

## Income Property Portfolio Sold



### **PCX, 33 Pony Farm Road, Clayton, NC**

(leading designer, manufacturer and installer of custom enclosures and ISO containers for electrical and mechanical systems integration).

64,115sf on 5.52 acres (11,843sf office and  
52,272sf manufacturing/warehouse)  
9y NNN lease. 8.5CAP current – 8.8% CAP mid-term

Asking Price \$3,997,700

Sold Price: \$3,950,000



### **BFPE, 115 Best Wood, Clayton, NC**

(full service fire protection and security system firm)

15,025sf on 1.32 acres (9,880sf office and  
5,145sf warehouse)  
8yr NNN lease. 8.5% CAP current (includes 5% reserve)

Asking Price: \$1,824,089

Sold Price: \$1,700,000

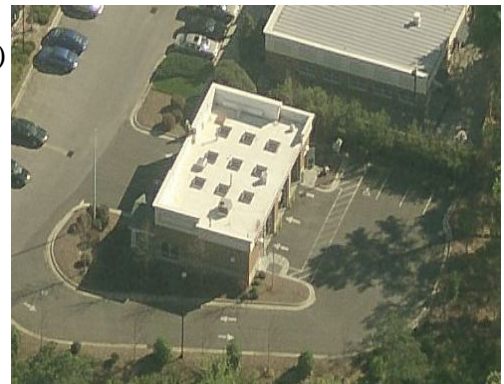


### **Fast Lube Plus, Archstone Shopping Center, 9636 Chapel Hill Road, Morrisville, NC (oil change center)**

2,601sf, 13 yr NNN lease.  
7.5% CAP current – 8.0% CAP mid term

Asking Price: \$1,344,800

Sold Price: \$1,300,000



**REQUIREMENT:** Portfolio Partners desired to liquidate.

**SCOPE OF SERVICE:** Provided market comparables to determine asking price. Developed marketing material and implemented targeted marketing plan.

**REFERENCE:** Norwood Thompson, Walthom Group. Telephone: (919) 553-5400  
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