



SELF REGIONAL FAMILY HEALTH GROUP

3410 COKESBURY RD
HODGES, SC 29653

Loudon Brooks
Vice President of Industrial Services
O: 864.992.9379
loudon.brooks@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,484,000
Cap Rate:	9.0%
NOI:	\$133,572
Lot Size:	1.52 Acres
Year Built:	1993
Building Size:	8,636 SF
Renovated:	2010
Zoning:	OP-1
Market:	Greenwood
Price / SF:	\$171.84

PROPERTY OVERVIEW

SVN Blackstream is pleased to present this opportunity to purchase a fully leased Medical office leased by Self Regional Hospital. Family Healthcare North Greenwood has occupied the building since its conception in 1993. This facility services the surrounding communities as it provides a pleasant atmosphere for patients. This well established medical facility has just renewed their contract and lease for another 5 years with 2 renewal options following.

PROPERTY HIGHLIGHTS

- 5 year 100% lease with Self Memorial Regional Hospital
- Two three year options
- 3% Increase to rate at year 3
- Fully integrated Medical system/software
- Ample parking [approx 55 spaces]
- Three (3) HVAC zones
- Renovated 2010
- Masonry Construction

Property Details & Highlights

Property Name:	Self Medical Group Family Healthcare
Property Address:	3410 Cokesbury Rd, Hodges, SC 29653
Property Type:	Office
APN:	6838-982-929
Lot Size:	1.52 Acres
Building Size:	8,636 SF
Building Class:	A
Zoning:	OP-1
Rail Access:	N/A
Year Built:	1993

PROPERTY OVERVIEW

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LOCATION OVERVIEW

Property is situated on the Cokesbury Rd corridor to the North of Greenwood County and sole serving those residences. Greenwood County has recently prospered with \$130 million of outside capital investment to include the Clemson Genetic Center and Teijin Automotive among others. Following nearly 5 years of public and private investment totaling over \$20 million (2011-2016), Uptown Greenwood is ripe with new businesses, artisans, retail shops, and locally owned restaurants. Uptown offers a rich history, appealing architecture, beautiful landscape, progressive business climate, and high traffic count. Numerous award winning festivals and outdoor events are held throughout the year that attract large crowds like during Festival of Flowers.



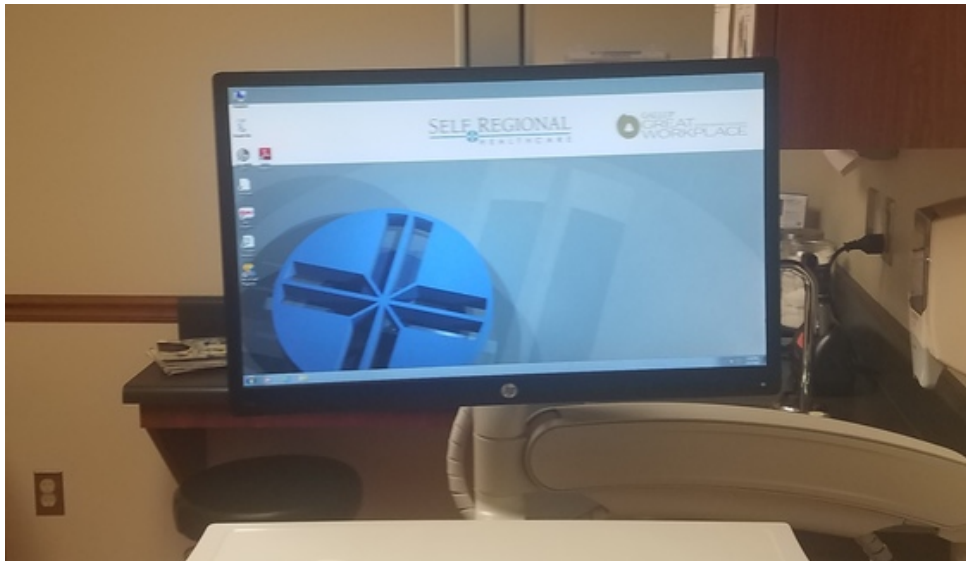
SALE HIGHLIGHTS

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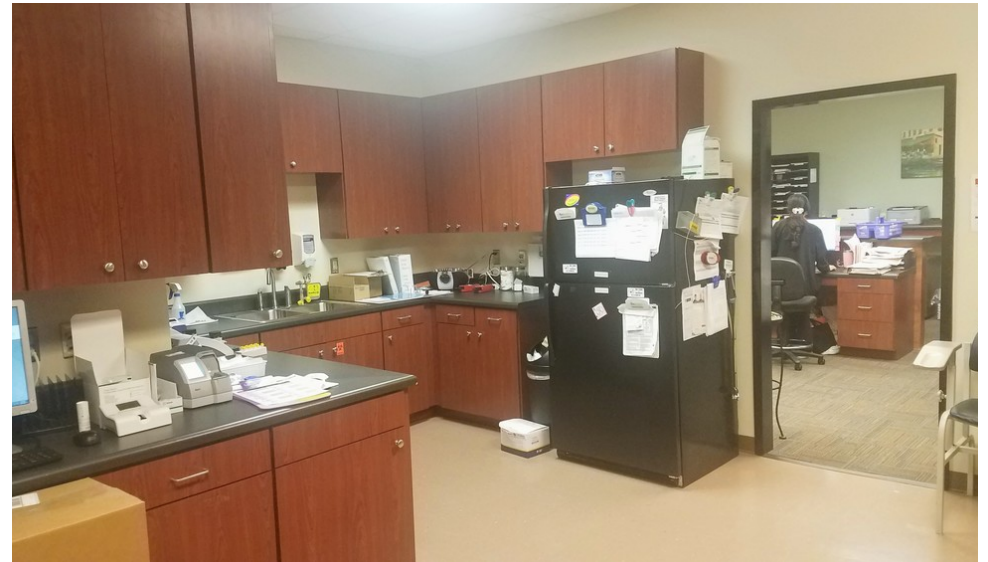
Additional Photos



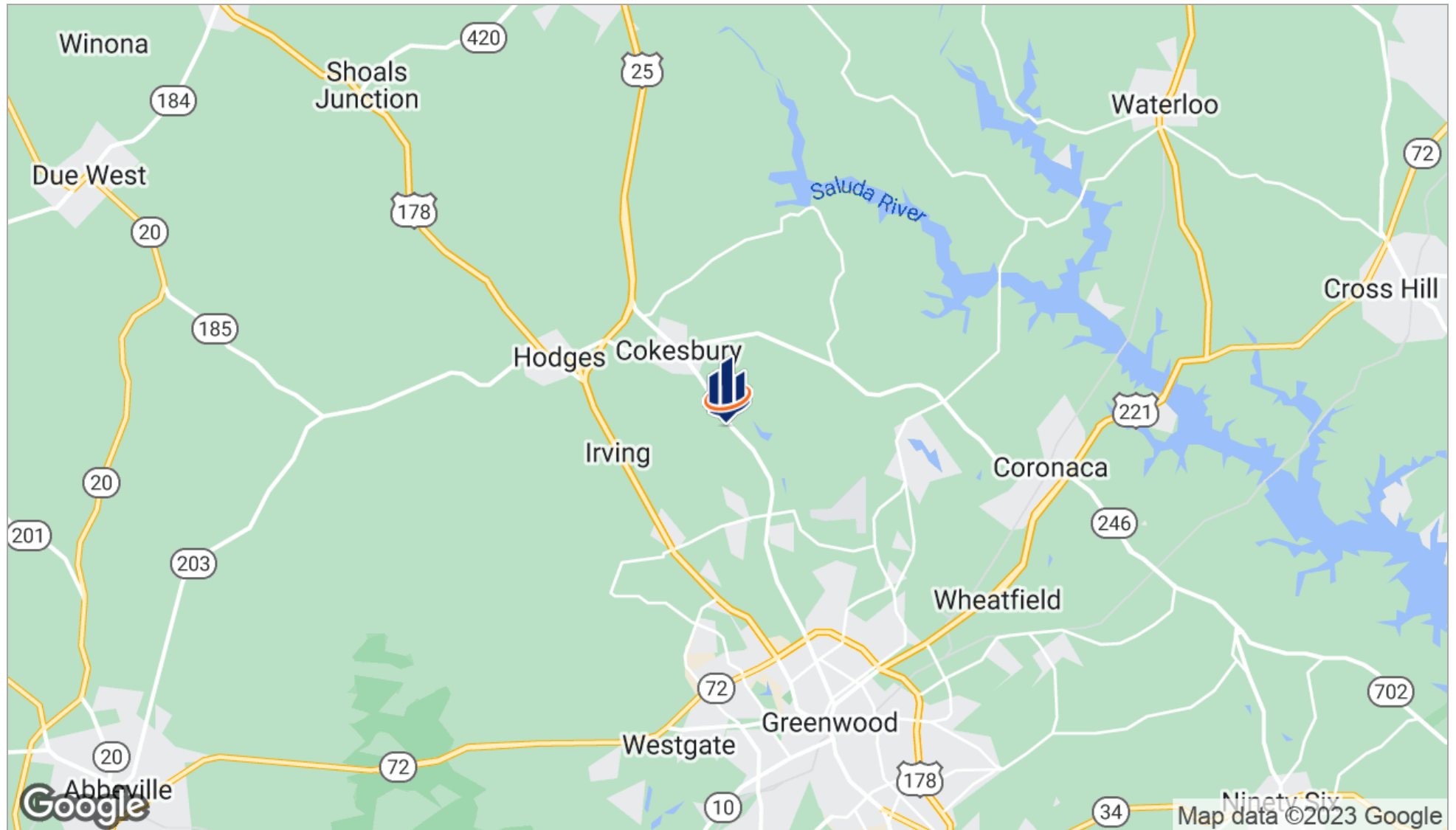
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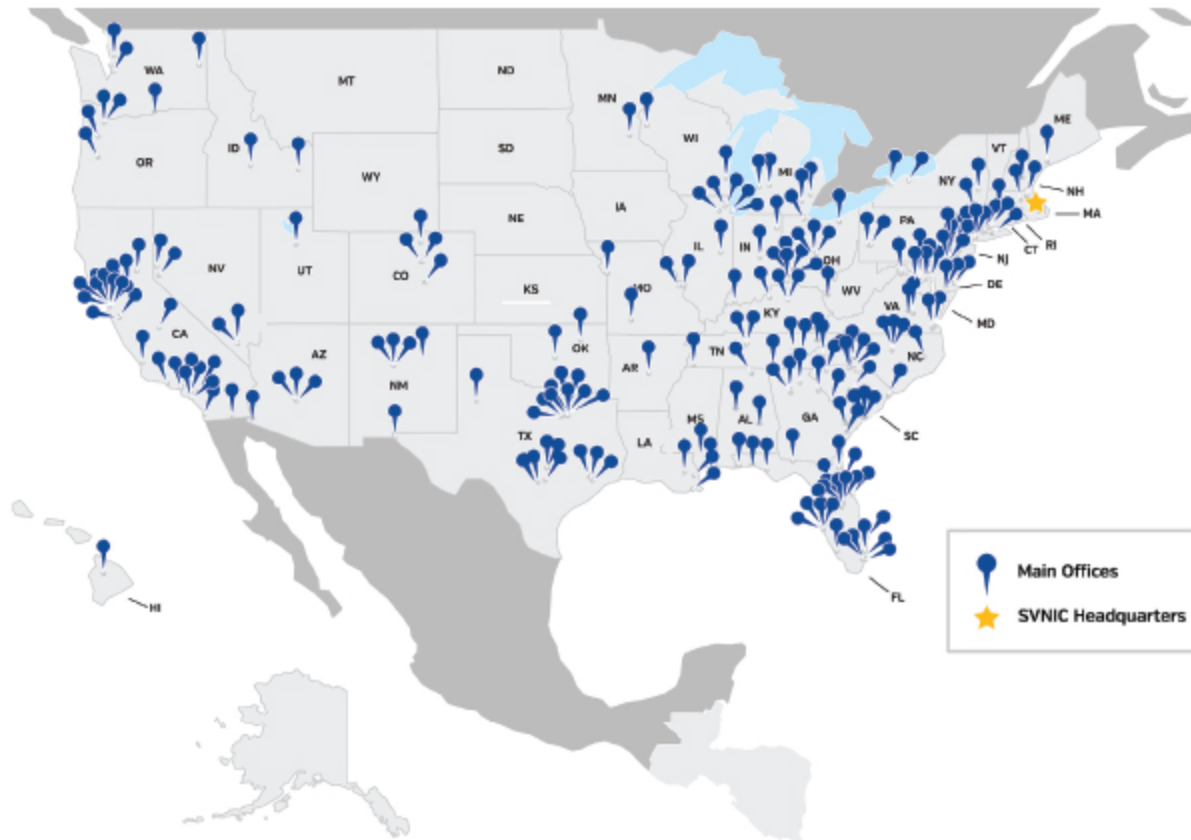


Location Maps



SVN International Corp. Overview

THE SVN® ORGANIZATION is comprised of over 1,600 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographical coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.



1,600+ Advisors and Staff

\$11.1 Billion Total Value of Sales and Lease Transactions

200 Offices Nationwide

2017 Volume
63% Sales | 37% Leasing*

*Leasing includes both Landlord and Tenant Representation.

**DATA BASED ON US SALES

***The statistics in this document were compiled from all transactions reported by our franchisees in 2017. They are not audited.