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# Investment Property For Sale

4520 Mint Hill Lane, Suites 205-208 | Mint Hill, NC 28227

# PROPERTY OVERVIEW

## ABOUT:

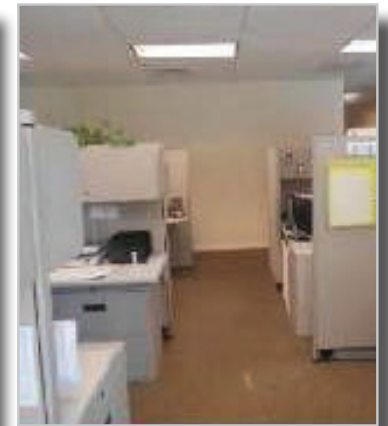
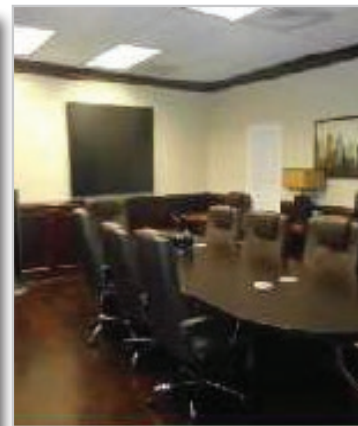
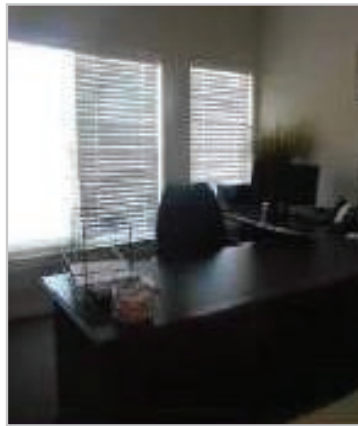
Investment property for Sale. Current tenant is Southern Trust Mortgage. The company was incorporated in 1998 and is based in Virginia Beach, Virginia with branches all over the southeast, including Charlotte, Fayetteville, and Raleigh.

## SITE ATTRIBUTES:

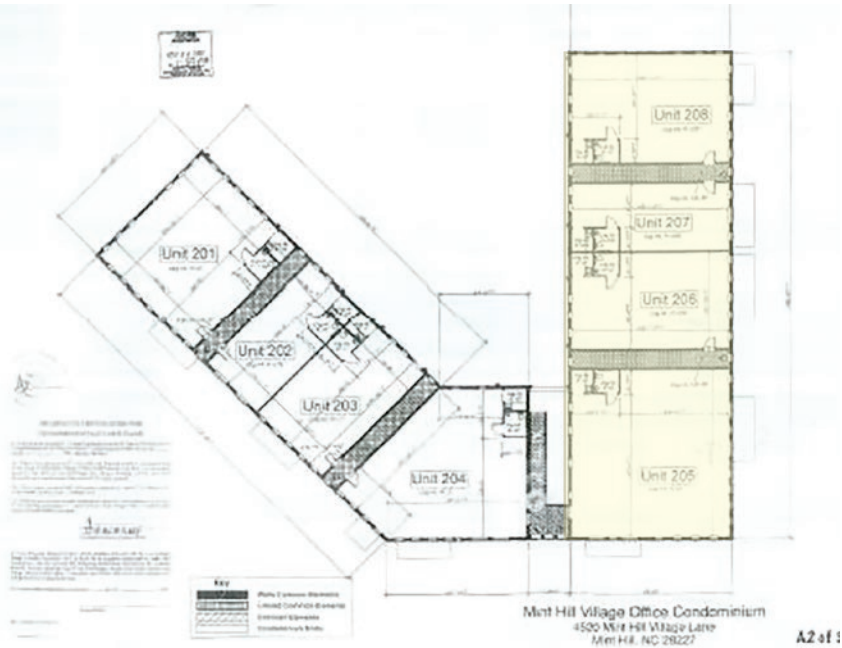
- +/- 6,503 SF
- Zoned B-G: General Business
- Year Built: 2007
- 15,000 VPD on Matthews Mint Hill Road (fronts the property)

## INVESTMENT SUMMARY:

- Gross Income - \$117,288
- Expenses - \$22,121.89
- NOI - \$95,166
- 3% annual increases
- Sales Price - \$1,270,000
- 7.5% CAP rate
- Southern Trust signed a new 5 year lease in November



# SITE PLAN



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