

# MYRTLE BEACH 2-PROPERTY INVESTMENT

## 6.4% CAP RATE - NN LEASES

3694 PALMETTO POINTE BLVD. | 4656 NORTHGATE BLVD.

Linville | Team Partners

COMMERCIAL REAL ESTATE



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## PORTFOLIO DETAILS

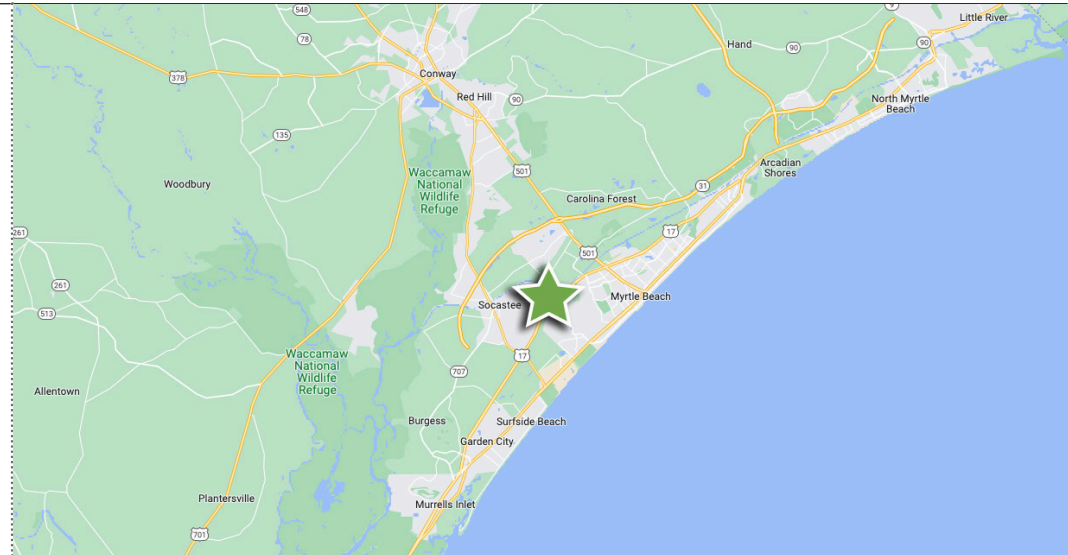
<b>PRICE</b>	\$2,321,602	<b>ADDRESS 1</b>	3694 Palmetto Pointe Blvd. Myrtle Beach, SC 29588
<b>NOI</b>	\$148,582.53	<b>ADDRESS 2</b>	4656 Northgate Blvd. Myrtle Beach, SC 29588
<b>CAP RATE</b>	6.4%	<b>TOTAL BUILDING SIZE</b>	±13,410 SF
<b>COUNTY</b>	Horry	<b>TOTAL LAND SIZE</b>	1.83 Acres

## DESCRIPTION

Stable, well-maintained, and fully leased investment property portfolio in Myrtle Beach, South Carolina. Long-term tenants, NN leases, and below-market rents.

Additional financials and due diligence materials available upon acceptable LOI.

## LOCATOR



# 3694 PALMETTO POINTE BLVD.

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## PROPERTY 1

3694 PALMETTO POINTE BLVD.  
MYRTLE BEACH, SC 29558



## KEY FEATURES

NEW ROOF INSTALLED IN 2019  
NEW HVAC IN 2019, 2020, AND 2021



## BUILDING SIZE

±8,010 SF



## YEAR BUILT

1996



## PARKING SPACES

30



## ACRES

1.03





# 4656 NORTHGATE BLVD.



## PROPERTY 2

4656 NORTHGATE BLVD.  
MYRTLE BEACH, SC 29558



## KEY FEATURE

TENANT SINCE 1995



## BUILDING SIZE

±5,400 SF



## YEAR BUILT

1996



## PARKING SPACES

15



## ACRES

0.80





# TENANT PROFILE

TENANT	PROPERTY	OCCUPIED SF ±	BUILDING SF ±	LEASE EXPIRATION
ADT	3694 Palmetto Pointe Blvd.	6,010	8,010	8/31/2023
BZ DESIGN	3694 Palmetto Pointe Blvd.	2,000	8,010	5/31/2024
SMITH TURF & IRRIGATION	4656 Northgate Blvd.	5,400	5,400	1/31/2027



TENANT SINCE 2005

ADT provides safe, smart and sustainable solutions for people, homes and businesses. Through innovative products, partnerships and the largest network of smart home security professionals in the United States, ADT empowers people to protect and connect what matters most.



TENANT SINCE 2008

BZ Design is an interior decorating company. They currently lease ±2,000 SF of warehouse space for storage.



TENANT SINCE 1995

Smith Turf & Irrigation (STI) is a family-owned business that started in 1925 and now has 21 locations across NC, SC, VA, and TN. STI is the premiere golf course and landscape contractor supplier of turf equipment, irrigation, outdoor lighting, drainage, water gardens, fertilizers, and landscape tools.

# MARKET OVERVIEW

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## MYRTLE BEACH, SOUTH CAROLINA

Myrtle Beach is one of the nation's fastest-growing markets for family-friendly vacation destinations. This City is known for its wide beaches, many golf courses, and variety of entertainment. From fascinating museums and oceanfront eateries to pristine campgrounds and unforgettable fishing, there are many avenues that draw tourists in. Myrtle Beach offers over 60 miles of shoreline and is one of South Carolina's fastest growing MSA's. It is estimated that over 19 million visitors come to Myrtle Beach annually.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,813	46,502	94,458
AVERAGE HH INCOME	\$78,161	\$75,344	\$69,350
DAYTIME POPULATION	6,145	45,474	96,802



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### LINVILLE TEAM PARTNERS

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Linville Team Partners has been retained as the exclusive Broker regarding the sale of this Net Leased property and hereby advises all prospective buyers as follows:

This Offering Memorandum has been prepared by Linville Team Partners and the information contained herein has been taken from sources believed to be reliable. Linville Team Partners has not verified it and makes no representation or warranties, expressed or implied, as to the accuracy or completeness of this information.

All information in this document is subject to verification by the Buyer prior to purchase. The Offering Memorandum does not claim to be all-inclusive or contain all information that a Buyer of this property may need or desire. As the potential Buyer of a Net Leased property, it is the Buyer's responsibility to complete a thorough due diligence investigation of this property to determine whether it is suitable to their needs. Linville Team Partners denies any obligation to carry out a due diligence examination for the Buyer.

As with any real estate investment, this Net Leased property carries significant risks. The Buyer and their legal and/or financial advisors should conduct a careful investigation of all legal and financial documents related to this property and tenant. Any projections, opinions, assumptions or estimates used in this Offering Memorandum are only examples and do not represent the present or future performance of the property. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. In addition, the lease rate for some properties, especially new construction or newly acquired locations, may be set based on the tenant's projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, the Buyer is responsible for conducting an investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property. In this case, the lease terms that the Buyer may be able to negotiate with a potential replacement tenant considering the location of the property and the Buyer's legal ability to make alternate use of the property.

The Owner expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or to terminate discussions with the Buyer at any time without notice. The Owner has no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner. The Buyer agrees not to contact the tenant, their employees or customers without prior permission from the Owner.

Linville Team Partners is not affiliated with or endorsed by the commercial tenant or lessee identified in this Offering Memorandum. The use of the tenant's name or logo is not intended to imply any affiliation with or endorsement by Linville Team Partners. Its inclusion is solely for the purpose of providing tenant lessee information about this listing to prospective customers.

By accepting this Offering Memorandum, the Buyer agrees to release Linville Team Partners and hold it harmless from any claim, cost, expense or liability arising out of the buyer's investigation and/or purchase of this Net Leased property.

All showings of this property are by appointment only. Please contact your Broker for more details.