



Offering Memorandum

1200 ELM ST.
WEST HAMPTON, SC

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Offering Highlights

Offering Price \$408,000

NOI \$36,720

CAP Rate 9.00%

Building Size 2,432 SF

LEASE SUMMARY

Lease Term Remaining 3.6 years

Rent Commencement 3/6/2006

Lease Expiration 2/28/2027

Options 1 (3) year

Rent Increase 2% Annually

Guarantor Corporate



Property Address:

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West Hampton, SC

Offering Price
\$408,000

NOI
\$36,720

CAP Rate
9.00%

Property Detail Profile

STRATEGIC LOCATION

- On the main retail corridor next to numerous national tenants
- Two points of entry from Magnolia & Elm
- Located in the central part of town

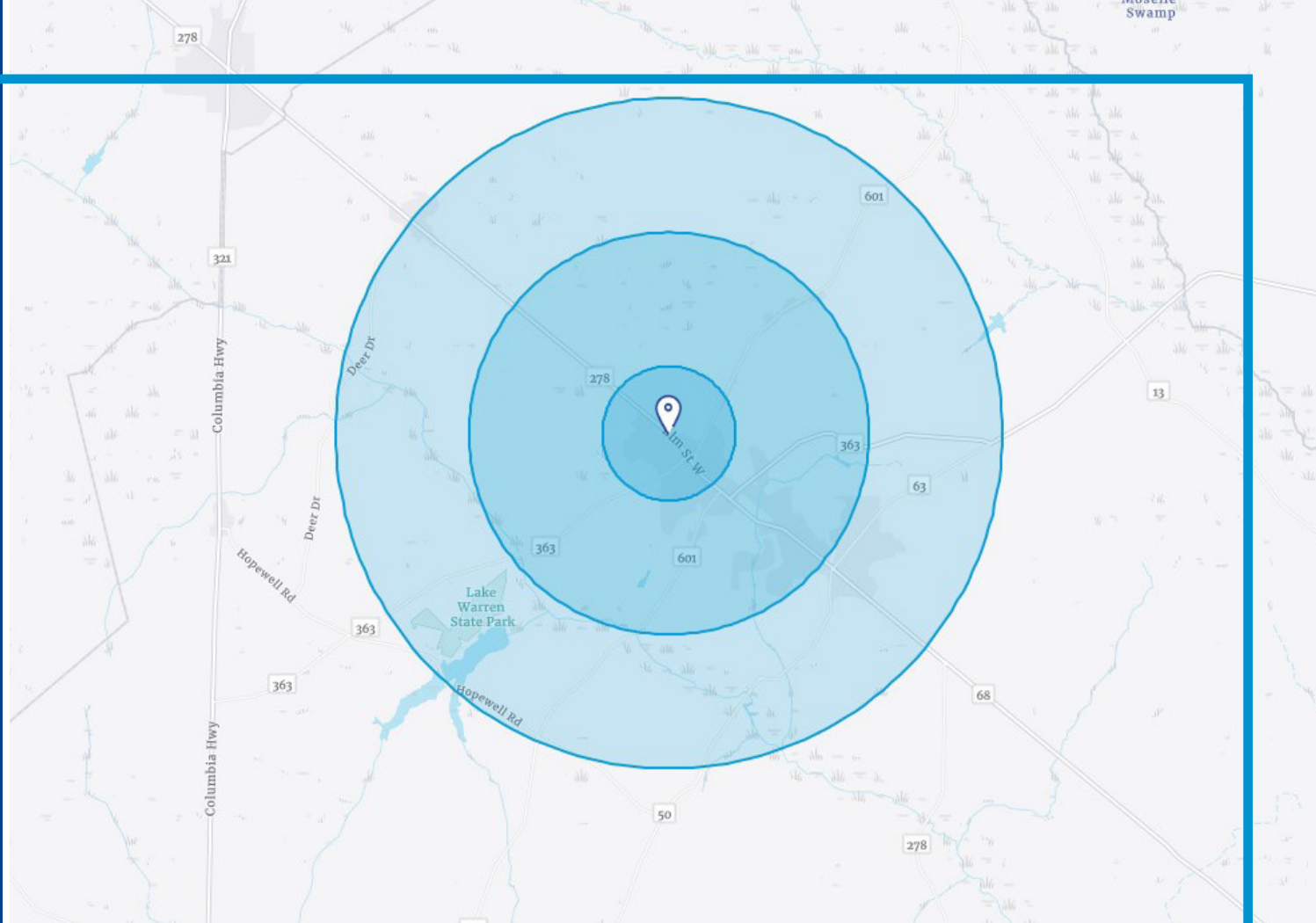
STRONG INVESTMENT FUNDAMENTALS

- High yield property
- Annual bumps
- Corporate Guarantee
- Bite Size deal
- Lease extension being drafted





Demographics



1 mile

3 mile

5 mile



1,373
people



4,195
people



7,043
people



596
Households



1,760
Households



2,947
Households



\$63,876
average HHI



\$56,245
average HHI



\$55,340
average HHI

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 1200 Elm St. West Hampton, SC. It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the property at 1200 Elm St. West Hampton, SC. or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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