

# Investment Property For Sale

## Professional Office Building



1222 WEST EVANS STREET  
FLORENCE, SOUTH CAROLINA

**1222 West Evans Street in Florence** provides a great opportunity to own a leased, free-standing, single-tenant building with a financially secure tenant, Regional Finance Corporation. Situated amongst other small professional office users, neighbors include attorneys, insurance companies, real estate firms, architectural firms, and more. The property is located just east of the intersection of West Evans Street and Edisto Drive, highly travelled east-west and north-south “across town” thoroughfares, respectively.

**For Sale—\$179,000**



Palmetto Commercial Real Estate

135 S. Dargan St, Suite 301

Florence, SC 29506

Telephone (843)667-4999

Fax (843)667-1310

For additional information on these and other available properties, please visit our website at

[www.palmettocommercial.com](http://www.palmettocommercial.com)

No warranty or representation is made as to the accuracy of the information contained

## PROPERTY HIGHLIGHTS

<b>Building Size:</b>	1,824 SF	<b>Utilities:</b>	Progress Energy
<b>Year Built:</b>	2004		Florence City water & sewer
<b>Site Size:</b>	0.24 Acres (60' X 172')	<b>Parking:</b>	11 striped spaces
<b>Construction:</b>	Brick	<b>Frontage:</b>	60' on West Evans Street
<b>Floor:</b>	Concrete Slab	<b>Zoning:</b>	B-3, General Business
<b>Roof:</b>	Pitched with shingles	<b>Layout:</b>	4 private offices, large open bullpen area, storage/file room, and two restrooms
<b>HVAC:</b>	Central electric		



## LEASE HIGHLIGHTS:

**Lease Term:** July 1, 2015—June 30, 2018

**Rent:** \$1700/month

Landlord pays: property taxes; fire insurance; roof & structural repairs; and HVAC repairs over \$500 per occurrence. Tenant pays: electricity; water & sewer; trash removal; lawn maintenance and routine, non-structural repairs & maintenance.

<u>Proforma</u>	<u>Current Term</u>
<b>Rent</b>	<b>\$20,400</b>
Vacancy	\$ 0
<b>Effective Income</b>	<b>\$20,400</b>
Property Taxes	\$3,643
Insurance	\$726
Commission (10%)	\$2,040
Reserves (4%)	<u>\$816</u>
<b>Total Expenses</b>	<b>\$7,225</b>
<b>Net Operating Income</b>	<b>\$13,175</b>
<b>Return on Investment</b>	<b>7.36%</b>



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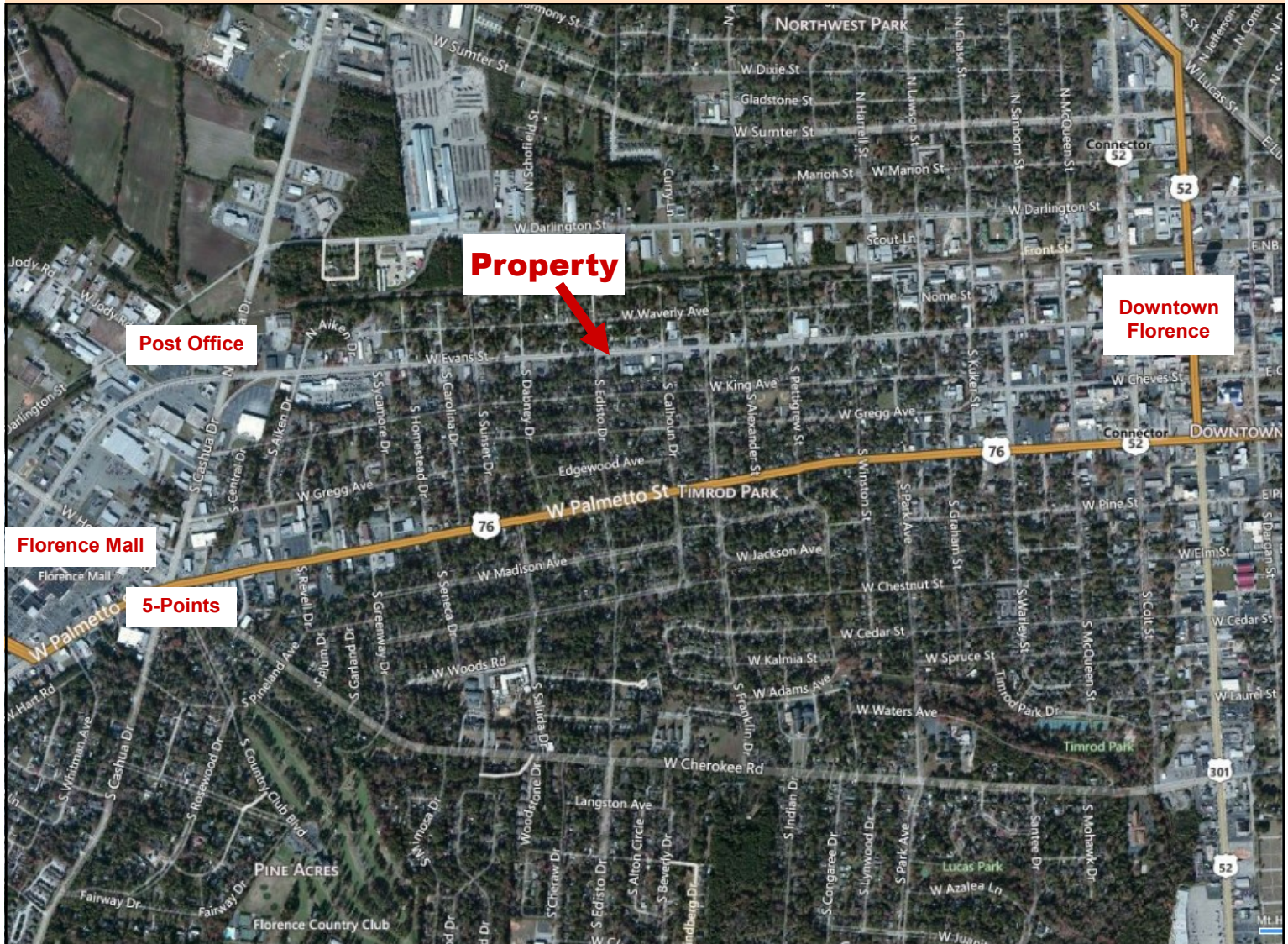
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## ABOUT REGIONAL FINANCE



The Tenant, **Regional Finance**, along with its affiliates RMC Financial Services, Anchor Finance, Sun Finance, First Community Credit and Superior Financial Services, is owned and operated by parent company, Regional Management Corporation with headquarters in Greenville, SC. Regional Finance offers small personal loans up to \$2,000, typically payable on terms from 3 to 18 months, as well as larger secured loans from \$2,000 to \$15,000, with payment terms up to 48 months. Regional Finance works hard everyday to be your Hometown Credit Source.



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