

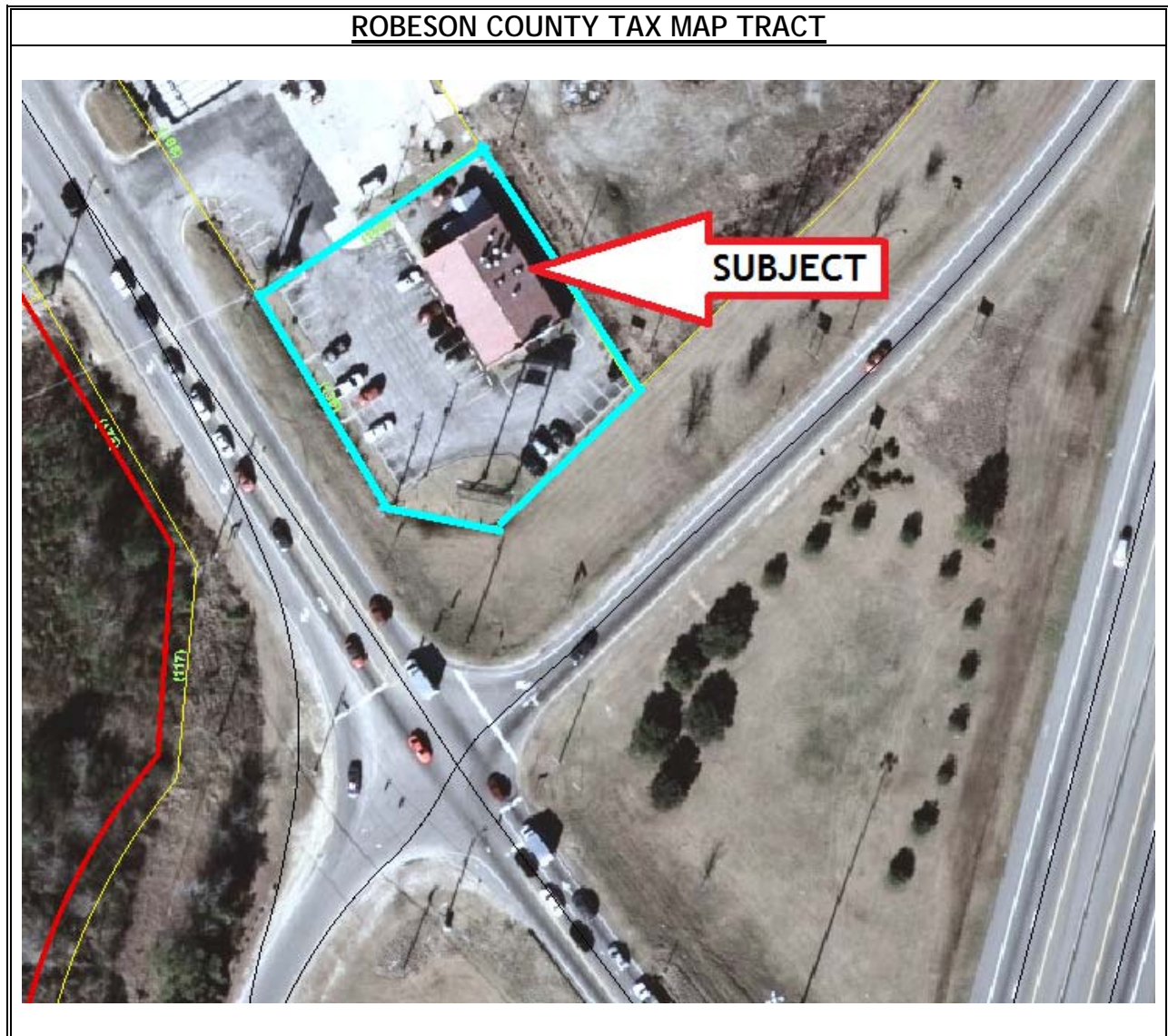
Uncle George's Restaurant & Pizza

SALES PRICE		Five Hundred Seventy-Five Thousand Dollars (\$575,000)								
LOCATION		5100 Fayetteville Road Lumberton, North Carolina 28360 I-95 SOUTH BOUND at EXIT 22 in Lumberton, NC								
LAND AREA		0.537 Acre subject to a Permanent Drainage Easement of 0.022 Acre, Slope Easement of 0.013 Acre & Temporary Construction Easement of 0.027 Acre								
RESTAURANT BUILDING		<table border="1"> <tr> <td>Heated Area</td> <td>2,878 SF</td> </tr> <tr> <td>Year Built</td> <td>1985</td> </tr> <tr> <td>Updated</td> <td>2010</td> </tr> <tr> <td>Seating</td> <td>95</td> </tr> </table>	Heated Area	2,878 SF	Year Built	1985	Updated	2010	Seating	95
Heated Area	2,878 SF									
Year Built	1985									
Updated	2010									
Seating	95									
PARKING LOT		Asphalt Pavement (Needs Repairs)								
ROAD FRONTAGE		104.22 Feet								
ENTRANCE		Right turn from Fayetteville Road & Right turn out onto Fayetteville Road								
FLOOD ZONE		Zone X; this property is not located in a Flood Zone								
UTILITIES										
WATER	City of Lumberton									
ELECTRICAL	City of Lumberton; Lumbee Electric is available on site									
SEWER	City of Lumberton									
NATURAL GAS	Piedmont Natural Gas									

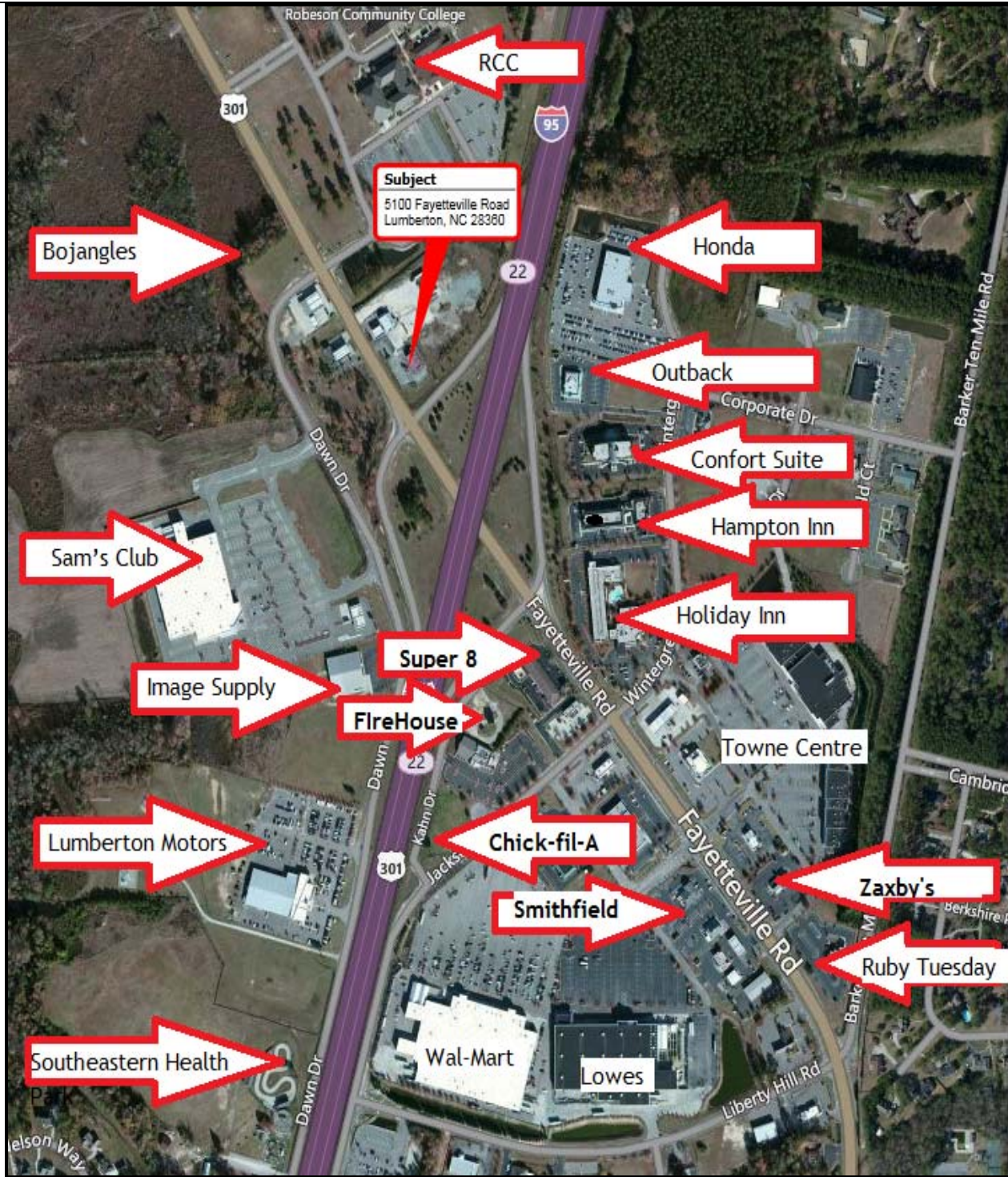
IDENTIFICATION OF THE PROPERTY

Uncle George's Restaurant & Pizza is located at the northern intersection of Fayetteville Road (US Hwy 301 Bus.) and I-95. The physical address of this property is 5100 Fayetteville Road, Lumberton, NC 28360.

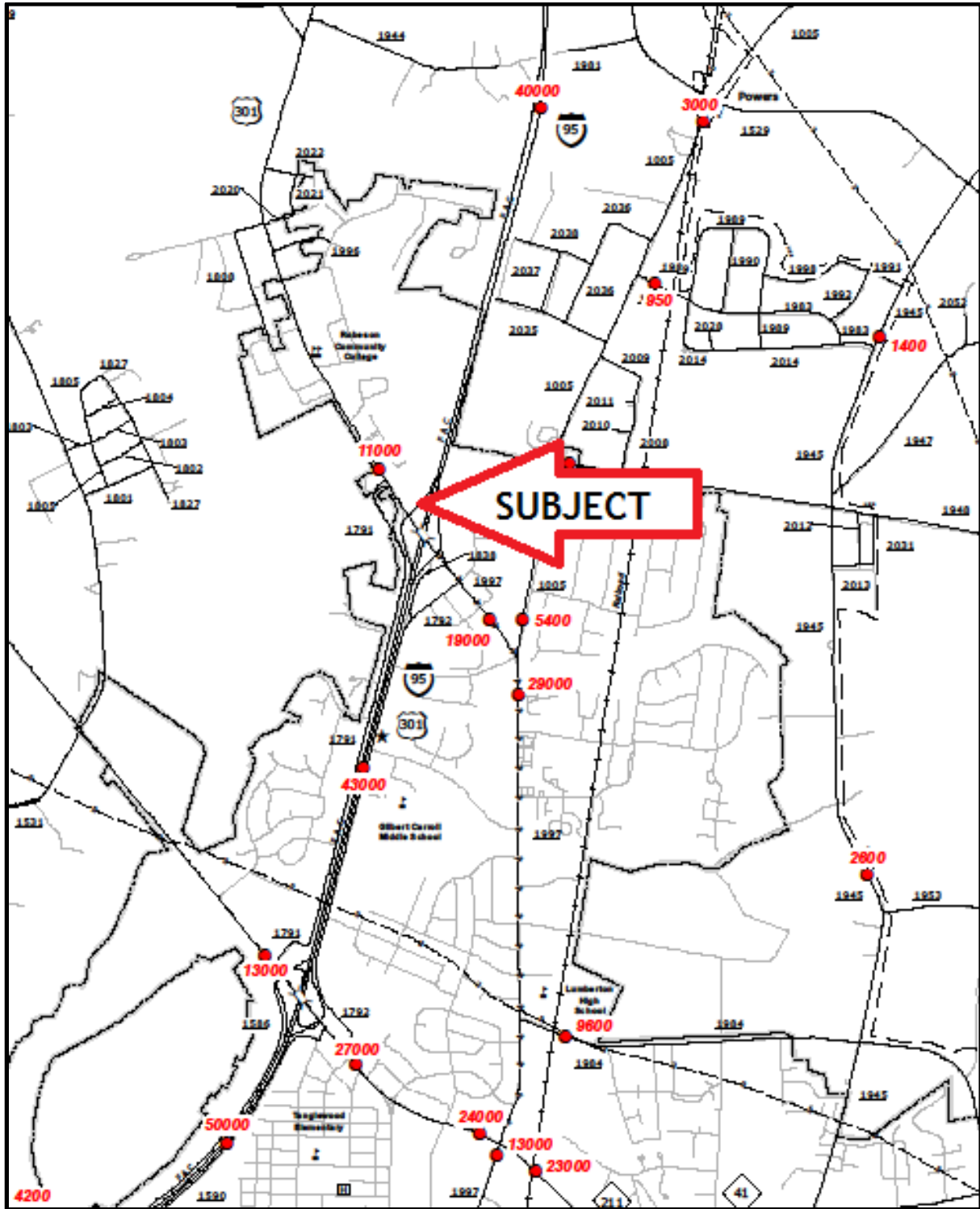
This site is found in the following political jurisdiction, City of Lumberton; Lumberton Township; County of Robeson and State of North Carolina. The Robeson County Tax Department identifies this property as Tax Parcel 10030102401. A copy of the Tax Map is located below with the subject parcel outlined in blue.



Photograph Location Map



NCDOT 2013 TRAFFIC COUNT MAP

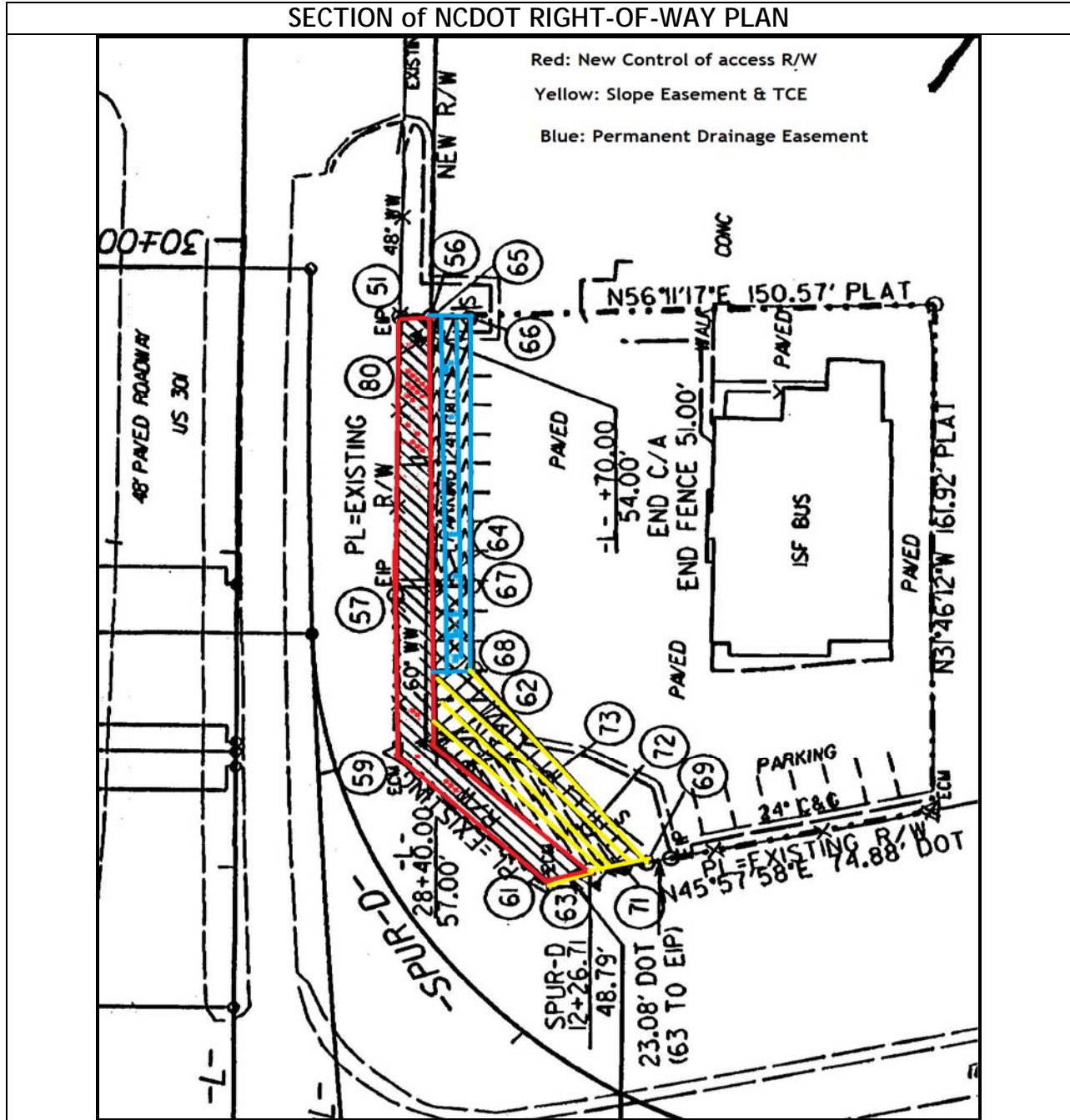


ROBESON COUNTY TAX MAP



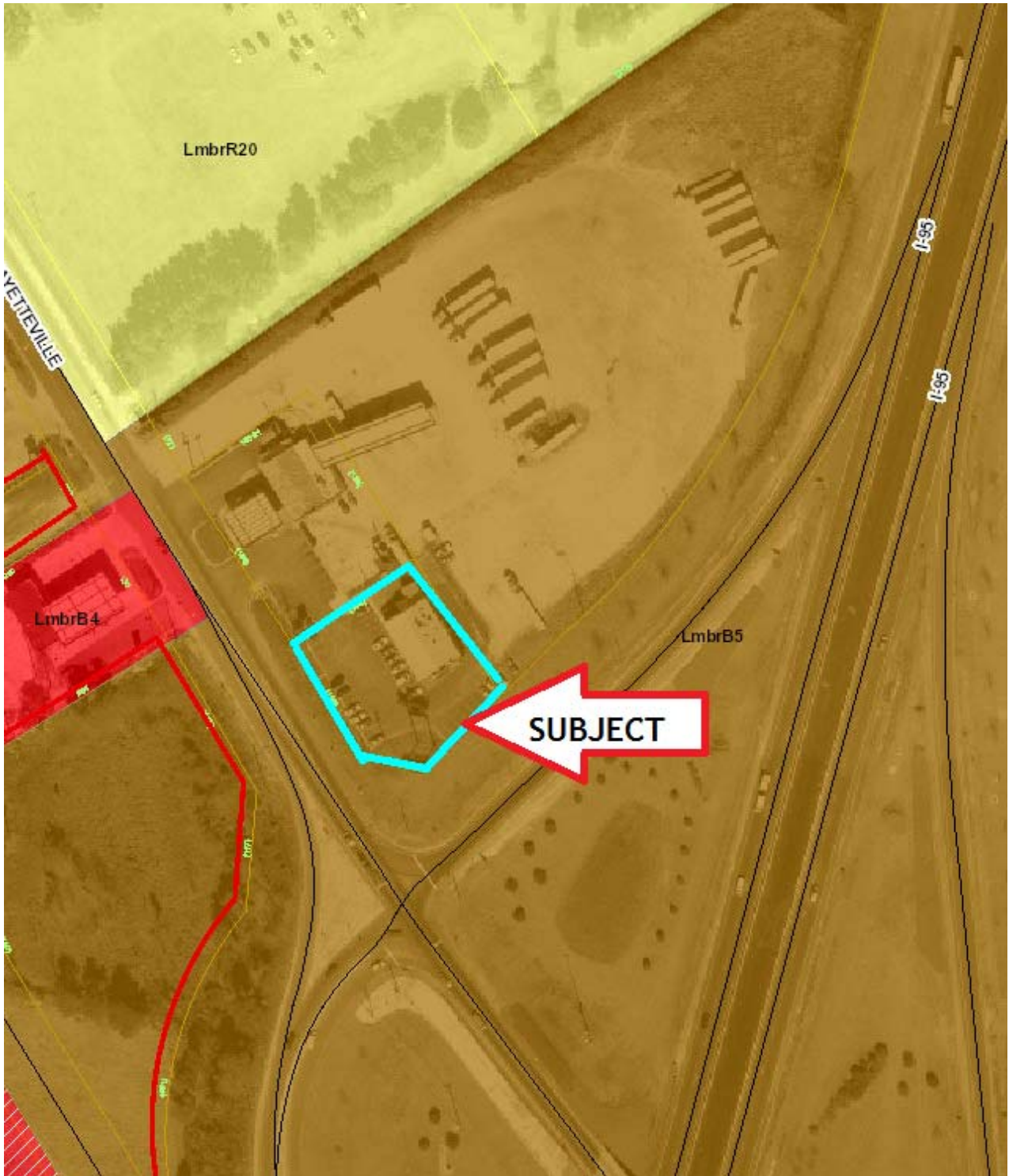
REMAINING LAND AREA

	Area in Acres	Map Color
Total Land Area:	0.537	
Permanent Drainage Easement:	0.022	Blue
Slope Easement:	0.013	Yellow
Temporary Construction Easement (TCE)	0.027	Yellow



ZONING

CITY OF LUMBERTON, NC ZONING MAP AS PROVIDED BY ROBESON COUNTY GIS



The subject site is located in an area currently zoned B-5 (highway service), as set forth in a zoning ordinance of the City of Lumberton, North Carolina, Land Use Ordinance.

The B-5 (highway service) is designed to accommodate commercial activities that draw business primarily from and provide services primarily to I-95 traffic.

THE FOLLOWING ARE GENERAL SETBACK REQUIREMENTS:	
ITEM	MEASUREMENTS IN FEET
Minimum Lot Width	100 Feet
Minimum Distance From Street Right-of-Way Line	60 Feet
Minimum Distance From Street Right-of-Way Line For Freestanding Sign	30 Feet
Side Yard Set Back	10 Feet
Rear Yard Setback	10 Feet
Minimum Lot Size	No minimum
Height Limitations	60 Feet

Existing improvements conform to current zoning requirements.

PUBLIC AND PRIVATE RESTRICTIONS

There are no public or private restrictions, which adversely affect the subject property.

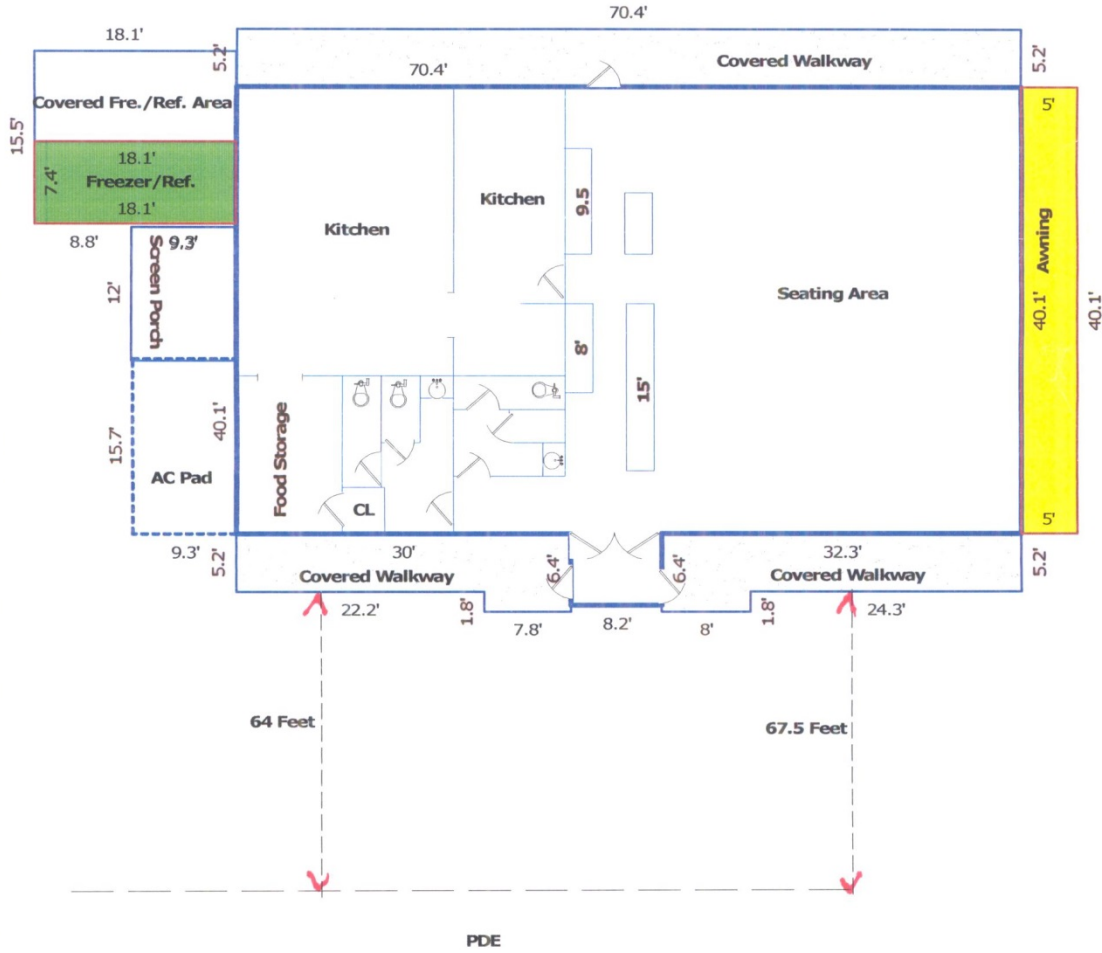
DESCRIPTION OF THE IMPROVEMENTS

The interior layout of Uncle George's Restaurant & Pizza consists of entrance foyer consisting of fixed glass panels opening into a large open dining area to the right. The dining area has a seating capacity of ninety-five (95). Seating options consist of both booths and tables that can be combined to accommodate larger parties. To the left of the entrance foyer you will find the restroom facilities. The restroom facilities consist of both a men's room and ladies room with each having two water closets and one lavatory each with a tile floor and tile wainscot.

Located to the left and rear you will find the kitchen area divided into two (2) kitchens with three (3) stainless steel exhaust fan/fire extinguisher systems. Also located adjacent to the kitchen area are a storage area and two (2) built-in freezer/refrigerator systems.

FIRST FLOOR SKETCH OF RESTAURANT

City _____ County _____ State _____ Zip Code _____
 Client _____



Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GBA1	First Floor	2877.7	2877.7
O1H	Rear Covered Walkway	366.1	
	Front Covered Walkway	182.1	
	Left Cov. Walkway	170.0	
	Screen Porch	111.6	
	Freezer/Ref. Cover	280.6	
	Awning	200.5	
	AC Con. Pad	146.0	1456.9

BUILDING AREA BREAKDOWN

	Breakdown			Subtotals
First Floor				
0.5 x	0.0 x	40.1		0.6
	0.0 x	38.2		0.8
	70.4 x	40.1		2823.8
	6.4 x	8.2		52.5
0.5 x	0.0 x	0.0		0.0

THE FOLLOWING IS A BRIEF DESCRIPTION OF VARIOUS CONSTRUCTION COMPONENTS ASSOCIATED WITH THE BUILDING. A SKETCH OF THE PROPERTY HAS BEEN INCLUDED ON PREVIOUS PAGE.

Type of Building	Restaurant			CONDITION	
Heated Area	2,878 SF				
Year Built	1985 update and remodeled 2010				
Foundation	Concrete Slab			Average	
Floor Finish	Tile & vinyl tile in entrance foyer			Average	
Roof	Pre-Engineered Wood Trusses 24" OC Metal roofing Plywood Decking			Average	
Roof Drainage	Aluminum Gutters & Down Spouts				
Exterior Walls	Masonite siding			Average	
Doors	Front Foyer	Anodized Aluminum frames with fixed glass panels			
	Rear Emergency Door	Anodized Aluminum frames with fixed glass panels			
	Northwest Side Door	Metal			
	Interior Doors	Wooden			
Windows	Anodized Aluminum frames with fixed glass panels			Average	
Ceiling	Cel-o-tax panels on a metal grid			Average	
Interior Walls	Wood frame 2" X 4" 16" OC with Drywall			Average	
Lighting	Recessed Fluorescent			Average	
Insulation	Walls	Yes, rating unknown		Average	
	Ceiling	Yes, rating unknown		Average	
Heating & Cooling	Type				
	Package Heat Pump	1) 1- Though to wall heat pump (Installed in 2011) 2) 2- Heat Pumps		Good Average	
Plumbing	To Code			Average	
Restrooms		Fixtures	Wall Finish	Flooring Finish	Average
	Men's	Water Closets	Tile wainscot & drywall	Title	Average
		Sink			
	Ladies'	Water Closets	Tile wainscot & drywall	Title	Average
Sink		1			
Electrical Service	To Code			Average	
Sprinkler System	None			N/A	
Fire Alarm	Central			Average	
Cooler/Freezer	279 square feet (Brown)			Average	
Stainless steel exhaust fan/fire extinguisher systems	1- Hood 18 feet in length			Good	
	1- Hood 16 feet in length				
	1- Hood 6 feet in length				

Improvement Photographs



Front view of restaurant

Photograph Taken: 1/12/2012

Photograph Taken By: KAR



Southeast side view.

Photograph Taken: 1/12/2012

Photograph Taken By: KAR

Improvement Photographs



Southeast side view and rear view.

Photograph Taken: 1/12/2012

Photograph Taken By: KAR



Northwest side view and rear view.

Photograph Taken: 1/12/2012

Photograph Taken By: KAR

Improvement Photographs



Northwest side view.

Photograph Taken: 1/12/2012

Photograph Taken By: KAR



Northwest side view and front view.

Photograph Taken: 1/12/2012

Photograph Taken By: KAR

Improvement Photographs



View of metal roofing.

Photograph Taken: 1/12/2012

Photograph Taken By: KAR



Heat Pump Units

Photograph Taken: 1/12/2012

Photograph Taken By: KAR

Improvement Photographs



Through the wall HVAC unit

Photograph Taken: 1/12/2012

Photograph Taken By: KAR



Electrical transformer owned by the City of Lumberton.

Photograph Taken: 1/12/2012

Photograph Taken By: KAR

Improvement Photographs



Damaged vertical trim boards

Photograph Taken: 1/12/2012

Photograph Taken By: KAR



Damaged siding at northeast corner.

Photograph Taken: 1/12/2012

Photograph Taken By: KAR

Improvement Photographs



Screen porch area.

Photograph Taken: 1/12/2012

Photograph Taken By: KAR



View of dining room as viewed looking toward entrance door.

Photograph Taken: 1/12/2012

Photograph Taken By: KAR

Improvement Photographs



Cel-o-tex ceiling tiles with recessed fluorescent lights

Photograph Taken: 1/12/2012

Photograph Taken By: KAR



View of dining area toward rear door.

Photograph Taken: 1/12/2012

Photograph Taken By: KAR

Improvement Photographs



View of front counter and front door.

Photograph Taken: 1/12/2012

Photograph Taken By: KAR



View front entrance door to rear emergency door.

Photograph Taken: 1/12/2012

Photograph Taken By: KAR

Improvement Photographs



49. Typical view of title Floor in bathrooms

Photograph Taken: 1/12/2012

Photograph Taken By: KAR



Typical view of ladies' restroom.

Photograph Taken: 1/12/2012

Photograph Taken By: KAR

Improvement Photographs



Front kitchen area with view of exhaust system (Stainless Steel Hood).

Photograph Taken: 1/12/2012

Photograph Taken By: KAR



Rear kitchen area with view of exhaust system (Stainless Steel Hood).

Photograph Taken: 1/12/2012

Photograph Taken By: KAR

Improvement Photographs



Kitchen ceiling panels with recessed fluorescent lights.

Photograph Taken: 1/12/2012

Photograph Taken By: KAR



Storage Room

Photograph Taken: 1/12/2012

Photograph Taken By: KAR

Improvement Photographs



Electrical panels in storage room.

Photograph Taken: 1/12/2012

Photograph Taken By: KAR