

# DOWNTOWN BUILDING

## Opportunity for Investor or Owner User



Tonya Brady, CCIM | Broker 336 707-4986 [tonyabradyccim@gmail.com](mailto:tonyabradyccim@gmail.com) RE/MAX Realty Consultants - Commercial Division





# AERIAL MAP



## Market Overview

Downtown Burlington is supporting revitalization efforts to create a city for work and play. Leadership's efforts to improve internet service to the downtown area has resulted in attracting a new headquarters for a national company that invested \$1.1 million in their downtown office and created jobs with an average salary of \$70,455. New loft apartments to open soon will support the efforts. Downtown Burlington also has the first Co Op Brewery in the state.

Downtown Burlington is also home to the famous Zack's Hotdogs, Boston Sandwich Shop as well as various other local restaurants and shops.

The Historic Depot is an event center for indoor and outdoor events. An outdoor concert series runs during the spring and summer months.

Downtown Burlington is proud to be home to the Corporate Offices for LabCorp, which was founded in the basement of the Cammack Building the company donated to be used support the community and non profits. LabCorp employs over 50,000 employees worldwide.



# New Living Options Downtown

## MAY HOSIERY LOFTS

[HISTORY](#)[NEW LIFE](#)[GET IN TOUCH](#)

### NEW LIFE

We're breathing new life into the former May Hosiery Mill.

Construction involves all new mechanical, sprinkler and fire alarm systems; roof, skylight and window replacement; restoration of the façade. We're introducing contemporary architectural elements throughout while preserving the attractive historic character of the building.

#### WHAT WE'RE BUILDING

67 Class "A" Luxury Apartments

High Ceilings

Large "Factory" Windows

Exposed brick

Exposed Spiral Ductwork

Granite countertops in Kitchen and Baths

Original Concrete Floors

Resident Clubhouse

Fitness area

#### WHEN WILL IT BE AVAILABLE

Model Unit Now Available For Tours  
(tours by appointment)

Occupancy: Starting in July 2019

#### WHAT ARE EXPECTED RENTS

Studios from \$825 to \$875

1 bed/1 Bath units from \$935 to \$1,125

1 bed/1.5 Bath loft units from \$945 to \$1,095

2 bed/2 Bath units from \$995 to \$1,550

2 bed/2 Bath loft units from \$1,225 to \$1,500

2 bed/2 Bath loft w/office units from \$1,600 to  
\$1,695

Scroll down for floor plans

# High Speed Internet Supporting Job Growth

## Burlington lands 'Project Fiber,' bringing new HQ and 33 new jobs to Triad

Feb 27, 2019, 5:00am EST Updated: Feb 27, 2019, 6:58am EST

National OnDemand, a provider of installation and construction services for the broadband and telecommunications industries, has selected downtown Burlington for its headquarters.

The company will create 33 jobs with an average salary of \$70,455 over two years. The N.C. Rural Infrastructure Authority approved a grant of \$312,500 to support the reuse of the vacant former Bank of America building at 245 W. Davis St.

The company plans to create 33 jobs over two years, but its five-year plan indicates it could create about 50 jobs.

Peter Bishop, director of Burlington Economic Development, told Triad Business Journal the project represents an investment of \$1.1 million – \$625,000 of it for renovations.

The remaining \$475,000 will go toward buying the building. A principal of the company, not the company itself, intends to purchase the building from Williams Development Group of Winston-Salem, Bishop said.

While still in the site selection process, the project was dubbed "Project Fiber" by the city of Burlington. Bishop said Burlington was competing with Indiana; the company was formed through the merger of two companies in North Carolina and Indiana and executives were looking to consolidate corporate operations.

The state grant was what tipped the scale in favor of Burlington, Bishop said, making it "really feasible" to occupy the building on a prominent corner of downtown Burlington.

The footprint of the firm spans 11 states, 23 offices and 900 employees, Bishop said.

At its Jan. 14 meeting, the Burlington City Council voted to apply for the state grant. As a condition of the grant, the council must approve a 5 percent local match – \$15,625.

**Luke Bollinger**  
Reporter  
*Triad Business Journal*



A company in the telecommunications and broadband industries is taking its headquarters to Burlington, bringing 33 new jobs.



# New HQ in Downtown Burlington

## Downtown Burlington building to be renovated as national HQ

By Times-News

Posted Feb 22, 2019 at 2:48 PM

Updated Feb 22, 2019 at 6:01 PM

National OnDemand is investing \$1.1M, adding 33 jobs

*Editor's note: This story was updated at 5:26 p.m. with additional information.*

A national company will establish its headquarters in Burlington, and the state is kicking in \$312,500 to support the renovation of a downtown building.

The former Bank of America building at 245 W. Davis St., just west of Zack's Hotdogs, will become home to National OnDemand, which provides installation and construction services for the broadband and telecommunications industry. The 12,000-square-foot bank branch closed in 2016. Now, it will be repurposed to host National OnDemand's core executive, finance and human resources departments.

"We're thrilled that National OnDemand has selected Burlington for their new headquarters," said Peter Bishop, Burlington's economic development director. "This project brings 33 jobs with excellent salaries into the middle of our emerging downtown, meaning more customers and activity for other merchants. Even better, National OnDemand is renovating and improving a prominent vacant building, activating dormant space with a vibrant company."

The annual payroll will be \$2.3 million and represents a \$1.1 million investment, according to the city. In a separate release, the N.C. Rural Infrastructure Authority said the project represents a \$513,450 investment by the company.

"An investment of this size in downtown Burlington is an exciting step forward," said Jessica Pasión, executive director of the Burlington Downtown Corp. "... I'm proud that our downtown is a hub for innovation, and National OnDemand not

only brings a new energy to that hub but fits in seamlessly with the positive momentum here."

National OnDemand operates in the Midwest and Southeast, employing 1,000 workers in 23 offices in 11 states, the city said.

Burlington "will offer many great amenities for our employees and help us to attract new team members that will play a key role in the continued success of our company for years to come," Douglas Boteler, co-founder and CEO of National OnDemand, said in a statement. "The team did a great job working with both the city and the state to make this project become a reality, and we are very thankful for all of their support."

National OnDemand joins other burgeoning downtown ventures. Burlington BeerWorks, North Carolina's first cooperative brewery, will open in March, the city said, while May Hosiery Lofts, a 67-unit historic apartment project, will open in the fall.

The state grant is among 11 totaling \$4,127,500 statewide that the RIA approved.

"The City worked closely and under tight timelines with the Economic Development Partnership of North Carolina and N.C. Commerce's Rural Economic Development Division to ensure Burlington could secure this headquarters project," Bishop said. "We're grateful for their support."

Statewide the projects entail commitments to creating 460 jobs, 307 of which were previously announced. The public investment in these projects will attract more than \$69 million in private investment, RIA says.

"This deal is a win-win all around," said Tim Standafer, National OnDemand co-founder and chief operating officer. "We are able to move into a beautiful building in charming downtown Burlington, and the city gets a growing company to occupy one of the larger structures within its historic core. We recognize that Burlington has a lot to offer our employees, and we're excited to grow with the city."

## New Business Visions

# State's first co-op brewery to open in Burlington in March

BURLINGTON, N.C. -- A brewery rooted in the community, Burlington Beer Works is letting you own a piece of the brewhouse.

Located at the corner of Front and Main streets in downtown Burlington, the co-op brewery and restaurant is a vision that's been nearly five years in the making.

The idea is to give the community a stake in their beer. General Manager Tracy Schmidt says they already have 2,050 owners and counting.

"The community has been really excited and behind us and supportive," Schmidt said.

Schmidt also wants the community to know you don't have to be an owner to enjoy Burlington Beer Works. They are completely open to the public.



# Executive Summary

Great opportunity to own an entire block in Downtown Burlington.

Investment is suitable for an investor or owner / user

This is a value ad investment opportunity

Wells Fargo occupies the entire first floor and a majority of the second floor. The third floor has is ready for renovation



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## Offering Summary

Address	500 South Main Street Burlington, NC 27215
County	Alamance
Building SF	33,527 SF GBA
Rentable SF:	29,688 SF GRA
# Floors	3 Stories w/ Elevator
Land SF	60,329 SF
Year Built	1972
Parking	47 Spaces
Zoning	B-3 Central Business District
Price	\$1,495,000
Tenant	Wells Fargo (1 <sup>st</sup> & 2 <sup>nd</sup> Floors)
Available	2,385 SF Second Floor Suite 10,347 SF Third Floor Shell
Lease Rate:	\$ 8.00/SF Shell Space \$12.00/SF Finished Space

### Highlights

Enjoy Stunning Views of the Downtown Area  
67 Loft Apartments Available Early Fall 2019  
LabCorp's Corporate Offices Across the Street  
The Downtown Depot is located a few blocks north  
New Co Op Brewery / Restaurant nearby

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# Proforma

## GROSS POTENTIAL INCOME

16,956 SF First & Second Floor	\$6.21	per SF	=	\$105,297
2,385 SF Second Floor	\$12.00	per SF	=	\$28,620
10,347 SF Third Floor	\$12.00	per SF	=	<u>\$124,164</u>
29,688				\$258,081

16,956 SF TICAM Reimbursements	\$6.41	per SF	=	<u>\$108,688</u>
				\$366,769

VAC. & CREDIT LOSS	5%			<u>\$18,338</u>
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EFFECTIVE GROSS INCOME				\$348,430
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## EXPENSES

### FIXED

Real Estate Taxes	\$25,759	
Hazard Insurance	<u>\$3,900</u>	
		\$29,659

### VARIABLE

Management Fee	5%	<u>\$17,422</u>	
			\$17,422

Utilities	\$72,700	
Repairs, Maint., Contract Svcs	<u>\$20,000</u>	
		\$92,700

### RESERVES

Replacements	<u>\$2,500</u>	
		\$2,500

TOTAL EXPENSES				<u>\$142,280</u>
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NET OPERATING INCOME				\$206,150
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Projections based on actual rent and reimbursements for current tenant. Current vacant space is leased at \$12/SF. \*\*Assumes third floor has been renovated at apx. \$525,000)

NOI \$206,150

Cap Rate 9%

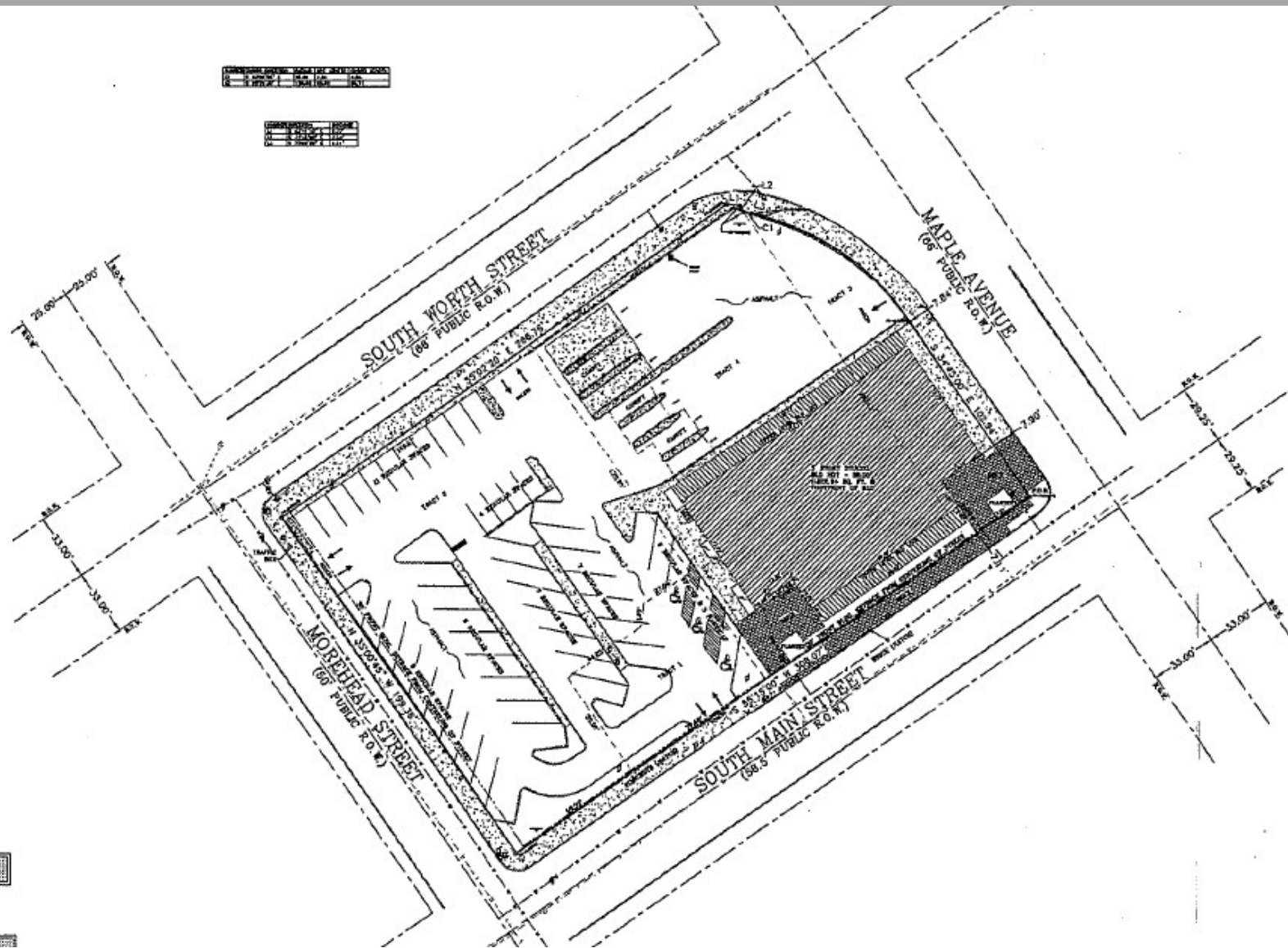
Value \$2,290,556

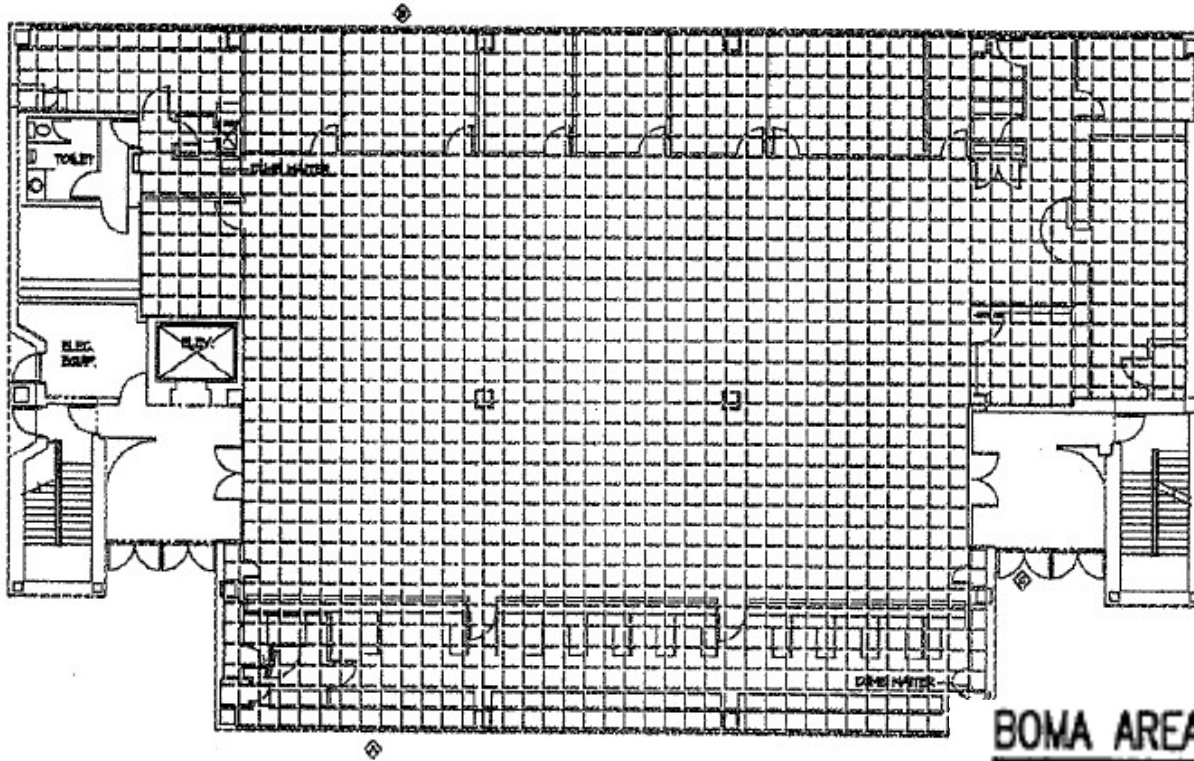
Upfit \$ 523,700

Indication \$1,765,000 rounded



# Site Plan





### BOMA AREA CALCULATIONS

FLOOR "GROSS"	9,821 SF
FLOOR RENTABLE	8,993 SF
FLOOR USABLE	8,062 SF
20 YEAR USABLE	8,062 SF
20 YEAR RENTABLE	8,993 SF



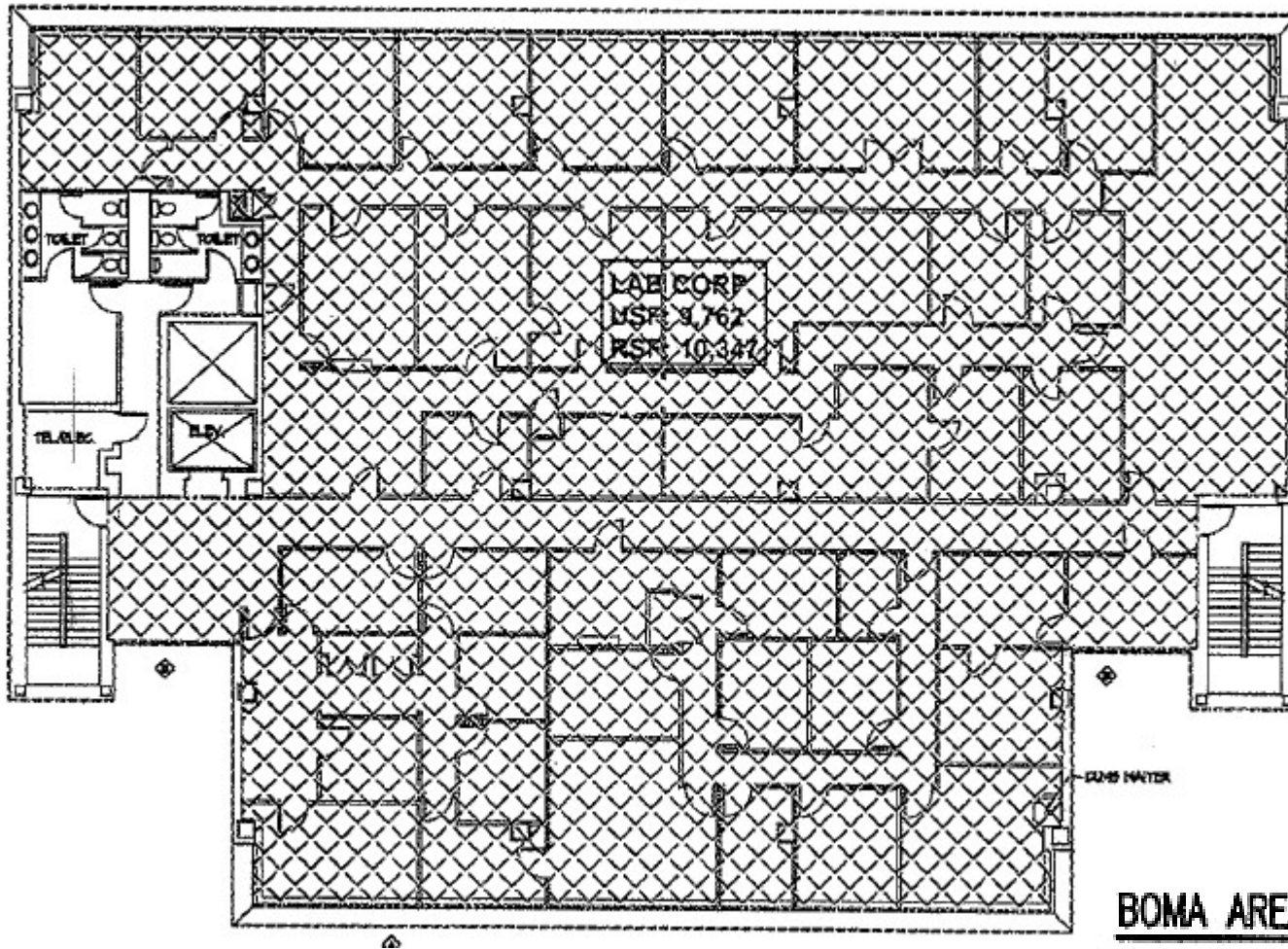
## Second Floor – Wells Fargo and Available Finished Office



### BOMA AREA CALCULATIONS

FLOOR "GROSS"	11,718 SF
FLOOR RENTABLE	10,348 SF
FLOOR USABLE	8,931 SF
20 YEAR USABLE	6,873 SF
20 YEAR RENTABLE	7,963 SF

## Third Floor – Currently a Shell



### BOMA AREA CALCULATIONS

FLOOR "GROSS"	11,718 SF
FLOOR RENTABLE	10,347 SF
FLOOR USABLE	9,762 SF

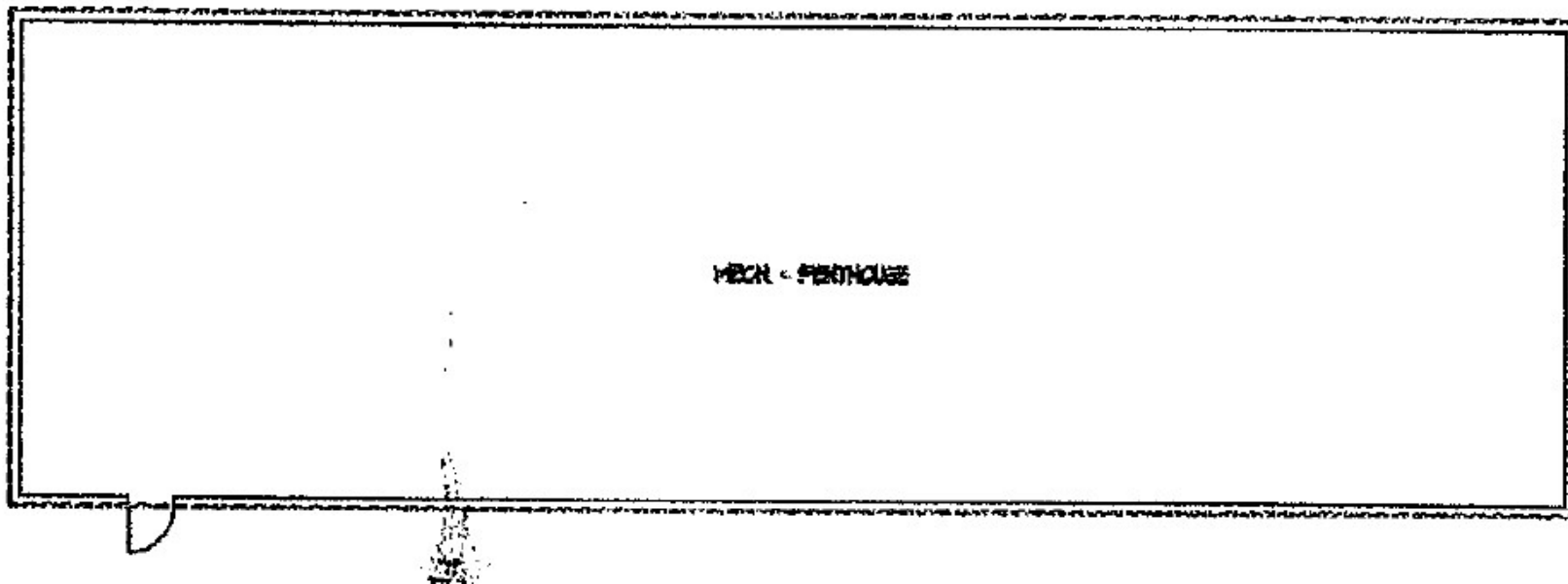


# Mechanical Penthouse

## BOMA AREA CALCULATIONS

FLOOR "GROSS"

3,320 SF



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