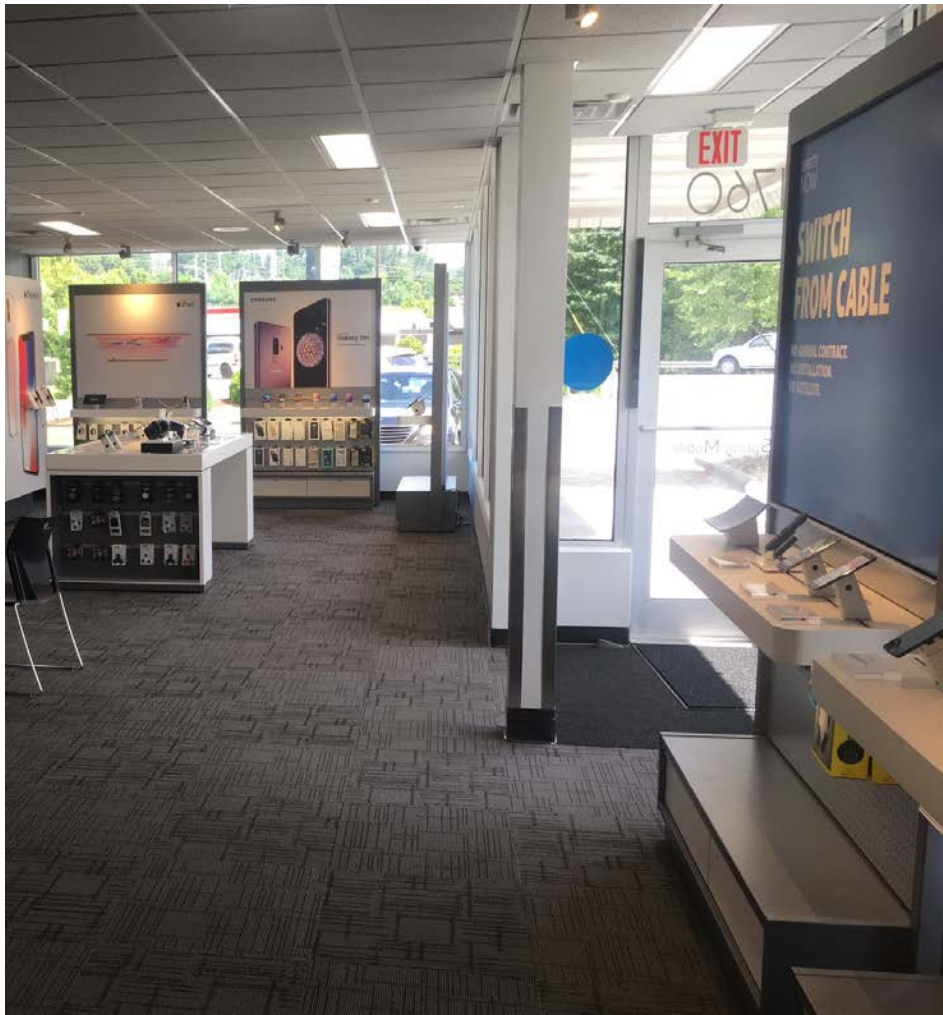
OFFERING SUMMARY

Sale Price:	\$999,999
Cap Rate:	6.25%
NOI:	\$62,500
Lot Size:	0.292 Acres
Building Size:	1,796 SF
Rent Commencement:	March 2018
Zoning:	B3
Price / SF:	\$556.79

PROPERTY HIGHLIGHTS

- Net leased property to AT&T (Spring Communications Holding, INC.) Gamestop Subsidiary
- Traffic Counts: 25,000-40,000 cpd NCDOT 2016
- Seven (7) year initial lease term
- Located on main retail corridor of Boone, NC with cross access to Walmart and opposite Lowe's
- 10% rent increases every five years with two (2) five year options
- Direct visibility to Hwy 321
- Cross access with Walmart and traffic light
- Stable sales (relocation)
- High barriers to entry
- Landlord to maintain roof and structure

Additional Photos



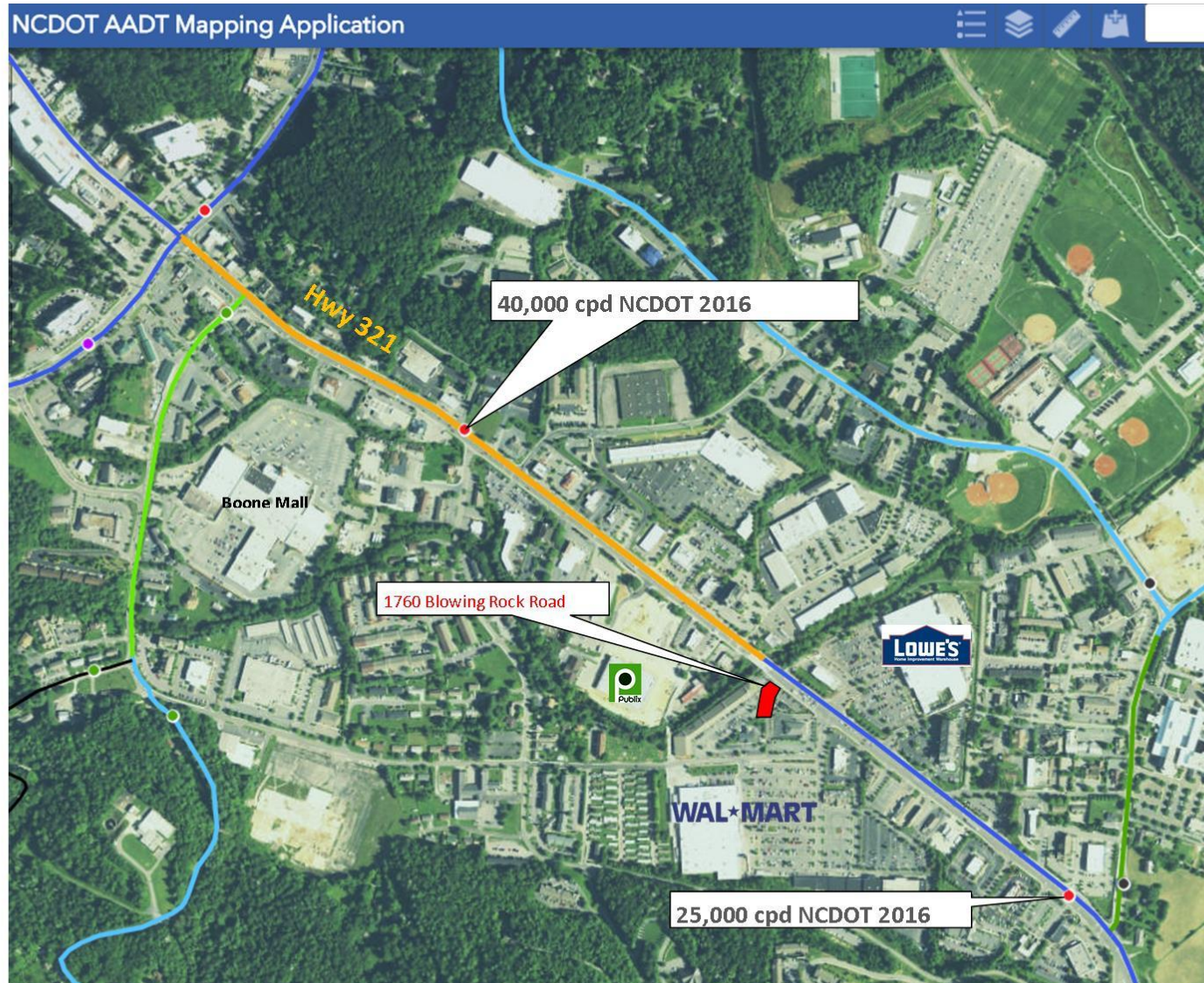
Aerial - Trade Area



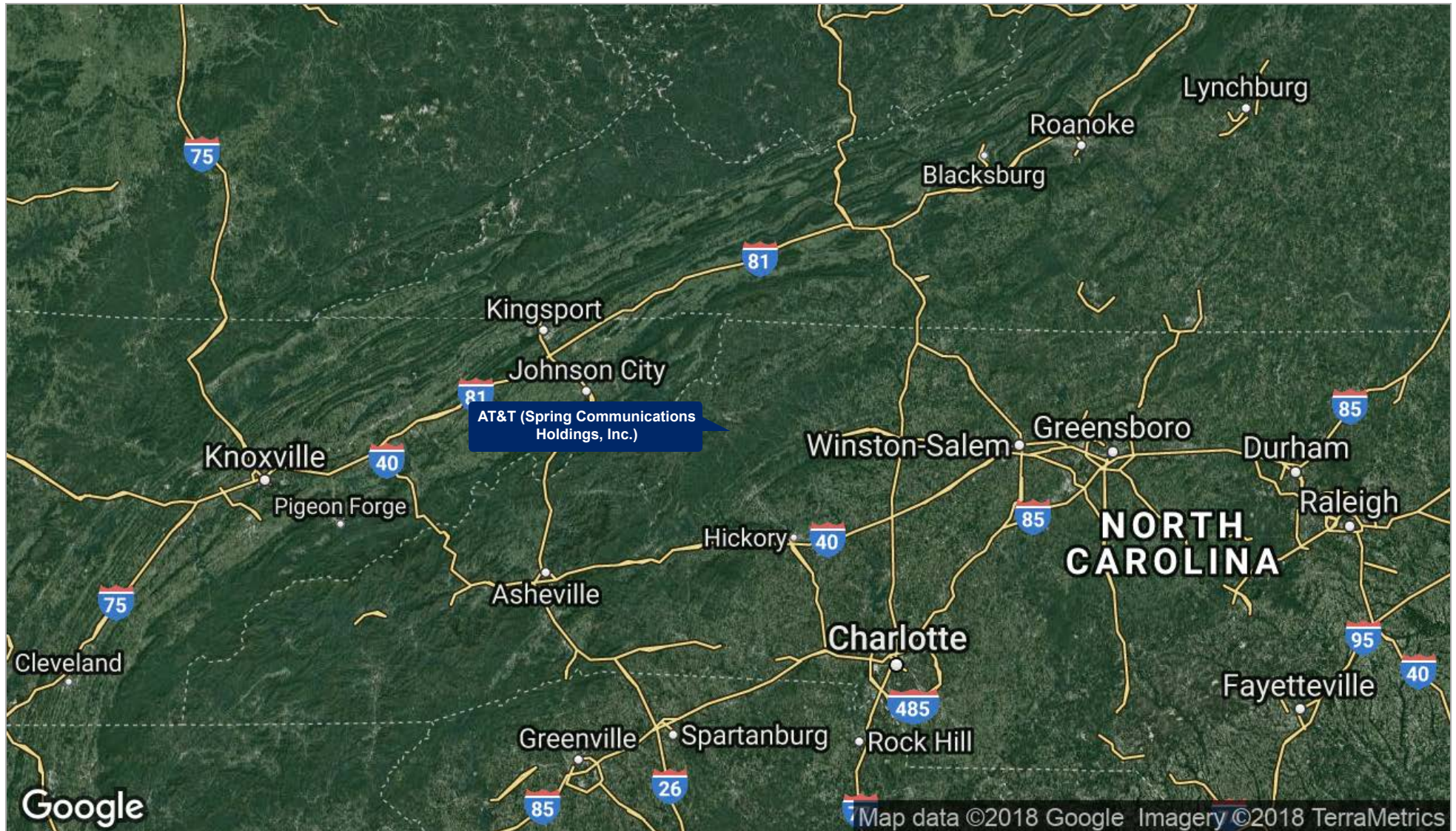
Aerial



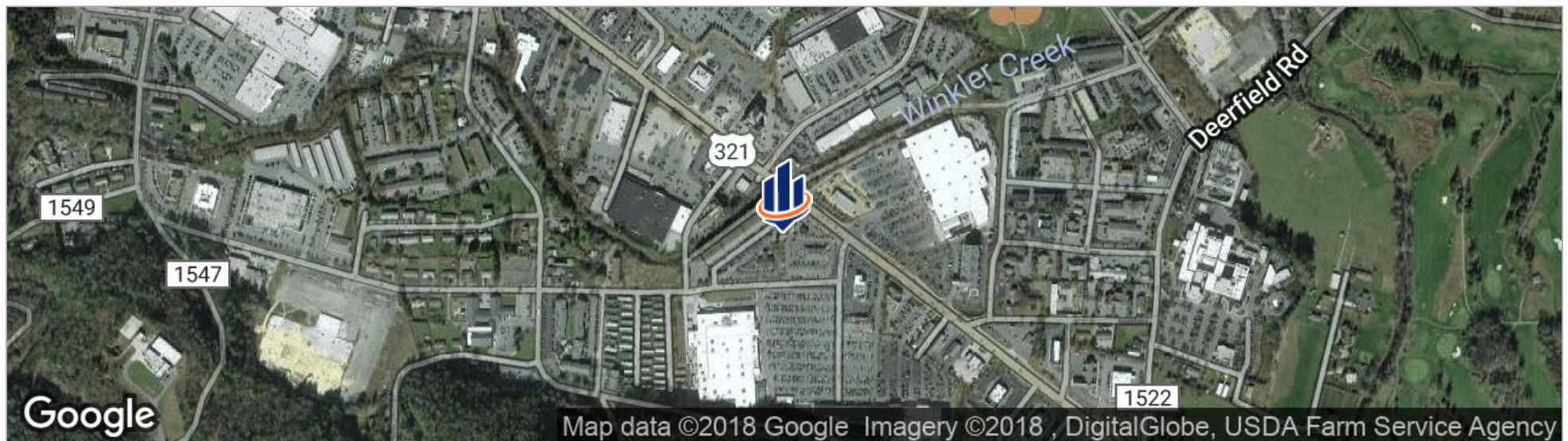
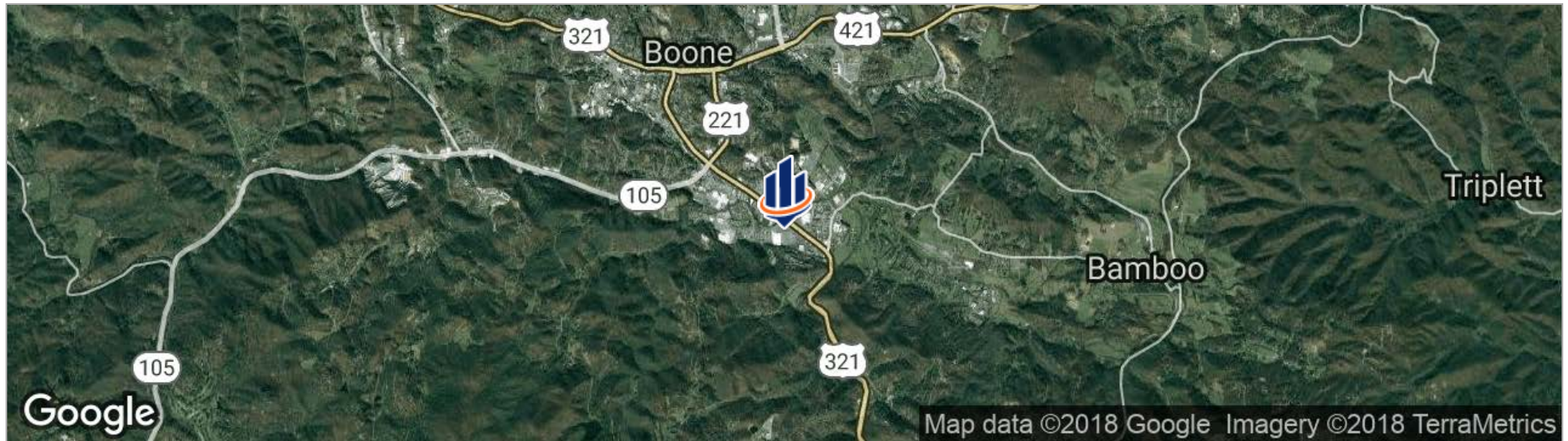
Traffic Map



Regional Map



Location Maps



Financial Summary

INVESTMENT OVERVIEW

Price	\$999,999
Price per SF	\$556.79
CAP Rate	6.3%
Cash-on-Cash Return (yr 1)	6.25 %
Total Return (yr 1)	\$62,500
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	\$62,500
Other Income	-
Total Scheduled Income	\$62,500
Vacancy Cost	\$0
Gross Income	\$68,893
Operating Expenses	\$3
Net Operating Income	\$62,500
Pre-Tax Cash Flow	\$62,500

FINANCING DATA

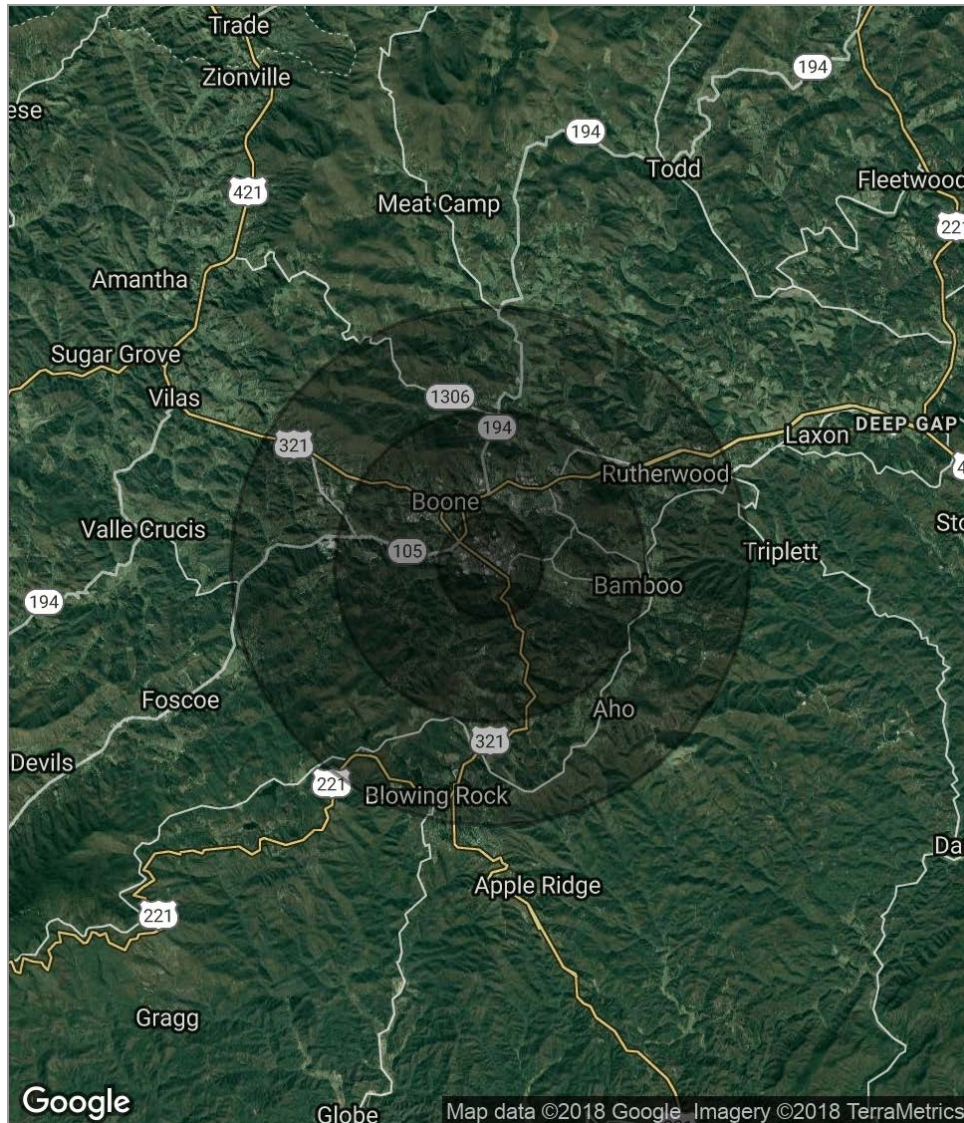
Down Payment	\$999,999
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	2,900	21,311	30,939
Median age	25.3	25.8	29.4
Median age (male)	24.5	24.7	27.7
Median age (female)	25.7	26.2	30.3
Total households	1,766	8,186	12,752
Total persons per HH	1.6	2.6	2.4
Average HH income	\$32,729	\$39,236	\$45,045
Average house value	\$270,312	\$273,301	\$277,287

** Demographic data derived from 2010 US Census*

Demographics Map



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Advisor Bio & Contact 1

THOMAS AUER

Advisor



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PROFESSIONAL BACKGROUND

Professional Role

Thomas has been active in the commercial real estate brokerage and development business for over 15 years and is knowledgeable in various aspects of real estate, to include land, adaptive reuse, retail sale/acquisitions, Landlord representation, Tenant representation and retail development. Some of his current/prior clients include national retailers such as RadioShack, Hwy 55 Burgers Shakes and Fries, Starbuck's, Tire Kingdom/NTB.

Career Highlights

Prior to joining SVN Percival Partners, Thomas was a development manager for Pavilion Development that oversaw the expansion of NTB Tire and Battery stores in Fort Worth and Dallas, Texas as well as the Southeast. He is also a preferred developer for RadioShack Corporation and completed several projects during 2012 and 2013 in the Southeast. Thomas is also handling the leasing of a retail portfolio for private investors here in the Southeast. In addition, he has been a multi-million dollar producer multiple years and completed over \$50,000,000 in development projects.

MEMBERSHIPS & AFFILIATIONS

Charlotte Region Commercial Board of Realtors
North Carolina Realtors Association

Licensed real estate broker in North and South Carolina