

Available For Sale

The Pointe at Idlewild Commons

Idlewild Road at Mill Grove Road
Indian Trail, NC 28079



Retail Shopping /
Medical Office Center
Completed May 2007

\$2,250,000

+/- 13,500 S.F.

* Owner / Broker Property

www.themosergroupinc.com

Property Highlights

Location Map

Retail Shopping / Medical Office Center Located Beside Idlewild Commons, a Food Lion Anchored Center.

New Medicare Pharmacy now open.

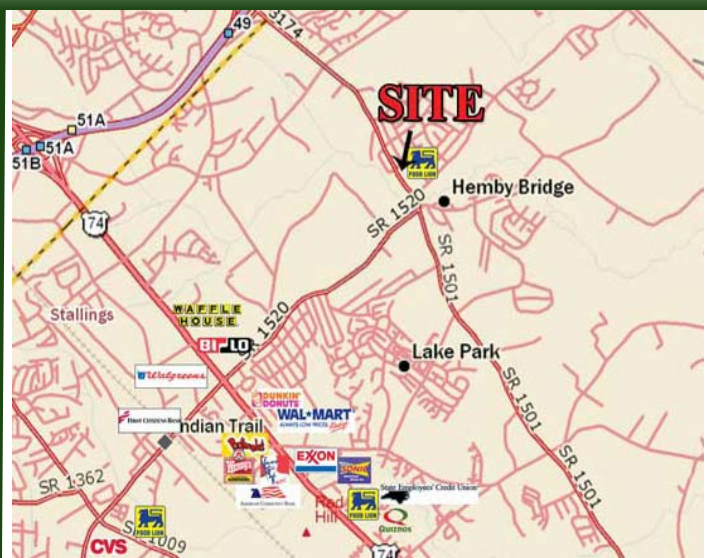
New Madison Coffee House opening soon.

Great Traffic Counts: 15,000 Cars Per Day; Thousands of Homes Recently Built in Immediate Area

Alternative Route for US Hwy. 74, Direct From Charlotte to Monroe

Potential to Buy Individual Units as Condos
Possible Owner Finance Available

Appraisal Dated November 2009



Please contact: (704) 882-1700

Van Southard ext. 224

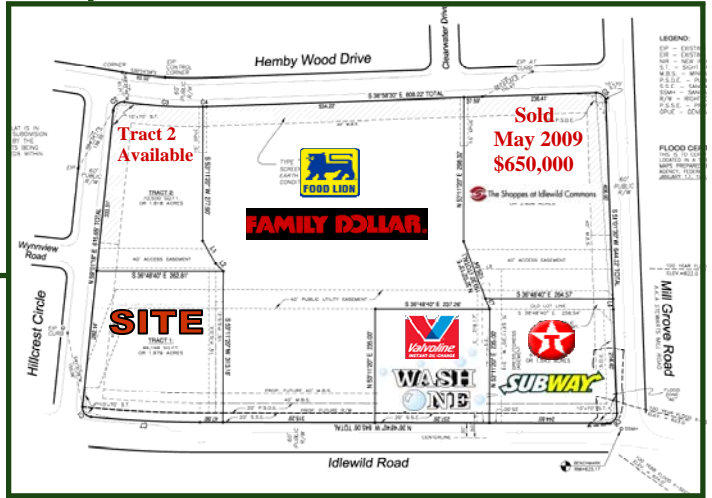
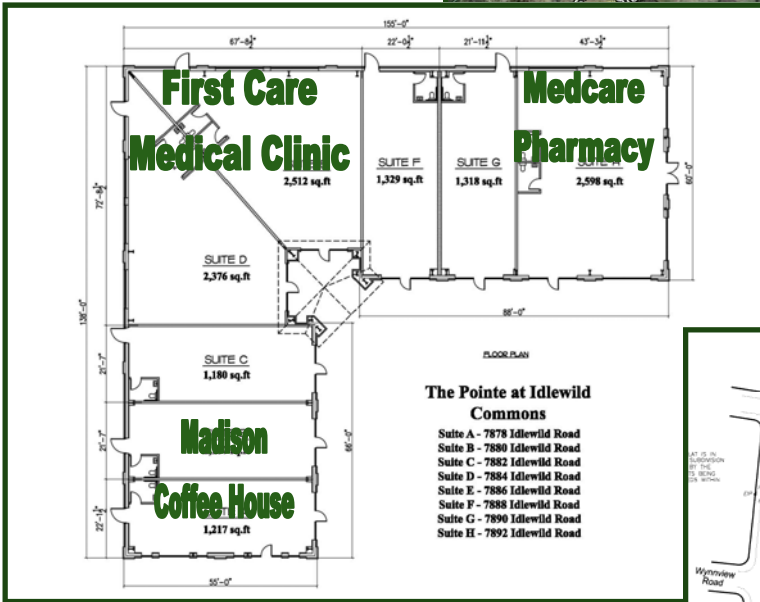
Katherine Southard ext. 231

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THE MOSER GROUP, INC.
COMMERCIAL REAL ESTATE



\$2,250,000



Please contact: (704) 882-1700
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 ksouthard@themosergroupinc.com



The information above has been obtained from sources we believe to be reliable, however we cannot accept responsibility for its accuracy. *Owner/Broker Property



Morrison Appraisal, Inc.

APPRAISAL OF A RETAIL CENTER

7892 Idlewild Road, Indian Trail, NC

As of
November 10, 2009

Date of Report:
November 11, 2009

For:
New Dominion Bank

By:
Rob Morrison, Appraiser
613 Euclid Street
Monroe, North Carolina 28110



Morrison Appraisal, Inc.

613 Euclid St
Monroe, NC 28110
704-283-2286
704-283-8989 fax
morrisonappraisal@carolina.rr.com

November 11, 2009

Terri Bowles
New Dominion Bank
1111 Metropolitan Avenue, Suite 500
Charlotte, NC 28204

Dear Terri:

As requested, I have appraised the property located at 7892 Idlewild Road in Indian Trail, NC. The property consists of a retail center that is located on 1.979 acres of land. The property is owned by Idlewild Commons, LLC.

Based on the information gathered, it is my opinion that the market value as of November 10, 2009 is \$2,647,000 and upon completion of the upfit of two units is \$2,700,000.

If you have any questions please let me know.

Sincerely,



Rob Morrison

