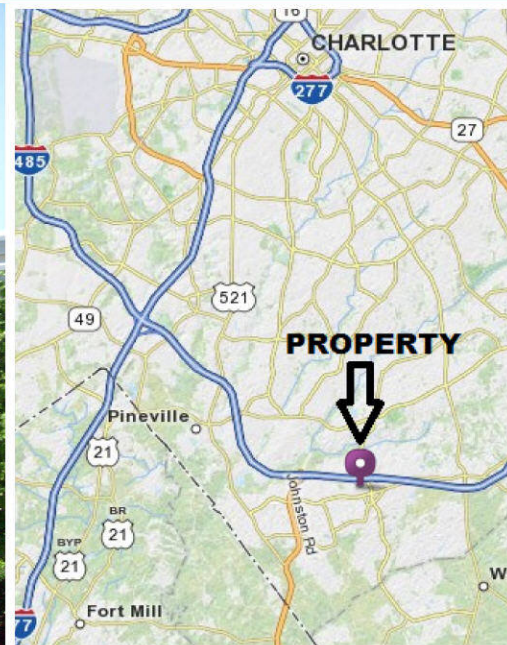




OFFICE PROPERTIES



Bank Foreclosure For Sale



11220 Elm Lane West Suite 200/202 Charlotte NC 28277

- **11,880 Gross Square Footage Including Common Areas**
- **Bank Foreclosure Priced at \$1,900,000**
- **\$160/ Per Square Foot**
- **Beautifully up-fitted with High-End Finishes**
- **Great views with offices on the glass**
- **Surface Lot Parking**
- **Space in move-in condition**
- **Multiple amenities in the area; Banks, Shopping, Restaurants and Retail**
- **Video showcasing property at <http://youtu.be/9JOI8rQ24nI>**

Data presented on this flyer is secured from reliable sources and while every effort is made to obtain accuracy, it is not guaranteed as errors and omissions may occur.

Randall Bozard – Office Properties- randall@charlotteofficespace.com 704-335-5626



OFFICE PROPERTIES



Bank Foreclosure For Sale

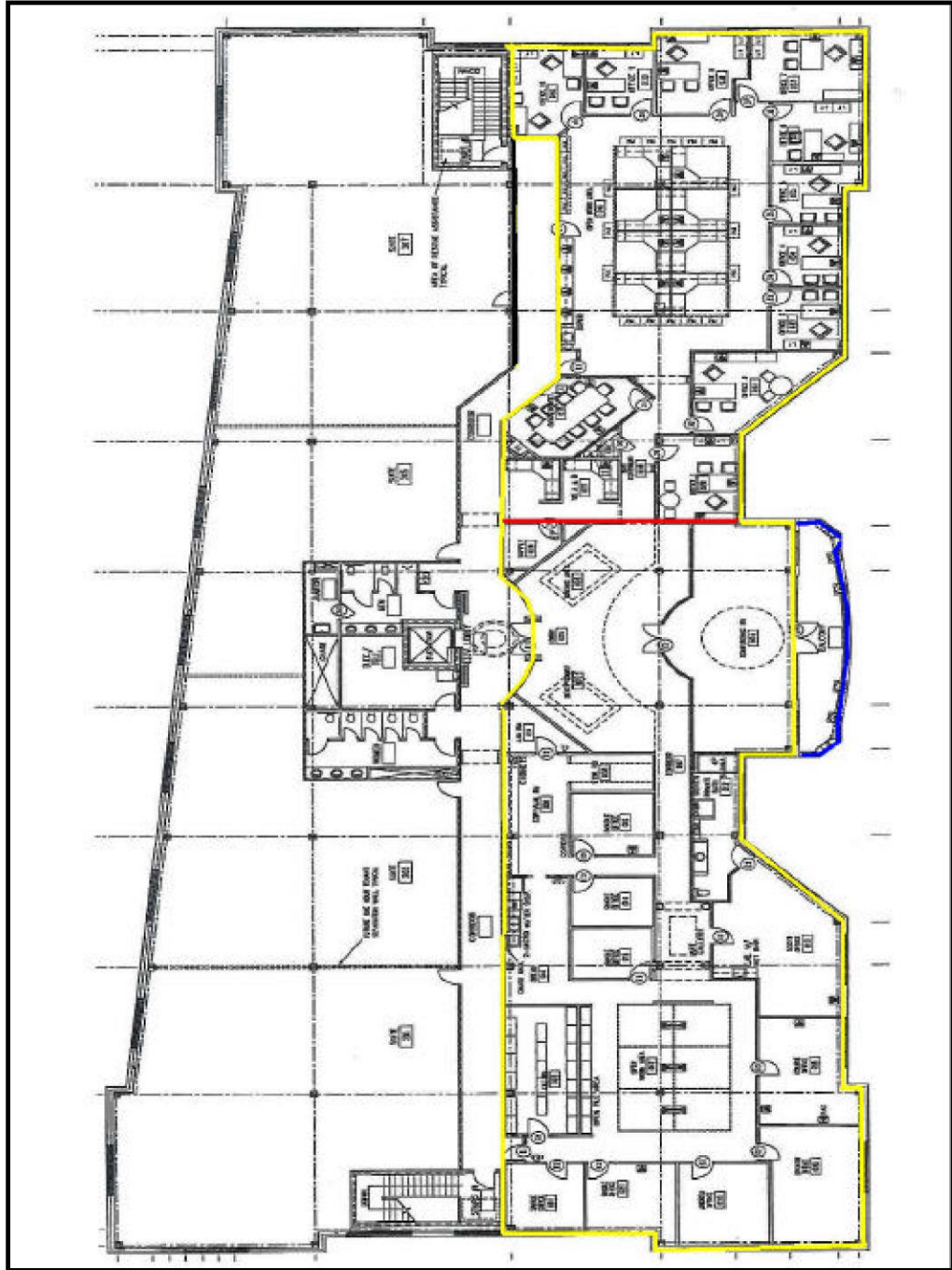
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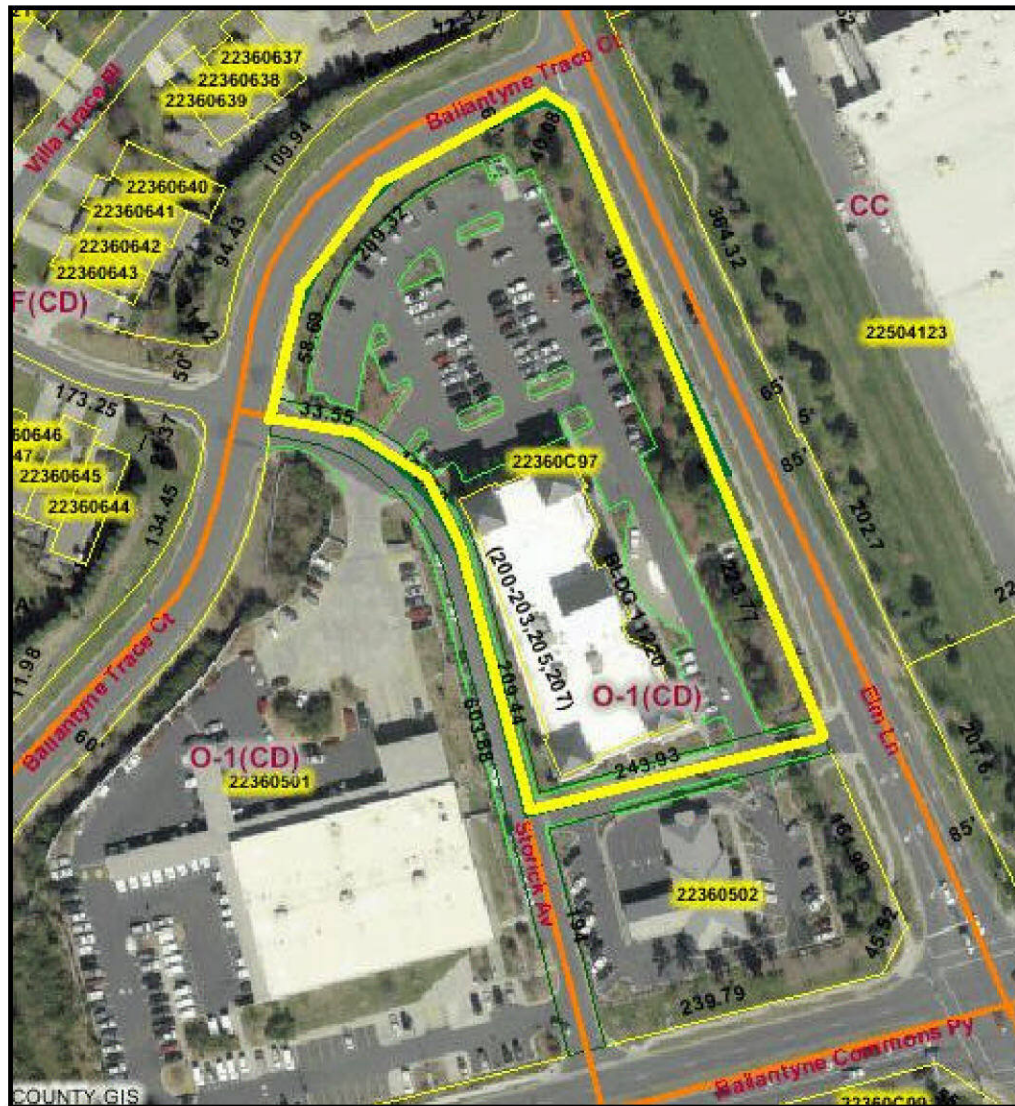
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Subject Floor plan (detail)



Subject units outlined in yellow. Balcony highlighted in blue. Unit division marked in red.

PROPERTY IDENTIFICATION



Aerial view of The Forum at Ballantyne Commons site. Site outlined in yellow. North is up.

IDENTIFICATION

The appraised property consists of two existing office condominium units, constructed in 2002, containing a total of 11,880 rentable square feet and 10,069 usable square feet. The subject (complex) is known as The Forum at Ballantyne Commons. The improvements are built of good quality materials as described in the improvement section of this report.

Street Address

The property is located at 11220 Elm Lane West Unit 200 & 202, Charlotte, Mecklenburg County, North Carolina 28277.

Property Tax Parcel Identification

The subject is identified as Mecklenburg County tax parcels PINs 22360513 & 22360515.

General Remarks

This office condominium is located in the Forum at Ballantyne office building in south Charlotte, NC along Elm Lane West. The neighborhood is known locally as 'Ballantyne'. Stonecrest, a large mixed-use retail center is located opposite this building across Elm Lane West at its intersection with Ballantyne Commons Parkway. Excellent Class A quality upfit of approximately \$100/sq.ft. (blended) was provided. The office consists of two condominium units, which are currently configured for use as one unit. The units contain 10,069 usable square feet with 11,880 rentable square feet, based on a core factor of 18%. Unit 202 has a dedicated Limited Common Element of a balcony containing approximately 315 square feet. The two-story stucco building has excellent quality common elements including upfit in common areas and professional landscaping. The ceiling