



**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
- Property can be purchased separately.

### 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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