



SALE

Truist Bank Ground Lease & Herlong Court Medical

**245 S. HERLONG AVENUE &
1665 HERLONG COURT**

Rock Hill, SC 29732

PRESENTED BY:

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PROPERTY SUMMARY

245 S. Herlong Avenue



1665 Herlong Ct



PROPERTY HIGHLIGHTS - 245 S. HERLONG AVENUE

- Ground Lease for free standing bank branch
- 5+ years remaining with options to renew
- Building is approx. 3,058 SF
- 1.10 Acre site on corner across from Piedmont Medical Center
- Existing land lease through March 2031
- Annual increases of 3.25%
- 2-5 year renewal options

PROPERTY HIGHLIGHTS - 1665 HERLONG AVE

- Fully leased medical office building in Rock Hill, SC
- +/-6,514 SF building directly across from Piedmont Medical Center
- Suite B is leased to Metrolina Neurological until 7/31/29
- Suite D is leased to Dr. Tracy Timony through 9/30/29
- Property can be purchased separately.

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FINANCIAL SUMMARY

245 SOUTH HERLONG AVENUE

INVESTMENT OVERVIEW		TRUIST BANK GROUND LEASE	
PRICE		\$1,395,000	
PRICE PER SF		\$456	
GRM		20.06	
CAP RATE		4.98%	
OPERATING DATA		TRUIST BANK GROUND LEASE	
GROSS SCHEDULED INCOME		\$69,534	
NET OPERATING INCOME		\$69,534	
FINANCING DATA		TRUIST BANK GROUND LEASE	

1665 HERLONG CT

INVESTMENT OVERVIEW			
PRICE		\$1,650,000	
PRICE PER SF		\$253	
GRM		10.31	
CAP RATE		6.50%	
CASH-ON-CASH RETURN (YR 1)		6.48%	
TOTAL RETURN (YR 1)		\$107,001	
OPERATING DATA			
GROSS SCHEDULED INCOME		\$160,116	
TOTAL SCHEDULED INCOME		\$160,116	
GROSS INCOME		\$160,116	
OPERATING EXPENSES		\$53,115	
NET OPERATING INCOME		\$107,001	
PRE-TAX CASH FLOW		\$107,001	
FINANCING DATA			
DOWN PAYMENT		\$1,650,000	

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ADDITIONAL PHOTOS



245 South Herlong Avenue



245 South Herlong Avenue



1665 Herlong Court



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AREA MAP



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OFFERING SUMMARY

PROPERTY	SALE PRICE	SQ. FT.
1665 HERLONG COURT	\$1,650,000	6,514 SF
245 S. HERLONG AVENUE	\$1,395,000	3,058 SF
TOTAL	\$3,020,000	9,572 SF

OFFERING SUMMARY	
SALE PRICE:	\$3,020,000
NUMBER OF UNITS:	2
LOT SIZE:	2.94 Acres
BUILDING SIZE:	9,572 SF

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