

FOR SALE

4886 SUNSET BLVD

\$1,950,000



PROPERTY OVERVIEW

ADDRESS :	4886 Sunset Blvd, Lexington, SC
TYPE:	Retail and Flex
PRICE:	\$1,950,000
BUILDING SF:	15,500
PRICE / SF:	\$125.80
NOI:	\$125,808
CAP RATE:	6.45%
OCCUPANCY:	100%
LOT SIZE:	1.83 Acres
SIGNAGE:	Pylon and Storefront
FRONTAGE:	156 FT
YEAR BUILT:	2003
ZONING:	General Commercial (C2)



EAST CRE | KW COMMERCIAL
14045 Ballantyne Corp Place, Ste 500
Charlotte, NC 28277

PATRICK REGISTER
Broker
C: (704) 621-0190
patrick@eastcre.com
233487/111829, NC/SC

JAKE MEINZER
Broker
O: (513) 265-6348
jake@eastcre.com
335045/133385, NC/SC

Each Office Independently Owned and Operated

LEASE RENT ROLL

4886 SUNSET BLVD



Tenant	Suite	Size	Start	Expires	\$/RSF	Rent
Rising Sun, LLC (Appliances)	F	9,150	07/11/22	07/10/24	\$10.00	\$91,500
Rising Sun, LLC (Mattress)	F	2,000	02/10/23	02/09/25	\$12.00	\$24,000
Valentino Dixon (Ice Cream Taco)	G	850	09/03/21	09/02/24	\$19.06	\$16,200
JB's Interiors	H	3,500	12/01/22	11/30/24	\$8.00	\$27,996

EAST CRE | KW COMMERCIAL
14045 Ballantyne Corp Place, Ste 500
Charlotte, NC 28277

PATRICK REGISTER
Broker
C: (704) 621-0190
patrick@eastcre.com
233487/111829, NC/SC

JAKE MEINZER
Broker
O: (513) 265-6348
jake@eastcre.com
335045/133385, NC/SC

INVESTMENT DETAILS

4886 SUNSET BLVD



Analysis

Analysis Date	February 2024
Scenario	Initial

Property

Property Type	Retail
Property Address	Lexington Strip Center 4886 Sunset Blvd
City, State	Lexington, SC 29072
Year Built	2003

Purchase Information

Purchase Price	\$1,950,000
Tenants	4
Total Rentable SF	15,500
Lot Size	1.830 acres

Income & Expense

Gross Operating Income	\$159,696
Monthly GOI	\$13,308
Total Annual Expenses	(\$33,888)
Monthly Expenses	(\$2,824)

Financial Information

All Cash

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
------	------	------	-------	------	---------	----------

EAST CRE | KW COMMERCIAL
14045 Ballantyne Corp Place, Ste 500
Charlotte, NC 28277

PATRICK REGISTER
Broker
C: (704) 621-0190
patrick@eastcre.com
233487/111829, NC/SC

JAKE MEINZER
Broker
O: (513) 265-6348
jake@eastcre.com
335045/133385, NC/SC

PRO FORMA SUMMARY

4886 SUNSET BLVD



Income

Description	Actual	Per SF	Market	Per SF
Gross Potential Rent	\$159,696	\$10.30	\$159,696	\$10.30
- Less: Vacancy	\$0	\$0.00	\$0	\$0.00
Effective Gross Income	\$159,696	\$10.30	\$159,696	\$10.30

Operating Expenses

Description	Actual	Per SF	Market	Per SF
Building Insurance	\$13,200	\$0.85	\$13,200	\$0.85
Taxes - Personal Property	\$0	\$0.00	\$17,388	\$1.12
Taxes - Real Estate	\$17,388	\$1.12	\$0	\$0.00
Trash Removal	\$1,620	\$0.10	\$0	\$0.00
Utility - Water	\$1,680	\$0.11	\$0	\$0.00
Total Expenses	(\$33,888)	(\$2.19)	(\$30,588)	(\$1.97)
Net Operating Income	\$125,808	\$8.12	\$129,108	\$8.33

EAST CRE | KW COMMERCIAL
14045 Ballantyne Corp Place, Ste 500
Charlotte, NC 28277

PATRICK REGISTER
Broker
C: (704) 621-0190
patrick@eastcre.com
233487/111829, NC/SC

JAKE MEINZER
Broker
O: (513) 265-6348
jake@eastcre.com
335045/133385, NC/SC

PRO FORMA SUMMARY

4886 SUNSET BLVD



Investment Summary

Price	\$1,950,000
Year Built	2003
Tenants	4
RSF	15,500
Price/RSF	\$125.81
Lot Size	1.83 acres
Floors	1
Parking Spaces	2.17
APN	003500-03-130
Cap Rate	6.45%
Market Cap Rate	6.62%

Tenant Annual Scheduled Income

Tenant	Actual	Market
Rising Sun, LLC (Appliances)	\$91,500	\$91,500
Rising Sun, LLC (Mattress)	\$24,000	\$24,000
Valentino Dixon (Ice Cream Taco)	\$16,200	\$16,200
JB's Interiors	\$27,996	\$27,996
Totals	\$159,696	\$159,696

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$159,696	\$159,696
- Less: Vacancy	\$0	\$0
Effective Gross Income	\$159,696	\$159,696
- Less: Expenses	(\$33,888)	(\$30,588)
Net Operating Income	\$125,808	\$129,108

Annualized Expenses

Description	Actual	Market
Building Insurance	\$13,200	\$13,200
Taxes - Personal Property	\$0	\$17,388
Taxes - Real Estate	\$17,388	\$0
Trash Removal	\$1,620	\$0
Utility - Water	\$1,680	\$0
Total Expenses	\$33,888	\$30,588
Expenses Per RSF	\$2.19	\$1.97

EAST CRE | KW COMMERCIAL
14045 Ballantyne Corp Place, Ste 500
Charlotte, NC 28277

PATRICK REGISTER
Broker
C: (704) 621-0190
patrick@eastcre.com
233487/111829, NC/SC

JAKE MEINZER
Broker
O: (513) 265-6348
jake@eastcre.com
335045/133385, NC/SC

PROPERTY PHOTOS

4886 SUNSET BLVD



EAST CRE | KW COMMERCIAL
14045 Ballantyne Corp Place, Ste 500
Charlotte, NC 28277

PATRICK REGISTER
Broker
C: (704) 621-0190
patrick@eastcre.com
233487/111829, NC/SC

JAKE MEINZER
Broker
O: (513) 265-6348
jake@eastcre.com
335045/133385, NC/SC

Each Office Independently Owned and Operated

PROPERTY PHOTOS

4886 SUNSET BLVD



EAST CRE | KW COMMERCIAL
14045 Ballantyne Corp Place, Ste 500
Charlotte, NC 28277

PATRICK REGISTER
Broker
C: (704) 621-0190
patrick@eastcre.com
233487/111829, NC/SC

JAKE MEINZER
Broker
O: (513) 265-6348
jake@eastcre.com
335045/133385, NC/SC

Each Office Independently Owned and Operated

PROPERTY PHOTOS

4886 SUNSET BLVD



EAST CRE | KW COMMERCIAL
14045 Ballantyne Corp Place, Ste 500
Charlotte, NC 28277

PATRICK REGISTER
Broker
C: (704) 621-0190
patrick@eastcre.com
233487/111829, NC/SC

JAKE MEINZER
Broker
O: (513) 265-6348
jake@eastcre.com
335045/133385, NC/SC

Each Office Independently Owned and Operated

PROPERTY PHOTOS

4886 SUNSET BLVD



EAST CRE | KW COMMERCIAL
14045 Ballantyne Corp Place, Ste 500
Charlotte, NC 28277

PATRICK REGISTER
Broker
C: (704) 621-0190
patrick@eastcre.com
233487/111829, NC/SC

JAKE MEINZER
Broker
O: (513) 265-6348
jake@eastcre.com
335045/133385, NC/SC

Each Office Independently Owned and Operated