

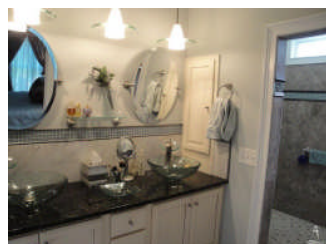
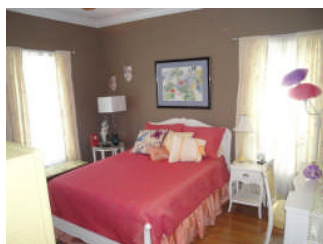
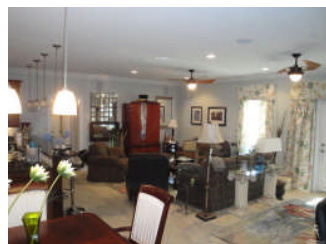
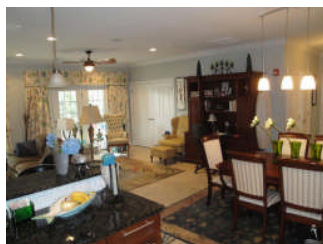
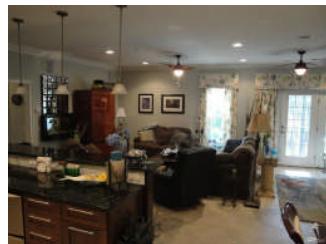
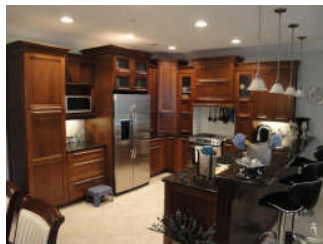
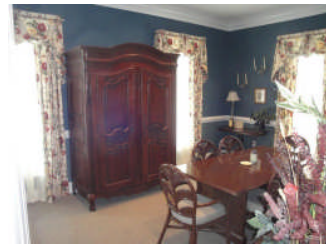
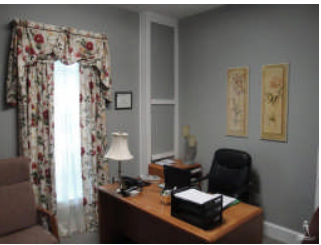
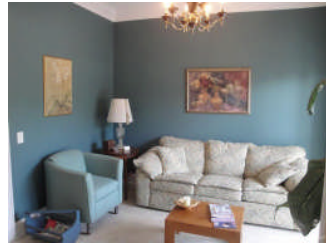
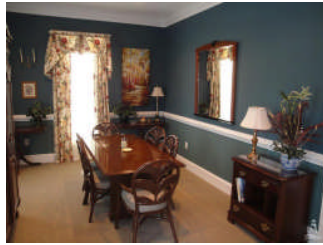
## Client Detail with Addl Pics Report

Listings as of 07/07/11 at 9:45am

<b>Active 06/25/11</b>	<b>Listing # 658494</b>	<b>7183 Beach Dr SW Ocean Isle Beach, NC 28469</b>	<b>Listing Price: \$799,000</b>
<b>County: Brunswick</b>			



<b>Prop Type</b>	Commercial	<b>Prop Subtype(s)</b>	Retail
<b>MLS Areas</b>	Ocean Isle Bch Main		
<b>Year Built</b>	2009		
<b>PID</b>	2423BO02	<b>Lot Sq Ft (approx)</b>	22651 ((Tax Data))
<b>DOM/CDOM</b>	12/12	<b>Lot Acres (approx)</b>	0.520





**Directions** From Seaside & Beach Dr. light at Sunset Beach, 0.25 miles east on Beach Dr. Property on right at corner with Hideaway Rd. Or, 2.5 miles west from OIB light.

**Marketing Remark** Extraordinary quality mixed-use center midway between Sunset Beach & Ocean Isle Beach, NC. 5,600 heated SF, 600 SF covered porches & 2 360 SF double-car garages. 1,050 SF office space, 1,050 retail space & and 2 luxury 3 BR 2 BA apartments on second floor. Must see to appreciate quality. Plus, property includes an 8ft X 20ft two-sided lighted billboard. Office space includes 4 offices, conference room, reception area, break room, work room & 2 restrooms. Features include 10 ft ceilings, extensive crown molding, quality tile & carpet floors, elevator shaft to apartments, recessed lights, security & sprinkler systems. All units separately metered. 3 BR 2 BA apartments with highest quality throughout. Granite counters, stainless appliances, walk in showers to start. See the photos. The office and apartment above in use by owner who is willing to continue leasing or will sell with or without furnishings. Retail space currently leased for \$7590 / mo & apartment leased for \$1,000/mo.

<b>Ground Lease</b>	No	<b>Asking Price/SF</b>	142.00
<b>Net Lease Investment</b>	Yes	<b>Cap Rate based on</b>	Current
<b>Occupancy %</b>	50.00	<b>On Site Management</b>	No
<b>Buyer Contact Mgmt</b>	No	<b>Stipulation of Sale</b>	NONE
<b>Comm Sched Attached</b>	No	<b>Sign on Property</b>	Yes
<b>Number of Buildings</b>	1	<b>Number of Units</b>	4
<b>Description of Use</b>	Business, Commercial, General, Mixed Use, Multi - Family, Multiple, Office, Residential, Retail		
<b>Lot Size/Access</b>		<b>Frontage</b>	118 ft. corner lot
<b>Highway Access</b>	Yes		
<b>Size/Shape</b>	Rectangle		
<b>Square Footage Availability</b>		<b>Cooling System</b>	Central A/C, Fans, Heat Pump
<b>Heating System</b>	Heat Pump(s), Forced Warm Air Elec, Other/See Remarks	<b>Roof System</b>	Asbestos Shingle
<b>Existing Utilities</b>	Cable TV, Septic, Electricity, Telephone, High Speed Internet, Other/See Remarks, Municipal Water	<b>Location</b>	Corner, Freestanding, Other/See Remarks
<b>Access</b>	County Road, Paved Road		
<b>Miscellaneous Items</b>	220 Volts, Living Spc. Provided, Other/See Remarks		

**Presented By:****David Stuart****Coldwell Banker Sloane**

Cellular: 910-368-1187

790-2 Sunset Blvd. North  
Sunset Beach, NC 28468  
910-579-1808  
Fax : 910-579-1815

July 2011

E-mail: david@dstuart.com

Web Page: <http://www.dstuart.com>**See our listings online:**<http://www.cbsloane.com>

All information herein has not been verified and is not guaranteed.

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U.S. Patent 6,910,045

