



FOR SALE

SINGLE TENANT NNN INVESTMENT

BEN CRAIG DRIVE & MALLARD CREEK CHURCH ROAD
CHARLOTTE, NC



Sample Buildings Only

- New 15-Year NNN Lease
- Experienced Operator
- Limited Corporate Guarantee
- Annual Rent Increase Every Year
- Located in One of the Fastest Growing Markets In North Carolina (Charlotte Area)
- To Be Completed in Late 2009



CONTACT INFORMATION:

Don Myers
704.370.3000 x342

Harry Cole
704.370.3000 x327

www.southeastcommercial.com

Southeast
Commercial Real Estate Group Inc.

1401 W. MOREHEAD STREET • SUITE 125 • CHARLOTTE, NC 28208 • (704) 370-3000

INVESTMENT SUMMARY

The subject property is a 11,067+/- one story children center building leased to Children of America and includes 9,500 square feet +/- outdoor play area. The subject property is located on Ben Craig and Mallard Creek in the University City limits approximately $\frac{3}{4}$ miles from the Research Triangle Park.

Charlotte's premier business and research park is home to IBM, Duke Energy, Wachovia, Merck, TIAA-CREF, AT&T, EDS, Dow Jones & Company, BellSouth, Michelin, Eastman Kodak, Rohm & Haas, and many others; as well as having a close proximity to the University of North Carolina-Charlotte, I-85, I-77, and Charlotte Douglas International Airport.

Tenant Name	Children of America
Property Address	Ben Craig Drive & Mallard Creek Road
Price	\$2,800,000
Rentable Square Feet	11,067
Price Per Square Foot	\$253,004.00
1st Year Stabilized Cap Rate	8.40%
Avg. Cap Rate Over 15 Yr Lease Term	10.00%
15 Year Cap Rate	11.900%
Year Built	2010
Lot Size	.33 Acres
Type of Ownership	Fee Simple

The information above is believed to be reliable, however we cannot accept responsibility for its accuracy.

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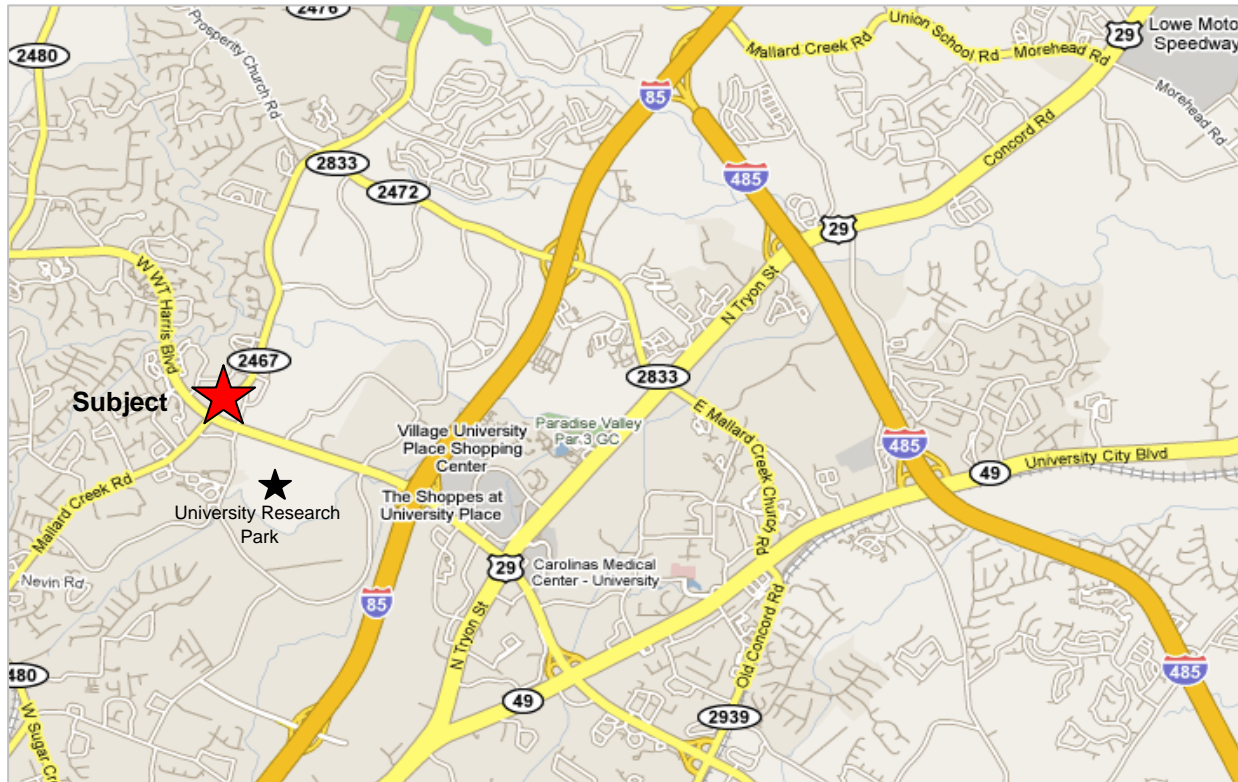
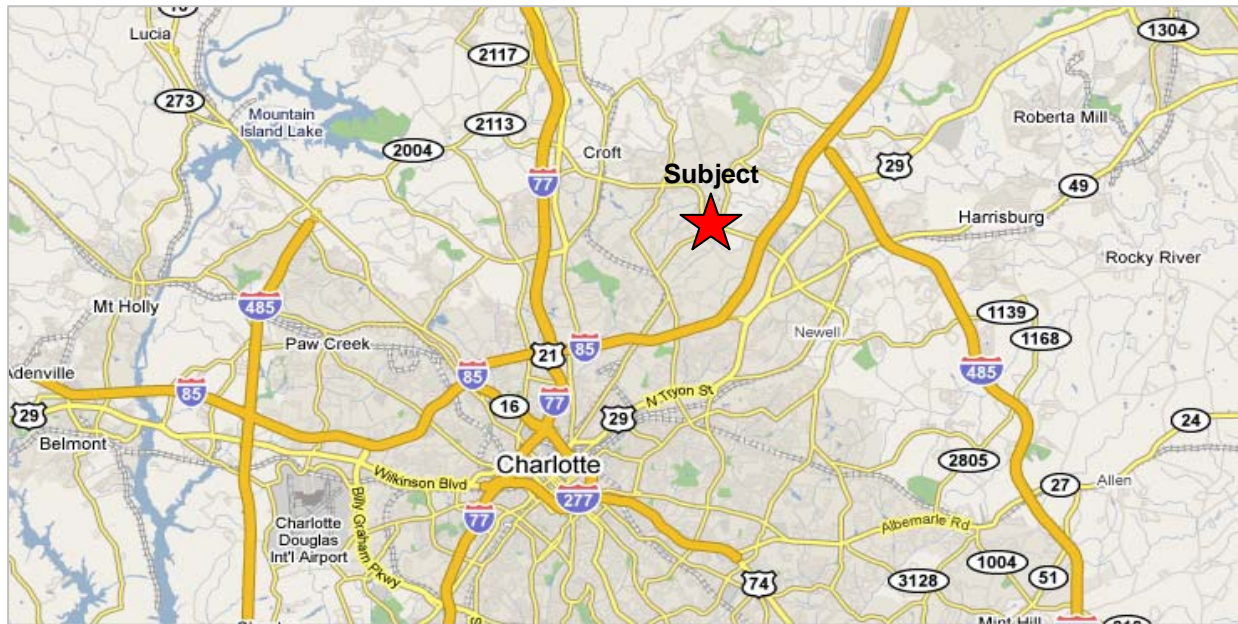
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AREA LOCATION MAPS



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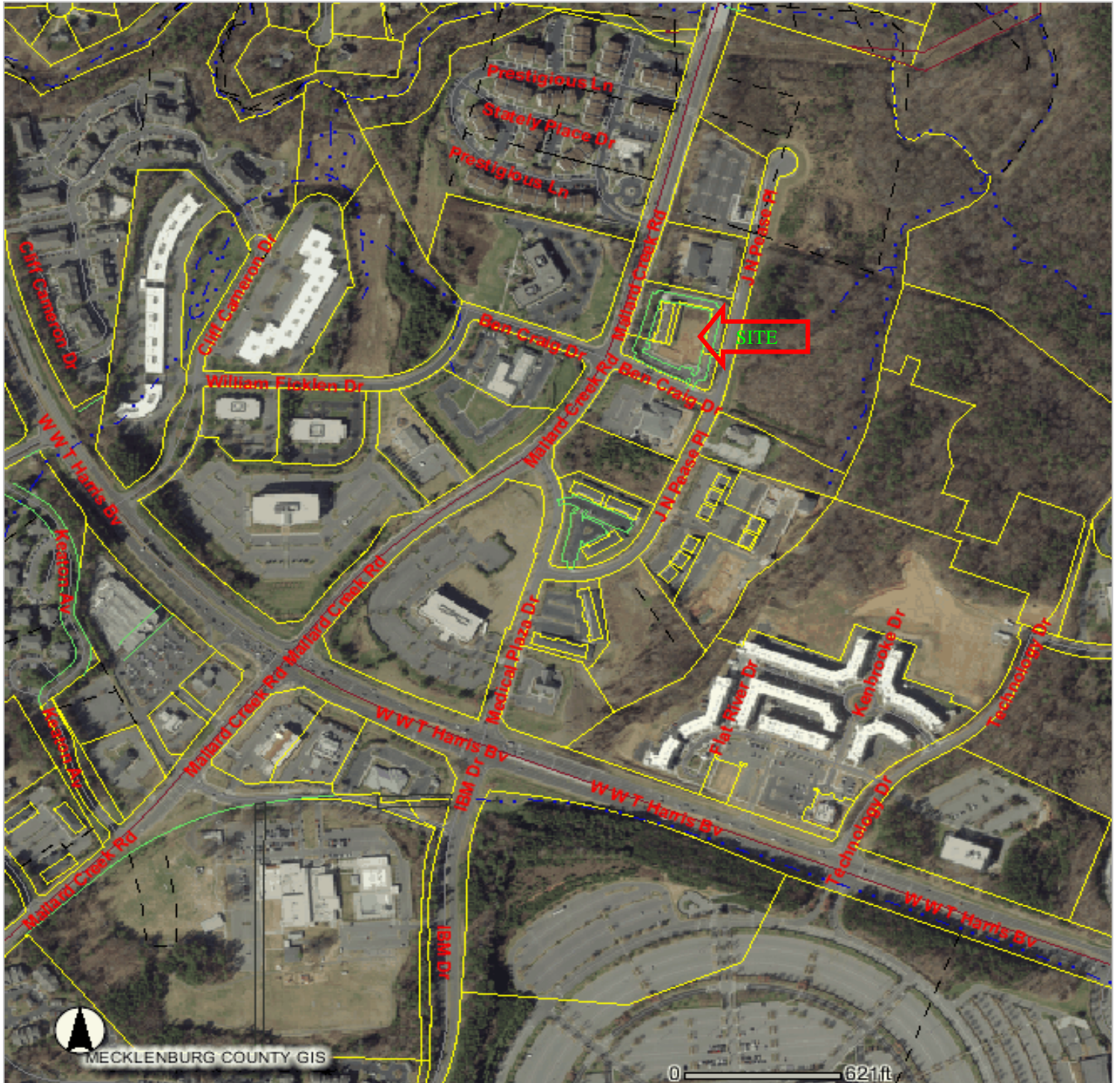
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SOUTHEAST
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AERIAL MAP



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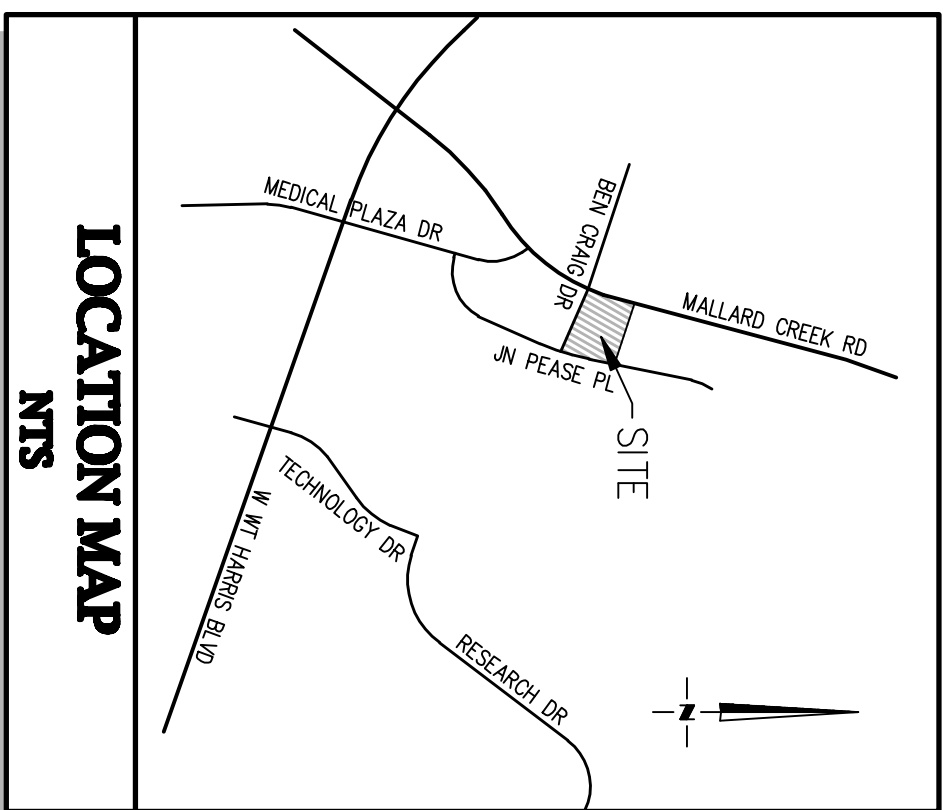
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NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S 13.58 39.7° W	950.00	40.16	40.16
C2	S 64.39 51.1° W	20.00	34.49	30.37
C3	N 63.08 18.7° W	490.00	48.84	48.82
C4	N 63.08 18.7° W	510.00	50.83	50.81
C5	N 22.08 29.7° W	25.00	38.27	34.64

NUMBER	DIRECTION	DISTANCE
L1	N 59.38 55.8° W	45.65
L2	N 69.99 37.7° W	30.04

- KEY NOTES:**
- A) PROPOSED 3.5' SIDEWALK PER C.D.S.M. 10.22 SEE DETAIL 1/09.0.
 - B) PROPOSED 5' SIDEWALK PER C.D.S.M. 10.22 SEE DETAIL 1/09.0.
 - C) EXISTING COVERED BICYCLE PARKING SPACES (4 SPACES TYPICAL EACH RACK)
 - D) CDOT 35' X 35' SIGHT TRIANGLE.
 - E) NCDOT 10' X 70' SIGHT TRIANGLE.
 - F) EXISTING DUMPSTER/RECYCLING ENCLOSURE WITH GATE.
 - G) INSTALL 4' HIGH WHITE VINYL FENCE WITH BOLLARD/POSTS SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
 - H) INSTALL 4' TALL GATE. GATE SHALL MATCH WHITE VINYL FENCE.

TOTAL SITE AREA: 135,369 SF (3.11 AC)
 PARCEL IDS: 047-131-35 & 047-13C-96
 DEED REFERENCES: DB 14901 PG 306
 JURISDICTION: CITY OF CHARLOTTE
 CURRENT ZONING: O-(1)GD
 PROPOSED USE: OFFICE (EXISTING) & CHILD DAYCARE (PROPOSED)
 MAXIMUM BUILDING HT.: 40'
 PROPOSED BUILDING HT.: 31'-11"
 O-(1)GD
 MINIMUM SETBACK: 50' (MALLARD CREEK)
 MINIMUM SETBACK: 40' (BEN CRAIG & J.N. PEASE)
 MINIMUM SIDE YARD: 25'

IMPERVIOUS CALCULATIONS:
 EXISTING ASPHALT/SIDEWALKS: 49,752 SF
 EXISTING BUILDINGS: 13,200 SF
 PROPOSED BUILDING AREA: 5,000 SF
 PROPOSED DRIVEWAY AREA: 2,000 SF
 FUTURE BUILDING AREA: 6,000 SF
 TOTAL IMPERVIOUS AREA: 76,172 SF

EXISTING/PROVIDED OFF-STREET PARKING: 117
 REQUIRED OFF-STREET PARKING: 98
 EXISTING BUILDINGS: 18
 (2114 BEN CRAIG)
 (2110 BEN CRAIG)
 (2111 BEN CRAIG)
 -SITE 100 WALLARD ANIMAL CLINIC 2779.6 SF/250 = 12
 -SITE 200 THE LANGIAGE ACADEMY 1249.5 SF/250 = 5
 -SITE 300 YACANT 1926.1 SF/200 = 7
 -SITE 400 M*4 ENGINEERING 1795.2 SF/300 = 6

PROPOSED DAYCARE
 -1 SPACE PER 10 CHILDREN
 -1 SPACE PER EMPLOYEE
 FUTURE BUILDING
 -OFFICE 6000/300 = 20

BUILDING USE TOTALS
 -GENERAL OFFICE
 -OTHER BUSINESS
 -DAYCARE

REQUIRED H.C. ACCESSIBLE SPACES: 5
 PROHIBITED H.C. ACCESSIBLE SPACES: 8
 HANDICAP ACCESSIBLE SPACES: 7
 H.C. VAN ACCESSIBLE SPACES: 1
 BICYCLE PARKING REQUIRED: 16
 BICYCLE PARKING PROVIDED: 16

TOTAL IMPERVIOUS AREA:
 -1 TREE / 10,000 SF OF IMPERVIOUS AREA
 76,172 SF

REQUIRED TREES:
 8 EA
 EXISTING TREES:
 10 EA

STREET TREES
 MALLARD CREEK RD FRONTAGE:
 332 LF
 REQUIRED STREET TREES:
 9 EA
 EXISTING STREET TREES:
 34 EA

BEN CRAIG DR FRONTAGE:
 389 LF
 REQUIRED STREET TREES:
 10 EA
 EXISTING STREET TREES:
 18 EA

J.N. PEASE PL FRONTAGE:
 407 LF
 REQUIRED STREET TREES:
 11 EA
 EXISTING STREET TREES:
 13 EA

DEVELOPMENT SUMMARY

- 1) INSTALL 6' HIGH WHITE VINYL FENCE WITH BOLLARD/POSTS SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- 2) INSTALL 6' TALL EGRESS CONTROL GATE. GATE SHALL MATCH WHITE VINYL FENCE.
- 3) EXISTING PARKING SCREENING SHRUBS (BURFORD HOLLEY)
- 4) EXISTING 4" DOMESTIC WATER SERVICE ABOVE GROUND REDUCED PRESSURE BACKFLOW PREVENTER INSIDE ENCLOSURE.
- 5) EXISTING 2" APPLICATION ABOVE GROUND REDUCED PRESSURE BACKFLOW PREVENTER INSIDE HEATED ENCLOSURE.
- 6) CONTRACTOR SHALL INSTALL 2" TAPPING SADDLE AND VALVE FOR CONNECTION TO EXISTING WATERMAIN. INSTALL 2" PVC DOMESTIC WATER SERVICE.
- 7) CONTRACTOR SHALL COORDINATE WITH OFFICE PARK TO SHUTOFF WATER TO EXISTING BUILDINGS TO REMOVE EX. SANITARY SEWER AS SHOWN. CONTRACTOR SHALL INSTALL NEW SANITARY SEWER SEE KEYNOTE "P". EXISTING SANITARY SEWER THAT IS UNDERNEATH PROPOSED BUILDINGS SHALL BE REMOVED. CONTRACTOR SHALL REMOVE EX. SSMH #2A LOCATED NEAREST PROPOSED BUILDING PAD. CONTRACTOR SHALL PUMP EX. SANITARY SEWER FROM EX. SSMH #4 LOCATED BEHIND EXISTING BLDG. (2110 BEN CRAIG) TO EX. SSMH #1 LOCATED IN SANITARY SEWER SPRING NO. INTERRUPTED DURING BUSINESS HOURS OF OFFICE PARK.
- 8) CONTRACTOR SHALL INSTALL NEW 8" PVC SANITARY SEWER FROM EX. SSMH #1 TO PROP. SSMH #2 & NEW 8" DR. SANITARY SEWER FROM PROP. SSMH #2 TO SSMH #3. INSTALL NEW 8" PVC FROM END OF PIPE AT DEMOLISHED EX. SSMH #3A TO PROP. SSMH #3. CONTRACTOR SHALL REMOVE EX. SANITARY SEWER AFTER INSTALLING PROP. SANITARY SEWER TO NEW BLDG.
- 9) INSTALL 4" SANITARY SEWER LATERAL.
- 10) SEE ARCHITECTURAL AND ELECTRICAL PLANS FOR PROPOSED NEW CONCRETE PAD, WALLS, GATE AND NEW TRANSFORMER.
- 11) CONTRACTOR SHALL REFER TO GRADING PLAN C3.0 FOR PROP. STORM SEWER.
- 12) PROPOSED 40 LF OF SEGMENTAL BLOCK RETAINING WALL SEE DETAIL 446/06.1. REFER TO GRADING PLAN C3.0 FOR SPOT GRAD ELEVATIONS FOR RETAINING WALL. CONTRACTOR SHALL INSTALL 4' TALL FENCE ON TOP OF RETAINING WALL SEE KEYNOTE "C".
- 13) INSTALL 5' WIDE ACCESSIBLE HANDICAP RAMP (C.D.S.M. 10.32A & B & 10.35B) SEE DETAILS 4-6/06.0.

- SITE/UTILITY NOTES:**
- 1) REFER TO SHEET C1.0 FOR GENERAL NOTES & STANDARD SYMBOLS.
 - 2) DUMPSTER SERVICE WILL BE UTILIZED FOR SOLID WASTE AND RECYCLING COLLECTION.
 - 3) CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
 - 4) ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
 - 5) TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6692 FOR REQUIRED PERMITS.
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 - 7) WATER LINE TO BE INSTALLED PER CMU REQUIREMENTS.
 - 8) EACH CUID REQUIRED BACKFLOW PREVENTER SHALL BE TESTED BY A CUID APPROVED CERTIFIED TESTER PRIOR TO PLACING WATER SYSTEM IN SERVICE.
 - 9) THERE SHALL BE NO TAPS, BRANCHES, UNAPPROVED CONNECTIONS, FIRE DEPARTMENTS OR OTHER WATER USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CMU-REQUIRED DOUBLE CHECK VALVE ASSEMBLY.
 - 10) CONTRACTOR TO LOCATE BUILDING TIE-INS PER PLUMBING PLANS.

- GENERAL SITE NOTES:**
- 1) REFER TO SHEET C2.0 FOR GENERAL NOTES & STANDARD SYMBOLS.
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 - 5) POST ADDRESS ASSIGNED TO BUILDING PERMIT ON BUILDING.

- TREE PROTECTION NOTES:**
- 1. TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE GUIDELINE STANDARDS.
 - 2. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/LEAVING/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY START.
 - 3. NO SOIL DISTURBANCE OR COMPACTON, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TREENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE SAVE AREAS.
 - 4. VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
 - 5. URBAN FORESTER MUST BE NOTIFIED OF THE PRE-CONSTRUCTION MEETING.
 - 6. ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY CITY ARBORIST AT (704) 336-4262.

- DEMOLITION NOTES:**
- 1. THE CONTRACTOR SHALL OBTAIN NECESSARY DEMOLITION PERMIT PRIOR TO ANY REMOVAL OF STRUCTURES, UTILITIES, ETC.
 - 2. SITE DEMOLITION WORK SHALL INCLUDE REMOVAL OF ALL BUILDINGS, STRUCTURES, ASSOCIATE UTILITIES, FOUNDATIONS, CONCRETE WALKS, CURB AND GUTTER AND SPECIFIED ASPHALT.
 - 3. THE CONTRACTOR SHALL NOTIFY ALL PERTINENT UTILITY COMPANIES AT LEAST 72 HOURS PRIOR TO ANY DEMOLITION WORK.
 - 4. TRENCHES AND EXCAVATION AREAS SHALL BE MAINTAINED AT A MINIMUM OF STANDARD PROCTOR MAXIMUM DRY DENSITY.
 - 5. THE CONTRACTOR SHALL PROVIDE TREE PROTECTION FOR EXISTING TREES WHERE SPECIFIED.
 - 6. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF AT A PERMITTED FACILITY.
 - 7. THE REMOVAL OR RELOCATION OF EXISTING LIGHT POLES SHALL BE COORDINATED WITH RESPECTIVE UTILITY OR LIGHTING COMPANY.
 - 8- EXISTING PAVEMENT AND CURB SHOWN TO BE REMOVED SHALL BE SAW-OFF.

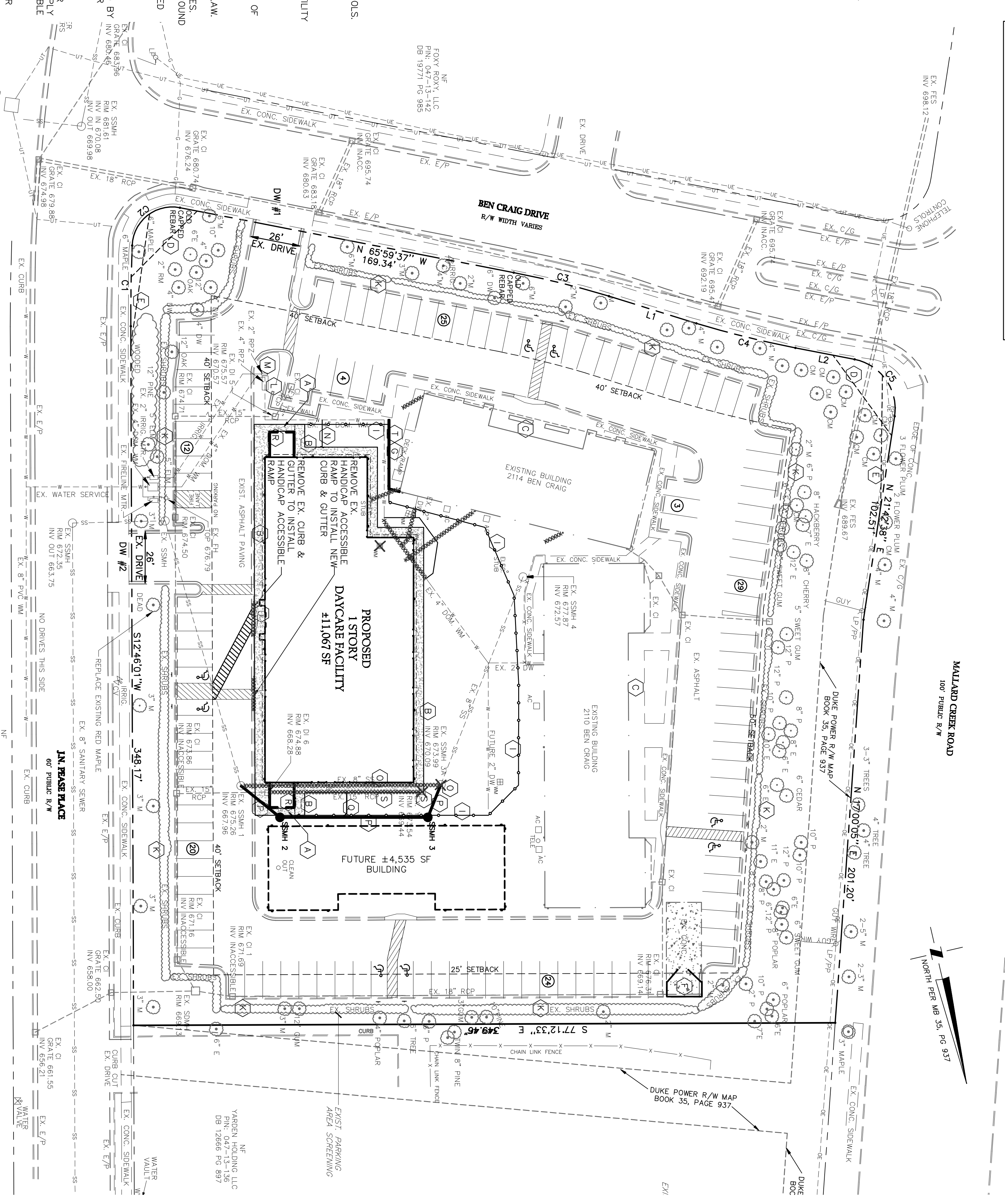
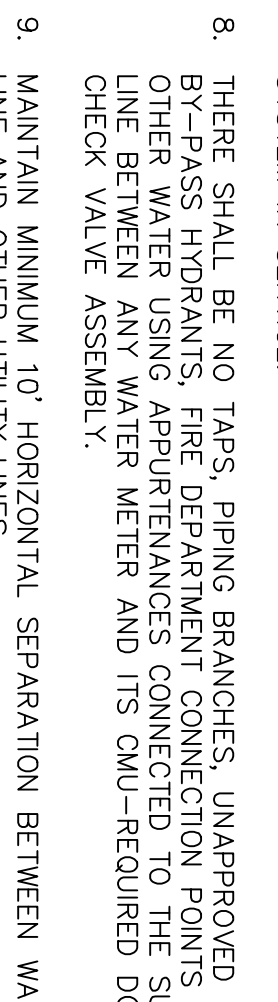
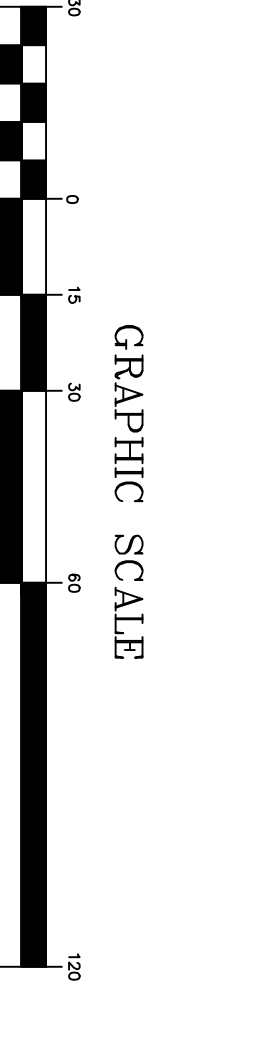
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811
 Know what's below.
 Call before you dig.

SURFACE MATERIAL
 EX ASPHALT
 CONCRETE SIDEWALK
 SEE DETAIL 9/25.0



CHILDREN OF AMERICA #089
MALLARD III
 BEN CRAIG DRIVE
 CHARLOTTE, NC 28262

SONSHINE PROPERTIES, LLC
 5413 ROCKY RIVER ROAD
 CHARLOTTE, NC 28215

SITE & UTILITY PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	02/25/2009	ISSUED FOR PERMIT

CAD FILE: 2008-021 BASE.DWG
 PROJECT NO.: 2008-021
 DESIGNED BY: JDM
 REVIEWED BY: JDM
 DATE: FEBRUARY 25, 2009

C2.0

M² ENGINEERING
 M² ENGINEERING, INC.
 2110 BEN BEN ROAD, SUITE 400
 CHARLOTTE, NC 28268
 PHONE 704.510.9797