



EASTPOINTE BUSINESS PARK

105 - 113 PLATINUM DR. | BRIDGEPORT, WV 26330



EXCLUSIVELY LISTED BY

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INVESTMENT HIGHLIGHTS

TENANT HIGHLIGHTS

- **Government Service Administration:** Labor Mine Safety & Health Administration, backed by the United States Government.
- **ResCare:** Providing community living services for individuals with intellectual and developmental disabilities, 138 locations in 25 states.
- **WESCO Distribution:** 100+ years in business, WESCO international inc., is a publicly traded Fortune 500 holding company for Wesco Distribution, a multinational electrical distribution and services company. \$8.68 billion market cap.
- **City Net:** Trusted provider of leading-edge technology solutions. 20+ years of experience, with 6 locations in 3 states.
- **Express Employment Professionals:** One of the top staffing companies in the U.S. and Canada. 870+ locations internationally, staffing industry analysts ranked No. 2 in Industrial staffing, No. 3 in Office/Clerical and No. 4 overall.
- **Demarco MD:** Over 37 years of experience Dr. James Demarco is a nephrology specialist, diagnosing and managing kidney disease and monitoring chronic conditions such as diabetes and high blood pressure.
- **MVB Bank:** Began in 1999 as a small community bank and has grown into a NASDAQ-listed Russell 2000 company with 400+ employees and 12 locations.

PROPERTY HIGHLIGHTS

- **Strong Tenants:** Diverse range of reputable tenants reducing risk and providing stability.
- **Value-Add:** Vacant spaces that provide the opportunity for increased cashflow and a future increase in return.
- **Capital Improvements:** Invested \$211,000+ on a new interior for ResCare, \$20,000+ on a new HVAC unit for MSHA, and put a new roof valued at \$182,000+ on building B in 2023.
- **Infrastructure and Amenities:** Quality office park and up to date amenities further contributing to tenant satisfaction.

DEMOGRAPHICS HIGHLIGHTS

- **Affluent Area:** Average income of \$112,000+ within 1 mile.
- **Meadowbrook Mall:** Regional Shopping Mall including, Cinemark, JCPenny, Target, Marshalls, Bath & Body Works, GNC, Old Navy, Dick's Sporting Goods, NTB, Planet Fitness, Truist Bank, Outback Steakhouse and more.
- **Nearby Tenants Include:** Lowes, Walmart Supercenter, Aldi, Home Depot, Chick-Fil-A, Kroger, Walgreens, Panera Bread, Aspen Dental, Great Clips, Hobby Lobby, KFC, Sam's Club, TownePlace Suites by Marriott, SpringHill Suites by Marriott, MedExpress Urgent Care, McDonald's, Valvoline, Tractor Supply, Texas Roadhouse, USPS, and more.



BIG!LOTS

Gabe's
Find your deal.

WEST VIRGINIA
JUNIOR COLLEGE

Walgreens



OLLIE'S OUTLET
Bargain
GOOD STUFF CHEAP

THE HOME DEPOT

BW Best Western

SHERWIN WILLIAMS

Huntington

GNC
LIVE WELL

ANYTIME FITNESS

Goodwill

NORTHWESTERN TURNPIKE ± 24,000 VPD

PAPA JOHN'S

Auto Zone

SPRINGHILL SUITES
BY MARRIOTT

Advance Auto Parts

McDonald's

TOWNEPLACE SUITES
MARRIOTT

Pizza Hut

SUBJECT PROPERTY

PLATINUM DR



EASTPOINTE SHOPPING CENTER

NEWPOINTE PLAZA

SUBJECT PROPERTY

PLATINUM DR

NORTHWESTERN TURNPIKE # 24,000 VPD



\$5,950,000

LIST PRICE



\$568,607

NOI



9.56%

CAP RATE



1999

YEAR BUILT



±3.51 AC

LOT SIZE



±44,056 SF

GLA



PROPERTY SUMMARY

GLA	±44,056 SF
Lot Size	±152,896 SF (3.51 Acres)
Year Built	1999
APN	262000505
Parking Spaces	±220

RENT ROLL

Ref #	Suite	Tenant	GLA (SF)	Lease Start	Lease End	% of GLA	Monthly Rent (\$)	\$PSF/Month	Annual Rent (\$)	\$PSF/Year	Rental Increases	Options	Lease Type
1	Bldg A - 1	Government Service Administration - MSHA	7,408	April-20	January-35	16.81%	\$13,028	\$1.76	\$156,336	\$21.10	January-29 \$161,573/yr	–	Gross Lease - Tenant pays for Operating Costs
2	Bldg A - 2	ResCare	6,945	September-23	August-28	15.76%	\$6,250	\$0.90	\$75,000	\$10.80	–	2 - 3 years: CPI Increases	NN - LL responsible for structure and HVAC
3	Bldg B - A-B	Vacant	4,000	–	-	9.08%	\$0	\$0.00	–	\$0.00	–	–	–
4	Bldg B - C	Wesco	1,980	August-17	July-25	4.49%	\$2,351	\$1.19	\$28,215	\$14.25	\$0.25/sf annually	1 - 5 years	NN - LL responsible for structure and HVAC
5	Bldg B - D	City Net - Expansion	2,900	December-23	February-25	6.58%	\$4,350	\$1.50	\$52,200	\$18.00	–	1 - 2 years: CPI Increases	Gross Lease
6	Bldg B - E	City Net - Expansion #2	900	January-24	February-25	2.04%	\$1,350	\$1.50	\$16,200	\$18.00	–	1 - 2 years: CPI Increases	Gross Lease
7	Bldg B - F	City Net	2,000	March-23	February-25	4.54%	\$3,000	\$1.50	\$36,000	\$18.00	–	1 - 2 years: CPI Increases	Gross Lease
8	Bldg B - H	Express	1,000	October-19	October-27	2.27%	\$1,417	\$1.42	\$17,000	\$17.00	–	-	NNN - LL responsible for structure
9	Bldg B - I	DeMarco	3,000	November-19	October-24	6.81%	\$3,250	\$1.08	\$39,000	\$13.00	–	2 - 5 years: (1) \$13.25 PSF (2) \$13.75 PSF	NNN - LL responsible for structure
10	Bldg C	MVB	13,923	September-18	August-25	31.60%	\$11,556	\$0.83	\$138,673	\$9.96	–	2 - 1 years: CPI Increases	NNN - LL responsible for structure
Occupied Total		9 Suites	40,056 SF			90.92%	\$46,552	\$1.06 PSF	\$558,624	\$12.68 PSF			
Vacant Total		1 Suites	4,000 SF			9.08%	\$0	\$0.00 PSF	\$0	\$0.00 PSF			
Total (100%)		10 Suites	44,056 SF			100.00%	\$46,552	\$1.06 PSF	\$558,624	\$12.68 PSF			

FINANCIAL OVERVIEW

Year 1

Income	<u>Total</u>	<u>\$PSF</u>
Rental Income	\$558,624	\$12.68
Expense Reimbursements	\$155,784	\$3.54
Effective Gross Revenue	\$714,408	\$16.22
Expenses		
CAM	\$51,225	\$1.16
Insurance	\$7,402	\$0.17
Real Estate Taxes	\$58,648	\$1.33
Management Fees	\$28,526	\$0.65
Total Operating Expenses	\$145,801	\$3.31
Net Operating Income	\$568,607	\$12.91



AREA OVERVIEW

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2028 Projection	17,238	36,564	59,975
2023 Population	17,503	37,372	61,619
2010 Population	17,382	38,338	64,896
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2028 Projection	7,281	15,504	24,896
2023 Households	7,390	15,845	25,578
2010 Households	7,312	16,225	26,892
INCOME	3-MILE	5-MILE	10-MILE
2023 Avg HH Income	\$87,036	\$79,375	\$78,281

BRIDGEPORT, WV

Bridgeport is a small city positioned about 35 miles south of Morgantown on Interstate 79. Residents enjoy gorgeous scenery, and the surrounding hills and forests also provide terrific opportunities to experience the stunning natural beauty of the region anytime. Most of Bridgeport’s shopping and dining options can be found along the interstate, with Meadowbrook Mall in particular serving as a major attraction for folks all around the area. The majority of the city’s landscape is filled by residential neighborhoods, with the diverse rental market featuring a broad selection of apartments and condos to fit any taste, lifestyle, or budget.

ECONOMY

The City works enthusiastically with new and expanding employers that create a high standard of living for Bridgeporters and enhance local and state economies through increased revenue growth. Incentives are Bridgeport's investment in its economic future and a business decision for both the City and the company. Bridgeport continues to demonstrate its willingness to invest in those who invest and reinvest in the City.

CITY OF BRIDGEPORT TRENDING UPWARD ECONOMICALLY



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 105 - 113 Platinum Dr, Bridgeport, WV 26330 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or the Broker. The material and information in the Offering Memorandum is unverified. The Broker has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

The Broker is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of the Broker.

Owner and the Broker expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or the Broker or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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