



TRADEMARK
PROPERTIES

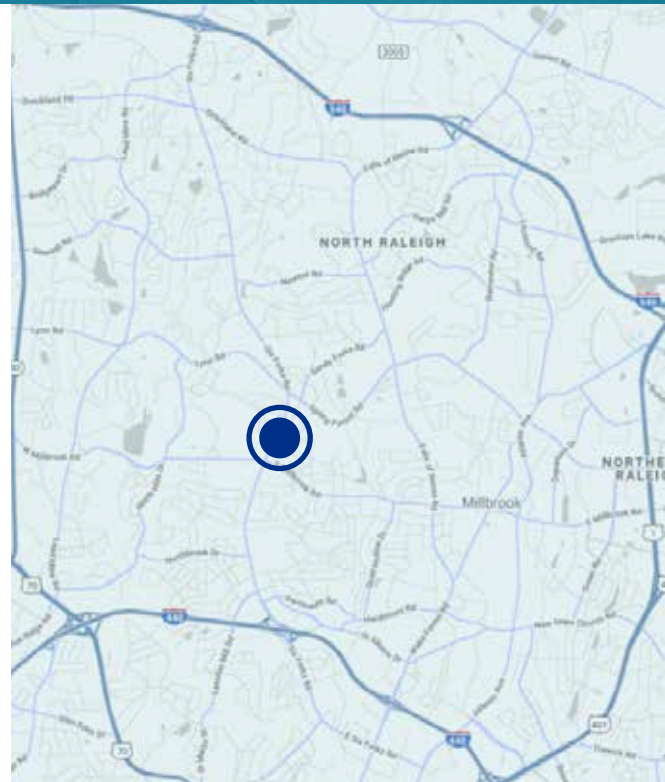
2,261 SF
OFFICE CONDO FOR SALE

5710
SIX FORKS ROAD
RALEIGH, NC 27609



ABOUT THE PROPERTY

- 2,261 SF office condo for sale on second floor
- Building was built in 2000
- Ample parking space
- Located minutes from North Hills and I-440 Beltline
- Plenty of restaurants, shops, and retail nearby
- Traffic count of 40,000 AADT (2017) on Six Forks Road
- Annual rent escalations of approximately 2.4%
- Cap rate: 8.2%



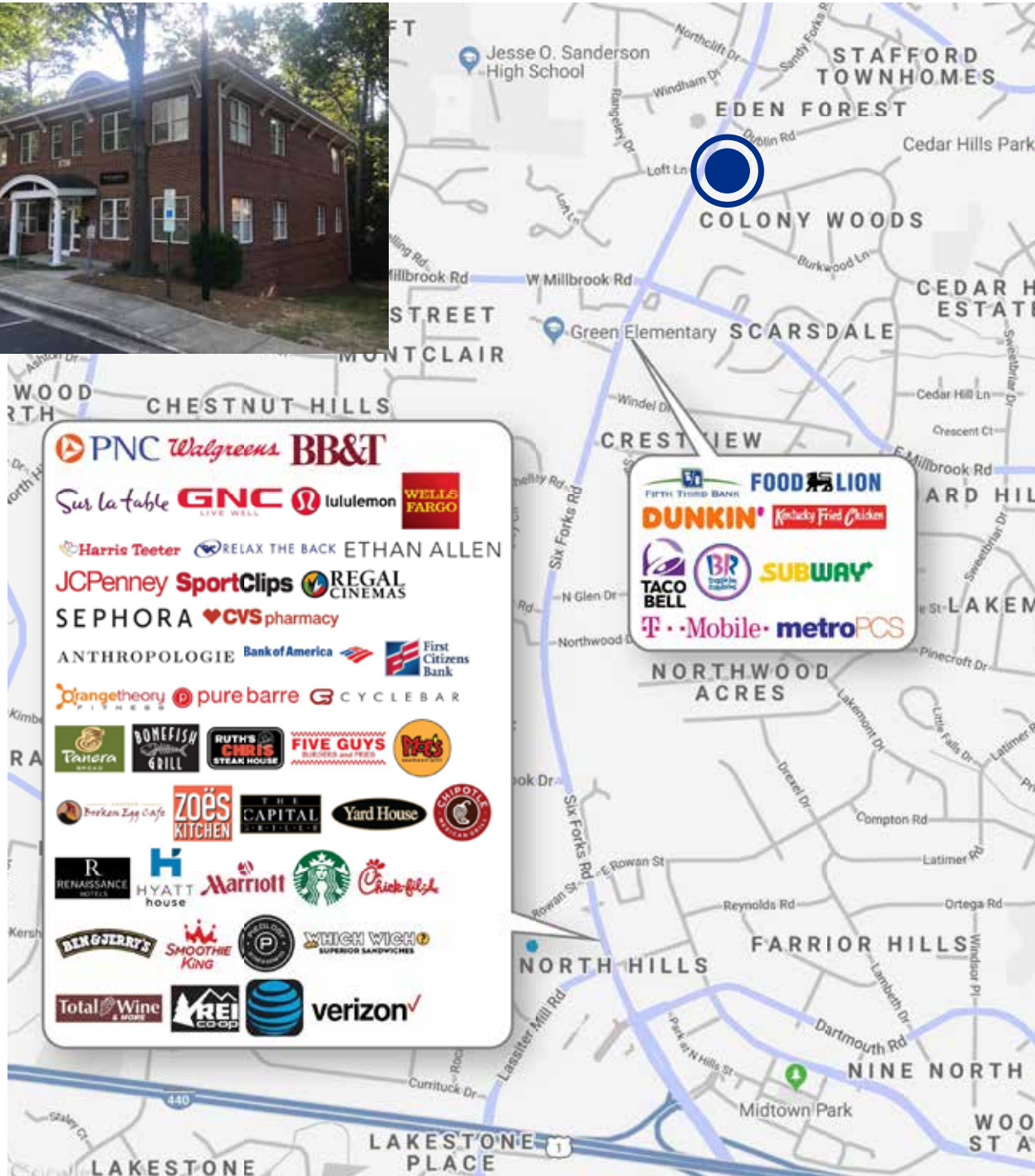
SALES PRICE: \$865,000

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NEARBY RETAIL MAP



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2018 FINANCIALS**INCOME**

Scheduled Gross Rent	\$77,814
Late Fee	\$145
TOTAL EFFECTIVE RENT	\$77,959

EXPENSES

Property Taxes	\$3,669
Association Fees	\$3,696
TOTAL EXPENSES	\$7,365

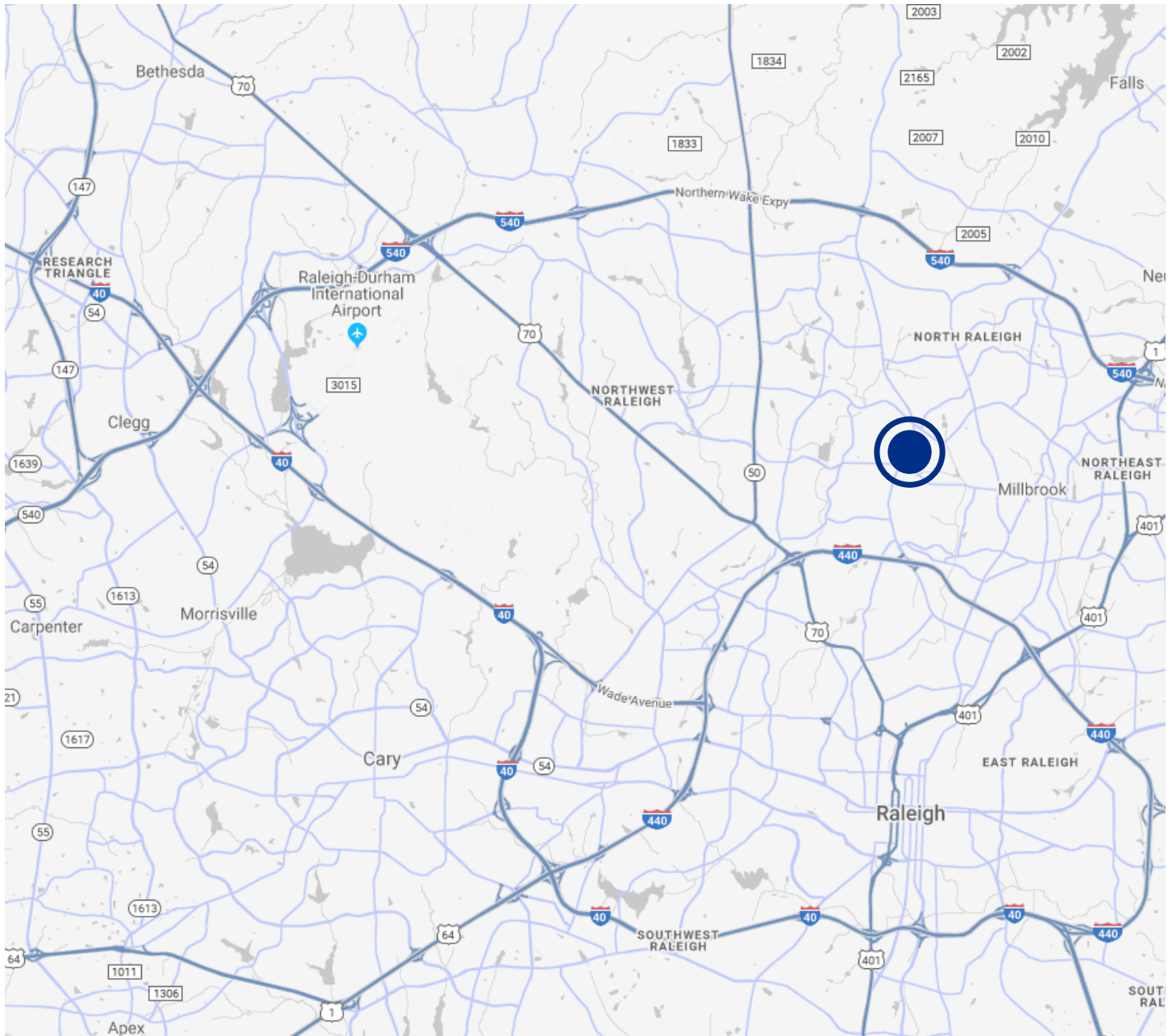
NET OPERATING INCOME	\$70,594
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LOCATION MAP



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