



## 401 + 403 ROPER CREEK DRIVE

GREENVILLE . SC 29615

### *two-tenant building for sale:*

Investor or Owner-User

Sale price: \$1,600,000

401 Roper Creek Drive: (±3,367 SF)

Available for Lease

403 Roper Creek Drive (±3,431 SF)

Leased to Janney Montgomery Scott, LLC

### *office space for lease:*

**Located in Roper Professional Park, a great  
office park with a mix of national brands**

±3,367 SF Office Space

Asking rate: \$18.50/SF NNN



GREENVILLE COUNTY TAX MAP #054314-0100400

### *exclusively listed by:*

DAVID SIGMON, CCIM, SIOR | david@pintailcre.com | 864.430.8060

MATT VANVICK, CCIM, SIOR | matt@pintailcre.com | 864.414.7005

864.729.4500 | PO BOX 9776, GREENVILLE, SC 29604

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

  
**PINTAIL**  
WWW.PINTAILCRE.COM

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GREENVILLE . SC 29615

*proforma*

#### FINANCING

Purchase Price	\$1,600,000.00
Improvements Estimate	\$235,690.00
Total Project Cost	\$1,835,690.00
Down Payment (30%)	\$550,707.00
Loan Amount	\$1,284,983.00
Interest Rate	5.75%
Amortization	20 YR
Term	5 YR
P&I Payment (month)	(\$9,021.65)
Annual Debt Service	(\$108,259.84)



#### STABILIZED RENT ROLL

Tenant	SF	% of Building	Term (Months)	Lease Start	Lease End	Monthly Rent	Annual Rent	Rate/SF	Rent Bumps	Renewals
Janney	3,431	50.47%	120	10/1/2021	9/30/2032	\$5,575.38	\$66,904.50	\$19.50	2.50%	(2) 5 year
USER/TENANT	3,367	49.53%	120	9/1/2023	8/31/2034	\$6,593.71	\$68,585.69	\$23.50*	2.50%	(2) 5 year
	6,798	100%				\$12,169.08	\$146,029.00			

\*Assumes Landlord provides \$40/SF of T.I. and amortizes an additional \$30/SF over 10 years at 9%

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*proforma (continued)*

STABILIZED PROFORMA										
	1	2	3	4	5	6	7	8	9	10
Base Rent	\$147,710.19	\$151,402.94	\$155,188.02	\$159,067.72	\$163,044.41	\$167,120.52	\$171,298.54	\$175,581.00	\$179,970.52	\$184,469.79
Taxes	\$11,191.35	\$11,359.22	\$11,529.61	\$11,702.55	\$11,878.09	\$12,056.26	\$12,237.11	\$12,420.66	\$12,606.97	\$12,796.08
Insurance	\$2,758.00	\$2,799.37	\$2,841.36	\$2,883.98	\$2,927.24	\$2,971.15	\$3,015.72	\$3,060.95	\$3,106.87	\$3,153.47
POA	\$4,320.00	\$4,384.80	\$4,450.57	\$4,517.33	\$4,585.09	\$4,653.87	\$4,723.67	\$4,794.53	\$4,866.45	\$4,939.44
Net Operating Income	\$147,710.19	\$151,402.94	\$155,188.02	\$159,067.72	\$163,044.41	\$167,120.52	\$171,298.54	\$175,581.00	\$179,970.52	\$184,469.79
Debt Service	(\$108,259.84)	(\$108,259.84)	(\$108,259.84)	(\$108,259.84)	(\$108,259.84)	(\$108,259.84)	(\$108,259.84)	(\$108,259.84)	(\$108,259.84)	(\$108,259.84)
Repairs & Maintenance (2%)	\$2,954.20	\$3,028.06	\$3,103.76	\$3,181.35	\$3,260.89	\$3,342.41	\$3,425.97	\$3,511.62	\$3,599.41	\$3,689.40
Cash Flow before Taxes	\$36,496.14	\$40,115.04	\$43,824.41	\$47,626.52	\$51,523.68	\$55,518.27	\$59,612.72	\$63,809.53	\$68,111.27	\$72,520.55
Adjusted Cap Rate	8.05%	8.25%	8.45%	8.67%	8.88%	9.10%	9.33%	9.56%	9.80%	10.05%
Cash on Cash return before tax	6.63%	7.28%	7.96%	8.65%	9.36%	10.08%	10.82%	11.59%	12.37%	13.17%
Debt Service Coverage Ratio	1.36	1.40	1.43	1.47	1.51	1.54	1.58	1.62	1.66	1.70
Appreciation	\$2,037,381.93	\$2,098,503.39	\$2,161,458.49	\$2,226,302.25	\$2,293,091.31	\$2,361,884.05	\$2,432,740.57	\$2,505,722.79	\$2,580,894.47	\$2,658,321.31
Mortgage Balance	\$1,249,689.00	\$1,212,311.00	\$1,172,727.00	\$1,130,806.00	\$1,086,409.00	\$1,039,392.00	\$989,598.00	\$936,865.00	\$881,018.00	\$821,875.00
Equity	\$787,692.93	\$886,192.39	\$988,731.49	\$1,095,496.25	\$1,206,682.31	\$1,322,492.05	\$1,443,142.57	\$1,568,857.79	\$1,699,876.47	\$1,836,446.31
Equity Buildup	\$236,985.93	\$335,485.39	\$438,024.49	\$544,789.25	\$655,975.31	\$771,785.05	\$892,435.57	\$1,018,150.79	\$1,149,169.47	\$1,285,739.31
Annual Return on Build Up	43.03%	60.92%	79.54%	98.93%	119.12%	140.14%	162.05%	184.88%	208.67%	233.47%
Total Return	49.66%	68.20%	87.50%	107.57%	128.47%	150.23%	172.88%	196.47%	221.04%	246.64%

*exclusively listed by:*

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*lease summary*

Address: 403 Roper Creek Drive  
Size (SF): ±3,431 SF  
Tenant: Janney Montgomery Scott, LLC  
www.janney.com  
Lease Type: Triple Net  
Current NOI: \$68,585.69  
Rent Increases: 2.5% Annually  
Term: 10-Year (exp. 09/2032)  
Renewals: (2) Five-year renewal options

*tenant overview*

Janney puts their clients first, providing individuals, families, businesses and institutions with tailored financial advice.

From investment strategies and comprehensive financial planning to raising capital, they are committed to understanding and responding to each client's specific needs.



Firm history dates back to 1832

133 offices in 20 states

**\$120B+** Client assets under advisement

**2,200+** Employees

**900+** Financial Advisors

**200+** Capital Markets Professionals

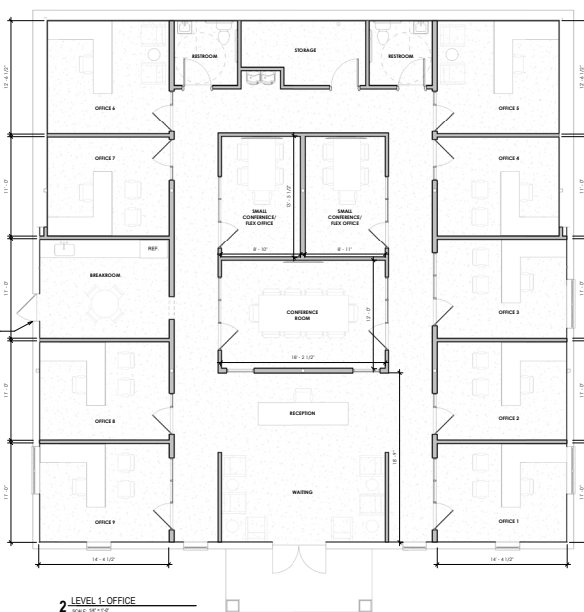
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*available for lease*

**Located in Roper Professional Park, a great office park with a mix of national brands**

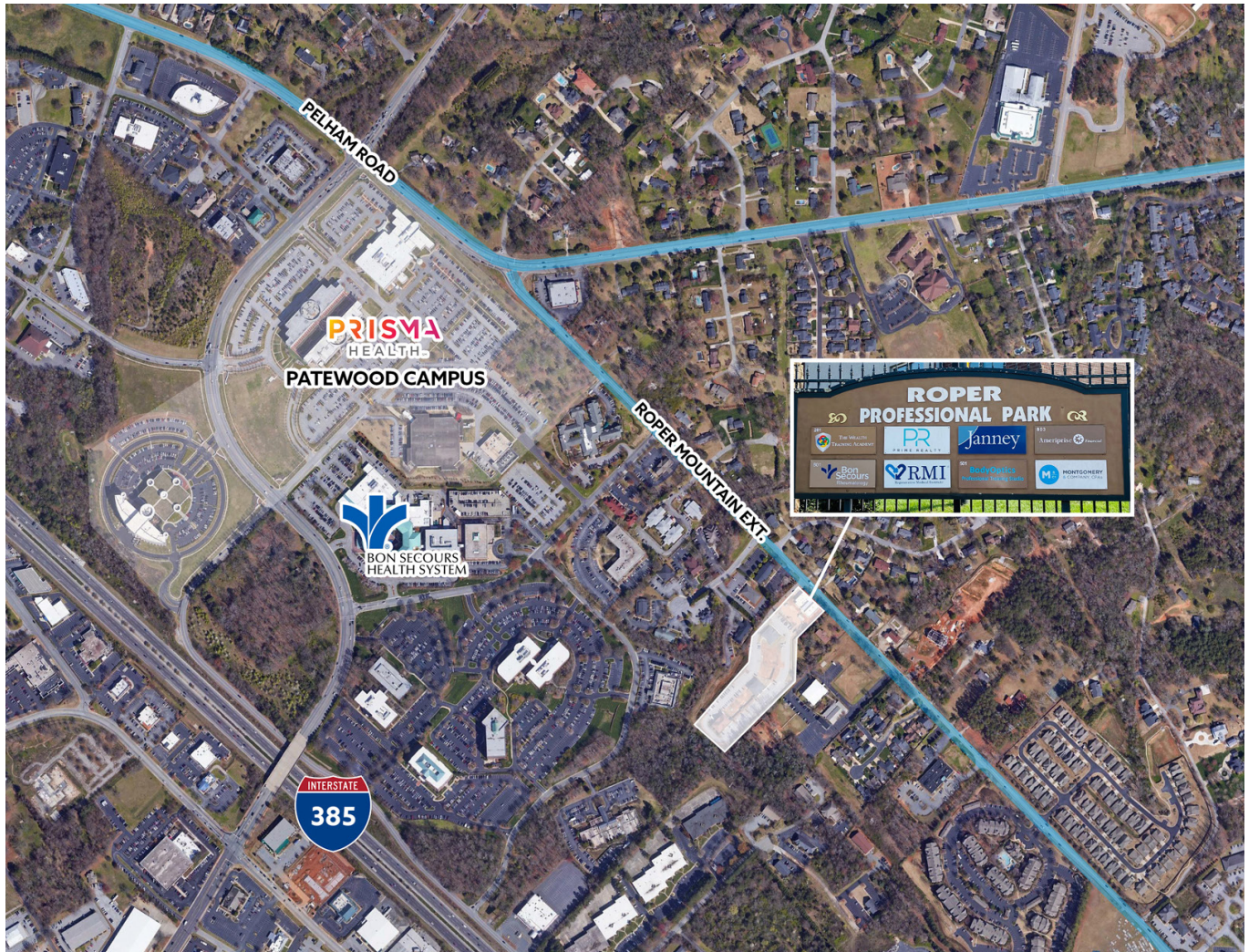
- ±3,367 SF Office Space
- Asking rate: \$18.50/SF NNN
- Space delivered in shell condition, ready for tenant's specs
- TI allowance: negotiable
- Ample on-site parking available
- Central midtown location in close proximity to Patewood Campus
- Minutes from I-385/I-85 interchange

*conceptual floorplans***MEDICAL****GENERAL OFFICE***exclusively listed by:*

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*property location*



*exclusively listed by:*

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