

HISTORIC 4TH & BURKE STREET PORTFOLIO

807-843 BURKE STREET / 840-848 4TH STREET | WINSTON-SALEM, NC 27101



COMMERCIAL
REALTY ADVISORS

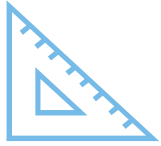
BRAD KLOSTERMAN, CCIM

BradK@CommercialRealtyNC.com

336.793.0890, ext 106

PROPERTY SNAPSHOT

807-843 BURKE STREET / 840-848 4TH STREET | WINSTON-SALEM, NC 27101



±37,897
ESTIMATED
SQUARE FEET



±1.07
ACRES



1912
YEARS
BUILT
1923
1950



±70
EST PARKING
SPOTS



PROPERTY PHOTOS

840-848 WEST FOURTH STREET



±18,306
RENTABLE
SQUARE FEET



±0.63
ACRES



1912
YEAR
BUILT



±40
EST PARKING
SPOTS

PROPERTY PHOTOS

811 / 815-843 BURKE STREET



±10,454
RENTABLE
SQUARE FEET



±0.44
ACRES



1950 & 1923
YEAR
BUILT



±30
EST PARKING
SPOTS

INVESTMENT OVERVIEW

807-843 BURKE STREET / 840-848 4TH STREET | WINSTON-SALEM, NC 27101

INCOME AND EXPENSES*

	2021	2022	2023	3-YEAR AVERAGE
Income	\$225,786.16	\$224,868.16	\$231,446.55	\$227,366.96
Expenses	\$65,244.60	\$68,167.92	\$73,858.42	\$69,090.31
NOI	\$160,541.56	\$156,700.24	\$157,588.13	\$158,276.64

*INCOME & EXPENSES PROVIDED BY THE PROPERTY MANAGER AND OWNERSHIP FROM A LARGER OVERALL PORTFOLIO. SOME EXPENSES WERE PRORATED BASED ON SQUARE FOOTAGE. MORE DETAILED LIST OF INCOME & EXPENSES PROVIDED UPON REQUEST.

3 YEAR CAPITAL EXPENDITURES

APPLIANCE REPLACEMENT	\$1,024.99
EXTERIOR PAINTING	\$32,125.00
GLASS REPAIR/ REPLACEMENT	\$313.90
CARPET & FLOORING	\$6,114.74
TREE TRIMMING	\$4,525.00
ROOF REPAIRS	\$8,900.00
HVAC REPLACEMENT	\$11,659.48
TOTAL	\$64,663.11



±0.18 Acre Fenced Parking Area

ASKING PRICE: \$3,750,000

LOCATION OVERVIEW

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PROPERTY HIGHLIGHTS

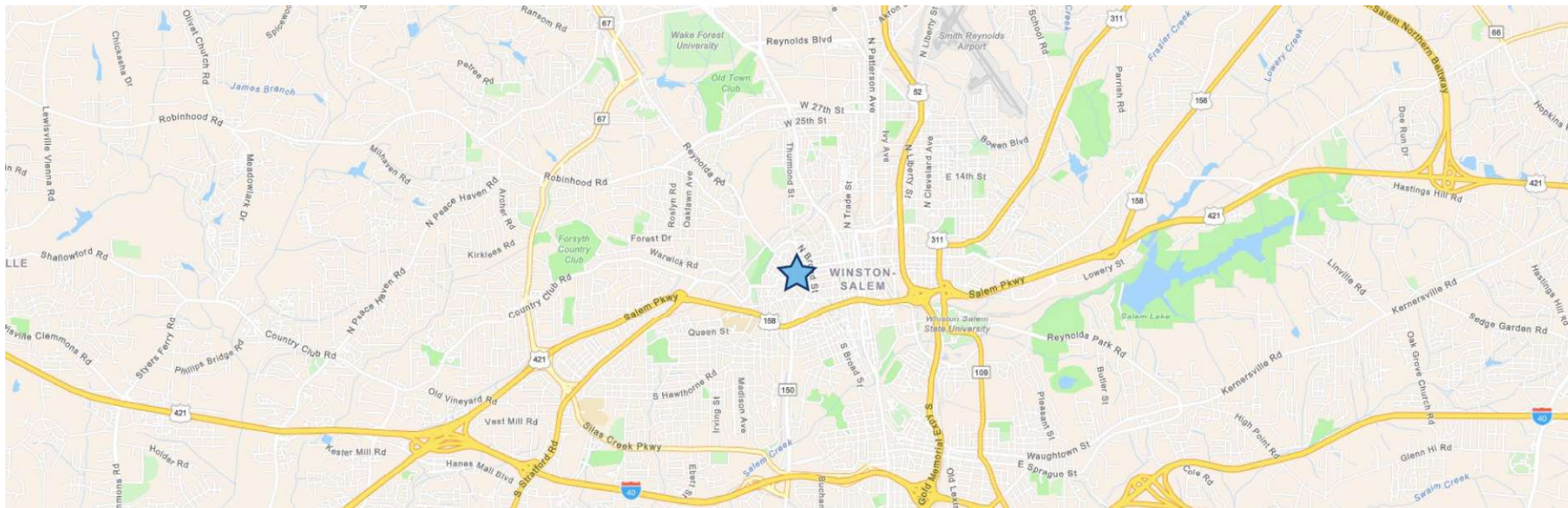
- 2023 Income: \$231,446
- Below market leases represents upside potential for buyer
- Additional corner lot can be monetized or redeveloped for additional income potential (subject to easements)
- Pedestrian Business (PB-HO) zoning allows for a wide range and mix of uses
- Rowhouse property designated as a Landmark by the Forsyth County Historic Resources Commission and all the properties are located within a historic overlay
- Historic tax credit program may apply to property rehabilitation
- All properties are located within an opportunity zone

DEMOGRAPHIC HIGHLIGHTS

173,270
2023 POPULATION
(5 MILE)

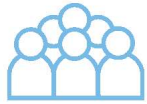
#175,529
2027 POPULATION PROJECTION
(5 MILES)

\$102,023
2027 AVERAGE HOUSEHOLD INCOME PROJECTED
(1 MILE)



MARKET SNAPSHOT

WINSTON-SALEM, NC



248,000+
TOTAL POPULATION



#1
CITY FOR SMALL
BUSINESS GROWTH
MSN, 2019



#2
BEST STATE
FOR BUSINESS
CNBC, 2021



#3
MOST AFFORDABLE CITY
FOR DOWNTOWN LIVING
WalletHub, 2019



#5
BEST CITY FOR FIRST
TIME HOME BUYERS
Livability, 2019

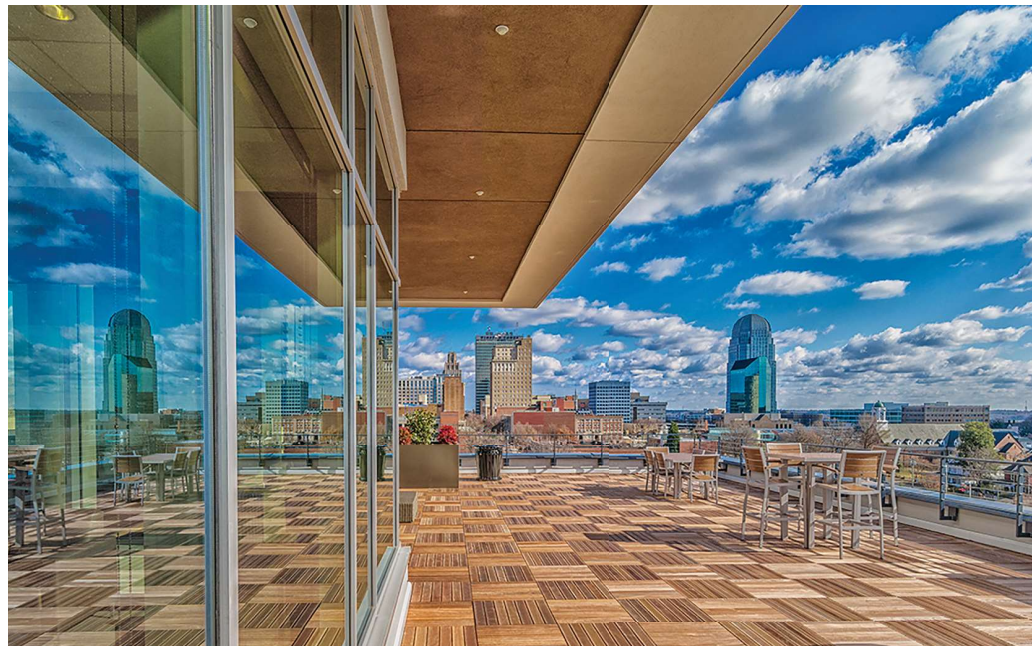


LOCAL COLLEGES & UNIVERSITIES

- Wake Forest University
- Winston-Salem State University
- University of NC School of the Arts
- Salem College
- Carolina University
- Forsyth Technical Community College

TOP EMPLOYERS

1. Atrium Health Wake Forest Baptist | 18,570
2. Novant Health | 11,010
3. Winston-Salem/Forsyth County Schools | 5,500
4. Truist | 4,000
5. Wells Fargo | 3,500



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