

OFFERING MEMORANDUM

Unit 101 - Stoked Business Park
5208 Carolina Beach Road | Wilmington, NC 28412

OFFERING PRICE \$525,000 rounded	LEASED AREA 1,528 RSF underwritten	LEASE RATE \$24.00/SF/YR base rent
ANNUAL BASE RENT \$36,672 \$3,056 monthly	CAP RATE 7.00% target	LEASE STRUCTURE NNN-Style tenant reimbursements

Executive Summary

Unit 101 at Stoked Business Park is offered as a commercial condominium investment opportunity in Wilmington's Monkey Junction / Silver Lake commercial corridor. The offering is underwritten at **1,528 rentable square feet** and a base rental rate of **\$24.00 per square foot annually**, producing projected annual base rent of **\$36,672**. At a **7.00% capitalization rate**, the indicated value is approximately **\$523,886**, rounded to an offering price of **\$525,000**.

The proposed lease structure is NNN-style, with the tenant expected to reimburse applicable property expenses including insurance, maintenance, and other property-related charges as defined by the final lease documents.

Offering Snapshot

Item	Detail
Property	Stoked Business Park - Unit 101
Address	5208 Carolina Beach Road, Wilmington, NC 28412
Market / Submarket	Wilmington, NC / Monkey Junction - Silver Lake
Offering Type	Commercial condominium investment offering
Underwritten Area	1,528 rentable square feet
Base Rental Rate	\$24.00/SF/YR
Projected Annual Base Rent	\$36,672
Projected Monthly Base Rent	\$3,056
Lease Structure	Triple Net / NNN-style
Estimated Insurance Reimbursement	\$1,500 per year
Estimated Maintenance Reimbursement	\$1,000 per year
Target Capitalization Rate	7.00%
Offering Price	\$525,000

Property Overview

Stoked Business Park is a newer mixed commercial property along Carolina Beach Road, one of the primary commercial routes serving southern Wilmington, Monkey Junction, Myrtle Grove, and beach-bound traffic. The building is positioned for a mix of flex, retail, service, office, showroom, and light commercial users.

Unit 101 benefits from the property's corridor location, commercial visibility, parking, and flexible first-floor use profile. The surrounding area includes residential growth, service businesses, retailers, restaurants, and beach-traffic-oriented commercial activity.

Location Summary

The property is located in the Monkey Junction / Silver Lake area of Wilmington, North Carolina. Carolina Beach Road connects central Wilmington with Monkey Junction, Myrtle Grove, Carolina Beach, Kure Beach, and surrounding residential neighborhoods. This corridor supports a wide range of service, office, retail, recreational, and flex-commercial uses.

Financial Summary

Base Rent Calculation	Amount
Underwritten leased area	1,528 RSF
Base rental rate	\$24.00/SF/YR
Projected annual base rent	\$36,672
Projected monthly base rent	\$3,056

Estimated Tenant Reimbursements	Annual	Monthly
Insurance	\$1,500	\$125.00
Maintenance	\$1,000	\$83.33
Total listed reimbursements	\$2,500	\$208.33

Estimated Occupancy Cost	Annual	Monthly
Base rent	\$36,672	\$3,056.00
Insurance + maintenance reimbursements	\$2,500	\$208.33
Estimated total before real estate taxes	\$39,172	\$3,264.33

Real estate taxes and any additional reimbursable expenses should be handled according to the final lease documents.

Valuation Summary

Valuation Input	Amount
Projected annual base rent / NOI	\$36,672
Capitalization rate	7.00%
Indicated value	\$523,886
Rounded offering price	\$525,000
Implied cap rate at \$525,000	Approx. 6.99%

Valuation formula: \$36,672 divided by 0.07 equals \$523,886. The offering price is rounded to \$525,000.

Investment Highlights

Newer commercial product	Stoked Business Park is a newer commercial property designed for a mix of flex, retail, office, service, and light commercial users.
Strong corridor location	The property sits along Carolina Beach Road, a major Wilmington corridor serving Monkey Junction, Myrtle Grove, and beach-bound traffic.
NNN-style structure	The proposed lease structure shifts applicable property expenses to the tenant through reimbursements defined by the lease.
Straightforward income valuation	The offering is priced at \$525,000 based on projected annual base rent of \$36,672 and a target capitalization rate of 7.00%.
Flexible use profile	The unit supports a broad range of possible commercial uses, including service, showroom, office, recreational, and flex-commercial operations.

Lease Assumption Summary

Lease Item	Assumption
Leased area	1,528 rentable square feet
Base rent	\$24.00 per square foot annually
Annual base rent	\$36,672
Lease structure	Triple Net / NNN-style
Insurance reimbursement	\$1,500 per year
Maintenance reimbursement	\$1,000 per year
Real estate taxes	To be handled as provided in the final lease documents

Disclaimer

This Offering Memorandum has been prepared for discussion and marketing purposes only. Information contained herein is believed to be reliable but is not guaranteed. Buyer shall independently verify all square footage, lease terms, tenant information, zoning, income, expenses, reimbursements, taxes, property condition, permitted uses, and all other matters material to the purchase before closing.