



FOR IMMEDIATE RELEASE

GREYSTEEL EXCLUSIVELY RETAINED IN THE SALE OF A MULTI-TENANT RETAIL CENTER IN CHARLOTTE, NC

April 5, 2019, Charlotte, NC – Greysteel, a national commercial real estate investment services firm, has been exclusively retained for the sale of a BJ's Wholesale Center in Charlotte, NC.

The transaction team is led by Senior Investment Associate, Lance Ahmadian, and Directors, Miguel Jauregui and Mike Hehir of the firm's Washington, D.C., New York, NY and Charlotte, NC investment sales teams.

Located at 900 Metropolitan Avenue, BJ's Wholesale Center is a highly visible 130,512 square foot portfolio adjacent to a Target in Charlotte, North Carolina. Constructed in 2006 on 6.54 acres, the Property is occupied by BJ's Wholesale Club (16+ Years), PETCO (9+ Years), and My Salon Suite (8+ Years) which all have excellent lease structures in-place with rental escalations granting future ownership growing cash flows with virtually zero management responsibilities.

The center serves an extremely dense demographic of 13,000 residents within a one-mile radius, 118,000 residents within a three-mile radius, and more than 269,000 residents within a five-mile radius.

"This Offering is exceptionally located in the heart of Charlotte, North Carolina with a very walkable Walkscore of 81," said Mr. Ahmadian. "And with an interest rate of 5.02% the current loan assumption allows future investors to realize a cash-on-cash return close to 8.44% in Year 1."

About Greysteel:

Greysteel is a commercial real estate and capital markets services firm with 13 offices located in New York, NY; Los Angeles, CA; Dallas, TX; Fort Worth, TX; Washington, D.C.; Philadelphia, PA; Phoenix, AZ; Denver, CO; Baltimore, MD; Charlotte, NC and Norfolk, VA. Greysteel serves and advises private and institutional real estate investors and developers in the marketing, sale, and financing of private capital and middle-market real estate assets. www.greysteel.com

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