

Available For Sale



Offering Memorandum

The Law Center

101 South Elm Street
Greensboro, NC 27401

Exclusively Offered by:
Emerson Commercial Properties
819 N. Elm Street
Greensboro, NC 27401
336-478-4441



Ralph Jones, Broker
Drew Showfety, CCIM



Building Usable Square Footage: 68,685 +/- SF

Slide 35

2009 Pro Forma

Annual Income	\$690,000
Annual Expenses	\$265,000
NOI	\$425,000

ASKING PRICE: \$4,950,000

¹ Loan is assumable for 1% fee; 5.71 APR; loan balance: approx. \$2,775,000; maturity date: December 2015

² Or, loan can be defeased on 5/1/2009

Current Tenants

City Health Club
Branch Banking & Trust
All Star Copying & Printing
Ronald Barbee, Attorney At Law
John R. Morgan, Attorney At Law
Mark Hayes, Attorney At Law
Bonnie Rossi, Attorney At Law
First American Title
Math Strategies

Go Risk Free, Inc.
Kinlaw & Schlosser, Attorneys At Law
The O'Brien Law Firm Co., L.P.A.
Robert Weckworth, Attorney At Law
A. Wayne Harrison, Attorney At Law
Smith, James, Rowlett, & Cohen, LLP
Counseling Center of Greensboro
Teague, Rotenstreich, & Stanaland, LLP



Downtown Demographics:

Working Population: 21,000	Arts & Entertainment: 102 venues
Housing Units by 2009: 1,100	Shops, Salons and Galleries: 112
Restaurants & Dining: 42	Museums and Theaters: 11
Hotels & Lodgings: 3	Parking & Transportation: 14,000+ parking spaces

Source: Downtown Greensboro, Inc.



	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
2008 Total Daytime Population	22,126	101,616	199,500
2008 Total Households	4,720	32,653	74,951
2008 Average Household Income	\$49,494	\$57,631	\$61,788

Source: LoopNet

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